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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Dwarka"

"Dwarka", Proposed Residential Building on Plot.No.08, Sector – 19A, Village - Kharghar, KPC Jr. College Road, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India

~

Intended User:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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Regd. Office

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Vastu/SBI/Mumbai/07/2024/9574/2307098

06/01-102-SSPV

Date: 06.07.2024

MASTER VALUATION REPORT OF "Dwarka"

"Dwarka", Proposed Residential Building on Plot No.08, Sector – 19A, Village - Kharghar,
KPC Jr. College Road, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210,
State - Maharashtra, Country – India

Latitude Longitude: 19°02'53.4"N 73°04'46.1"E

NAME OF DEVELOPER: M/s. Hitech Realty.

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **28th June 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Dwarka", Proposed Residential Building on Plot No.08, Sector – 19A, Village - Kharghar, KPC Jr. College Road, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India. It is about 950.00 Mtr. travel distance from Central Park Metro station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, 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 locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Hitech Realty.	
Project Registration Number	Project Dwarka	RERA Project Number P52000056347
Register office address	M/s. Hitech Realty. Address: Office No. 905, "Mayuresh Chambers", Plot No. 60, Sector 11, CBD Belapur, Navi Mumbai, Pin – 400 614, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Mr. Nilesh Kumar Patel (Builder Person – Mobile No. 9321140211)	
E – mail ID	hitechgroupkgr@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	KPC Jr. College Road & Monarch Orchid Building
On or towards South	Open Plot
On or towards East	Road & Mother's Pride School
On or towards West	Open Plot



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

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

To,
The Branch Manager,
State Bank of India
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 28.06.2024
	b)	Date on which the valuation is made : 06.07.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report & Flow of the Title of the said plot dated 26.04.2024, issued by Parth Chande (Advocate Bombay High Court).
	2.	Copy of Search Report dated 23.04.2024, issued by Mr. Shivaji Walunj (Search Clerk).
	3.	Copy of Affidavit cum Declaration of the M/s. Hitech Realty promoter of the project Dwarka date 23.04.2024.
	4.	Copy of Partnership Deed date 16.01.2023 b/w. Mr. Ashwin T. Patel and 12 other members. Doc No. Panvel / 2197 / 2024.
	5.	Copy of Agreement to Lease between CIDCO, Maharashtra AND Shri. Jagannath R. Mhatre & Partners dated 18.06.2018, Doc. No. Panvel 3 / 11136 / 2018.
	6.	Copy of Tripartite Agreement between CIDCO Maharashtra AND Shri Jagannath R. Mhatre & Partners AND M/s. Hitech Reality, dated 23.04.2019, Doc No. Panvel 2 / 5037 / 2019.
	7.	Copy of Tripartite Agreement between CIDCO Maharashtra AND Shri Mr. Kirti A Patel & Partners AND M/s. Hitech Reality, dated 05.04.2023, Doc No. Panvel 2 / 5883 / 2023.
	8.	Copy of Deed of Modification between City Industrial Development Corporation Ltd. AND Shri. Kirti Ambal Patel & other partners dated 19.01.2023, Doc.No. Panvel – 5 / 1339 / 2023.
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000056347 issued by Maharashtra Real Estate Regulatory Authority date 29.05.2024.
	10.	Copy of Sanction of Building Permission and Commencement Certificate No. CIDCO / BP – 18771 / TPO (NM & K) / 2023 / 12313 dated 12.04.2024 issued by City and Industrial Development Corporation of Maharashtra (CIDCO). Proposed Residential Building 1 Basement floor + Ground Floor + Parking + 1 st to 19 th upper Floors.
	11.	Copy of Approved Plan No. CIDCO / BP – 18771 / TPO (NM & K) / 2023 / 12313 dated 12.04.2024 issued by City and Industrial Development Corporation of Maharashtra (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4). Approved upto:



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Project	Number of Floors
Dwarka	Basement + Stilt + 1 st Floor (Podium) 2 nd to 19 th floors + 20 th (Part Residential / Society Office) upper floors.

Project Name (with address & phone nos.) : "Dwarka", Proposed Residential Building on Plot No.08, Sector – 19A, Village - Kharghar , KPC Jr. College Road, Taluka - Panvel, District - Raigad, PIN – 410 210, 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. Hitech Reality.**
Address:
Office No. 905, Mayuresh Chambers, Plot No. 60, Sector 11, CBD Belapur, New Mumbai, Pin – 400 614.
Contact Person :
Mr. Nilesh Kumar Patel (Nuilder Person – Mobile No) - 9321140211

5. Brief description of the property (Including Leasehold / freehold etc.) :

About "Dwarka" Project: Dwarka A Luxurious, Fully Integrated Community That Offers The Finest Living In Classic Heritage, High-rise Residential Tower That Has Been Designed For A Free-flowing Façade With Very Specious Size Of Living Area, Bedroom With Bathroom & Kitchen, Which Reflects The Surrounding Elements Of Nature. Located In The Heart Of Kharghar Where The Golf Course, Central Park Proposed BKC-II Are Located. The Towers Enjoy Easy Access To The 30-Meter-Wide Main Road And Close To Metro Station.

TYPE OF THE BUILDING

Project	Number of Floors
Dwarka	Proposed Basement + Stilt + 1 st Floor (Podium) 2 nd to 19 th floors + 20 th (Part Residential / Society Office) upper floors.

LEVEL OF COMPLETEION:

Project	Present stage of Construction	Percentage of work completion
Dwarka	Plinth work is in progress.	05%

DATE OF COMPLETION & FUTURE LIFE:
Expected completion date as informed by builder is **December – 2028 (As per MAHARERA Certificate)**
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring

	<ul style="list-style-type: none"> ➤ Concealed plumbing ➤ Creche/Day Care ➤ Jogging Track ➤ Clubhouse ➤ Gymnasium ➤ Garden ➤ Jogging Track ➤ Fitness Centre 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 08
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 08, Sector No. 19A, Village – Kharghar
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	"Dwarka", Proposed Residential Building on Plot No.08, Sector – 19A, Village - Kharghar, KPC Jr. College Road, Taluka - Panvel, District - Raigad, PIN – 410 210, State - Maharashtra , Country – India
8.	City / Town		:	Kharghar, Navi Mumbai
	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		:	CIDCO, Village - Kharghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Plot No 3	Open Plot	KPC Jr. College Road & Monarch Orchid Building
	South	15 Mtr. wide road	15 Mtr. Wide Road	Open Plot
	East	Plot No. 7	Plot No. 07	Road & Mother's Pride School
	West	Plot No. 95D	Plot No. 95D	Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B

		As per the Deed	Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°02'53.4"N 73°04'46.1"E	
14.	Extent of the site	Plot area – 1199.64 Sq. M. (As per 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 – 1199.64 Sq. M. (As per Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	Middle class	
2.	Development of surrounding areas	Good	
3.	Possibility of frequent flooding/ sub-merging	No	
4.	Feasibility to the Civic amenities like School, Hospital, 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. CIDCO / BP – 18771 / TPO(NM & K) / 2023 / 12313 dated 12.04.2024 issued by City and Industrial Development Corporation of Maharashtra (CIDCO). (Number of Copies – Four - Sheet No. 1/4 to 4/4). Approved upto:	
		Project	Number of Floors
		Dwarka	Basement + Stilt + 1st Floor (Podium) 2nd to 19th floors + 20th (Part Residential / Society Office) upper floors
10.	Corner plot or intermittent plot?	Intermittent	
11.	Road facilities	Yes	
12.	Type of road available at present	B. T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	15.00 Mtr. Wide Road	
14.	Is it a Land – Locked land?	No	
15.	Water potentiality	Municipal Water supply	
16.	Underground sewerage system	Connected to Municipal sewer	
17.	Is Power supply is available in the site	Yes	

18.	Advantages of the site	:	Located in developed area		
19.	Special remarks, if any like threat of acquisition of land for 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 – 1199.64 Sq. M. (As per Plan & RERA Certificate)		
	North & South	:	-		
	East & West	:	-		
2	Total extent of the plot	:	As per table attached to the report		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,11,900.00 per Sq. M. for Residential ₹ 44,900.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	:	As per table attached to the report		
6	Estimated value of land	:	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			1199.64	44,900	5,38,63,836.00
Part – B (Valuation of Building)					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress		
	c) Year of construction	:	N.A. Building Construction work is in progress		
	d) Number of floors and height of each floor including basement, if any	:			
	Project		Number of Floors		
	Dwarka Rukmini		Proposed Basement + Stilt + 1st Floor (Podium) 2nd to 19th floors + 20th (Part Residential / Society Office) upper floors.		
	e) Plinth area floor-wise	:	As per table attached to the report		
	f) Condition of the building	:			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP – 18771 / TPO(NM & K) / 2023 / 12313 dated 12.04.2024 issued by City and Industrial Development Corporation of Maharashtra (CIDCO). (Number of Copies – Four - Sheet No. 1/4 to 4/4).		
	h) Approved map / plan issuing authority	:	Approved upto:		
			Project	Number of Floors	

			Dwarka	Basement + Stilt + 1 st Floor (Podium) 2 nd to 19 th floors + 20 th (Part Residential / Society Office) upper floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	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	:	N.A. Building Construction work is in progress
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CIDCO / BP - 18771 / TPO(NM & K) / 2023 / 12313 DATED 12.04.2024 ISSUED BY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA (CIDCO):



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1) Dwarka:

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Enclosed Balcony area in Sq.Ft.	Open Balcony 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	201	2	2 BHK	648	0	61	709	780	17500	1,24,07,500	1,45,16,775	30,000	20,27,740
2	202	2	2 BHK	648	0	61	709	780	17500	1,24,07,500	1,45,16,775	30,000	20,27,740
3	203	2	3 BHK	1018	32	73	1123	1235	17500	1,96,52,500	2,29,93,425	48,000	32,11,780
4	301	3	2 BHK	648	0	61	709	780	17570	1,24,57,130	1,45,74,842	30,500	20,27,740
5	302	3	2 BHK	648	0	61	709	780	17570	1,24,57,130	1,45,74,842	30,500	20,27,740
6	303	3	3 BHK	1018	32	73	1123	1235	17570	1,97,31,110	2,30,85,399	48,000	32,11,780
7	401	4	2 BHK	648	0	61	709	780	17640	1,25,06,760	1,46,32,909	30,500	20,27,740
8	402	4	2 BHK	648	0	61	709	780	17640	1,25,06,760	1,46,32,909	30,500	20,27,740
9	403	4	3 BHK	1008	32	110	1150	1265	17640	2,02,86,000	2,37,34,620	49,500	32,89,000
10	501	5	2 BHK	648	0	61	709	780	17710	1,25,56,390	1,46,90,976	30,500	20,27,740
11	502	5	2 BHK	648	0	61	709	780	17710	1,25,56,390	1,46,90,976	30,500	20,27,740
12	503	5	3 BHK	1008	32	110	1150	1265	17710	2,03,66,500	2,38,28,805	49,500	32,89,000
13	601	6	2 BHK	648	0	61	709	780	17780	1,26,06,020	1,47,49,043	30,500	20,27,740
14	602	6	2 BHK	648	0	61	709	780	17780	1,26,06,020	1,47,49,043	30,500	20,27,740
15	603	6	3 BHK	1008	32	110	1150	1265	17780	2,04,47,000	2,39,22,990	50,000	32,89,000
16	701	7	2 BHK	648	0	61	709	780	17850	1,26,55,650	1,48,07,111	31,000	20,27,740
17	702	7	2 BHK	648	0	61	709	780	17850	1,26,55,650	1,48,07,111	31,000	20,27,740
18	703	7	3 BHK	1008	32	110	1150	1265	17850	2,05,27,500	2,40,17,175	50,000	32,89,000
19	801	8	2 BHK	639	0	67	706	777	17920	1,26,51,520	1,48,02,278	31,000	20,19,160
20	803	8	3 BHK	1008	32	110	1150	1265	17920	2,06,08,000	2,41,11,360	50,000	32,89,000
21	901	9	2 BHK	648	0	61	709	780	17990	1,27,54,910	1,49,23,245	31,000	20,27,740
22	902	9	2 BHK	648	0	61	709	780	17990	1,27,54,910	1,49,23,245	31,000	20,27,740
23	903	9	3 BHK	1008	32	110	1150	1265	17990	2,06,88,500	2,42,05,545	50,500	32,89,000
24	1001	10	2 BHK	648	0	61	709	780	18060	1,28,04,540	1,49,81,312	31,000	20,27,740
25	1002	10	2 BHK	648	0	61	709	780	18060	1,28,04,540	1,49,81,312	31,000	20,27,740
26	1003	10	3 BHK	1008	32	110	1150	1265	18060	2,07,69,000	2,42,99,730	50,500	32,89,000
27	1101	11	2 BHK	648	0	61	709	780	18130	1,28,54,170	1,50,39,379	31,500	20,27,740
28	1102	11	2 BHK	648	0	61	709	780	18130	1,28,54,170	1,50,39,379	31,500	20,27,740
29	1103	11	3 BHK	1008	32	110	1150	1265	18130	2,08,49,500	2,43,93,915	51,000	32,89,000
30	1201	12	2 BHK	648	0	61	709	780	18200	1,29,03,800	1,50,97,446	31,500	20,27,740
31	1202	12	2 BHK	648	0	61	709	780	18200	1,29,03,800	1,50,97,446	31,500	20,27,740
32	1203	12	3 BHK	1008	32	110	1150	1265	18200	2,09,30,000	2,44,88,100	51,000	32,89,000
33	1301	13	2 BHK	639	0	67	706	777	18270	1,28,98,620	1,50,91,385	31,500	20,19,160
34	1303	13	3 BHK	1008	32	110	1150	1265	18270	2,10,10,500	2,45,82,285	51,000	32,89,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Enclosed Balcony area in Sq.Ft.	Open Balcony 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 ₹
35	1401	14	2 BHK	648	0	61	709	780	18340	1,30,03,060	1,52,13,580	31,500	20,27,740
36	1402	14	2 BHK	648	0	61	709	780	18340	1,30,03,060	1,52,13,580	31,500	20,27,740
37	1403	14	3 BHK	1008	32	110	1150	1265	18340	2,10,91,000	2,46,76,470	51,500	32,89,000
38	1501	15	2 BHK	648	0	61	709	780	18410	1,30,52,690	1,52,71,647	32,000	20,27,740
39	1502	15	2 BHK	648	0	61	709	780	18410	1,30,52,690	1,52,71,647	32,000	20,27,740
40	1503	15	3 BHK	1008	32	110	1150	1265	18410	2,11,71,500	2,47,70,655	51,500	32,89,000
41	1601	16	2 BHK	648	0	61	709	780	18480	1,31,02,320	1,53,29,714	32,000	20,27,740
42	1602	16	2 BHK	648	0	61	709	780	18480	1,31,02,320	1,53,29,714	32,000	20,27,740
43	1603	16	3 BHK	1008	32	110	1150	1265	18480	2,12,52,000	2,48,64,840	52,000	32,89,000
44	1701	17	2 BHK	648	0	61	709	780	18550	1,31,51,950	1,53,87,782	32,000	20,27,740
45	1702	17	2 BHK	648	0	61	709	780	18550	1,31,51,950	1,53,87,782	32,000	20,27,740
46	1703	17	3 BHK	1008	32	110	1150	1265	18550	2,13,32,500	2,49,59,025	52,000	32,89,000
47	1801	18	2 BHK	609	0	61	670	737	18620	1,24,75,400	1,45,96,218	30,500	19,16,200
48	1803	18	2 BHK	1008	32	110	1150	1265	18620	2,14,13,000	2,50,53,210	52,000	32,89,000
49	1901	19	2 BHK	609	34	66	709	780	18690	1,32,51,210	1,55,03,916	32,500	20,27,740
50	1902	19	2 BHK	609	37	66	712	783	18690	1,33,07,280	1,55,69,518	32,500	20,36,320
51	1903	19	3 BHK	1008	32	110	1150	1265	18690	2,14,93,500	2,51,47,395	52,500	32,89,000
52	2001	20	2 BHK	525	0	66	591	650	18760	1,10,87,160	1,29,71,977	27,000	16,90,260
53	2002	20	2 BHK	606	37	66	709	780	18760	1,33,00,840	1,55,61,983	32,500	20,27,740
Total				40544	684	4073	45301	49831		82,02,25,420	95,96,63,741		12,95,60,860

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Dwarka	2 BHK - 36 3 BHK - 17	53	45301	49831	82,02,25,420.00	95,96,63,741.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	82,02,25,420.00
Final Realizable Value After Completion in ₹	95,96,63,741.00
Cost of Construction (Total Built up area x Rate) 49831 Sq. Ft. x ₹ 2600.00	12,95,60,860.00



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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 ₹		₹ 82,02,25,420.00
Final Realizable Value After Completion in ₹		₹ 95,96,63,741.00

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 ₹ 16,500.00 to ₹ 19,500.00 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 ₹ 17,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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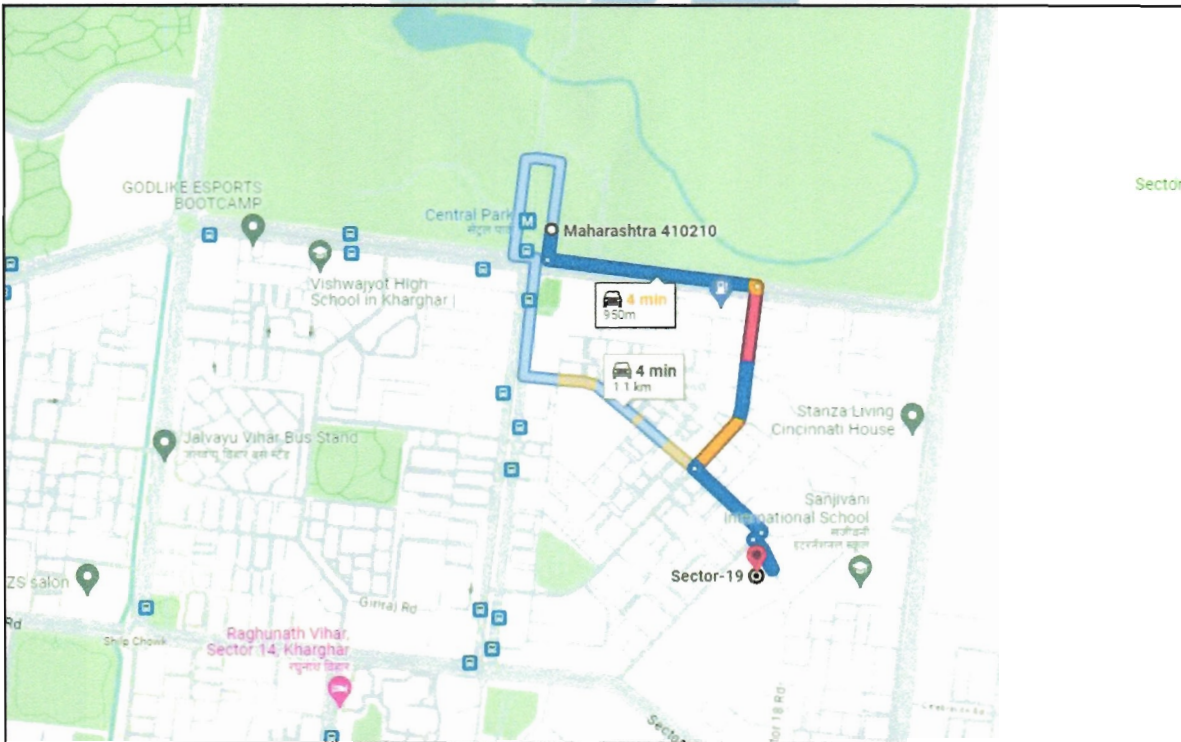


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°02'53.4"N 73°04'46.1"E

Note: The Blue line shows the route to site from nearest Metro station (Kharghar – 950 Mtr.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
Close
Feedback

Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District रायगड

Select Taluka पन्वेल

Select Village मीठे : पन्वेल (पन्वेल महानगरपालिका)


Search By Survey No Location

Select	उपविभाग	सूची नं.मीन	निवासी बदलिका	बोंफिस	दुफने	औद्योगिक	एकक (Rs./)
SurveyNo	1/8-गोंदरेज प्लासा, गोंदरेज स्टाय गार्डन.	29800	91900	105500	114800	105500	चौ. मीटर
SurveyNo	18-मीठे (गांव) बांदा सिडको विभाग	25900	70700	81200	88300	81200	चौ. मीटर
SurveyNo	19/12-आरधर सिडको से.क्र.12	48900	117800	131300	146900	131300	चौ. मीटर
SurveyNo	19/14-आरधर सिडको से.क्र.14	39300	110300	92900	137300	92900	चौ. मीटर
SurveyNo	19/19-आरधर सिडको से.क्र.19	44900	111900	127800	140200	127800	चौ. मीटर

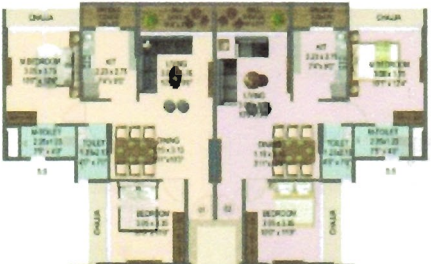
... 11 12 13 14 15 16 17 18 19 20 ...

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	dwarkakharghar.com	787.00	1,25,00,000.00	15,883.00
3 BHK	-	dwarkakharghar.com	1209.00	1,95,00,000.00	16,129.00

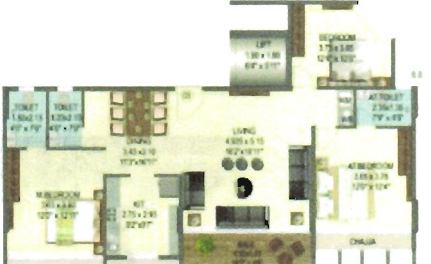


[Home](#) [Amenities](#) [Pricing](#) [Location](#) [Virtual Site Tour](#) [Contact Us](#)




2 BHK
Carpet Area - 787 Sq.Ft.
Starting ₹ 1.25 Cr* Onwards

Get Details

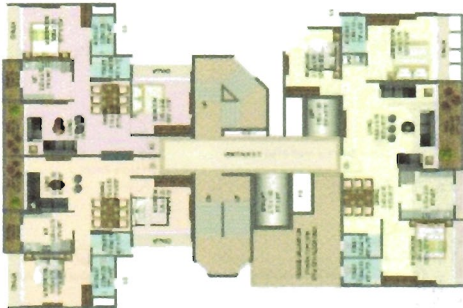


3 BHK
Carpet Area - 1209 Sq.Ft.
Starting ₹ 1.95 Cr* Onwards

Get Details

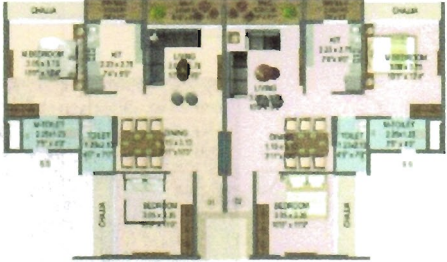


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Typical Floor Plan
Carpet Area - 787 - 1209 Sq.Ft.
Starting ₹ 1.25 Cr* Onwards

Get Details



2 BHK
Carpet Area - 787 Sq.Ft.
Starting ₹ 1.25 Cr* Onwards

Get Details

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	787.00	1,35,00,000.00	17,150.00
3 BHK	99acres.com	1280.00	2,00,00,000.00	15,600.00

The screenshot shows a property listing on the 99acres website. The main heading is "2BHK 2Baths" with a price of "₹1.35 Cr" and an estimated EMI of "₹1,07,825". The listing includes a "Property (2)" image showing a floor plan and a "BOX CRICKET" area. Key details include:

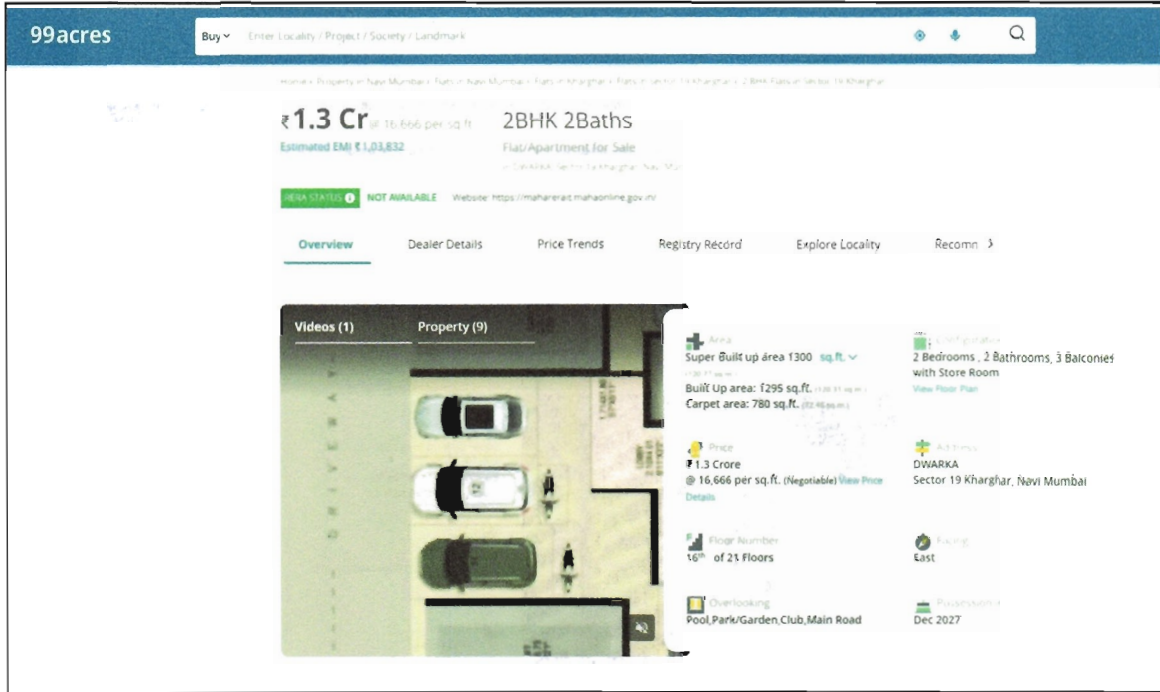
- Area: Carpet area: 787 sq.ft.
- Price: ₹ 1.35 Crore+ Govt Charges & Tax @ 17,153 per sq.ft. (Negotiable)
- Floor Number: 13th of 19 Floors
- Overlooking: Club,Park/Garden,Main Road
- Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony
- Address: Dwarka kharghar Sector 19 Kharghar, Navi Mumbai
- Facing: East
- Possession: Dec 2026

The screenshot shows a property listing on the 99acres website. The main heading is "3BHK 3Baths" with a price of "₹2 Cr" and an estimated EMI of "₹1,59,741". The listing includes a "Videos (1)" and "Property (9)" image showing a modern building. Key details include:

- Area: Super Built up area 2180 sq.ft., Built up area: 2120 sq.ft., Carpet area: 1280 sq.ft.
- Price: ₹ 2 Crore @ 15,625 per sq.ft. (Negotiable)
- Floor Number: 16th of 21 Floors
- Overlooking: Pool,Park/Garden,Club,Main Road
- Configuration: 3 Bedrooms, 3 Bathrooms, 3+ Balconies with Store Room
- Address: HITECH DWARHA Sector 19 Kharghar, Navi Mumbai
- Facing: East
- Possession: Dec 2027

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	780.00	1,30,00,000.00	16,666.00



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	99acres.com	1250.00	2,00,00,000.00	16,000.00
3 BHK	99acres.com	1100.00	2,00,00,000.00	18,181.00

99acres Buy Enter Locality / Project / Society / Landmark

₹2 Cr @ 16,000 per sq.ft. 3BHK 3Baths
Estimated EMI ₹1,59,741
Flat/Apartment for Sale
PRIYANKA REGENCY, Sector 19 Kharghar, Navi Mumbai

REMARK STATUS: NOT AVAILABLE Website: https://mahareraat.mahaonline.gov.in/

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Videos (1) Property (6)

Area: Super Built up area 2000 sq.ft. (20.41 sq.m.)
Built Up area: 1968 sq.ft. (18.13 sq.m.)
Carpet area: 1250 sq.ft. (115.13 sq.m.)

Price: ₹2 Crore @ 16,000 per sq.ft. (Negotiable) View Price Details

Floor Number: 21st of 30 Floors

Configuration: 3 Bedrooms, 3 Bathrooms, 3+ Balconies with Store Room
View Floor Plan

Address: PRIYANKA REGENCY, Sector 19 Kharghar, Navi Mumbai

Facing: East

Overlooking: Main Road, Club, Park / Garden Pool
Possession in: Dec 2027

99acres Buy Enter Locality / Project / Society / Landmark

₹2 Cr @ 18,181 per sq.ft. 3BHK 3Baths
Estimated EMI ₹1,59,741
Flat/Apartment for Sale
NEELKAMAL GOKUL, Sector 19 Kharghar, Navi Mumbai

REMARK STATUS: NOT AVAILABLE Website: https://mahareraat.mahaonline.gov.in/

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Videos (1) Property (4)

Area: Super Built up area 2100 sq.ft. (21.51 sq.m.)
Built Up area: 2015 sq.ft. (18.72 sq.m.)
Carpet area: 1100 sq.ft. (101.73 sq.m.)

Price: ₹2 Crore @ 18,181 per sq.ft. (Negotiable) View Price Details

Floor Number: 21st of 28 Floors

Configuration: 3 Bedrooms, 3 Bathrooms, 3+ Balconies with Store Room
View Floor Plan

Address: NEELKAMAL GOKUL, Sector 19 Kharghar, Navi Mumbai

Facing: East

Overlooking: Pool, Park / Garden, Club, Main Road
Possession in: Dec 2027

Places nearby View All (50)

Price Indicators
Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acres.com	750.00	1,35,00,000.00	18,000.00

99acres Buy ▾ Navi Mumbai ✕ Add more

Kesar Symphony ❤️ Request

Sector 19 Kharghar, Navi Mumbai

No Brokerage 3D Floor Plans Available +10 Top Facilities

CONSTRUCTION STATUS

Ready To Move
Since Jan, 2005

₹ 1.35 - 1.4 Cr + Charges
PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment **3 BHK Apartment**

Carpet Area
750 - 1100 sq.ft. (69.68 - 102.19 sq.m.) ▾

₹ 1.35 - 1.4 Cr + Charges **Price on Request**

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	housing.com	754.00	1,39,00,000.00	18,435.00
3 BHK	-	housing.com	1480.00	2,83,00,000.00	19,122.00
2 BHK	-	99acres.com	754.00	1,30,00,000.00	17,241.00

Pote Pallacio ✓ RERA
By SHREEKRUPA DEVELOPERS
Kharghar, Navi Mumbai

₹1.39 Cr - 2.83 Cr | ₹18.78 K/sq.ft
EMI starts at ₹69.01 K
Price excludes maintenance, floor rise c... See More

[Contact Sellers](#)

2, 4 BHK Apartments Configurations
Dec, 2026 Possession Starts
₹18.78 K/sq.ft Avg. Price
754 sq.ft. - 1480 sq.ft. (Carpet Area) Sizes

2BHK 2Baths
Flat Apartment for Sale

₹1.3 Cr ₹17,241 per sq.ft.
Estimated EMI ₹1,03,832

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

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (11)

- Super Built up area 1354 sq.ft.
- Built Up area: 1300 sq.ft.
- Carpet area: 754 sq.ft.
- Price ₹1.3 Crore
- ₹17,241 per sq.ft. (Negotiable)
- 21" of 28 Floors
- Main Road, Park/Garden, Club, Pool
- 2 Bedrooms, 2 Bathrooms, 3 Balconies with Store Room
- NEELKAMAL GOKUL Sector 19 Kharghar, Navi Mumbai
- Facing East
- Dec 2027

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	Magicbricks.com	1048.00	1,74,00,000.00	16,600.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 19 Kharghar > 3 BHK Flats for Sale in Sector 19 Kharghar > 1740 Sq-ft

₹1.74 Cr | EMI - ₹ 78k | [Can I afford it?](#)

3 BHK 1740 Sq-ft Flat For Sale [Sector 19 Kharghar, Navi Mumbai](#)



BHAGWATI LUXURIA
 ADDRESS: DDAE CHURCHKAS CROSSING
 SECTOR 19 KHARGHAR, NAVI MUMBAI
 Maharashtra - 400105
 Phone: +91 22 2766 1111
 Email: bhagwati@bhagwati.com

🛏 3 Beds
🚿 3 Baths
🏠 2 Balconies
🚗 2 Covered Parking

Carpet Area	Developer	Project
1048 sqft - ₹16,603/sqft	Bhagwati Group	Bhagwati Luxuria
Floor	Transaction Type	Facing
12 (Out of 32 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
3	Unfurnished	2 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.74 Cr ₹8,70,000 Approx. Registration Charges ₹3
Booking Amount	₹5.0 Lac
Address	Sector 19 Kharghar, Navi Mumbai. Sector 19 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Sector 19. closed to Sanjivani School Closed to D mart

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
302/2024	12.01.2024	1,00,00,000.00	60.85	655.00	15,267.00

30286		सूची क्र.2	दुय्यन निबंधक : दु.नि. पन्वेल 1
05-07-2024			दस्ता क्रमांक : 302/2024
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn:82m
गावाचे नाव : खारघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो जी पट्टेदार ते नमुद करावे)	6610497.6		
(4) भू-मायन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग 20/16 दर 81500 /- प्रति चौ मी प्लॉट नं. 1004 दहावा मजला नीलकंठ अक्वेन्यू बिल्डिंग प्लॉट नं 8 ए सेक्टर 16 खारघर नवी मुंबई 410210 तालुका पन्वेल जिल्हा रायगड रेरा कार्पेट एरिया 60.852 चौ मी प्रोजेक्ट डेड बाल्कनी एरिया 4.117 चौ मी छज्जा एरिया 6.194 चौ मी.((Plot Number : 8A ;))		
(5) क्षेत्रफळ	60.852 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या तिसून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-में रंकायटेक इन्फ्रा लर्के भागीदार नारायण राघवजी रावरीया तर्के कु. नू जयवंत विष्णू वेडे - - वय:-53 पत्ता:-प्लॉट नं. , माल्ला नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: पॉप नं) पंचनंद कॉर्नर प्लॉट नं 8 सेक्टर 24 हल्लीजा नवी मुंबई - 410208. महाराष्ट्र, राईगाड(०२). पिन कोड:-410208 पॅन नं:-ADIPS5089E		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदिप मोहनराव शेल्लेके - - वय:-39. पत्ता:-प्लॉट नं. , माल्ला नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं 503 सिग्नेचर पॉईंट प्लॉट नं 58 59 60 सेक्टर 18 खारघर नवी मुंबई-410210 महाराष्ट्र, राईगाड(०२). पिन कोड:-410210 पॅन नं:-BTMPS2882M 2): नाव:-रवीली संदिप शेल्लेके - - वय:-35. पत्ता:-प्लॉट नं. , माल्ला नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं 503 सिग्नेचर पॉईंट प्लॉट नं 58 59 60 सेक्टर 18 खारघर नवी मुंबई-410210, महाराष्ट्र, राईगाड(०२). पिन कोड:-410210 पॅन नं:-FIVPSE615H		
(9) दस्तावेज करून दिल्याचा दिनांक	12/01/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	12/01/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	302/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	700000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	300000		
(14)शेरा			
नुत्पांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

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 : 06.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.06 10:49:00 +05'30'

Auth. Sign.

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 06.07.2024 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



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- 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Hitech Reality.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai 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 Rajesh Ghadi – 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 – 28.06.2024 Valuation Date – 06.07.2024 Date of Report – 06.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.06.2024
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 **05th July 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 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. Hitech Reality**. 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. Hitech Reality**. 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.



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(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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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).



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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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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