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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Opulence"

"Opulence", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India

Latitude Longitude: 19°17'56.6"N 72°51'45.3"E

Valuation Done for:
State Bank of India
SME Chembur Branch

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

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Regd. Office

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

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Vastu/SBI/Mumbai/09/2024/10092/2308145
12/12-151-PY
Date: 12.09.2024

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

Sub: Project Valuation for "**Opulence**" at Bhayandar (East), Pin Code – 401 105.

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Project Report for "**Opulence**", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India.

The project is being developed by M/s. Sonam Builders. They are backed by professionals who have a strong background in real estate industry. The board comprises entrepreneurs who have the needed expertise and real-time experience across fields including finance, marketing, construction etc.

M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders) is developing a Residential cum Commercial Building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India. Project is comprising of Rental Building R1 & R2, Sale Building Wing A to E – Residential Rehab cum Sale Building.

Sale Residential cum Commercial Building Wing D is proposed of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor, but for the valuation purpose we are considered the Wing D of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor +



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Service Floor + Amenity Floor + 2nd to 20th Upper Residential Floor with total RERA carpet area of 1,60,219.12 Sq. Ft. which consists 3 BHK, 4 BHK & Shops units with total 76 nos. of Sale flats and 16 nos. Sell Shops along with Fitness Centre, Society Office, Kids Play Area, Meditation Area, & Other Amenities.

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

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

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

Sale Realisation from the Project is ₹ 342.19 Cr. and Net Present Value of the project as on date is ₹ 137.34 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3

Auth. Sign.



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PROJECT VALUATION REPORT OF "Opulence"

"Opulence", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India

Latitude Longitude: 19°17'56.6"N 72°51'45.3"E

NAME OF DEVELOPER: M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders).

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12th June 2024 & 11th September 2024** for approval of project finance purpose.

1. Location Details:

Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105. It is about 2.20 Km. travelling distance from Bhayander Railway station. Near Jain Temple of Golden Nest Circle. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders)
Project Registration Number	P51700031137
Register office address	M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders) Shanti Niwas, 1 st Floor, New Golden Nest, Phase III, 100 Ft. Road, Bhayandar (East), Pin Code – 401 105, State – Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Dilpesh Jain Mobile No. 9819122355
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	MMRDA Building
On or towards South	Mira Bhayandar Road
On or towards East	Internal Road
On or towards West	New Golden Nest Road



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

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

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 12.06.2024 & 11.09.2024
	b)	Date on which the valuation is made : 12.09.2024
3.	List of documents produced for perusal	
	1.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 30 Hissa No. 21.
	2.	Copy of Conveyance Deed dated 09.03.2007 for New Survey No. 22 Hissa No. 1.
	3.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 22 Hissa No. 3.
	4.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 30 Hissa No. 14 & New Survey No. 22 Hissa No. 2.
	5.	Copy of N.A. Order No. K-1/T1/NMP/SR-64/2005 dated 30.06.2005 issued by Collector of Thane.
	6.	Copy of N.A. Order No. K-1/T1/NMP/SR-112/2003 dated 17.11.2003 issued by Collector of Thane.
	7.	Copy of Environmental Clearance Certificate No. SIA/MH/MIS/217823/2021 dated 16.07.2022 issued by SEIAA.
	8.	Copy of Title Certificate dated 07.08.2021 issued by Adv. D. G. Naik.
	9.	Copy of Revised Approved Plan No. MIBHAMNP/NR/168/2024-25 dated 10.05.2024 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor
	10.	Copy of Amended Commencement Certificate No. MNP/NR/168/2024-25 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation. (This CC is endorsed for the work upto Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor)
	11.	Copy of Revised Fire NOC Certificate No. MBMC/FIRE/910/2023-24 dated 11.10.2023 issued by Mira Bhayandar Municipal Corporation. Approved upto: Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor
	12.	Copy of Approved Plan No. MIBHAMNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor
	13.	Copy of Commencement Certificate No. MNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation. (This CC is endorsed for the work upto Lower Basement + Upper Basement + Ground Floor + 1st Floor



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	+ Service Floor + Amenity Floor + 2nd to 20th Upper Floor)														
	14. Copy of Fire NOC Certificate No. MBMC/FIRE/308/2021-2022 dated 27.05.2021 issued by Mira Bhayandar Municipal Corporation. Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor														
	15. Copy of CA Certificate dated 10.04.2024 issued by M/s. Surana Jain & Co.														
	16. Copy of CA Certificate dated 20.01.2023 issued by M/s. Vimal Punmiya & Co.														
	17. Copy of Revised RERA Certificate No. P51700031137 dated 22.02.2023 issued by Maharashtra Real Estate Regulatory Authority.														
	18. Copy of RERA Certificate No. P51700031137 dated 08.10.2021 issued by Maharashtra Real Estate Regulatory Authority.														
	Project Name (With address & phone nos.)	:	"Opulence" , Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, 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. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders) Shanti Niwas, 1 st Floor, New Golden Nest, Phase III, 100 Ft. Road, Bhayandar (East), Pin Code – 401 105, State – Maharashtra, Country – India <u>Contact Person:</u> Mr. Dilpesh Jain (Mobile No. 9819122355)												
5.	Brief description of the property (Including Leasehold / freehold etc.):														
	<p><u>About Project:</u> Sonam Opulence is strategically crafted by the renowned builder Sonam Builders. It is a marvellous Residential development in Mira Bhayandar, a high-class locality in Mumbai having all the facilities and basic needs within easy reach. It constitutes modern Apartments with all the high-end, contemporary interior fittings. Set within scenic and wonderful views of the countryside, this lavish property at Mira Bhayandar, Mumbai, Maharashtra, INDIA. has comfortable and spacious rooms. It is spread over an area of 0.77 acres with 72 units. The Sonam Opulence is presently ongoing.</p> <p><u>TYPE OF THE BUILDING</u></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Opulence"</td> <td>Proposed building of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor as per approved plan, but for the valuation purpose we are considered the Wing D upto Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Residential Floor as per approved plan.</td> </tr> </tbody> </table> <p><u>LEVEL OF COMPLETEION:</u></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction as on 12.06.2024</th> <th>% of work completion as on 12.06.2024</th> <th>% of construction cost incurred till 31.03.2024</th> </tr> </thead> <tbody> <tr> <td>"Opulence"</td> <td>Excavation work is completed & Footing work is in progress</td> <td>5.00%</td> <td>16.00%</td> </tr> </tbody> </table>			Building	Number of Floors	"Opulence"	Proposed building of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor as per approved plan, but for the valuation purpose we are considered the Wing D upto Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Residential Floor as per approved plan.	Building	Present stage of Construction as on 12.06.2024	% of work completion as on 12.06.2024	% of construction cost incurred till 31.03.2024	"Opulence"	Excavation work is completed & Footing work is in progress	5.00%	16.00%
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"Opulence"	Excavation work is completed & Footing work is in progress	5.00%	16.00%												

		PROPOSED DATE OF COMPLETION & FUTURE LIFE:	
		Expected completion date as informed by builder is 30.12.2028 (As per RERA Certificate)	
		Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
		PROPOSED PROJECT AMENITIES:	
		Italian tiles flooring in all rooms	
		Modular Kitchen platform with Stainless Steel Sink	
		Powder coated aluminum sliding windows	
		Laminated wooden flush doors with Safety door	
		Concealed wiring	
		Concealed plumbing	
		Fire Fighting System	
		Landscaping & Tree Planting	
		Gymnasium	
		Indoor Games	
		Children's Play Area	
		Car Parking	
		Yoga / Meditation Area	
		Playing Area	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Village – Goddev, Bhayandar (East),
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
7.	Postal address of the property	:	"Opulence" , Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India.
8.	City / Town	:	Village – Goddev, Bhayandar (East),
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Goddev, Bhayandar (East), Mira Bhayandar Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Agreement	As per RERA Certificate
	North	Information not available	Rental Building R1
	South	Information not available	18 M. Road
	East	Information not available	Sonam Tower
	West	Information not available	Sports Complex
			As per Site
			MMRDA Building
			Mira Bhayander Road
			Internal Road
			New Golden Nest Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A (As per the Deed)
			B (Actuals)
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°17'56.6"N 72°51'45.3"E
14.	Extent of the site	:	Plot Area = 18,988.00 Sq. M. (As per Approved Plan) Net Plot area for Wing D = 3,130.00 Sq. M. (As per Developer Letter) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area for Wing D = 3,130.00 Sq. M. (As per Developer Letter) 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	:	Higher 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 cum commercial purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	1. Copy of Revised Approved Plan No. MIBHAMNP/NR/168/2024-25 dated 10.05.2024 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Basement - 1 + Basement - 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor
10.	Corner plot or intermittent plot?	:	Corner Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Concrete Road

13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in 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	:	Net Plot area for Wing D = 3,130.00 Sq. M. (As per Developer Letter)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report. Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 33,300.00 per Sq. M. for Open Plot ₹ 95,300.00 per Sq. M. for Residential Flat ₹ 1,19,100.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement if any	:	Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor, but for the valuation purpose we are considered the Wing D of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Residential Floor
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	1. Copy of Revised Approved Plan No. MIBHAMNP/NR/168/2024-25 dated 10.05.2024 issued by Mira Bhayandar Municipal Corporation of

		Greater Mumbai Approved upto: Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor. 2. Copy of Amended Commencement Certificate No. MNP/NR/168/2024-25 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation. (This CC is endorsed for the work upto Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Floor)
	h) Approved map / plan issuing authority	: Municipal Corporation of Greater Mumbai
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: 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 weatherproof 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 bathtubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work is in progress

Remarks:

- As per Approved Plan, building is sanctioned for the Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor, but for**

the valuation purpose we are considered the Wing D upto Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Residential Floor.

2. We have considered the construction area upto 20th Floors only.

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 bathtub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum handrails	
10.	False ceiling	
	Total	
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	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 below table attached in the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	

Area Statement as per Approved Plan

AREA STATEMENT		SQ.M	
1	Area of Plot (Minimum Area of A, B, C to be considered)	18,988.00	
A	As per Ownership Document (7/12, CTS Extract)	19,000.00	
B	As per Measurement Sheet & (MMRDA Location Clearance)	18,988.00	
C	As per Site	20,124.04	
2	Deduction For		
A	a) Proposed DP / DP Road widening area / service road / Highway widening	-	
B	b) Any D. P. (Reservation area (Garden reservation no. 310)	-	
C	c) Any D. P. Reservation area (PS & PG reservation No. 311)	-	
3	Balance Area of Plot (1:2)	18,968.00	
	Natural Sub - Division	Free Sale Plot	Rental Plot
4	Amenity Space (If Applicable)	14,241.00	4,747.00
A	Required	-	-
B	Adjust of 2(B), If any	-	-
C	Balance Proposed	-	-
5	Net Plot Area (3 – 4(C))	14,241.00	4,747.00
6	Recreational Open Space (If Applicable)	-	-
A	Required – (Physical Provision) 8% of Net Plot Area	1,139.28	379.78
B	Proposed (Physical Provision)	1,984.19	781.91
7	Internal Road Area	-	-
8	Plottable Area (If applicable)	14,241.00	4,747.00
9	Built – up Area with reference to basic FSI (14241.00 X 4) Sell Plot As per front road width (Sr. No. 5 X Basic FSI) (4747.00 X 4) Rental Plot	56,964.00	18,988.00
10	Addition of FSI on Payment of Premium	-	-
A	Maximum permissible premium FSI	-	-
B	Proposed FSI on payment of premium	-	-
11	In – Situ FSI / TDR Loading		
A	In – Situ Area against DP Road	-	-
B	In – situ area against amenity space if handed over (2.00 OR 1.85 X Sr. No. 4 (B) AND / OR (C))	-	-
C	TDR Area	-	-
D	Total In – situ / TDR loading Proposed (11 (A) + (B) + (C))	-	-
12	Additional FSI Area under Chapter No. 7	-	-
13	Total Entitlement of FSI in the proposal (A) [9 + 10 (B) + 11(D)] or 12 whichever is applicable		
A	[9 + 10(B) + 11(D)] OR 12 whichever is applicable	56,964.00	18,988.00
B	Less Existing B/U Area	37,971.14	18,985.69
14	Balance FSI area in proposal	18,992.86	2.31
	Ancillary area FSI upto 80% with payment of charges (4996.69 X 0.80 = 3997.35)	3,997.35	-
	Ancillary area FSI upto 60% with payment of charges (18992.86 – 4996.69) X 0.60	8,397.35	-
	Total Entitlement (Balance B/UP Area)	31,387.91	
15	Maximum utilization limit of FSI (Building potential) permissible as per road width {As per regulation No. 6.1 OR 6.2 OR 6.3 OR 6.4 as applicable} X 1.6	31,387.91	-
16	Total built – up area in proposal (including area of commercial)	18,781.28	-
A	Ancillary Area FSI upto 80% + 60% with payment of charges (Comm. + Resi.)	12,268.11	-
B	Total proposed Built – up Area (As per P – line)	31,049.39	-
17	FSI Consumed 31049.39 / 3187.91	0.99	-
18	Area for inclusive housing, if any		
A	Required (20% of Sr. No. 5)	-	-
B	Proposed Certificate of area	-	-

Construction Area as per Approved Plan for Wing D

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.					Total Construction Area in Sq. M.	Total Construction Area in Sq. Ft.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Service Area	Amenities Area		
1	Basement - 1	-	446.58	-	1,919.58	-	-	2,366.16	25,469.35
2	Basement - 2	-	446.58	-	1,919.58	-	-	2,366.16	25,469.35
3	Ground Floor	763.41	484.20	-	-	-	-	1,247.61	13,429.27
4	1st Floor	950.61	308.82	-	-	-	-	1,259.43	13,556.50
5	Service Floor	-	-	-	-	1,259.43	-	1,259.43	13,556.50
6	Amenity Floor	1,001.23	33.02	-	-	-	225.18	1,259.43	13,556.50
7	2nd Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
8	3rd Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
9	4th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
10	5th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
11	6th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
12	7th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
13	8th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
14	9th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
15	10th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
16	11th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
17	12th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
18	13th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
19	14th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
20	15th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
21	16th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
22	17th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
23	18th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
24	19th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
25	20th Floor	872.28	27.54	41.92	-	-	-	941.74	10,136.89
26	OHT / LMR	-	27.54	41.92	-	-	-	69.46	747.67
Total Area in Sq. M.		19,288.57	2,270.00	838.40	3,839.16	1,259.43	225.18	27,720.74	2,98,386.05

The floor wise Area Statement of the Project is as table below:

Sr. No.	Unit No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
1		Basement - 1	Parking	-	-	-	Parking
2		Basement - 2	Parking	-	-	-	Parking
3	Shop No. 1	Ground Floor	Shop	71.72	771.99	849.19	Sold
4	Shop No. 2	Ground Floor	Shop	51.22	551.33	606.46	Sold
5	Shop No. 3	Ground Floor	Shop	57.80	622.15	684.37	Sold
6	Shop No. 4	Ground Floor	Shop	35.12	378.03	415.83	Sold
7	Shop No. 5	Ground Floor	Shop	21.87	235.41	258.95	Sold
8	Shop No. 6	Ground Floor	Shop	164.94	1,775.40	1,952.94	Unsold
9	Shop No. 7	Ground Floor	Shop	116.25	1,251.30	1,376.43	Unsold
10	Shop No. 8	Ground Floor	Shop	79.24	852.93	938.22	Unsold
11	Shop No. 9	Ground Floor	Shop	116.25	1,251.30	1,376.43	Unsold
12	Shop No. 10	Ground Floor	Shop	83.28	896.42	986.06	Unsold
13	Shop No. 11	1st Floor	Shop	149.93	1,613.83	1,775.21	Unsold
14	Shop No. 12	1st Floor	Shop	85.18	916.87	1,008.56	Unsold
15	Shop No. 13	1st Floor	Shop	89.89	967.57	1,064.33	Unsold
16	Shop No. 14	1st Floor	Shop	62.58	673.60	740.96	Unsold
17	Shop No. 15	1st Floor	Shop	89.89	967.57	1,064.33	Unsold
18	Shop No. 16	1st Floor	Shop	83.21	895.66	985.23	Unsold
19		Service Floor	Service	-	-	-	Service
20		Amenity Floor	Amenity	-	-	-	Amenity
21	201	2nd Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
22	202	2nd Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
23	203	2nd Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
24	204	2nd Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
25	301	3rd Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
26	302	3rd Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
27	303	3rd Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
28	304	3rd Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
29	401	4th Floor	4BHK	195.17	2,100.79	2,310.87	Sold
30	402	4th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
31	403	4th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
32	404	4th Floor	3BHK	160.79	1,730.73	1,903.80	Sold
33	501	5th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
34	502	5th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
35	503	5th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
36	504	5th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
37	601	6th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
38	602	6th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
39	603	6th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
40	604	6th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
41	701	7th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
42	702	7th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
43	703	7th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
44	704	7th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
45	801	8th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
46	802	8th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
47	803	8th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
48	804	8th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold

Sr. No.	Unit No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
49	901	9th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
50	902	9th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
51	903	9th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
52	904	9th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
53	1001	10th Floor	4BHK	195.17	2,100.79	2,310.87	Sold
54	1002	10th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
55	1003	10th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
56	1004	10th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
57	1101	11th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
58	1102	11th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
59	1103	11th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
60	1104	11th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
61	1201	12th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
62	1202	12th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
63	1203	12th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
64	1204	12th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
65	1301	13th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
66	1302	13th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
67	1303	13th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
68	1304	13th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
69	1401	14th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
70	1402	14th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
71	1403	14th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
72	1404	14th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
73	1501	15th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
74	1502	15th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
75	1503	15th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
76	1504	15th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
77	1601	16th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
78	1602	16th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
79	1603	16th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
80	1604	16th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
81	1701	17th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
82	1702	17th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
83	1703	17th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
84	1704	17th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
85	1801	18th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
86	1802	18th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
87	1803	18th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
88	1804	18th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
89	1901	19th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
90	1902	19th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
91	1903	19th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
92	1904	19th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
93	2001	20th Floor	4BHK	195.17	2,100.79	2,310.87	Sold
94	2002	20th Floor	4BHK	195.17	2,100.79	2,310.87	Unsold
95	2003	20th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
96	2004	20th Floor	3BHK	160.79	1,730.73	1,903.80	Unsold
TOTAL				14,884.85	1,60,219.12	1,76,241.03	

Sold Flats Inventory

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Value in ₹	Receivable Value in ₹
1	401	4th Floor	4BHK	2,100.79	2,310.87	3,56,30,000.00	35,68,000.00	3,2062,000.00
2	404	4th Floor	3BHK	1,730.73	1,903.80	2,93,60,000.00	31,00,000.00	2,62,60,000.00
3	1001	10th Floor	4BHK	2,100.79	2,310.87	4,40,03,050.00	90,00,000.00	3,50,03,050.00
4	2001	20th Floor	4BHK	2,100.79	2,310.87	4,01,45,089.00	30,00,000.00	3,71,45,089.00
TOTAL				8,033.10	8,836.41	14,91,38,139.00	1,86,68,000.00	13,04,70,139.00

Sold Shops Inventory

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Value in ₹	Receivable Value in ₹
1	Shop No. 1	Ground Floor	Shop	771.99	849.19	2,47,21,277.00	79,00,000.00	1,68,21,277.00
2	Shop No. 2	Ground Floor	Shop	551.33	606.46	3,52,96,489.00	79,00,000.00	2,73,96,489.00
3	Shop No. 3	Ground Floor	Shop	622.15	684.37	2,83,37,907.00	79,00,000.00	2,04,37,907.00
4	Shop No. 4	Ground Floor	Shop	378.03	415.83	1,71,90,443.00	79,00,000.00	92,90,443.00
5	Shop No. 5	Ground Floor	Shop	235.41	258.95	1,06,43,884.00	79,00,000.00	27,43,884.00
TOTAL				2,558.91	2,814.80	11,61,90,000.00	3,95,00,000.00	766,90,000.00

Unsold Flats Inventory

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	201	2nd Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
2	202	2nd Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
3	203	2nd Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
4	204	2nd Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
5	301	3rd Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
6	302	3rd Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
7	303	3rd Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
8	304	3rd Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
9	402	4th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
10	403	4th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
11	501	5th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
12	502	5th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
13	503	5th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
14	504	5th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
15	601	6th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
16	602	6th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
17	603	6th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
18	604	6th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
19	701	7th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
20	702	7th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
21	703	7th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
22	704	7th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
23	801	8th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
24	802	8th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
25	803	8th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
26	804	8th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
27	901	9th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
28	902	9th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
29	903	9th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
30	904	9th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
31	1002	10th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
32	1003	10th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
33	1004	10th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
34	1101	11th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
35	1102	11th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
36	1103	11th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
37	1104	11th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
38	1201	12th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
39	1202	12th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
40	1203	12th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
41	1204	12th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
42	1301	13th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
43	1302	13th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
44	1303	13th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
45	1304	13th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
46	1401	14th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
47	1402	14th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
48	1403	14th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
49	1404	14th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
50	1501	15th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
51	1502	15th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
52	1503	15th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
53	1504	15th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
54	1601	16th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
55	1602	16th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
56	1603	16th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
57	1604	16th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
58	1701	17th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
59	1702	17th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
60	1703	17th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
61	1704	17th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
62	1801	18th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
63	1802	18th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
64	1803	18th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
65	1804	18th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
66	1901	19th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
67	1902	19th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
68	1903	19th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
69	1904	19th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
70	2002	20th Floor	4BHK	2,100.79	2,310.87	19,000.00	39,915,010.00
71	2003	20th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
72	2004	20th Floor	3BHK	1,730.73	1,903.80	19,000.00	32,883,870.00
TOTAL				137,564.66	151,321.13		261,37,28,540.00

Unsold Shops Inventory

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	Shop No. 6	Ground Floor	Shop	1,775.40	1,952.94	45,000.00	79,893,000.00
2	Shop No. 7	Ground Floor	Shop	1,251.30	1,376.43	45,000.00	56,308,500.00
3	Shop No. 8	Ground Floor	Shop	852.93	938.22	45,000.00	38,381,850.00
4	Shop No. 9	Ground Floor	Shop	1,251.30	1,376.43	45,000.00	56,308,500.00
5	Shop No. 10	Ground Floor	Shop	896.42	986.06	45,000.00	40,338,900.00
6	Shop No. 11	1st Floor	Shop	1,613.83	1,775.21	45,000.00	72,622,350.00
7	Shop No. 12	1st Floor	Shop	916.87	1,008.56	45,000.00	41,259,150.00
8	Shop No. 13	1st Floor	Shop	967.57	1,064.33	45,000.00	43,540,650.00
9	Shop No. 14	1st Floor	Shop	673.60	740.96	45,000.00	30,312,000.00
10	Shop No. 15	1st Floor	Shop	967.57	1,064.33	45,000.00	43,540,650.00
11	Shop No. 16	1st Floor	Shop	895.66	985.23	45,000.00	40,304,700.00
TOTAL				12,062.45	13,268.70		54,28,10,250.00

TOTAL SUMMARY

Particulars	RERA Carpet Area in Sq. Ft.	No. of Units	Rate in ₹	Market Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat	1,37,564.66	72.00	19,000.00	261,37,28,540.00	-	-
Sold Flat	8,033.10	4.00	-	14,91,38,139.00	1,86,68,000.00	13,04,70,139.00
Unsold Shops	12,062.45	11.00	45,000.00	54,28,10,250.00	-	-
Sold Shops	2,558.91	5.00	-	11,61,90,000.00	3,95,00,000.00	7,66,90,000.00
Total	1,60,219.12	92.00		342,18,66,929.00	5,81,68,000.00	20,71,60,139.00
Total Income from Sale in Cr.				342.19	5.82	20.72

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Acquisition Cost of Land or Development Rights, and Legal Cost	53.23	-	53.23
Construction Cost for Building	16.77	87.67	104.44
Architect Cost, RCC & other Professional fees	3.68	1.54	5.22
Administrative Expenses	2.34	3.93	6.27
Marketing Expenses	-	10.27	10.27
Interest Cost	3.01	31.99	35.00
Contingency Cost	-	3.13	3.13
Total Cost	79.03	138.52	217.55

➤ **Acquisition Cost of Land or Development Rights, and Legal Cost:**

As per CA Certificate & Other document acquisition cost of land is ₹ 53,23,17,466.00 i.e., ₹ 53.23 Cr. which is 24.47% of Total Project Cost.

As per information shared by the Developer.

Sr. No.	Particulars	Incurred Amount in ₹
1	Land Cost	1,72,14,281.00
2	Approval Cost	4,82,16,807.00
3	Cost of Construction	15,74,41,542.00
4	Jain Temple	3,13,84,506.00
5	Professional Charges	2,00,12,868.00
6	Admin Charges	10,28,47,650.00
7	Infrastructure Cost	1,01,57,813.00
8	Interest Cost	14,50,41,998.00
Total		53,23,17,466.00

➤ **Building Cost of Construction:**

Construction area = 27, 720.74 Sq. M. i.e., 2,98,386.05 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 104,43,51,159.00 i.e., ₹ 104.44 Cr. which comes ₹ 3,500.00 per Sq. Ft. on construction area for building.

The total construction area is 2,98,386.05, projected cost of ₹ 104.44 Cr is 48.00% of total project cost.

VC IPL opinion the construction cost of 3,500/- Per Sq. Ft. which is in line with Market-Trend.

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

The total Architect charges of ₹ 5,22,17,588.00 i.e., ₹ 5.22 Cr. is 5% of total construction cost & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 3% - 6% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 6% of total cost of construction which comes to ₹ 6,26,61,070.00 i.e., ₹ 6.27 Cr.

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

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹ 10,26,56,008.00 i.e., ₹ 10.27 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 35,00,00,000.00 i.e., ₹ 35.00 Cr., which is 16.09% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 3,13,30,535.00 i.e., ₹ 3.13 Cr.



Since 1989

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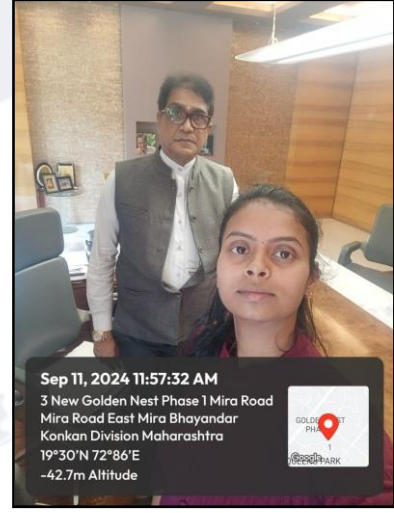
An ISO 9001 : 2015 Certified Company



PROFIT FROM THE PROJECT:

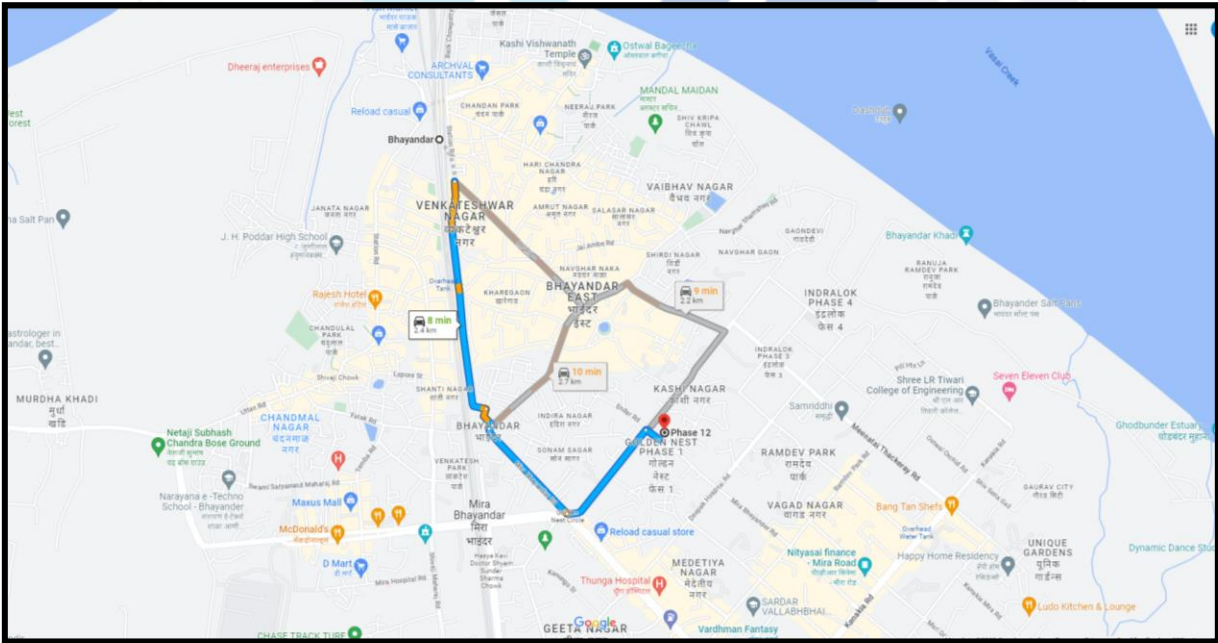
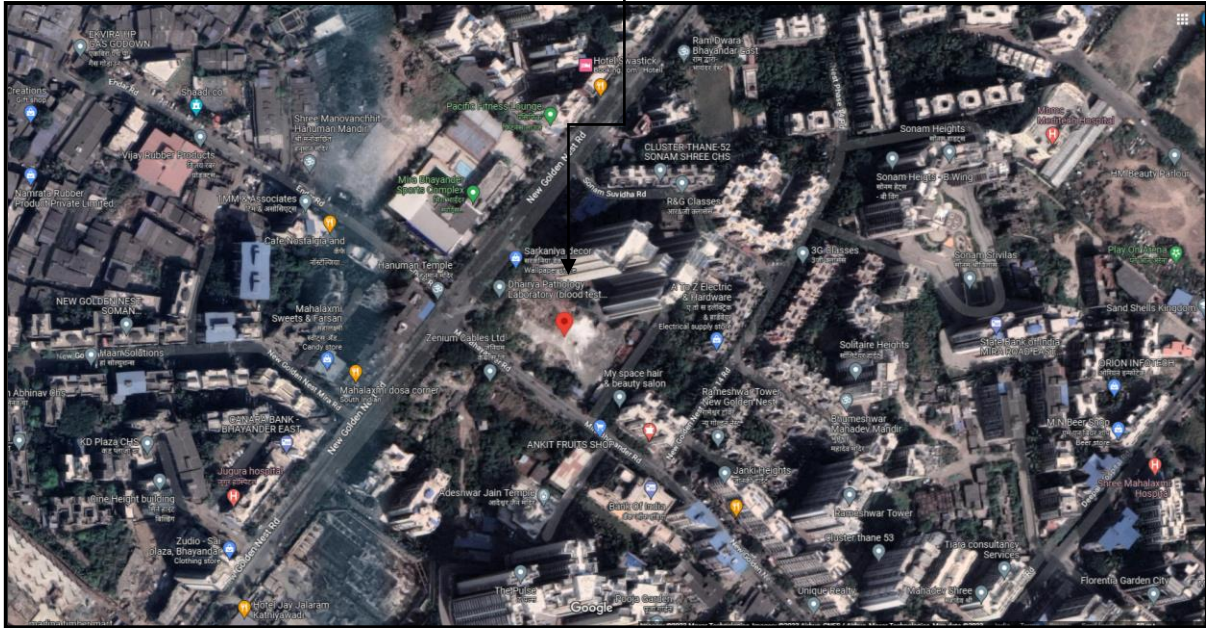
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	342.19
Less: Total projected Expenses	217.55
Estimated Surplus	124.63
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	37.39
Net Surplus (3-4)	87.24
PV (discounted @ 8% for 4 years)	Rs. 64.13
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	79.03
Less:	5.82
Present Value of the project potential/ Land Value as on Date	Rs. 137.34
The realizable value of the property	Rs. 123.61
Distress value of the property	Rs. 109.87

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°17'56.6"N 72°51'45.3"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar – 2.40 Km.)

Ready Reckoner 2024 – 2025


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates	Language
20242025	Selected District: ठाणे Select Taluka: ठाणे Select Village: मोजे (गांव) घोडदेव Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location	English

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/18-एम) भु- विभाग घोडदेव गावातील मिळकती संदे क्रमांक	33300	95300	109600	119100	109600	चौ. मीटर

Sales Instances

गावाचे नाव : गोडदेव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9995000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे-गोडदेव, वार्ड-एम, विभाग-3/18, जुना सर्वे नं. 327/14, 21, 339/2, 340/1, 2, 3, 9, 341/6, नवीन सर्वे नं. 30/14, 21/23/2, 22/1, 2, 3, 9, 20/6, क्षेत्रफळ 96.56 चौ. मि. बि. अप., सदनिका क्र. 802, आठवा मजला, ए-2-विंग, सोनम इंद्रप्रस्थ विंग ए-2 को. ऑप. ही. सोसा. लि., गोल्डन नेस्ट फेस 16, विलेज गोडदेव, भाईदर पूर्व, ठाणे-401105., सोबत एक कार पार्किंग अप्पर बेसमेंट. ((Survey Number : जुना सर्वे नं. 327/14, 21, 339/2, 240/1, 2, 3, 9, 341/6, नवीन सर्वे नं. 30/14, 21, 23/2, 22/1, 2, 3, 9, 20/6 ;))
(5) क्षेत्रफळ	96.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संतोष देवी एम. शर्मा - - वय:- 61 पत्ता:- प्लॉट नं: 802, ए-2-विंग, माळा नं: -, इमारतीचे नाव: सोनम इंद्रप्रस्थ विंग ए-2 को. ऑप. ही. सोसा. लि., ब्लॉक नं: गोल्डन नेस्ट फेस XVI, विलेज गोडदेव, रोड नं: भाईदर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401105 पॅन नं:- AFXPS8314M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिलीप जंबूवंत पवार - - वय:- 35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पोस्ट, ब्लॉक नं: शिंगोडा तांडा तक किवंत, शिंगोडा किवंत, रोड नं: नांदेड, महाराष्ट्र, नांदेड. पिन कोड:- 431804 पॅन नं:- BSHPP7051C 2): नाव:- सोनम दिलीप पवार - - वय:- 34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पोस्ट, ब्लॉक नं: शिंगोडा तांडा तक किवंत, शिंगोडा किवंत, रोड नं: नांदेड, महाराष्ट्र, नांदेड. पिन कोड:- 431804 पॅन नं:- BRSPR1520C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	15938/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instances

गावाचे नाव : गोडदेव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	17500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9329000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे-गोडदेव,वार्ड-एम,विभाग-3/18,जुना सर्वे नं. 327/14,21,339/2,340/1,2,3,9,341/6,नवीन सर्वे नं. 30/14,21,23/2,22/1,2,3,9,20/6.,क्षेत्रफळ 96.56 चौ. मि. बि. अप.,सदनिका क्र.1105,विंग-ए2,अकरावा मजला,इंद्रप्रस्थ(पूर्वी ओळखले जात होते गोल्डन नेस्ट फेस 16),भाईदर पूर्व,ठाणे-401105.,सोबत एक कार पार्किंग लॉवर बेसमेंट.((Survey Number : जुना सर्वे नं. 327/14,21, 339/2, 340/1,2,3,9, 341/6,नवीन सर्वे नं. 30/14, 21, 23/2, 22/1,2,3,9, 20/6. ;))
(5) क्षेत्रफळ	96.56 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निकुल चंदुलाल परमार -- वय:-43 पत्ता:-प्लॉट नं: ई/15, माळा नं: -, इमारतीचे नाव: न्यू प्रेम नगर बिल्डिंग नं.1, ब्लॉक नं: मंडपेश्वर रोड,एम सी एफ क्लब समोर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AGHPP3876C 2): नाव:-भरत रमणिकलाल शाह -- वय:-58 पत्ता:-प्लॉट नं: ई/15, माळा नं: -, इमारतीचे नाव: न्यू प्रेम नगर बिल्डिंग नं.1, ब्लॉक नं: मंडपेश्वर रोड,एम सी एफ क्लब समोर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAGPS5480A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नवीन कुमार सिंह -- वय:-40; पत्ता:-प्लॉट नं: 3/502, माळा नं: -, इमारतीचे नाव: रानावत हाईट्स, ब्लॉक नं: न्यू राम नगर,रामदेव पार्क रोड, रोड नं: मिरारोड पूर्व 401107, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-CHRPS8160F 2): नाव:-अंकिता नवीनकुमार सिंह -- वय:-37; पत्ता:-प्लॉट नं: 3/502, माळा नं: -, इमारतीचे नाव: रानावत हाईट्स, ब्लॉक नं: न्यू राम नगर,रामदेव पार्क रोड, रोड नं: मिरारोड पूर्व 401107, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-CKJPS0873C
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4448/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Indraprasth Wing C	Sonam Builders	P51700002491	1039.00	1,56,00,000.00	15,014.00
2	Indradhanush	Sonam Builders	P51700019830	759.00	1,05,00,000.00	13,834.00
3	Indra Neel	Sonam Builders	P51700027465	616.00	1,82,00,000.00	22,240.00
4	Meditya Raviraj	SN Builders	P51700013010	584.00	79,00,000.00	13,527.00
5	Salasar Greens	Salasar Estate Developer LLP	P51700000586	520.00	57,51,000.00	11,059.00

Note: - The market rate on carpet area ranges from ₹ 11,059.00 to ₹ 15,000.00 per Sq. Ft. as per the proposed project specifications and information from builder, this project will be constructed as a luxurious project. Accordingly, rate on carpet area will be ranging from ₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft.

HOUSING.COM Buy In Mumbai
Bhayandar East

Home / Mumbai / Mira Road and Beyond / Bhayandar East / Sonam Indraprasth

Sonam Indraprasth

By SONAM BUILDERS

Near Jain Bungalow, Shree Adeshwar Jain Mandir Road, 100 Ft. Road, Opp. Hanuman Mandir, Mira Road East, Mumbai, Mira Road and Beyond, Mumbai.

★ 2.5 Write a Review


Last updated: Jan 21, 2021

₹1.06 Cr - 1.56 Cr | ₹14.35 K/sq.ft

EMI starts at ₹52.65 K

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

Contact Developer



2, 3 BHK Apartments Configurations

Ready to Move Possession Status

₹14.35 K/sq.ft Avg. Price

775.00 sq.ft. - 1039.00 sq.ft. (Carpet Area) Sizes

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property for sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Mira Road > 2 BHK Flats for Sale In Mira Road > 950 Sq-ft

₹1.05 Cr [Get ₹31,500 cashback on Home Loan](#)

2 BHK 950 Sq-ft Flat For Sale **Mira Road, Mumbai**

2 Beds | 2 Baths | Unfurnished

Carpet Area 759 sqft ₹13,834/sqft	Project Indradhanush	Floor 27 (Out of 30 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Open

HOUSING.COM Buy In Mumbai

Mira Road East

Home / Mumbai / Mira Road / Mira Road East / Sonam Indra Neel

Sonam Indra Neel

By SONAM BUILDERS

Near Subham Garden Hotel, Mari Gold Road, Beverly Park, Mira Road (East), Mira Road and Beyond, Mumbai

₹1.37 Cr - 1.82 Cr | ₹22.23 K/sq.ft
EMI starts at ₹68.02 K
Basic price + Govt charges

Contact Sellers

2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹22.23 K/sq.ft Avg. Price

616.00 sq.ft. - 723.00 sq.ft. (Carpet Area) Sizes

Price Indicators for Flats

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road > 2 BHK Flats for Sale in Mira Road > 990 Sq-ft.

₹79.0 Lac

Get ₹23,700 cashback on Home Loan

✓ VERIFIED ON SITE

⋮

2 BHK 990 Sq-ft Flat For Sale [Mira Road, Mumbai](#)

2 Beds
 2 Baths
 4 Balconies
 Unfurnished

Carpet Area 584 sqft ▼ ₹13,527/sqft	Developer <u>S N Builder</u>	Project <u>SN Medtija Raviraj</u>
Floor 7 (Out of 10 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

+6 Photos

✓
Newly Constructed Property

square yards

[Mumbai](#) [Buy](#) [Rent](#) [Projects](#) [Agents](#) [More Services](#) [Resources](#) Data Intelligence

Home > Property in Mumbai > Projects in Bhayander East > Salasar Greens > 2 BHK 520 Sq. Ft. Apartment in Salasar Greens

1 Photos

♥
↻

2 BHK 520 Sq. Ft. Apartment in Salasar Greens

Bhayander East, Mumbai

₹ 57.51 Lac

Status: **Mid Stage Construction**

👁️ 446 Views
🗨️ 3 Enquiries

📞 GET A CALL BACK

- 1 BHK-2 BHK Apartment from 379 Sq. Ft. to 520 Sq. Ft. (Carpet)
- Carpet Area - 520 Sq. Ft. (100%) *Disclaimer



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Justification for price /rate

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

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

We hope this will satisfy your requirements.



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Valuation Report Prepared For: SBI / SME Chembur Branch / Opulence (10092/2308145) Page 30 of 40
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: 12.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3



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 12.09.2024 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 12.06.2024 & 11.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders).
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 10.06.2024 Valuation Date – 12.09.2024 Date of Report – 12.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.06.2024 & 11.09.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders)**. 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. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders)**. 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 documents / information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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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.

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.



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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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **12th September 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3

Auth. Sign.



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