

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-1003/22-23	21-Jun-2022
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES, Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : agmbr.lhomum@sbi.co.in, cmpac.lhomum@sbi.co.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	41193/25040	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	10,500.00
		CGST		945.00
		SGST		945.00
Total				12,390.00

Amount Chargeable (in words)

Indian Rupee Twelve Thousand Three Hundred Ninety Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:

"Sai Suncity Phase 1", Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33 (part), 61 (part), 62/1 (Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code - 410 206, M/s. Chariot Properties LLP (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Company's Bank Details

A/c Holder's Name : **Vastukala Consultants (I) Pvt Ltd**
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici



Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory

Computer Generated Invoice No Signature Required

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sai Suncity Phase 1"

"Sai Suncity Phase 1", Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33 (part), 61 (part), 62/1(Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 19°04'59.5"N 73°06'23.1"E

Valuation Done for:

State Bank of India

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

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT OF " Sai Suncity Phase 1 "

"Sai Suncity Phase 1", Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33(part), 61 (part), 62/1(Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 19°04'59.5"N 73°06'23.1"E

NAME OF DEVELOPER: M/s. Chariot Properties LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 17th June 2022 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Sai Suncity Phase 1", Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33(part), 61 (part), 62/1(Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code – 410 206, State - Maharashtra, Country - India. It is about 3.3 Km. distance from Taloja Panchand Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. The locality is middle class & developing

2. Developer Details:

Name of builder	M/s. Chariot Properties LLP	
Project Registration Number	Project	RERA Project Number
	Sai Suncity Phase 1	P52000033880
Register office address	M/s. Chariot Properties LLP Office No. 1701, "Satra Plaza", Plot No. 19 & 20, Sector 19D, APMC Market, Taluka & Dist. - Thane, Vashi, Navi Mumbai, PIN Code - 400 705, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajen Koli (Builder Person - Mobile No. 9819806895) Mr. Kumar (Sales Person - Mobile No. 9167662142) Mr. Ravi Vijan - (Builder Person - Mobile No. 7506556147)	
E – mail ID And Website	legal@paradisegroup.co.in www.paradisegroup.co.in	

3. Boundaries of the Property:

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



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 17.06.2022
	b)	Date on which the valuation is made : 21.06.2022
3.	List of documents produced for perusal	
	1.	Copy of Affidavit Cum Declaration of M/s. Chariot Properties LLP date 03.02 .2022
	2.	Copy of Development Agreement date 10.12.2021 b/w. M/s. Chariot Properties LLP (the Developer) AND Mr. Anant Namdeo Nighukar (the Seller)
	3.	Copy of Legal Title Certificate date 01.03.2022 issued by C. Fernandes Advocate High Court (As per RERA Site)
	4.	Copy of Architects Certificate date 01.03.2022 issued by Hiten Sethi & Associaes (As per RERA Site)
	5.	Copy of Engineer Certificate date 01.03.2022 issued by Hiten Sethi & Associaes (As per RERA Site)
	6.	Copy of MAHARERA Registration Certificate of Project No. P52000033880 issued by Maharashtra Real Estate Regulatory Authority date 14.03.2022. Last Modified date 10.03.2022
	7.	Copy of CA Certificate date 28.05.2022 issued by Ragani & Co.
	8.	Copy of Commencement Certificate No. PMC / TP / Ghot / 33 (Pt). 61,62 / 1(Pt) / 21 - 22 / 16179 / 415 / 2022 date 22.02.2022 issued by Panvel Municipal Corporation Proposed Residential Cum Commercial Building for Tower 1, Type A & B (Basement + Ground + 1 st Podium + 2 nd Podium RG + Residential + 3 rd to 13 th Upper floors), Tower 2, Type A, B, C, D, E, F (Baement + Ground + 1 st Podium + 2 nd Podium RG + Residential + 4 th to 22 nd Upper Floor), Tower 3, Type A,B,C (Basement + 1 st Podium + 2 nd Podium + 3 rd Podium RG + Residential 4 th to 22 nd Upper Floor), Commercial Building – 1 (Ground Floor), Commercial Building – 2 (Ground Floor) & Club House (Basement + Ground + 2 Upper Floor)
	9.	Copy of Approved Plan No. NRV / Ghot / 33 (Pt), 61, 62 / 1 (Pt) / 415 / 2022 dated 22.02.2022 issued by Panvel Municipal Corporation (Number of Copies - Twenty Three - Sheet No. 1/23 to 23/23) Approved upto:
	Tower No. / Wing	Number of Floors
	1 / A - Vega & 1 / B - Carina	1 Basement + Ground (Part) + Stilt (Part) + 1 st Podium floor + 2 nd Part Podium / Part Residential) + 3 rd to 13 rd Upper Floors.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Project Name (with address & phone nos.)	: "Sai Suncity Phase 1" , Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33(part), 61 (part), 62/1(Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code – 410 206, State - Maharashtra, Country - India													
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Chariot Properties LLP Address: Office No. 1701, "Satra Plaza" , Plot No. 19 & 20, Sector 19D, APMC Market, Taluka & Dist. - Thane, Vashi, Navi Mumbai, PIN Code - 400 705, State - Maharashtra, Country - India Contact Person : Mr. Rajen Koli (Builder Person - Mobile No. 9819806895) Mr. Kumar (Sales Person - Mobile No. 9167662142) Mr. Ravi Vijan - (Builder Person - Mobile No. 7506556147)													
5. Brief description of the property (Including Leasehold / freehold etc.)	:													
<p>About "Sai Suncity Phase 1": Paradise Sai Suncity by Paradise Group is one of the most sought after new projects in Ghot for those who are looking for low-cost apartments. It is a new launch project. The possession will begin in Dec, 2026. There are 1 BHK and 2 BHK apartments for sale, coming up in this project. Paradise Sai Suncity Mumbai Navi is a RERA-registered project with registration number P52000033880. Paradise Sai Suncity Ghot has 2 towers, with 14 floors each and 188 units on offer. Spread over an area of 25 acres, It is one of the spacious projects in the Navi Mumbai Region. With all the basic amenities available, Paradise Sai Suncity fits into your budget and your lifestyle. Those looking to invest in an affordable housing project, Paradise Sai Suncity is the right choice for you as it offers the most budget-friendly investment options in the Mumbai Navi property market. Those who are looking for investment opportunities in Paradise Sai Suncity may find it worthy from a long-term perspective to earn rental income.</p> <p>TYPE OF THE BUILDING:</p> <table border="1" data-bbox="300 1549 1401 1725"> <thead> <tr> <th>Tower / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A- Vega</td> <td>Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1st Podium floor + 2nd Part Podium / Part Residential) + 3rd to 13rd Upper Floors.</td> </tr> <tr> <td>1 / B - Carina</td> <td>Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1st Podium floor + 2nd Part Podium / Part Residential) + 3rd to 13rd Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="292 1798 1401 1930"> <thead> <tr> <th>Tower / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / A- Vega</td> <td rowspan="2">Excavation work is in Progress</td> <td rowspan="2">0%</td> </tr> <tr> <td>1 / B - Carina</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE:</p>		Tower / Wing	Number of Floors	1 / A- Vega	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st Podium floor + 2 nd Part Podium / Part Residential) + 3 rd to 13 rd Upper Floors.	1 / B - Carina	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st Podium floor + 2 nd Part Podium / Part Residential) + 3 rd to 13 rd Upper Floors.	Tower / Wing	Present stage of Construction	Percentage of work completion	1 / A- Vega	Excavation work is in Progress	0%	1 / B - Carina
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Tower / Wing	Present stage of Construction	Percentage of work completion												
1 / A- Vega	Excavation work is in Progress	0%												
1 / B - Carina														

Expected completion date as informed by builder is December - 2026 (As per MAHARERA Certificate)			
PROPOSED PROJECT AMENITIES:			
➤ Vitrified tiles flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with Mosquito Net			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Garden			
➤ Jogging Track			
➤ Air Conditionar Club House			
➤ Indoor Games			
➤ Party Lawan			
➤ Gymnasium			
➤ Childern Play area			
➤ Fire Fighteing System			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 33(part), 61 (part), 62/1(Part),
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 33(part), 61 (part), 62/1(Part) of Village - Ghot,
	d) Ward / Taluka	:	Taluka - Panvel
	e) Mandal / District	:	District - Raigad
7.	Postal address of the property	:	"Sai Suncity Phase 1" , Proposed Residential Cum Commercial Development on Plot Bearing Survey No. 33(part), 61 (part), 62/1(Part), Village - Ghot, Suncity Road, Taluka - Panvel, Dist. - Raigad, PIN Code – 410 206, State - Maharashtra, Country - India
8.	City / Town	:	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	:	Panvel Municipal Corporation, Village - Ghot
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 MAHARERA
			As per Site



	North	Survey No. 35	Survey No. 35	Open Plot & Road
	South	Survey No. 63	Survey No. 63	Open Plot & Ghot Road
	East	24 Mt. Road	24 Mt. Road	Open Plot
	West	Survey No. 60	Survey No. 60	Open Plot & Taloja River
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°04'59.5"N 73°06'23.1"E
14.	Extent of the site			: Plot area - 94400.00 Sq. M. (As per Approved Plan) Plot area - 8256.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Plot area - 8256.00 Sq. M. (As per 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
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. NRV / Ghot / 33 (Pt), 61, 62 / 1 (Pt) / 415 / 2022 dated 22.02.2022 issued by Panvel Municipal Corporation Approved upto:
			Tower / Wing	Number of Floors
			1 / A - Vega	1 Basement + Ground (Part) + Stilt (Part) + 1 st Podium floor + 2 nd Part Podium/ Part Residential) + 3 rd to 13 rd Upper Floors.
			1 / B - Carina	
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.	:	Proposed 24.00 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 developing area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Plot area - 94400.00 Sq. M. (As per Approved Plan) Plot area - 8256.00 Sq. M. (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 (an evidence thereof to be enclosed)	:	₹ 47,500.00 per Sq. M. for Residential ₹ 5,810.00 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>94400</td> <td>5810</td> <td>54,84,64,000.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>8256</td> <td>5810</td> <td>4,79,67,360.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	94400	5810	54,84,64,000.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8256	5810	4,79,67,360.00
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8256	5810	4,79,67,360.00																			
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 not yet started																		
	c) Year of construction	:	N.A. Building Construction work not yet started																		
	d) Number of floors and height of each floor including basement, if any	:																			

Tower / Wing	Number of Floors					
1 / A- Vega	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st Podium floor + 2 nd Part Podium / Part Residential) + 3 rd to 13 rd Upper Floors.					
1 / B - Carina						
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 not yet started					
ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started					
g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. NRV / Ghot / 33 (Pt), 61, 62 / 1 (Pt) / 415 / 2022 dated 22.02.2022 issued by Panvel Municipal Corporation (Number of Copies - Twenty Three - Sheet No. 1/23 to 23/23)					
h) Approved map / plan issuing authority	: Approved upto:					
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1 / B - Carina						
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 not yet started
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 not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work not yet started
	Type of wiring	:

	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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 not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1. Tower - 1, Wing - A, Vega:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	201	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
2	202	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
3	203	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
4	204	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
5	205	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
6	206	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
7	207	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
8	208	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
9	301	3	1 BHK	450	24	0	474	521				
10	302	3	2 BHK	646	50	21	717	789				
11	303	3	2 BHK	646	50	21	717	789				
12	304	3	1 BHK	450	24	0	474	521				
13	305	3	1 BHK	450	24	0	474	521				
14	306	3	2 BHK	646	50	21	717	789				
15	307	3	2 BHK	646	50	21	717	789				
16	308	3	1 BHK	450	24	0	474	521				
17	401	4	1 BHK	450	24	0	474	521				
18	402	4	2 BHK	646	50	21	717	789				
19	403	4	2 BHK	646	50	21	717	789				
20	404	4	1 BHK	450	24	0	474	521				
21	405	5	1 BHK	450	24	0	474	521				
22	406	4	2 BHK	646	50	21	717	789				
23	407	4	2 BHK	646	50	21	717	789				

Land Owner's Share

Land Owner's Share

Land Owner's Share



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
24	408	5	1 BHK	450	24	0	474	521				
25	501	5	1 BHK	450	24	0	474	521				
26	502	5	2 BHK	646	50	21	717	789				
27	503	5	2 BHK	646	50	21	717	789				
28	504	5	1 BHK	450	24	0	474	521				
29	505	5	1 BHK	450	24	0	474	521				
30	506	5	2 BHK	646	50	21	717	789				
31	507	5	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
32	508	5	1 BHK	450	24	0	474	521				
33	601	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
34	602	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
35	603	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
36	604	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
37	605	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
38	606	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
39	607	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
40	608	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
41	701	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
42	703	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
43	704	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
44	705	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
45	706	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
46	707	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
47	708	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
48	801	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
49	802	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
50	803	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
51	804	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
52	805	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
53	806	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
54	807	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
55	808	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
56	901	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
57	902	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
58	903	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500

Land Owner's Share

Land Owner's Share



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
59	904	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
60	905	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
61	906	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
62	907	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
63	908	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
64	1001	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
65	1002	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
66	1003	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
67	1004	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
68	1005	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
69	1006	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
70	1007	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
71	1008	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
72	1101	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
73	1102	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
74	1103	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
75	1104	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
76	1105	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
77	1106	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
78	1107	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
79	1108	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
80	1201	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
81	1203	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
82	1204	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
83	1205	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
84	1206	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
85	1207	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
86	1208	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
87	1301	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
88	1302	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
89	1303	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
90	1304	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
91	1305	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
92	1306	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
93	1307	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
94	1308	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
Total				51316	3452	966	55734	61307		36,25,67,400.00	38,06,95,770.00	

2. Tower - 1, Wing - B, Carina:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	201	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
2	202	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
3	203	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
4	204	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
5	205	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
6	206	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
7	207	2	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
8	208	2	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
9	301	3	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
10	302	3	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
11	303	3	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
12	304	3	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
13	305	3	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
14	306	3	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
15	307	3	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
16	308	3	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
17	401	4	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
18	402	4	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
19	403	4	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
20	404	4	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
21	405	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
22	406	4	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
23	407	4	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
24	408	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
25	501	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
26	502	5	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
27	503	5	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
28	504	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
29	505	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
30	506	5	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
31	507	5	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
32	508	5	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
33	601	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
34	602	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
35	603	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
36	604	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
37	605	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
38	606	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
39	607	6	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
40	608	6	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
41	701	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
42	703	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
43	704	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
44	705	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
45	706	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
46	707	7	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
47	708	7	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
48	801	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
49	802	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
50	803	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
51	804	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
52	805	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
53	806	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
54	807	8	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
55	808	8	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
56	901	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
57	902	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
58	903	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
59	904	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
60	905	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
61	906	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
62	907	9	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
63	908	9	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Dry 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
64	1001	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
65	1002	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
66	1003	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
67	1004	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
68	1005	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
69	1006	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
70	1007	10	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
71	1008	10	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
72	1101	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
73	1102	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
74	1103	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
75	1104	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
76	1105	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
77	1106	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
78	1107	11	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
79	1108	11	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
80	1201	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
81	1203	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
82	1204	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
83	1205	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
84	1206	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
85	1207	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
86	1208	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
87	1301	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
88	1302	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
89	1303	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
90	1304	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
91	1305	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
92	1306	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
93	1307	12	2 BHK	646	50	21	717	789	8600	61,66,200.00	64,74,510.00	13500
94	1308	12	1 BHK	450	24	0	474	521	8600	40,76,400.00	42,80,220.00	9000
Total				51316	3452	966	55734	61307		47,93,12,400.00	50,32,78,020.00	

Summary of the Project:

Tower / 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 ₹
1 / A- Vega - Land Owner's Share	1 BHK - 12 2 BHK - 11	23	13575	14933	-	-
1 / A- Vega - Sale Flat	1 BHK - 36 2 BHK - 35	71	42159	46375	36,25,67,400.00	38,06,95,770.00
Total (a)		94	55734	61308	36,25,67,400.00	38,06,95,770.00
1 / B- Carina (b)	1 BHK - 48 2 BHK - 46	94	55734	61307	47,93,12,400.00	50,32,78,020.00
Total (a + b)		188	111468	122615	84,18,79,800.00	88,39,73,790.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	84,18,79,800.00
Final Realizable Value After Completion in ₹	88,39,73,790.00
Cost of Construction (Total Built up area x Rate) 122615 Sq. Ft. x ₹ 2600.00	31,87,99,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
2. Separate lumber room	
3. Separate water tank / sump	

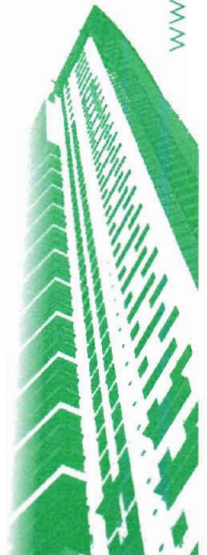
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
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 ₹		:	₹ 84,18,79,800.00
Final Realizable Value After Completion in ₹		:	₹ 88,39,73,790.00

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 ₹ 8,000 to ₹ 10,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 8,600.00 per Sq. Ft. on Carpet Area for valuation.



Actual Site Photographs



Think.Innovate.Create

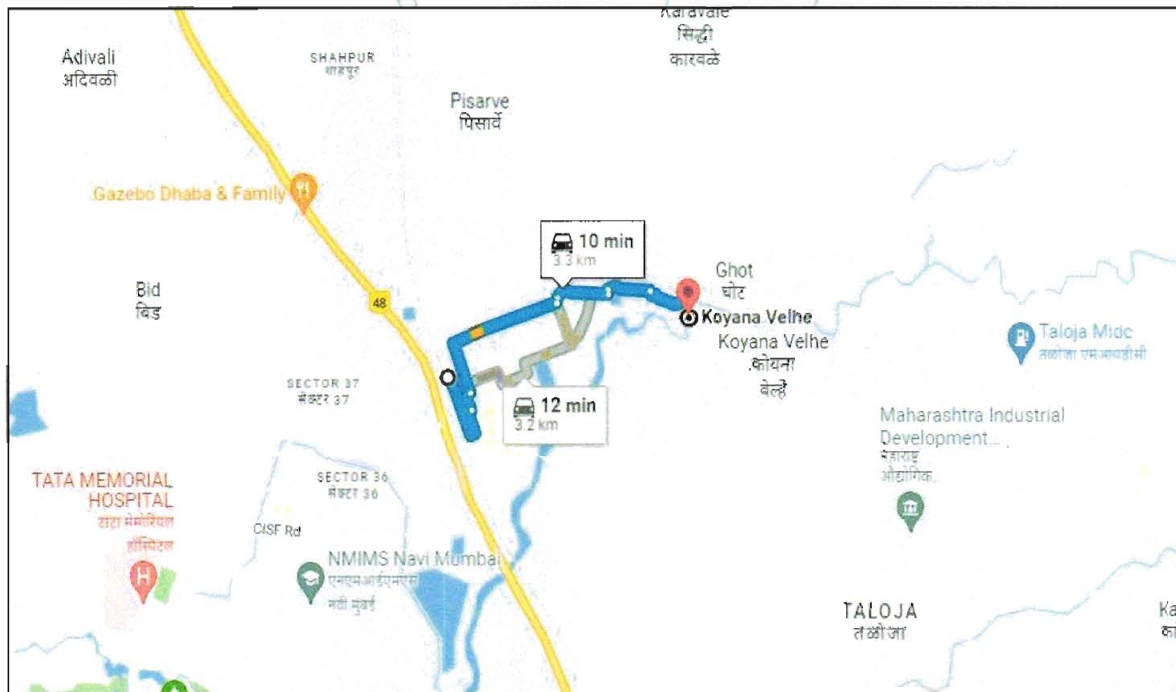
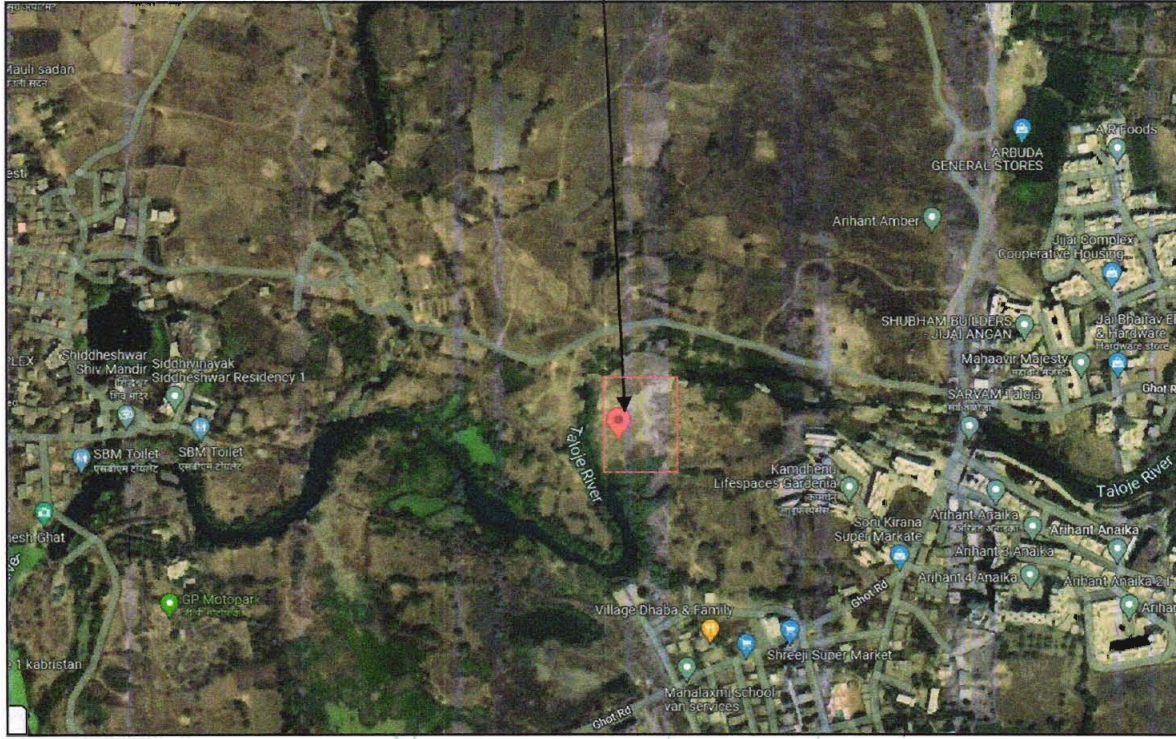


www.vastukala.org



Route Map of the property

Site u/r




Latitude Longitude: 19°04'59.5"N 73°06'23.1"E

Note: The Blue line shows the route to site from nearest Railway Station (Taloja Panchnand – 3.3 Km.)



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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Year
20222023
Annual Statement of Rates
Language
English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: मीजे, प्रोट (पनवेल महानगरपालिका)

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	शॉपीस	दुकाने	श्रीधोविक	एकक (Rs./)
SurveyNo	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी	5810	47500	54900	59400	54900	चौ. मीटर
SurveyNo	2.2-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकासनक्रम जमिनी	5500	47300	54500	59100	54500	चौ. मीटर
SurveyNo	2.3-इतर महत्वाच्या रस्त्यासन्मुख शेती वापराखालील जमिनी	5684100	0	0	0	0	हेक्टर
SurveyNo	3.1-उर्वरित ठिकाणच्या रहिवास व इतर वापराच्या विकसित जमिनी	5280	47000	53900	58800	53900	चौ. मीटर
SurveyNo	3.2-उर्वरित ठिकाणच्या रहिवास व इतर वापराच्या विकासनक्रम जमिनी	5000	38800	45400	51900	45400	चौ. मीटर
1 2 3							



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Price Indicators

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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Ghot > 1 BHK Flats for Sale in Ghot > 695 Sq-ft

Property ID: 8123151

36.8 Lac **1 BHK 695 Sq-ft Flat** Agent Name: Sanjeev Arora · 6300+ Buyers Served
 Certified Agent
 Trusted by Users · Genuine Listings · Market Knowledge [Contact Now](#)

See Other Charges · Free Property Valuation

For Sale: Ghot, Navi Mumbai

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS AGENT DETAILS

Bedroom: 1 Bathroom: 1 Balcony: 1

Super area: 695 sqft · 5.300/sqft

Developer: [Paradise Group](#) Project: [Sai Suncity](#)

Transaction type: New Property Floor: 5 (Out of 22 Floors) Car parking: None Furnished status: Unfurnished

Free Legal Title Check

Posted on Jun 13, 22

HOUSING.COM Buy in Mumbai · Talaja · Paradise Sai Suncity Phase 1 / Brochure

Home / Navi Mumbai / Talaja / Paradise Sai Suncity Phase 1 / Brochure

Last updated: Jun 18, 2022

₹37 L - 57 L | 7.31 K/sq.ft
 EMI starts at 19.59 K
 Price includes everything except stamp duty and r. See More

By [PARADISE GROUP](#)

Survey No. 33.61.62/1, Village Ghot, Talaja, Navi Mumbai

1.2 BHK Apartments Dec. 2026 7.31 K/sq.ft 430.00 sq.ft. - 716.00 sq.ft. (Carpet Area)

Configurations Possession Starts Avg. Price Sizes

Contact Sellers in [Paradise Sai Suncity Phase 1](#)

Please share your contact!

[View Details](#)

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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Talaja > 1 BHK Flats for Sale in Talaja > 650 Sq-ft

Property ID: 80944349

37.0 Lac **1 BHK 650 Sq-ft Flat** Agent Name: Mahadev Enterpr...
 Certified Agent
 Trusted by Users · Genuine Listings · Market Knowledge [Contact Now](#)

See Other Charges · Free Property Valuation

For Sale: Talaja, Navi Mumbai

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS

Bedroom: 1 See Dimension Bathrooms: 2 Balconies: 2 Puja Room: 1

Carpet area: 434 sqft · 12.1629/sqft Loading: 33%

Developer: [Paradise Group](#) Project: [Sai Suncity](#)

Transaction type: New Property Floor: 16 (Out of 22 Floors) Car parking: 1 Covered Furnished status: Unfurnished

Free Legal Title Check

Posted on Jun 21, 22




Price Indicators

Paradise Sai Suncity ♥

by Paradise Group

📍 Taloja, Mumbai [\(show on map\)](#)



Download Brochures

1, 2 BHK

Apartment

430 - 716 sq ft

Carpet Area i

₹ 37.00 L - ₹ 57.00 L

Builder Price

See inclusions

Paradise Sai Suncity Floor Plans

1 BHK
2 BHK

Carpet Area	Agreement Price i	
654 sq ft (2BHK+2T)	₹ 55.00 L	Enquire Now
716 sq ft (2BHK+2T)	₹ 57.00 L	Enquire Now



Price Indicators

makaan Buy Home Loan

FILTERS BUDGET BHK PROPERTY TYPE FURNISHING TYPE MORE RESET SORT BY Relevance

Home > Property In Mumbai > Property In Taloja > Properties In Paradise Sai Suncity P... > All Residential

16 Properties for Sale in Paradise Sai Suncity Phase 1

2 BHK Apartment in Paradise Sai Suncity Phase 1 Taloja, Mumbai RERA

₹ 55 L 654 **Under Construction**
8,409 / sq ft Area in sq ft Construction Status

Project photos available

Possession by Dec 2026 New

2 BHK Property For Sale in Paradise Sai Suncity Phase 1 Taloja: Well designed 2 b... More

makaan Buy Home Loan

FILTERS BUDGET BHK PROPERTY TYPE FURNISHING TYPE MORE RESET SORT BY Relevance

Project photos available

Possession by Dec 2026 New

1 BHK Property For Sale in Paradise Sai Suncity Phase 1 Taloja: It's a 1 bhk multi st... More

M R Realtors AGENT

1 BHK Apartment in Paradise Sai Suncity Phase 1 Taloja, Mumbai RERA

₹ 39 L 473 **Under Construction**
8,245 / sq ft Area in sq ft Construction Status

Possession by Dec 2026 New

1 BHK Property For Sale in Paradise Sai Suncity Phase 1 Taloja: Well designed 1 b... More

makaan Buy Home Loan

FILTERS BUDGET BHK PROPERTY TYPE FURNISHING TYPE MORE RESET SORT BY Relevance

Project photos available

Possession by Dec 2026 New

1 BHK Property For Sale in Paradise Sai Suncity Phase 1 Taloja: It has a saable are... More

Saturni Real Estate

1 BHK Apartment in Paradise Sai Suncity Phase 1 Taloja, Mumbai RERA

₹ 37 L 430 **Under Construction**
8,604 / sq ft Area in sq ft Construction Status

Possession by Dec 2026 New

1 BHK Property For Sale in Paradise Sai Suncity Phase 1 Taloja: It has a saable are... More



Price Indicators Projects nearby Locality

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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Talaja > 1 BHK Flats for Sale in Talaja > 680 Sq-ft

Property ID: 58175806

35.0 Lac

[See Other Charges](#)
[Free Property Valuation](#)

1 BHK 680 Sq-ft Flat

For Sale Talaja, Navi Mumbai, Navi Mumbai

Agent Name: Sonu Kumar Jha 100+ Buyers Served
Certified Agent Locality Superstar
Maximum approvals in Talaja

[Contact Now](#)

Posted on: Feb 02, '22

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedroom 1 See Dimension	Bathrooms 2	Balconies 2	Store Room 1
	Super area 680 sqft □ 4.264/sqft	Carpet area 450 sqft □ 7.769/sqft	Loading ⌵ 33%	
	Developer Shubham Builders	Project Ijjal Angan		
	Transaction type New Property Get Documents Verified	Floor 8 (Out of 16 Floors)	Car parking 1 Covered	Furnished status Unfurnished

magicbricks
Sign In My Activity

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Talaja > 2 BHK Flats for Sale in Talaja > 1080 Sq-ft

Property ID: 57930271

58.0 Lac

[See Other Charges](#)
[Free Property Valuation](#)

2 BHK 1080 Sq-ft Flat

For Sale Ghot, Navi Mumbai

Agent Name: Kumar Certified Agent
Trusted by Users Genuine Listings Market Knowledge

[Contact Now](#)

Posted on: Jan 31, '22

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms 2 See Dimensions	Bathrooms 2	Balconies 3	Store Room 1
	Super area 1080 sqft □ 9.370/sqft	Carpet area 631 sqft □ 9.192/sqft	Loading ⌵ 41%	
	Developer Shubham Builders	Project Ijjal Angan		
	Transaction type New Property Get Documents Verified	Floor 8 (Out of 14 Floors)	Car parking 1 Covered, 1 Open	Furnished status Unfurnished

magicbricks
Sign In My Activity

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Talaja > 1 BHK Flats for Sale in Talaja > 452 Sq-ft

Property ID: 58163451

36.0 Lac

[Free Property Valuation](#)

1 BHK 452 Sq-ft Flat

For Sale Talaja, Navi Mumbai

Agent Name: Saud Certified Agent

[Contact Now](#)

Posted on: Feb 01, '22

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedroom 1 See Dimension	Bathrooms 2		
	Carpet area 452 sqft □ 7.965/sqft			
	Developer Shubham Builders	Project Ijjal Angan		
	Status Under Construction	Possession by Mar '25	Transaction type New Property Get Documents Verified	Floor



Price Indicators Projects nearby Locality

Shubham Jijai Angan
By Shubham Builders & Developers

Talaja, Navi Mumbai.
Near Andhra Bank

₹ 45.88L - 50.18L

Get TruePrice Estimate

Units Available: 2 BHK Apartments/Flats
Possession: Dec 2023


+View More

33.0 Lac 1 BHK 680 Sq-ft Flat

For Sale Talaja, Navi Mumbai

Agent: Priya Joshi

Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedroom	Bathrooms	Balcony	
	1	2	1	
	Super area	Carpet area	Loading	
	680 sqft D: 4,850/sqft	400 sqft D: 2,250/sqft	41%	
	Developer	Project		
Shubham Builders	Jijai Angan			
Transaction type	Floor	Car parking	Furnished status	
New Property	8 (Out of 14 Floors)	None	Unfurnished	
	Get Documents Verified			

Posted on: Jan 07, 22



Price Indicators Projects nearby Locality

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Talaja / Neelkanth Luxuria

Neelkanth Luxuria

By NEELKANTH ENTERPRISES

Plot No. 1, Sector 17, Talaja, Navi Mumbai

Last updated: Jan 12, 2022

₹44 L - 58.05 L | 5.40 K/sq.ft
EMI starts at 23.30 K

Price excludes maintenance, floor rise cost, stamp. See More

1.2 BHK Apartments
Configurations

Jun. 2025
Possession Starts

5.40 K/sq.ft
Avg. Price

715.00 sq.ft. - 1075.00 sq.ft.
(Builtup Area)
Sizes

+ 15 more

HOUSING.COM Buy in Mumbai

Home / Navi Mumbai / Palekhurd / Arihant Amisha Phase I

Arihant Amisha Phase I [Become first to Rate](#)

By ARIHANT SUPERSTRUCTURES LIMITED

Wavanyee, Talaja, Navi Mumbai

Last updated: Jan 10, 2022

₹40 L | 6.08 K/sq.ft
EMI starts at 21.16 K

Price excludes govt taxes. See More

2 BHK Apartment
Configuration

Possession Ready
Possession Status

6.08 K/sq.ft
Avg. Price

651.00 sq.ft.
(Carpet Area)
Size

+ 15 more



Price Indicators Projects nearby Locality

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Taloja / Dev Sai Garden

Dev Sai Garden

By DEV HOMES


Plot No 160E & 160F, Navado, Navi Mumbai

Last updated: Jun 25, 2022

₹25.0 L - 38.0 L | 7.14 K/sq.ft
EMI starts at 13.24 K

Price includes everything except stamp duty and ... See More

Contact Dealer

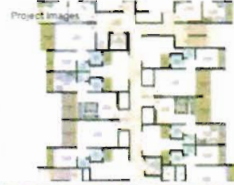


Project Images

1BHK Apartment Configuration

SHARE

SAVE



Project Images

+ 10 more

Dec. 2022 Possession Starts

7.14 K/sq.ft Avg. Price

350.00 sq.ft. - 650.00 sq.ft. (Builtup Area) Sizes

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Taloja / H B Neem Vatika

H B Neem Vatika

By H B REALTY


Survey No. 130/0, At Taloja Majkur, Taloja Phase 1, Navi Mumbai

Last updated: Mar 20, 2021

₹29.27 L - 31.33 L
EMI starts at 15.50 K

All inclusive

Contact Dealer




Project Images

1BHK Apartment Configuration

SHARE

SAVE



Project Images

+ 3 more

Dec. 2020 Possession Starts

Price on request Avg. Price

385.00 sq.ft. - 413.00 sq.ft. (Carpet Area) Sizes



Price Indicators Projects nearby Locality

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Talaja / Pramukh Paradise

Pramukh Paradise

By PRAMUKH DEVELOPERS


Plot No. 12, At Talaja Panchwad, Panvel, Talaja, Navi Mumbai

Last updated: Dec 17, 2021

₹26.49 L - 66.81 L | 5.80 K/sq.ft

EMI starts at 14.03 K

[Contact Developer](#)



1.2 BHK Apartments
Configurations

Ready to Move
Possession Status

5.80 K/sq.ft
Avg. Price

157.00 sq.ft. - 396.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Talaja / Sarvam

Sarvam

By ASHTVINAYAK HOMES


Survey No. 35/2, 35/3, 35/2 Kityavelle, Ghnt Camp, Talaja Phase 2, Navi Mumbai

Last updated: Nov 6, 2020

₹28.28 L - 44.5 L

EMI starts at 14.95 k

[Contact Developer](#)



1.2 BHK Apartments
Configurations

Dec, 2025
Possession Starts

Price on request
Avg. Price

406.00 sq.ft. - 635.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy in Mumbai

Home / Navi Mumbai / Talaja / Mahaavir Exotique Phase I

Mahaavir Exotique Phase I

By MAHAAVIR SUPERSTRUCTURES PVT. LTD.


Plot No 19/1, 20, 24A/8D At Rohinjari, Talaja, Navi Mumbai

Last updated: Jan 3, 2022

₹44.0 L - 85.0 L | 8.82 k/sq.ft

EMI starts at 23.30 K

[Contact Sellers](#)



1.2, 2.5 BHK Apartments
Configurations

Dec, 2026
Possession Starts

8.82 K/sq.ft
Avg. Price

420.00 sq.ft. - 1040.00 sq.ft.
(Carpet Area)
Sizes

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Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai
Taloja Add
Download App List Property

Home / Navi Mumbai / Taloja / Mahaavir Exotique Phase I

Mahaavir Exotique Phase I

By MAHAAVIR SUPERSTRUCTURES PVT.LTD


Plot No 19/1, 20, 24A/BB At Rohinjan, Taloja, Navi Mumbai

Last updated: Jun 3, 2022

₹44.0 L - 85.0 L | 8.82 K/sq.ft
EMI starts at 23.30 K


This includes everything except stamp duty and... See More

Contact Sellers

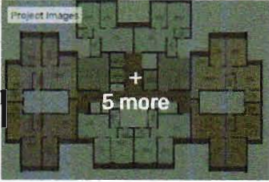


Project images

SHARE SAVE



Project images



Project images

+
5 more

1, 2, 2.5 BHK Apartments Configurations

Dec, 2026 Possession Starts

8.82 K/sq.ft Avg. Price

424.00 sq.ft. - 642.60 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Navi Mumbai
Taloja Add
Download App List Property

Home / Navi Mumbai / Taloja / Neelkanth Luxuria

Neelkanth Luxuria

By NEELKANTH ENTERPRISES


Plot No. 1, Sector 17, Taloja, Navi Mumbai

Last updated: Jun 12, 2022

₹44 L - 58.05 L | 5.40 K/sq.ft
EMI starts at 23.30 K


Price excludes maintenance. Your true cost. Stamp. See More

Contact Sellers




Project images

SHARE SAVE



Project images



Project images

+
15 more

1, 2 BHK Apartments Configurations

Jun, 2025 Possession Starts

5.40 K/sq.ft Avg. Price

715.00 sq.ft. - 1075.00 sq.ft. (Builtup Area) Sizes



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

Place : Mumbai

Date : 21.06.2022

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9822b6c4e4ed35dc03e0c73e26865913490cf43d913
3115279017a1803652, postalCode=400009, st=Maharashtra,
serialNumber=41125646490c0c95952a3a8f0c0e311513e
2a394e282e25a327b6259fc, cn=MANOJ BABURAO
CHALIKWAR,
Date: 2022.06.22 09:52:44 +05'30'

Manoj B. Chalikwar
Auth. Sign.

**Director****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

₹ _____ (Rupees _____
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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

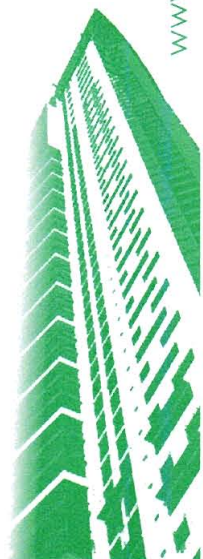


(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.06.2022 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 17.06.2022. 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Chariot Properties LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Bhavika Chavan – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 17.06.2022 Valuation Date - 21.06.2022 Date of Report - 21.06.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.06.2022
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 **21th June 2022** 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. Chariot Properties LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

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

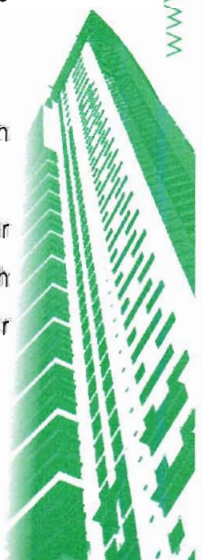
Condition & Repair

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



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

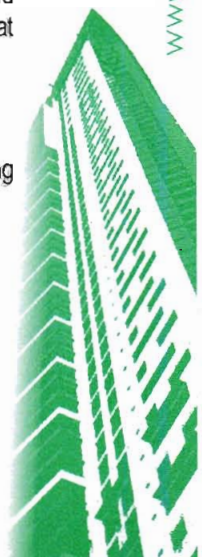
We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in 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.
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.

Think.Innovate.Create



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **21st June 2022**.

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

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

Fundamental assumptions and conditions presumed in this definition are: R

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
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 BABURAO CHALIKWAR
DN: cn=N, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VASTUKALA
2.5.4.20=98222064f8d35d336d79626865913490c75233d4133
3115279d17a1803652, postalCode=400069, st=Maharashtra,
serialNumber=419565f563c3c0962a2558f8c358d311313ac2
e394c8f2e293279625dfc, cn=MANOJ BABURAO CHALIKWAR,
Date: 2022.06.22 09:52:28 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

