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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

PROJECT VALUATION REPORT



RDK VIVANTA, GHATKOPAR

RDK
CONSTRUCTION

Details of the property under consideration:

Name of Project: "RDK Vivanta"

"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.

Latitude Longitude: 19°04'26.0"N 72°54'25.0"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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/07/2024/10529/2307659

12/01-137-PY

Date: 07.08.2024

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 "RDK Vivanta" at Ghatkopar (East) Mumbai, Pin Code – 400 077.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.

M/s. RDK Construction is partnership company. It is making a difference requires consistent effort and a commitment to quality.

M/s. RDK Construction is proposing Redevelopment building named "RDK Vivanta", Proposed building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India. Project is comprising Residential of Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 20th Residential Floors with total RERA carpet area of 44,970.14 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK and Shop units with 29 nos. of Sell flats, 3 Sell Shop, 24 Tenant Flats and 2 flats reserved for society providing with Fitness Centre, Society Office & 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.



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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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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 ₹ 102.48 Cr. and Net Present Value of the project as on date is ₹ 29.80 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 10:35:37 +05'30'

Auth. Sign.



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PROJECT VALUATION REPORT OF " RDK Vivanta "

"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.

Latitude Longitude: 19°04'26.0"N 72°54'25.0"E

NAME OF DEVELOPER: M/s. RDK Construction

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 **04th June 2024** for approval of project finance purpose.

1. Location Details:

"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India. It is about 2.2 Km. travelling distance from Ghatkopar (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. RDK Construction
Project Registration Number	P51800055705
Register office address	M/s. RDK Construction Unit No. 1, Ground Floor, Velji Shivaji Wadi, Opp. Jian Vpashray, Hingwale Lane, Ghatkopar (E), Mumbai – 400 077, State - Maharashtra, Country – India
Contact Numbers	<u>Contact Person:</u> Mr. Mayank Dhanuka (Consultants) Mobile No. 8451801881 Mr. Deep Samant (Staff) Mobile No. 9930064096
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Balaji Building
On or towards South	Nath Pai Nagar Road
On or towards East	Asha Usha Society
On or towards West	Garodia Nagar Recreation Garden



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Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
 Unit No. 11, Building No. 11, Ground Floor,
 Corporate Park, Sion Trombay Road,
 Chembur, Mumbai – 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	: 04.06.2024
	b)	Date on which the valuation is made	: 07.08.2024
3.	List of documents produced for perusal		
	1.	Copy of Developer Agreement dated 28.03.2023 between M/s. Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developers) through registered agreement vide No. KRL-5-6481-2023.	
	2.	Copy of Power of Attorney from Mr. Sachin Katariya Chairman of Jeevan Tarang Co-Operative Housing Society Limited (The Society) TO Mr. Rakesh R Kanani (M/s. RDK Construction) through registered agreement vide No. Kurla – 5/6485/2023. Dated 27.03.2023.	
	3.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Rahesh Iyer (The Member) through registered agreement vide No. KRL-5-20540-2023 .	
	4.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Anath Mahadev Iyer (The Member) through registered agreement vide No. KRL-5-20450-2023 dated 22.09.2023	
	5.	Copy of Permanent Alternate Accommodation Agreement dated 31.10.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Mihir Narayan Ghodke (The Member) through registered agreement vide No. KRL-5-23352-2023 dated 31.10.2023.	
	6.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Remadevi Shivdasan (The Member) through registered agreement vide No. KRL-5-20275-2023 dated 20.09.2023.	
	7.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Dhaval D. Sheth (The Member) through registered agreement vide No. KRL-5-20427-2023 dated 20.09.2023.	
	8.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Sachin Manilal Kadakia (The Member) through registered agreement vide No. KRL-5-20280-2023 dated 20.09.2023.	



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9.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Devika Gajanan Kamat (The Member) through registered agreement vide No. KRL-5-20447-2023 dated 22.09.2023.
10.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Ms. Swati Prakash Badamwala (The Member) through registered agreement vide No. KRL-5-20422-2023 dated 22.09.2023.
11.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Nina Sachin Kadakia & Mr. Sachin Manilal Kadakia (The Member) through registered agreement vide No. KRL-5-20276-2023 dated 20.09.2023.
12.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Alaka Vishvanath Deshpande (The Member) through registered agreement vide No. KRL-5-20282-2023 dated 20.09.2023.
13.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. R. Vasantha (The Member) through registered agreement vide No. KRL-5-20288-2023 dated 20.09.2023.
14.	Copy of Permanent Alternate Accommodation Agreement dated 31.10.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Nalin Chimanlal Shah (The Member) through registered agreement vide No. KRL-5-23351-2023 dated 31.10.2023.
15.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Mandar Narayan Ghodke (The Member) through registered agreement vide No. KRL-5-20538-2023 dated 20.09.2023.
16.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Sulochana Ramasubramanian (The Member) through registered agreement vide No. KRL-5-20281-2023 dated 20.09.2023.
17.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Sonal Bharat Sanghvi (The Member) through registered agreement vide No. KRL-5-20419-2023 dated 20.09.2023.
18.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Meena Ladharam Ratesar (The Member) through registered agreement vide No. KRL-5-20257-2023 dated 20.09.2023.
19.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Trupti Atul Zatakia (The Member) through registered agreement vide No. KRL-5-20430-2023 dated 22.09.2023.
20.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Ketul A. Jhatakia (The Member) through registered agreement vide No. KRL-5-20423-2023 dated 22.09.2023.
21.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Vikas Harkishan Chauhan (The Member) through registered agreement vide No. KRL-5-20537-2023 dated 20.09.2023.
22.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang

	Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Vedavathi J. Suvarna (The Member) through registered agreement vide No. KRL-5-20418-2023 dated 20.09.2023.
23.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Sunder A Ughil (The Member) through registered agreement vide No. KRL-5-20455-2023 dated 20.09.2023.
24.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Nathuram Phularam Kumavat (The Member) through registered agreement vide No. KRL-5-21571-2023 dated 20.09.2023.
25.	Copy of Permanent Alternate Accommodation Agreement dated 22.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Pradeep Dattaram Shinde (The Member) through registered agreement vide No. KRL-5-20421-2023 dated 22.09.2023.
26.	Copy of Sale of FSI / PTC Agreement dated 15.07.2024 between M/s. Shree Sai Realtors (First Part) and M/s. RDK Constructions (Second Part) through Notary.
27.	Copy of Permanent Alternate Accommodation Agreement dated 20.09.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mrs. Megha Narendra Rane (The Member) through registered agreement vide No. KRL-5-20286-2023 dated 20.09.2023.
28.	Copy of NOC of Height Clearance Doc. No. SNCR/WEST/B/062322/678808 dated 21.09.2022 Valid till 20.09.2030 issued by Airports Authority of India.
29.	Copy of LOI Certificate Letter Doc. No. N/PVT/0116/20230606/LOI dated 27.07.2023 issued by Slum Rehabilitation Authority (SRA).
30.	Copy of IOA Letter for Plan No. N/PVT/0116/20230606/AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA).
31.	Copy of Approved Plan No. N / PVT / 0116 / 20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA).
	Approved upto: Basement + Ground Floor + 1st to 20th Residential Upper Floors
32.	Copy of Commencement Certificate No. N / PVT / 0116 / 20230606 / AP dated 20.12.2023 issued by Executive Engineer, Slum Rehabilitation Authority. (This CC is endorsed for the work for Plinth Level)
33.	Copy of Fire NOC Certificate dated 17.05.2023 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
34.	Copy of Fire NOC Certificate dated 17.01.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade. Doc No. P-9882/2021/(195/191)/N/Ward/Ghatkopar/337/1/New.
35.	Copy of Sewerage NOC Certificate No. AE/E/32866/N Misc. dated 01.11.2023 issued by Municipal Corporation of Greater Mumbai.
36.	Copy of Sewerage NOC Certificate No. Cy. Ch.E/SP/p&D/245/N/Ward dated 25.10.2023 issued by Municipal Corporation of Greater Mumbai.
37.	Copy of Sewerage NOC Certificate No. E.E.Mech/MS/639/ES dated 20.09.2023 issued by Municipal Corporation of Greater Mumbai.
38.	Copy of HE's NOC Certificate No. HE/424/EEWW(P & R)/NOC dated 06.10.2023 issued by Municipal Corporation of Greater Mumbai.
39.	Copy of CA Certificate dated 07.08.2024 issued by M/s. S. M. Bhat & Associates.
40.	Copy of RERA Certificate No. P51800055705 dated 15.04.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
41.	Copy of Geotechnical Investigation Report No. GG/23-24/10/SIG/209 dated 10.10.2023 issued by M/s. Global Geotechnics.
42.	Copy of Tree NOC Certificate dated 13.09.2023 issued by Green Solutions.
Project Name (with address & phone nos.)	: "RDK Vivanta" , Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193,

			Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, 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)	:	<p>M/s. RDK Construction</p> <p>Unit No. 1, Ground Floor, Velji Shivaji Wadi, Opp. Jian Vpashray, Hingwale Lane, Ghatkopar (E), Mumbai – 400 077, State - Maharashtra, Country – India</p> <p><u>Contact Person:</u> Mr. Mayank Dhanuka (Consultants) Mobile No. 8451801881 Mr. Deep Samant (Staff) Mobile No. 9930064096</p>																				
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land																						
<p>About Project: RDK Vivanta is an affordable Project by who are one of the renowned developers in Mumbai. It is located in Ghatkopar East, Mumbai Central Suburbs and well connected by major road like Eastern Express Highway. The Project has 58 Units.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"RDK Vivanta"</td> <td>Proposed Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 20th Residential Upper Floors as per approved plan and as per information from developers.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> <th>Percentage of construction cost incurred till 30.06.2024</th> </tr> </thead> <tbody> <tr> <td>Rehab cum Sale Building</td> <td>Piling work was completed and Excavation work is in progress</td> <td>2.00%</td> <td>3.20%</td> </tr> </tbody> </table> <p>PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31.05.2029 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>Vitrified flooring tiles in all rooms</td></tr> <tr><td>Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Car Parking</td></tr> </tbody> </table>				Building	Number of Floors	"RDK Vivanta"	Proposed Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 20 th Residential Upper Floors as per approved plan and as per information from developers.	Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 30.06.2024	Rehab cum Sale Building	Piling work was completed and Excavation work is in progress	2.00%	3.20%	Vitrified flooring tiles in all rooms	Granite Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows with M.S. Grills	Laminated wooden flush doors with Safety door	Concealed wiring	Concealed plumbing	Fire Fighting System	Car Parking
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Concealed plumbing																							
Fire Fighting System																							
Car Parking																							
6.	Location of property	:																					
	a) Plot No. / Survey No.	:	-																				
	b) Door No.	:	Not applicable																				

	c)	C. T.S. No. / Village	:	CTS No. 195/191, Plot No. 193, Village – Ghatkopar
	d)	Ward / Taluka	:	Taluka – Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
7.		Postal address of the property	:	"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.
8.		City / Town	:	Ghatkopar (East), Mumbai
		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	:	Ghatkopar (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)
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 Agreement As per RERA Certificate As per Site
		North		Plot No. 179 & 180 Plot No. 179 & 180 Under Construction Building
		South		Road – Dr. Ajay Ahuja Marg Dr. Ajay Ahuja Marg Nath Pai Nagar Road
		East		Plot No. 192 Plot No. 192 Praja Society & Asha Usha Society
		West		Plot No. 194 Plot No. 194 Balaji Building
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°04'40.9"N 72°54'30.4"E
14.		Extent of the site	:	Net Plot area = 836.01 Sq. M. Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 836.01 Sq. M.
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 purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. N / PVT / 0116 / 20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA). Approved upto: Ground Floor + 1st to 20th Residential Upper Floors
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Proposed road of 15 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in 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 = 836.01 Sq. M.
	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)	:	₹ 79,850.00 per Sq. M. for Land ₹ 1,70,980.00 per Sq. M. for Residential Flat ₹ 2,32,800.00 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)	:	Residential cum Commercial

	/ Industrial)	
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	:
	Building	Number of Floors
	"RDK Vivanta"	Proposed Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 20 th Residential Upper Floors as per approved plan and as per information from developers.
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 Approved Plan No. N / PVT / 0116 / 20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA). Approved upto: Basement + Ground Floor + 1st to 20th Residential Upper Floors 2. Copy of Commencement Certificate No. N / PVT / 0116 / 20230606 / AP dated 20.12.2023 issued by Slum Rehabilitation Authority. (This CC is endorsed for the work for Plinth Level)
h)	Approved map / plan issuing authority	: Slum Rehabilitation Authority (SRA)
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	: Yes, Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:

	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	
Remarks:			

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. Building Construction work is in progress
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. Building Construction work is in progress
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work is in progress
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per below table attached in the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

CA Certificate dated 07.08.2024 till 30.06.2024 issued by M/s. S. M. Bhat & Associates

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till June - 24 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Acquisition cost of land	0.65	0.65	-
Tenant Cost	4.47	1.48	2.99
PTC Cost	8.00	5.50	2.50
Approval & Permission Cost	8.57	3.54	5.02
Construction Cost (incl. development cost)	30.70	1.02	29.68
Architect & Consultancy Expenses	1.20	0.18	1.02
Admin & Overhead Cost	1.60	0.03	1.57
Selling & Marketing Cost	1.99	0.01	1.98
Interest to Bank Finance	4.67	-	4.67
Total	61.85	12.42	49.43



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The floor wise Area Statement of the Project is as table below:**Rehab Cum Sale Building:**

S. No	Floor	Shop No / Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold / Tenant Inventory
1	Ground Floor	1	Shop	51.20	551.12	606.23	Unsold
2	Ground Floor	2	Shop	39.43	424.42	466.86	Unsold
3	Ground Floor	3	Shop	28.21	303.65	334.02	Unsold
4	1st Floor	101	3BHK	99.31	1,068.97	1,175.87	Tenant
5	1st Floor	102	Society Office	-	-	-	Society Office
6	1st Floor	103	Fitness Center	-	-	-	Fitness Center
7	2nd Floor	201	3BHK	99.31	1,068.97	1,175.87	Tenant
8	2nd Floor	202	1BHK	43.42	467.37	514.11	Unsold
9	2nd Floor	203	2BHK	70.27	756.39	832.03	Tenant
10	3rd Floor	301	3BHK	99.31	1,068.97	1,175.87	Tenant
11	3rd Floor	302	1BHK	43.42	467.37	514.11	Tenant
12	3rd Floor	303	2BHK	70.27	756.39	832.03	Tenant
13	4th Floor	401	3BHK	99.31	1,068.97	1,175.87	Tenant
14	4th Floor	402	1BHK	43.42	467.37	514.11	Tenant
15	4th Floor	403	2BHK	70.27	756.39	832.03	Tenant
16	5th Floor	501	3BHK	99.31	1,068.97	1,175.87	Unsold
17	5th Floor	502	1BHK	43.42	467.37	514.11	Tenant
18	5th Floor	503	2BHK	70.27	756.39	832.03	Tenant
19	6th Floor	601	3BHK	99.31	1,068.97	1,175.87	Unsold
20	6th Floor	602	1BHK	43.42	467.37	514.11	Tenant
21	6th Floor	603	2BHK	70.27	756.39	832.03	Tenant
22	7th Floor	701	3BHK	99.31	1,068.97	1,175.87	Unsold
23	7th Floor	702	1BHK	43.42	467.37	514.11	Tenant
24	7th Floor	703	2BHK	70.27	756.39	832.03	Tenant
25	8th Floor	801	2BHK	85.01	915.05	1,006.56	Unsold
26	8th Floor	802	Refuge	-	-	-	Refuge
27	8th Floor	803	2BHK	70.27	756.39	832.03	Tenant
28	9th Floor	901	3BHK	99.31	1,068.97	1,175.87	Unsold
29	9th Floor	902	1BHK	43.42	467.37	514.11	Tenant
30	9th Floor	903	2BHK	70.27	756.39	832.03	Tenant
31	10th Floor	1001	3BHK	99.31	1,068.97	1,175.87	Unsold
32	10th Floor	1002	1BHK	43.42	467.37	514.11	Tenant
33	10th Floor	1003	2BHK	70.27	756.39	832.03	Tenant
34	11th Floor	1101	3BHK	99.31	1,068.97	1,175.87	Unsold
35	11th Floor	1102	1BHK	43.42	467.37	514.11	Tenant
36	11th Floor	1103	2BHK	70.27	756.39	832.03	Tenant
37	12th Floor	1201	3BHK	99.31	1,068.97	1,175.87	Unsold
38	12th Floor	1202	1BHK	43.42	467.37	514.11	Unsold
39	12th Floor	1203	2BHK	70.27	756.39	832.03	Tenant
40	13th Floor	1301	3BHK	99.31	1,068.97	1,175.87	Unsold
41	13th Floor	1302	1BHK	46.36	499.02	548.92	Reserved for Society
42	13th Floor	1303	2BHK	70.27	756.39	832.03	Tenant

S. No	Floor	Shop No / Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold / Tenant Inventory
43	14th Floor	1401	3BHK	99.31	1,068.97	1,175.87	Unsold
44	14th Floor	1402	1BHK	46.36	499.02	548.92	Unsold
45	14th Floor	1403	2BHK	73.78	794.17	873.59	Reserved for Society
46	15th Floor	1501	3BHK	99.31	1,068.97	1,175.87	Unsold
47	15th Floor	1502	Refuge	-	-	-	Refuge
48	15th Floor	1503	2BHK	73.78	794.17	873.59	Unsold
49	16th Floor	1601	3BHK	99.31	1,068.97	1,175.87	Unsold
50	16th Floor	1602	1BHK	46.36	499.02	548.92	Unsold
51	16th Floor	1603	2BHK	73.78	794.17	873.59	Unsold
52	17th Floor	1701	3BHK	99.31	1,068.97	1,175.87	Unsold
53	17th Floor	1702	1BHK	46.36	499.02	548.92	Unsold
54	17th Floor	1703	2BHK	73.78	794.17	873.59	Unsold
55	18th Floor	1801	3BHK	99.31	1,068.97	1,175.87	Unsold
56	18th Floor	1802	1BHK	46.36	499.02	548.92	Unsold
57	18th Floor	1803	2BHK	73.78	794.17	873.59	Unsold
58	19th Floor	1901	3BHK	99.31	1,068.97	1,175.87	Unsold
59	19th Floor	1902	1BHK	46.36	499.02	548.92	Unsold
60	19th Floor	1903	2BHK	73.78	794.17	873.59	Unsold
61	20th Floor	2001	3BHK	99.31	1,068.97	1,175.87	Unsold
62	20th Floor	2002	Terrace	-	-	-	Terrace
63	20th Floor	2003	3BHK	88.81	955.95	1,051.55	Unsold
Total				4,177.83	44,970.14	49,467.15	

Tenant Inventory List

S. No.	Floor	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
1	1st Floor	101	3BHK	99.31	1,068.97	1,175.87
2	2nd Floor	201	3BHK	99.31	1,068.97	1,175.87
3	2nd Floor	203	2BHK	70.27	756.39	832.03
4	3rd Floor	301	3BHK	99.31	1,068.97	1,175.87
5	3rd Floor	302	1BHK	43.42	467.37	514.11
6	3rd Floor	303	2BHK	70.27	756.39	832.03
7	4th Floor	401	3BHK	99.31	1,068.97	1,175.87
8	4th Floor	402	1BHK	43.42	467.37	514.11
9	4th Floor	403	2BHK	70.27	756.39	832.03
10	5th Floor	502	1BHK	43.42	467.37	514.11
11	5th Floor	503	2BHK	70.27	756.39	832.03
12	6th Floor	602	1BHK	43.42	467.37	514.11
13	6th Floor	603	2BHK	70.27	756.39	832.03
14	7th Floor	702	1BHK	43.42	467.37	514.11
15	7th Floor	703	2BHK	70.27	756.39	832.03
16	8th Floor	803	2BHK	70.27	756.39	832.03
17	9th Floor	902	1BHK	43.42	467.37	514.11
18	9th Floor	903	2BHK	70.27	756.39	832.03
19	10th Floor	1002	1BHK	43.42	467.37	514.11
20	10th Floor	1003	2BHK	70.27	756.39	832.03
21	11th Floor	1102	1BHK	43.42	467.37	514.11

S. No.	Floor	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
22	11th Floor	1103	2BHK	70.27	756.39	832.03
23	12th Floor	1203	2BHK	70.27	756.39	832.03
24	13th Floor	1303	2BHK	70.27	756.39	832.03
TOTAL				1,587.84	17,091.52	18,800.67

Unsold Flat Inventory

S. No.	Floor	Flat No.	Comp	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	2nd Floor	202	1BHK	467.37	514.11	38,000.00	17,760,060.00
2	5th Floor	501	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
3	6th Floor	601	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
4	7th Floor	701	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
5	8th Floor	801	2BHK	915.05	1,006.56	38,000.00	34,771,900.00
6	9th Floor	901	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
7	10th Floor	1001	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
8	11th Floor	1101	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
9	12th Floor	1201	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
10	12th Floor	1202	1BHK	467.37	514.11	38,000.00	17,760,060.00
11	13th Floor	1301	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
12	14th Floor	1401	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
13	14th Floor	1402	1BHK	499.02	548.92	38,000.00	18,962,760.00
14	15th Floor	1501	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
15	15th Floor	1503	2BHK	794.17	873.59	38,000.00	30,178,460.00
16	16th Floor	1601	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
17	16th Floor	1602	1BHK	499.02	548.92	38,000.00	18,962,760.00
18	16th Floor	1603	2BHK	794.17	873.59	38,000.00	30,178,460.00
19	17th Floor	1701	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
20	17th Floor	1702	1BHK	499.02	548.92	38,000.00	18,962,760.00
21	17th Floor	1703	2BHK	794.17	873.59	38,000.00	30,178,460.00
22	18th Floor	1801	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
23	18th Floor	1802	1BHK	499.02	548.92	38,000.00	18,962,760.00
24	18th Floor	1803	2BHK	794.17	873.59	38,000.00	30,178,460.00
25	19th Floor	1901	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
26	19th Floor	1902	1BHK	499.02	548.92	38,000.00	18,962,760.00
27	19th Floor	1903	2BHK	794.17	873.59	38,000.00	30,178,460.00
28	20th Floor	2001	3BHK	1,068.97	1,175.87	38,000.00	40,620,860.00
29	20th Floor	2003	3BHK	955.95	1,051.55	38,000.00	36,326,100.00
TOTAL				25,306.24	27,836.86		961,637,120.00

Unsold Shop Inventory

S. No.	Floor	Shop No	Comp	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Ground Floor	1	Shop	551.12	606.23	45,000.00	24,800,400.00
2	Ground Floor	2	Shop	424.42	466.86	45,000.00	19,098,900.00
3	Ground Floor	3	Shop	303.65	334.02	45,000.00	13,664,250.00
TOTAL				1,279.19	1,407.11		57,563,550.00

Extra Area Sold to Tenant Inventory

S. No.	Floor	Flat No.	Comp	RERA Carpet Area in Sq. M.	Add. RERA Carpet Area in Sq. M.	Total RERA Carpet Area in Sq. M.	Total RERA Carpet Area in Sq. Ft.	Receivable Amount in ₹
1	1st Floor	101	3BHK	94.94	4.37	99.31	1,068.97	1,311,300.00
2	2nd Floor	201	3BHK	94.94	4.37	99.31	1,068.97	1,311,300.00
3	3rd Floor	301	3BHK	94.94	4.37	99.31	1,068.97	1,311,300.00
4	3rd Floor	302	1BHK	42.12	1.30	43.42	467.37	390,600.00
5	4th Floor	401	3BHK	94.94	4.37	99.31	1,068.97	1,311,300.00
TOTAL				1,569.06	18.78	1,587.84	17,091.52	5,635,800.00

Reserved Flat Inventory for Society

S. No.	Floor	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
1	13th Floor	1302	1BHK	46.36	499.02	548.92
2	14th Floor	1403	2BHK	73.78	794.17	873.59
TOTAL				120.14	1,293.19	1,422.51

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat	29.00	25,306.24	38,000.00	961,637,120.00	-	-
Unsold Shop	3.00	1,279.19	45,000.00	57,563,550.00	-	-
Extra Area Sold to tenant	5.00	1,587.84	-	5,635,800.00	-	5,635,800.00
Tenant Flat Inventory	19.00	15,798.33	-	-	-	-
Reserved Flat for Society	2.00	1,293.19	-	-	-	-
Total	58.00	44,970.14		1,024,836,470.00	-	5,635,800.00
Total Income from Sale in Cr.				102.48	-	0.56

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	0.66	-	0.66
Payment payable to Rehab Tenants (Rent Cost)	1.48	2.99	4.47
Construction Cost of Rehab cum Sale Building	1.02	30.83	31.85
PTC Cost	5.50	2.50	8.00
Approval Cost of Fungible Cost & Development charges	3.54	5.02	8.57
Architect Cost, RCC & other Professional fees	0.18	1.41	1.59
Administrative Expenses	0.03	1.88	1.91
Marketing Expenses	0.01	2.04	2.05
Interest Cost	-	5.95	5.95
Contiguous Cost	-	0.96	0.96
TOTAL COST	12.42	53.58	66.01

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 6.68 Cr. considering Land Rate @ ₹79,850.00 per Sq. M. & Net Plot Area of 836.01 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 65,93,180.00 i.e., ₹ 0.66 Cr. which is 1.00% of Total Project Cost.

Sr. No.	Agreement Name	Date	Doc. No.	Particulars	Total Cost in ₹	Incurred Amount in ₹
1	Re - Development Agreement	3/28/2023	KRL-5/6481/2023	Stamp Duty	6,482,700.00	6,482,700.00
2				Reg. Fees	30,000.00	30,000.00
3				Reg. Fees	2,000.00	2,000.00
4	General Power of Attorney	3/28/2023	KRL-5/6485/2023	Reg. Fees	100.00	100.00
5				Reg. Fees	840.00	840.00
6				Stamp Duty	500.00	500.00
7	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20540/2023	Stamp Duty	100.00	100.00
8				Reg. Fees	1,000.00	1,000.00
9				Reg. Fees	1,500.00	1,500.00
10	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20450/2023	Stamp Duty	1,300.00	1,300.00
11				Reg. Fees	1,000.00	1,000.00
12				Reg. Fees	1,560.00	1,560.00
13	Permanent Alternate Accommodation Agreement	10/31/2023	KRL-5/23352/2023	Stamp Duty	100.00	100.00
14				Reg. Fees	1,000.00	1,000.00
15				Reg. Fees	1,900.00	1,900.00
16	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20275/2023	Stamp Duty	100.00	100.00
17				Reg. Fees	1,000.00	1,000.00
18				Reg. Fees	1,560.00	1,560.00
19	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20427/2023	Stamp Duty	1,300.00	1,300.00
20				Reg. Fees	1,000.00	1,000.00
21				Reg. Fees	1,500.00	1,500.00
22	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20280/2023	Stamp Duty	1,300.00	1,300.00
23				Reg. Fees	1,000.00	1,000.00
24				Reg. Fees	1,500.00	1,500.00
25	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20447/2023	Stamp Duty	100.00	100.00
26				Reg. Fees	1,000.00	1,000.00
27				Reg. Fees	1,520.00	1,520.00
28	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20422/2023	Stamp Duty	1,300.00	1,300.00
29				Reg. Fees	1,000.00	1,000.00



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Sr. No.	Agreement Name	Date	Doc. No.	Particulars	Total Cost in ₹	Incurred Amount in ₹
30					1,600.00	1,600.00
31	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20276/2023	Stamp Duty	1,300.00	1,300.00
32				Reg. Fees	1,000.00	1,000.00
33					1,520.00	1,520.00
34	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20282/2023	Stamp Duty	100.00	100.00
35				Reg. Fees	1,000.00	1,000.00
36					1,500.00	1,500.00
37	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20288/2023	Stamp Duty	1,300.00	1,300.00
38				Reg. Fees	1,000.00	1,000.00
39					1,600.00	1,600.00
40	Permanent Alternate Accommodation Agreement	10/31/2023	KRL-5/23351/2023	Stamp Duty	1,300.00	1,300.00
41				Reg. Fees	1,000.00	1,000.00
42					1,760.00	1,760.00
43	Permanent Alternate Accommodation Agreement	9/25/2023	KRL-5/20538/2023	Stamp Duty	1,300.00	1,300.00
44				Reg. Fees	1,000.00	1,000.00
45					1,500.00	1,500.00
46	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20281/2023	Stamp Duty	100.00	100.00
47				Reg. Fees	1,000.00	1,000.00
48					1,500.00	1,500.00
49	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20419/2023	Stamp Duty	100.00	100.00
50				Reg. Fees	1,000.00	1,000.00
51					1,520.00	1,520.00
52	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20257/2023	Stamp Duty	1,300.00	1,300.00
53				Reg. Fees	1,000.00	1,000.00
54					1,500.00	1,500.00
55	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20430/2023	Stamp Duty	100.00	100.00
56				Reg. Fees	1,000.00	1,000.00
57					1,500.00	1,500.00
58	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20423/2023	Stamp Duty	100.00	100.00
59				Reg. Fees	1,000.00	1,000.00
60					1,500.00	1,500.00
61	Permanent Alternate Accommodation Agreement	9/25/2023	KRL-5/20537/2023	Stamp Duty	1,300.00	1,300.00
62				Reg. Fees	1,000.00	1,000.00
63					1,700.00	1,700.00
64	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20418/2023	Stamp Duty	100.00	100.00
65				Reg. Fees	1,000.00	1,000.00
66					1,500.00	1,500.00
67	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20455/2023	Stamp Duty	100.00	100.00
68				Reg. Fees	1,000.00	1,000.00
69					1,700.00	1,700.00
70	Permanent Alternate Accommodation Agreement	10/9/2023	KRL-5/21571/2023	Stamp Duty	1,300.00	1,300.00
71				Reg. Fees	1,000.00	1,000.00
72					1,500.00	1,500.00
73	Permanent Alternate Accommodation Agreement	9/22/2023	KRL-5/20421/2023	Stamp Duty	100.00	100.00
74				Reg. Fees	1,000.00	1,000.00
75					1,500.00	1,500.00
76	Permanent Alternate Accommodation Agreement	9/20/2023	KRL-5/20286/2023	Stamp Duty	100.00	100.00
77				Reg. Fees	1,000.00	1,000.00
78					1,500.00	1,500.00
TOTAL					6,593,180.00	6,593,180.00

➤ **Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 24 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing by 10%. The existing Tenants has to be given total rental of ₹ 4,47,37,664.00 i.e., ₹ 4.47 Cr. Builder has paid ₹ 1.48 Cr. which is 6.78% of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr.	Particulars		Unit
1	No. of Tenants	24.00	Nos.
2	Existing Total Carpet Area (ETCA)	11,968.00	Sq. Ft.
3	Rental Rate per Sq. Ft. on ETCA for period of Oct 23 to Sept 24	70.00	Rupees
4	Monthly Rent for period of Oct 23 to Sept 24	837,760.00	Rupees
5	Yearly Rent for period of Oct 23 to Sept 24	10,053,120.00	Rupees
6	Rental Rate per Sq. Ft. on ETCA for period of Oct 24 to Sept 25	73.00	Rupees
7	Monthly Rent for period of Oct 24 to Sept 25	873,664.00	Rupees
8	Yearly Rent for period of Oct 24 to Sept 25	10,483,968.00	Rupees
9	Rental Rate per Sq. Ft. on ETCA for period of Oct 25 to Sept 26	76.00	Rupees
10	Monthly Rent for period of Oct 25 to Sept 26	909,568.00	Rupees
11	Yearly Rent for period of Oct 25 to Sept 26	10,914,816.00	Rupees
12	Shifting Charges per Tenant	20,000.00	Rupees
13	Total Shifting Charges	480,000.00	Rupees
14	Hardship Compensation rate per Sq. Ft. on ETCA	1,000.00	Rupees
15	Hardship Compensation Cost	11,968,000.00	Rupees
16	Brokerage Cost	837,760.00	Rupees
TOTAL RENT COST (5 + 8 + 11 + 13 +15 + 16)		44,737,664.00	Rupees

➤ **Building Cost of Construction for Rehab cum Sale Building:**

Construction Area of Rehab cum Sale Building = 8,149.86 Sq. M. i.e., 87,725.04 Sq. Ft.

No. of Stack Parking = 58 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 26,31,75,118.00 i.e., ₹ 26.32 Cr. which comes ₹ 3,000.00 per Sq. Ft. on construction area for building, cost for deep excavation & piling work is ₹ 2,63,17,512.00 i.e., ₹ 2.63 which comes 10% of cost of construction and cost for construction of stack car parking is ₹ 2,90,00,000.00 i.e., ₹ 2.90 Cr. which comes ₹ 5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling work + Cost of Stack Parking) (₹ 26,31,75,118.00 + ₹ 2,63,17,512.00 + ₹ 2,90,00,000.00) is ₹ 31,84,92,630.00 i.e., ₹ 31.85 Cr.

The total construction area is 8,149.86 Sq. M. i.e., 87,725.04 Sq. Ft., projected cost of ₹ 31.85 Cr is 48.25% of total project cost

VC IPL opinion the construction cost of 3,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	200.00
Total RCC Work	1,500.00
Final Finishing Work	700.00
Other Work	600.00
Cost of Construction	3,000.00
Deep Excavation & Piling Work	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

➤ **PTC Cost:**

As per document purchase cost of PTC cost is ₹ 8,00,00,000.00 i.e., ₹ 8.00 Cr. which is 12.12% of Total Project Cost.

Sr. No.	Agreement	Total Cost in ₹
1	Sale of FSI / PTC	8,00,00,000.00
TOTAL		8,00,00,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹8,56,57,119.00 i.e., ₹8.58 Cr. which is 12.98% of Total Project Cost. Builder has paid ₹3.54 Cr.

Sr. No	Particulars	Projected Cost in ₹	Incurred till date in ₹	Balance Cost in ₹
1	BMC - Fire NOC	215,000.00	215,000.00	-
2	BMC - Fire NOC	40,000.00	40,000.00	-
3	BMC - Scrutiny Fees	257,255.00	257,255.00	-
4	BMC - HE NOC	75,600.00	75,600.00	-
5	BMC - Fire Charges	465,510.00	465,510.00	-
6	BMC - Fire Charges	60,000.00	60,000.00	-
7	SRA - Acceptance Fee	590.00	590.00	-
8	SRA - LOI Scrutiny Fee	600.00	600.00	-
9	SRA - Fungible Premium	9,350,550.00	9,350,550.00	-
10	SRA - IOA Deposit	49,000.00	49,000.00	-
11	SRA - Scrutiny Fees	46,500.00	46,500.00	-
12	SRA - Legal Charges	250,000.00	250,000.00	-
13	SRA - Unearned Income Premium	1,233,500.00	1,233,500.00	-
14	SRA - Website Charges	5,000.00	5,000.00	-
15	Airport Authority Fees	200,000.00	200,000.00	-
16	BMC - HE NOC	5,020.00	5,020.00	-
17	BMC - Sewerage NOC	49,607.00	49,607.00	-
18	SRA - Mojani Fees	6,000.00	6,000.00	-
19	BMC - Sewerage NOC	1,804,400.00	1,804,400.00	-
20	BMC - Pest Control Charges	208,930.00	208,930.00	-
21	SRA - Infra Charges	1,000,675.00	1,000,675.00	-
22	SRA - Labour Cess	1,915,200.00	1,915,200.00	-
23	SRA - MRTP Charges	1,934,825.00	1,934,825.00	-
24	SRA - Unearned Income Premium	1,233,500.00	1,233,500.00	-
25	Mahakhanij Fees & Royalties	306,115.00	306,115.00	-
26	Mahakhanij Fees & Royalties	38,260.00	38,260.00	-
27	Mahakhanij Fees & Royalties	520.00	520.00	-
28	BMC - Bank Guarantee	1,250,000.00	1,250,000.00	-
29	Airport Authority Fees	2,000,000.00	2,000,000.00	-
30	SRA - Unearned Income Premium	1,455,530.00	1,455,530.00	-
31	Airport Authority Fees	200,000.00	200,000.00	-
32	SRA - Amended IOA Scrutiny Chgs	6,810.00	6,810.00	-
33	SRA - Fungible Premium	75,100.00	75,100.00	-
34	SRA - Infra Charges	1,180,797.00	1,180,797.00	-
35	SRA - MRTP Charges	2,283,094.00	2,283,094.00	-
36	SRA - MRTP Charges	1,937,825.00	1,937,825.00	-



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Sr. No	Particulars	Projected Cost in ₹	Incurred till date in ₹	Balance Cost in ₹
37	SRA - Open Space Deficiency	2,249,775.00	2,249,775.00	-
38	SRA - Staircase Premium	583,500.00	583,500.00	-
39	SRA - Unearned Income Premium	1,455,530.00	1,455,530.00	-
40	SRA - Fungible Premium	22,418,652.00	-	22,418,652.00
41	SRA - Infra Charges	2,181,472.00	-	2,181,472.00
42	SRA - MRTP Charges	10,729,012.00	-	10,729,012.00
43	SRA - Open Space Deficiency	7,559,245.00	-	7,559,245.00
44	SRA - Staircase Premium	1,960,560.00	-	1,960,560.00
45	SRA - Unearned Income Premium	5,378,060.00	-	5,378,060.00
Total		85,657,119.00	35,430,118.00	50,227,001.00

As per challans & payment letter provided by the authority.

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

The total Architect charges of ₹1,59,24,632.00 i.e., ₹1.59 Cr. is 5% of total construction cost (Rehab cum Sale Building) & it is line up with Market Trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% 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 4% of total construction cost (Rehab cum Sale Building) which comes to ₹1,91,09,558.00 i.e., ₹1.91 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 2% of total Sale income from the project which comes to ₹2,04,96,729.00 i.e., ₹2.05 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 ₹5,95,00,000.00 i.e., ₹5.95 Cr., which is 9.01% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3.0% total construction cost (Rehab cum Sale Building) which comes to ₹95,54,779.00 i.e., ₹0.96 Cr.

PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	102.48
Less: Total projected Expenses	66.01
Estimated Surplus	36.48
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	10.94
Net Surplus (3-4)	25.54
PV (discounted @ 8% for 5 years)	Rs. 17.38
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	12.42
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 29.80
The realizable value of the property	Rs. 26.82
Distress value of the property	Rs. 23.84



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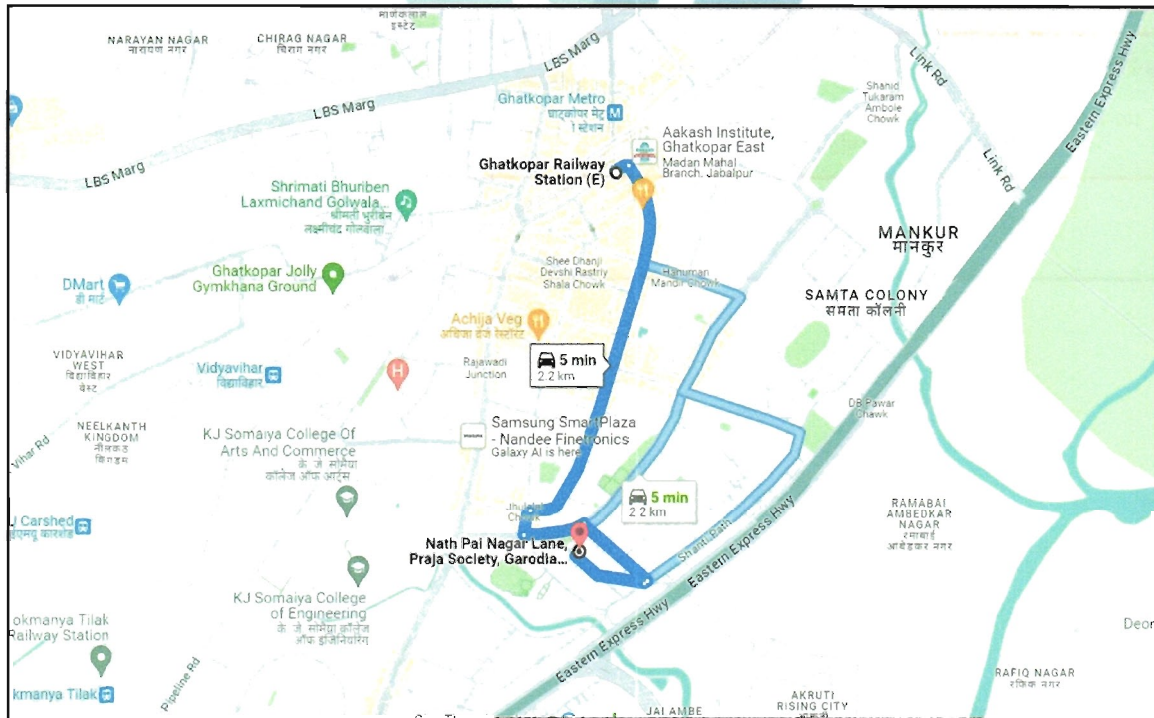
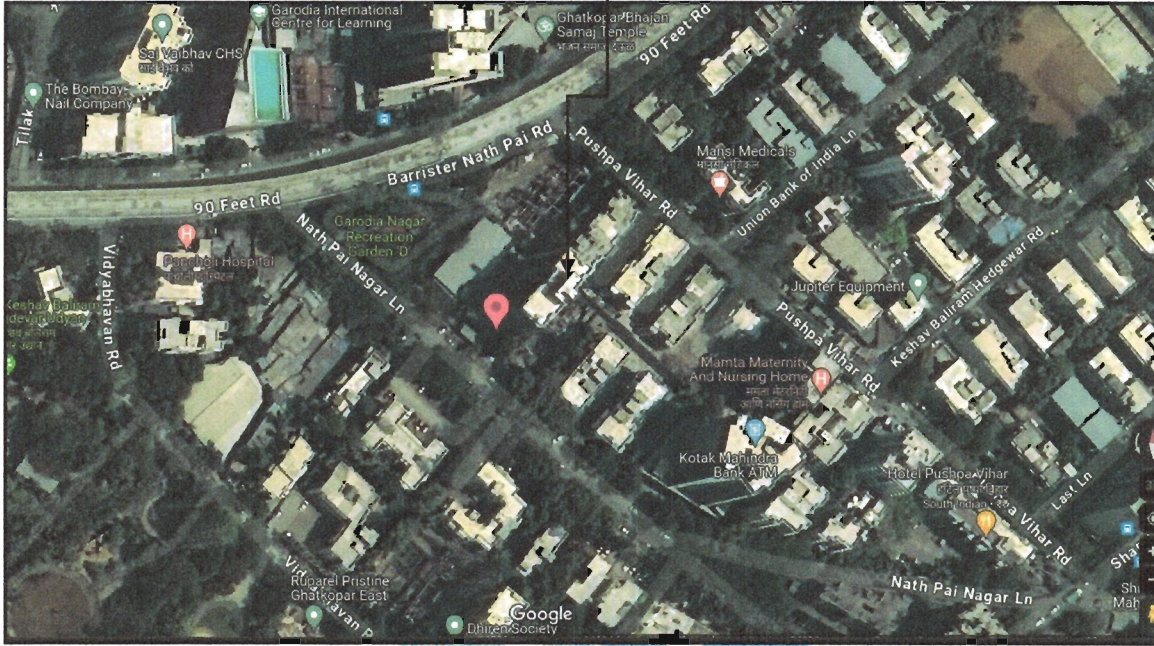


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°04'40.9"N 72°54'30.4"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 2.20 Km.)




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Ready Reckoner 2024 – 2025



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: घाटकोपर - कुर्ला

Search By: Survey No. Location

Enter Survey No: 195/191 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
102/484-भुभाग: उत्तरेस 27.45 मी रस्ता व अंशतः गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस द्रुतगती मार्ग व पश्चिमेस गाव हद्द.	79850	170980	196630 232800	170980	चौ. मीटर	सि.टी.एस. नंबर

Registered Sales Instances

8515369 20-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूचा क्र.2	दुय्यम निबंधक : सह दु.नि. कुला । दस्त क्रमांक : 8515/2024 नोंदणी : Regn:63m
गावाचे नाव : घाटकोपर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	62376000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	32916642.15	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 601, आय विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: कुकरेजा पॅलेस 2, ब्लॉक नं: एकस्टेशन वल्लभ बाग लेन, गरोडिया नगर, रोड : घाटकोपर पूर्व, मुंबई - 400077. इतर माहिती: क्षेत्रफळ 1644 चौ. फूट रेरा कार्पेट. ((C.T.S. Number : 195/3A :))	
(5) क्षेत्रफळ	183.34 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मैसर्स कुकरेजा इंटरप्रायजेस तर्फे भागीदार मनीष ओ. कुकरेजा ह्यांच्या तर्फे मुखल्यार म्हणून प्रफुल ठाकूर वय:-50 पत्ता:-प्लॉट नं: 501, माळा नं:-, इमारतीचे नाव: साई कमर्शियल बिल्डिंग, ब्लॉक नं:-, रोड नं: बी. के. एस. देवशी मार्ग, गोवंडी पूर्व, मुंब, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AABFK0410B	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मैसर्स गांधी ऑटोमेशन्स प्रायव्हेट लिमिटेड तर्फे संचालक कार्तिक सुरेशचंद्र गांधी वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: 2 रा मजला, इमारतीचे नाव: चावडा कमर्शियल सेंटर, ब्लॉक नं:-, रोड नं: लिंक रोड, मालाड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AACCG0523G	
(9) दस्तावेज करून दिल्याचा दिनांक	18/04/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	8515/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3743000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	The Views	Angel Developers	P51900033194	556.00	1,89,00,000.00	33,993.00
2	Ghatkopar Avenue	Man Realtors and Holdings Pvt. Ltd.	P51800024676	1,518.00	5,35,00,000.00	35,244.00
3	Garodia Palace Premises Cooperative Society Limited	Garodia Palace Premises Cooperative Society Limited	P51800028725	1,250.00	4,50,00,000.00	36,000.00
4	Ajmera Eden	Shree Yogi Realcon Pvt. Ltd.	P5180049667	753.00	2,26,00,000.00	30,018.00
5	Ashar Titan	Ashar Realtors	P51800045812	678.00	3,00,00,000.00	44,248.00

99 acres

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- Sky living with rooftop amenities on the 23rd floor
- Unhindered views of the city and mangroves
- Decks in apartments

THE VIEWS **The Views** By Adani Realty ☆

CONSTRUCTION STATUS
Under Construction
Completion in Dec, 2025

₹ 1.89 - 3.47 Cr - Govt. Charges

Download Brochure

Apartment Type	Carpet Area	Price Range
2 BHK Apartment	555.96 - 801 sq.ft.	₹ 1.89 - 2.72 Cr + Govt. Charges
3 BHK Apartment	929 - 1022 sq.ft.	₹ 3.16 - 3.47 Cr + Govt. Charges
4 BHK Apartment	1411 sq.ft.	Price on Request



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Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Ghatkopar East > 4 BHK > 1600 Sq-ft

₹ 5.35 Cr EMI - ₹ 2.41L | Get Loan offers from 34+ banks PREMIUM PROJECT

4 BHK 1600 Sq-ft Flat For Sale **Ghatkopar East, Mumbai**

4 Beds 4 Baths 2 Balconies 2 Covered Parking Jogging an... Outdoor Ten...

Carpet Area 1516 sqft ₹ 35,244/sqft	Developer MCL Group	Project Ghatkopar Avenue	Floor 6 (Out of 16 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lifts 2

99acres Buy Enter Locality / Project / Society / Landmark

₹ 4.5 Cr @ 36,000 per sq.ft. 4BHK 4Baths
Estimated EMI ₹ 3,58,417

NOT AVAILABLE Website: https://maharera.maharera.gov.in

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (11) Society (1)

Area Carpet area: 1250 sq.ft. Configuration: 4 Bedrooms, 4 Bathrooms, No Balcony with Others

Price ₹ 4.5 Crore - Govt Charges & Tax @ 36,000 per sq.ft. (Negotiable) View Price Details


Address Garodia Palace Sindh-Wadi, Central Mumbai suburbs

Floor Number 3rd of 14 Floors Facing North

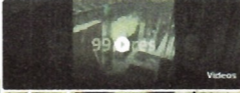
Chowk Malin Road Project Age 40 to 1 Year Old

Price Indicators for Flats


99acres
Buy ▾ Central Mumbai suburbs ✕ Add more



All Photos & Videos



Videos



Demo Flat

Shree Ajmera Eden ☆

Chhatrapati East, Mumbai

No Brokerage R/D Floor Plans Available +20 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Jan, 2027

[View Number](#)

₹ 2.26 - 5.7 Cr • Govt. Charges

PRICE RANGE

2, 3, 4 BHK Apartment

<p>2 BHK Apartment</p> <p>Carpet Area: 753.47 - 836.89 sq.ft. (70.0 - 77.15 sq.m)</p> <p>₹ 2.26 - 2.51 Cr • Govt. Charges</p>	<p>3 BHK Apartment</p> <p>Carpet Area: 985.87 - 1062.4 sq.ft. (91.59 - 98.7 sq.m)</p> <p>₹ 3.04 - 3.28 Cr • Govt. Charges</p>	<p>4 BHK Apartment</p> <p>Carpet Area: 1693.06 - 1897.79 sq.ft.</p> <p>₹ 5.08 - 5.7 Cr • Govt. C</p>
--	--	---

[Download Brochure](#)

Why you should consider Shree Ajmera Eden?


- 3 sides open views of the garden and playground
- Ev charging stations for selected parking slots
- Only development with no servant in Parit Nagar

View 2 more →


DEVELOPED BY

Shree Yoj Realcon Private Limited


99acres
Buy ▾ Central Mumbai suburbs ✕ Add more



All Photos & Videos



Videos



Outdoors

Ashar Titan ☆

Chhatrapati East, Mumbai

No Brokerage R/D Floor Plans Available +20 Top Facilities

CONSTRUCTION STATUS

Under Construction

Completion in Dec, 2026

[View Number](#)

₹ 3 - 8.27 Cr • Govt. Charges

PRICE RANGE

2, 3, 4, 5 BHK Apartment

<p>2 BHK Apartment</p> <p>Carpet Area: 678 sq.ft. (62.99 sq.m)</p> <p>₹ 3 Cr • Govt. Charges</p>	<p>3 BHK Apartment</p> <p>Carpet Area: 944 - 969 sq.ft. (87.2 - 89.92 sq.m)</p> <p>₹ 4.22 - 4.34 Cr • Govt. Charges</p>	<p>4 BHK Apartment</p> <p>Carpet Area: 1372 sq.ft. (127.46 sq.m)</p> <p>₹ 6.16 Cr • Govt. Charges</p>
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[Download Brochure](#)

Why you should consider Ashar Titan?

- 6 high speed elevators
- Valet services and 4 level podiums with surface parking available
- Restroom for driver's on the podium

View 3 more →

DEVELOPED BY

Ashar

[Contact Builder](#)

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 arrived 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 / RDK Vivanta (10529/2307659) Page 34 of 43
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: 07.08.2024

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

**Manoj
Chalikwar**

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 10:36:06 +05'30'


Auth. Sign.

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



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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 07.08.2024 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. If my authorized representative have personally inspected the property on 04.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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

- 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 developed by M/s. RDK Construction.
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
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 – 03.06.2024 Valuation Date – 07.08.2024 Date of Report – 07.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.06.2024
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 **07th August 2028** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. RDK Construction**. 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. RDK Construction**. 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.



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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 unirspected 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



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Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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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



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Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **07th August 2028**.

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:

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
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 10:36:18 +05'30'

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

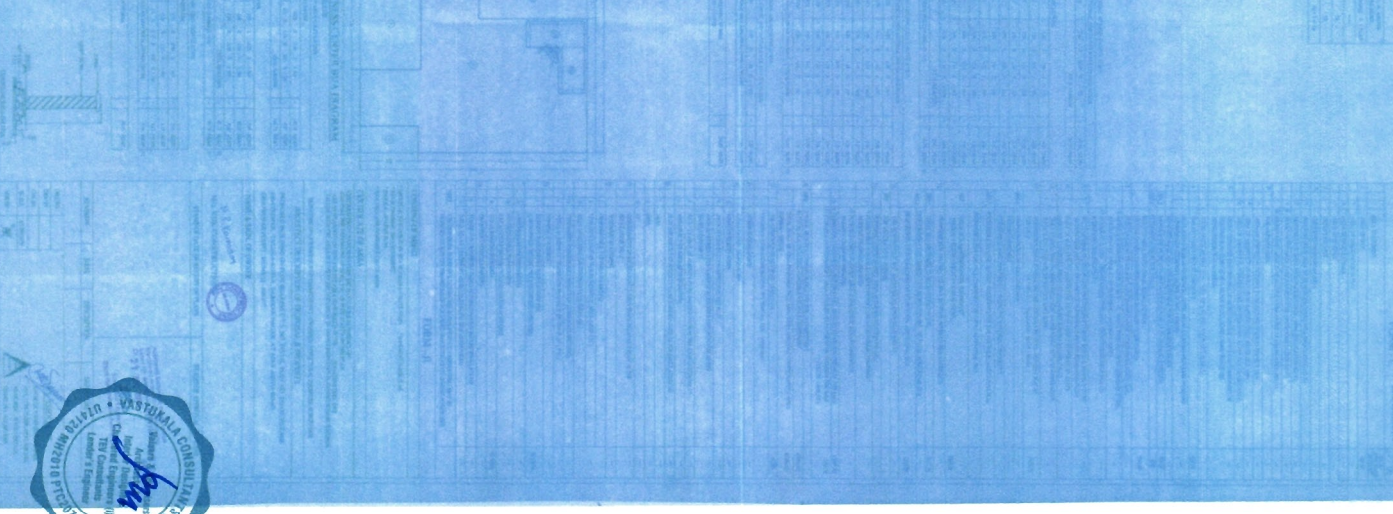
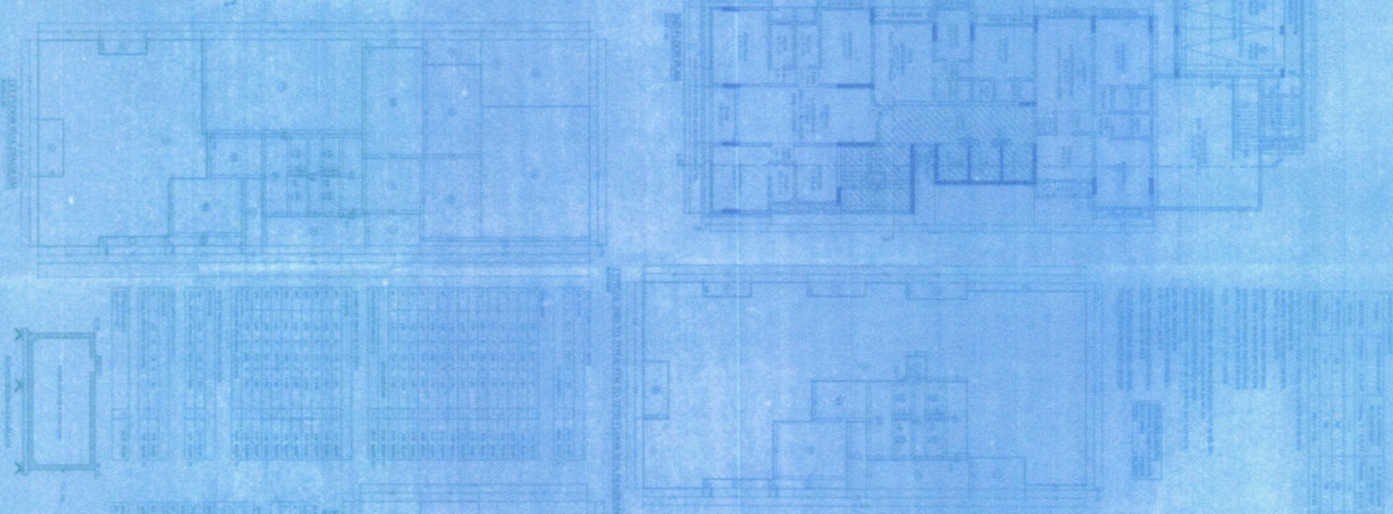
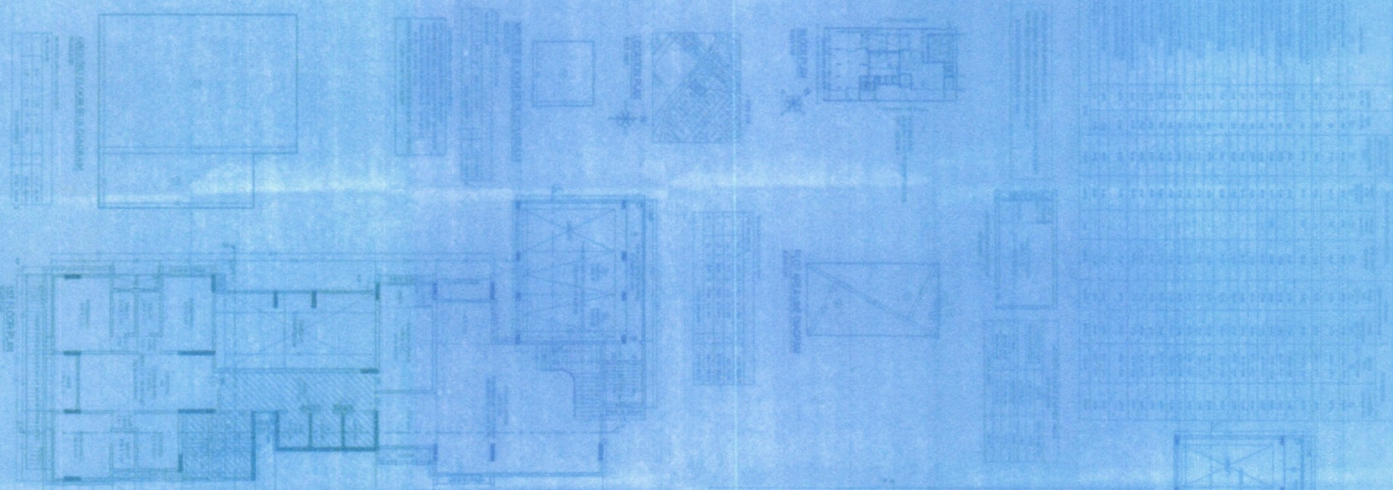
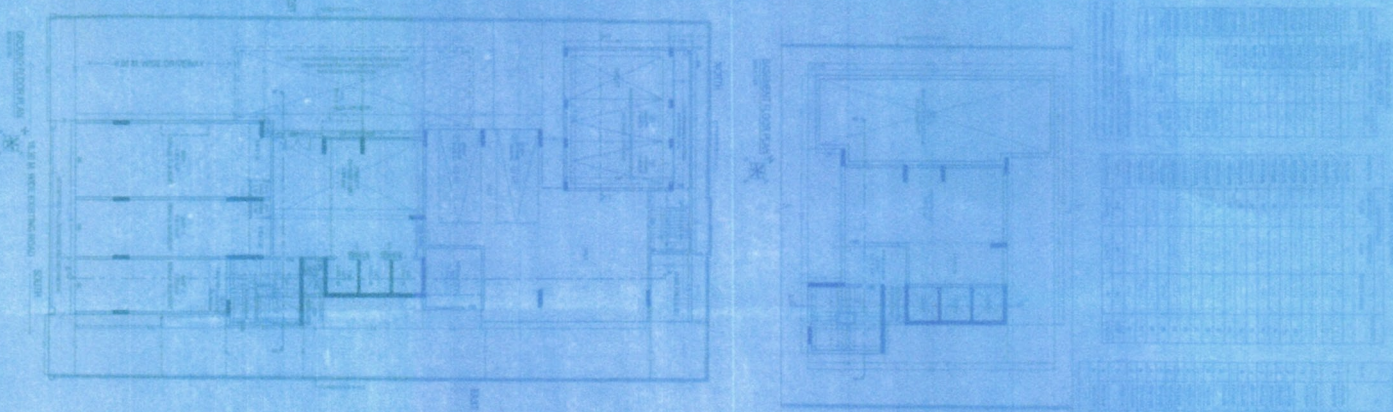


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1. Nazwa obiektu: ...
 2. Adres obiektu: ...
 3. Nazwa inwestora: ...
 4. Data projektu: ...
 5. Skala: ...
 6. Zawartość: ...
 7. Uwagi: ...
 8. Podpis: ...
 9. Data: ...

10000

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 VASTUMALA CONSULTANTS PVT. LTD.
 Bangalore, Karnataka, India.

