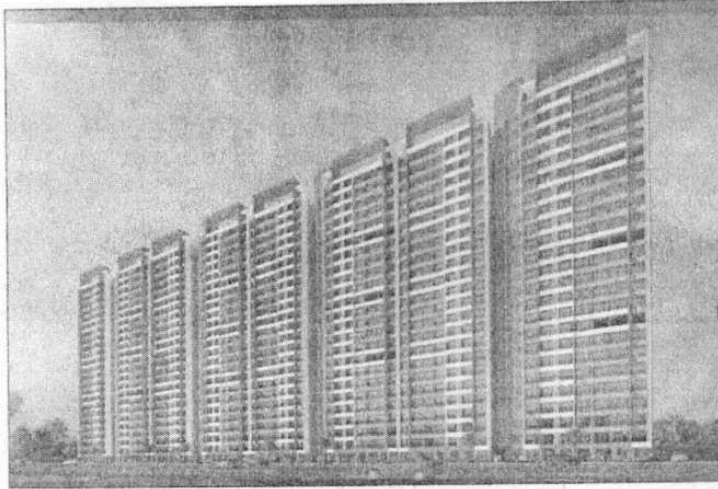


MASTER VALUATION REPORT



*Checked
A.V.*

Details of the property under consideration:

Name of Project: "J P North Aviva"

"J P North Aviva", Building No. 9, Proposed Residential Development on Plot Bearing Survey No. 20/4B(pt), 20/8(pt), 21/2A + 21/2B, 22/1B (pt), 22/1C9pt), 22/2,3, 22/5, 24/3, 25/1, 26/5, 26/8(pt), 26/9, 110/1,2(pt), 112/2(pt), 113/1,2, 114/1, 114/3, 114/4, 114/6, 116/1, 116/4, 116/5 (pt), 116/7(pt), 116/8, 116/9, 117/1, 117/3 to 6, 118/2 to 5, 118/7, 118/8, 124/2,3, 125/2 to 7, 126/1 to 6, 127/1 to 3, 127/5, 128/5A, 128/5B(pt), 132/3, 133/1 to 8, 134/2, 134/3, 134/5A, 134/8 & 148/1, 148/2 at Village - Ghodbunder, Vinay Nagar, Vinay Nagar Road, Next to RNA Viva, Kashimira, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India

Latitude & Longitude: 19°16'45.6"N 72°53'02.9"E

Think. Innovate. Create

Valuation Done for:

State Bank of India

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

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MASTER VALUATION REPORT OF "J P North Aviva"

"J P North Aviva", Building No. 9, Proposed Residential Development on Plot Bearing Survey No. 20/4B(pt), 20/8(pt), 21/2A + 21/2B, 22/1B (pt), 22/1C9pt), 22/2,3, 22/5, 24/3, 25/1, 26/5, 26/8(pt), 26/9, 110/1,2(pt), 112/2(pt), 113/1,2, 114/1, 114/3, 114/4, 114/6, 116/1, 116/4, 116/5 (pt), 116/7(pt), 116/8, 116/9, 117/1, 117/3 to 6, 118/2 to 5, 118/7, 118/8, 124/2,3, 125/2 to 7, 126/1 to 6, 127/1 to 3, 127/5, 128/5A, 128/5B(pt), 132/3, 133/1 to 8, 134/2, 134/3, 134/5A, 134/8 & 148/1, 148/2 at Village - Ghodbunder, Vinay Nagar, Vinay Nagar Road, Next to RNA Viva, Kashmirira, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India

Latitude & Longitude: 19°16'45.6"N 72°53'02.9"E

NAME OF DEVELOPER: M/s. Skylark Realtors Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **04th March 2020** for approval of Advance Processing Facility.

1. Location Details:

The property is situated "J P North Aviva", Building No. 9, Proposed Residential Development on Plot Bearing Survey No. 20/4B(pt), 20/8(pt), 21/2A + 21/2B, 22/1B (pt), 22/1C9pt), 22/2,3, 22/5, 24/3, 25/1, 26/5, 26/8(pt), 26/9, 110/1,2(pt), 112/2(pt), 113/1,2, 114/1, 114/3, 114/4, 114/6, 116/1, 116/4, 116/5 (pt), 116/7(pt), 116/8, 116/9, 117/1, 117/3 to 6, 118/2 to 5, 118/7, 118/8, 124/2,3, 125/2 to 7, 126/1 to 6, 127/1 to 3, 127/5, 128/5A, 128/5B(pt), 132/3, 133/1 to 8, 134/2, 134/3, 134/5A, 134/8 & 148/1, 148/2 at Village - Ghodbunder, Vinay Nagar, Vinay Nagar Road, Next to RNA Viva, Kashmirira, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India. It is about 3.9 Km. travel distance from Mira Road railway station of Western Railway line. 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. Skylark Realtors Pvt. Ltd.
Project Rera Registration Number	P51700023940
Register office address	Office No. 401 & 402, 4 th Floor, "Viraj Tower", Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country - India
Contact Numbers	Contact Person : Mr. Rajesh Kushwaha - 9920198469 / 02242415678 Mr. Jatin Kulkarni - 9833917176
E - mail ID & Website	rajesh.kushwaha@pinfra.com info@pinfra.com www.pinfra.com

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

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

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AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

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

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

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

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

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9850863601
aurangabad@vastukala.org



MORE ABOUT JP NORTH AVIVA:

Mira Road East in Mumbai is home to residential project North Aviva, it is launched by well-known real estate company JP Infra. The project will be built over a total area of 0.91 acres and is offering beautiful and comfortable 1 BHK apartments for sale. Carpet area of 1 BHK apartments. It is a comfortable locality to own a residential place. North Aviva is scheduled to be ready by December 2025 for possession. Interested buyers can contact JP Infra for owning an apartment..

Amenities:

The Amenities available for the convenience of residents are open area for recreational activities, landscaping and tree planting, electrical meter room, sub-station, receiving station, fire protection, fire safety equipment, well-lit internal roads, regular supply of water, and other facilities are provided in the complex. All work related to solid waste management and disposal, treatment of sewage and sullage water, sewerage chamber, lines, septic tank, and STP are handled in the premises. Water conservation, energy management, and rainwater harvesting are done to save resources.

Location Advantage: Mira Road East is a prominent area in Mumbai. It is home to a number of localities that have developed in the area like Shanti Park, Sanghavi Nagar, Hatkesh, Silver Park, Pleasant Park, Geeta Nagar, Golden Nest, Jangid, Beverly Park, Enclave, Shrishti Complex, Shanti Gardens, Complex, Garden and Vihar Complex, including others. Infrastructure of the area is well-developed with many reputed schools, educational institutes, and hospitals established here. Restaurants, banks, and other utility shops are also located in the vicinity. Mira Road East is well-connected to other areas by a network of road and rail transport.

TYPE OF THE BUILDING

Building No. & Wing	Number of Floors
9 / A	Proposed Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.
9 / B	Proposed Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.
9 / C	Proposed Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.
9 / D	Proposed Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 30th upper floors.

LEVEL OF COMPLETEION:

Building No. & Wing	Present stage of Construction	Percentage of work completion
9 / A	Excavation work is in progress.	0%
9 / B		
9 / C		
9 / D		

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is December - 2025 (Building No. 9)

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

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PROPOSED PROJECT AMENITIES:	
> Vitrified tiles flooring in all rooms	
> Granite Kitchen platform with Stainless Steel Sink	
> Powder coated aluminum sliding windows with M.S. Grills	
> Laminated wooden flush doors with safety doors	
> Concealed wiring	
> Concealed plumbing	
> Power Backup	
> Jogging Track	
> Gymnasium	
> Cycling Track	
> Cricket Court	
> Skating Rink	
> Swimming Pool	
> Sauna Room	
> Utility Stores	
> Library	
> Indoor Games	
> Jogging Track	
> Amphitheater	
> Squash	
Nearby landmark	Near MBMC Kashmiria Bhaji Market
Postal Address of the Property	"J P North Aviva", Building No. 9, Proposed Residential Development on Plot Bearing Survey No. 20/4B(pt), 20/8(pt), 21/2A + 21/2B, 22/1B (pt), 22/1C9pt), 22/2,3, 22/5, 24/3, 25/1, 26/5, 26/8(pt), 26/9, 110/1,2(pt), 112/2(pt), 113/1,2, 114/1, 114/3, 114/4, 114/6, 116/1, 116/4, 116/5 (pt), 116/7(pt), 116/8, 116/9, 117/1, 117/3 to 6, 118/2 to 5, 118/7, 118/8, 124/2,3, 125/2 to 7, 126/1 to 6, 127/1 to 3, 127/5, 128/5A, 128/5B(pt), 132/3, 133/1 to 8, 134/2, 134/3, 134/5A, 134/8 & 148/1, 148/2 at Village - Ghodbunder, Vinay Nagar, Vinay Nagar Road, Next to RNA Viva, Kashmiria, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	Plot Area : 1,17,778.72 Sq. M. (As per 7/12 Extract) Plot Area : 1,10,528.72 Sq. M. (As per Conveyance) Plot Area: 24,898.75 (As per D. P. Road)
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	18 M. wide Existing D. P. Road
Description of adjoining property	Located in middle class locality
Plot No. Survey No.	Survey No. 20/4B(pt), 20/8(pt), 21/2A + 21/2B, 22/1B (pt), 22/1C9pt), 22/2,3, 22/5, 24/3, 25/1, 26/5, 26/8(pt), 26/9, 110/1,2(pt), 112/2(pt), 113/1,2, 114/1, 114/3, 114/4

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		114/6, 116/1, 116/4, 116/5 (pt), 116/7(pt), 116/8, 116/9, 117/1, 117/3 to 6, 118/2 to 5, 118/7, 118/8, 124/2,3, 125/2 to 7, 126/1 to 6, 127/1 to 3, 127/5, 128/5A, 128/5B(pt), 132/3, 133/1 to 8, 134/2, 134/3, 134/5A, 134/8 & 148/1, 148/2		
Ward/Village/Taluka	Village - Ghodbunder Road, Taluka -Thane			
Sub-Registry/Block	Sub-Registry -2			
District	Thane			
Any other aspect	-			
b)	Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified	As per table attached to the report		
c)	Boundaries of the Plot	As per Sale Deed/TIR	As per RERA Certificate	Actual
	North	18 Mtr. Wide Road	Road	Arkade Art Building & Vinay Nagar Road
	South	Survey No. 25/2, 110/3 & 111/1	Road ad balance Portion of S. No. 110/2	Sai Darshan Property & Internal Road
	East	30 Mtr. Internal Access	Survey No. 111/1	Road & Ritu Paradise Building
	West	18 Mtr. Wide DP Road	Road	Omkareshwar Silver Santa CHSL
3. Town Planning parameters				
a)	Master Plan provisions related to property in terms of land use	Residential Building		
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted: 1.00 Consumed: N.A.		
	Ground coverage	As per Approved Plans		
	Comment on whether OC-Occupancy Certificate has been issued or not	N.A. Building Construction work is in progress		
	Comment on unauthorized constructions if any	Copy of Commencement Certificate No. MB / MNP / NR / 4192 / 2019 - 20 dated 26.11.2019 issued by Mira Bhayander Municipal Corporation Approval upto:		
		Wing	Number of Floors	
		9A, 9B & 9C	Ground (Part) + 1 Part Podium + 2nd to 31st upper floors.	
		9D	Ground (Part) + 1 Part Podium + 2nd to 30th upper floors.	
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil		
	Planning area/zone	Residential		
	Developmental controls	Copy of Approved Plan No. MB / MNP / NR / 4192 / 2019 - 20 dated 26.11.2019 issued by Mira Bhayander Municipal Corporation (Number of Copies - Six- Sheet No. 6/11 to 11/11)		
		Wing	Number of Floors	

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	9A, 9B & 9C	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.
	9D	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 30th upper floors.
Zoning regulations	Residential	
Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.	
Comment on demolition proceedings if any	No	
Comment on compounding / regularization proceedings	Information not available	
Any other Aspect	-	
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Agreement with Sub Registrar No. TNN 1 / 9042 / 2019 dated 08.07.2019 between M/s. Sparsh Builders Pvt. Ltd. (the Vendor) And Skylark Realtors Pvt. Ltd. (the Sub-Developers)	
	2. Copy of Agreement for Grant of Sub Development Rights with Sub Registrar No. TNN 12 / 6932/2018 dated 07.06.2018 between Mr. Kamal Jain (the Developer) & Mr. Manoj M. Purohit (the Owner) And Skylark Realtors Pvt. Ltd. (the Sub-Developers)	
	3. Copy of Agreement for Sale with Sub Registrar No. TNN 12 / 6936/2018 dated 07.06.2018 between Mr. Kamal Jain (the Purchaser) AND Mr. Manoj M. Purohit (the Vendor)	
	4. Copy of Agreement Grant of Development Rights with Sub Registrar No. TNN12 / 6939 / 2018 dated 07.06.2018 between Mr. Kamal Jain (the Owner) & Mr. Manoj M. Purohit (the Confirming Party) And Skylark Realtors Pvt. Ltd. (the Developers)	
	5. Copy of Affidavit cum Declaration of Vikash Khetan, duly authorized by JP Infra Realty Pvt. Ltd. dated 23.12.2019	
	6. Copy of Details of Encumbrance for JP North Aviva dated 18.12.2019	
	7. Copy of Title Certificate from Adv. Mukesh Jain & Associates dated 11.02.2020	
	8. Copy of Title Certificate from Adv. Mukesh Jain & Associates dated 24.12.2019	
	9. Copy of Rera Registration Certificate of Project No. P51700023940 issued by Maharashtra Real Estate Regulatory Authority.	
	10. Copy of Commencement Certificate No. MB / MNP / NR / 4192 / 2019 - 20 dated 26.11.2019 issued by Mira Bhayander Municipal Corporation	
	Approval upto:	
	Wing	Number of Floors
	9A, 9B & 9C	Ground (Part) + 1 Part Podium + 2nd to 31st upper floors.
	9D	Ground (Part) + 1 Part Podium + 2nd to 30th upper floors.
	11. Copy of Approved Plan No. MB / MNP / NR / 4192 / 2019 - 20 dated 26.11.2019 issued by Mira Bhayander Municipal Corporation (Number of Copies - Six- Sheet No. 6/11 to 11/11)	
	Approval upto:	
	Wing	Number of Floors
	9A, 9B & 9C	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.
	9D	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 30th upper floors.

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	TIR of the Property	Yes						
b)	Name of the Owner/s	M/s. Skylark Realtors Pvt. Ltd.						
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold						
d)	Agreement of easement if any	As per TIR						
e)	Notification of acquisition if any	As per TIR						
f)	Notification of road widening if any	As per approved plan						
g)	Heritage restriction, if any	No						
h)	Comment on transferability of the property ownership	As per TIR						
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR						
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available						
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. MB / MNP / NR / 4192 / 2019 - 20 dated 26.11.2019 issued by Mira Bhayander Municipal Corporation (Number of Copies - Six- Sheet No. 6/11 to 11/11) Approval upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>9A, 9B & 9C</td> <td>Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.</td> </tr> <tr> <td>9D</td> <td>Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 30th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	9A, 9B & 9C	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 31st upper floors.	9D	Ground (Part) + Stilt (part) + 1 Part Podium & Part Amenities floor + 2nd to 30th upper floors.
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l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No						
m)	Whether the property is SARFAESI compliant	As per TIR						
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report						
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Proposed to be mortgaged to State Bank of India. Details about existing mortgage are not available with us.						
p)	Qualification in TIR/mitigation suggested if any.	As per TIR						
q)	Any other aspect	Nil						
5. Economic Aspects of the Property								

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a)	Reasonable letting value	As per table attached to the report (After completion of construction)
	If property is occupied by tenant	N.A. Building Construction work is in progress
	Number of tenants	N. A.
	Since how long (tenant- wise)	N. A.
	Status of tenancy right	Information not available
	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Not Available
	Security charges	Information not available
	Any other aspect	Nil
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	<p>Strategic Location Connectivity: Mira Road has an excellent connectivity through highways, sea links and suburban railway.</p> <ul style="list-style-type: none"> The Bhayander Belt enjoys easy accessibility from western suburbs through the Western Highway. Ghodbunder Road links Mira Road to Thane and to Navi Mumbai via National Highway-4. Frequent bus services are available from Mira Road to Thane. The area is also connected through the western line of the Mumbai Suburban Railway. <p>Schools and Institutes:</p> <ul style="list-style-type: none"> Many reputed schools and colleges are located in and around Mira Road. Some of them are Dalmiya School and Management College Sardar Vallabhbai Patel Vidyalaya Holy Cross Convent School St. Xavier's, Royal College
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Proposed As per Development Control Regulations of Mira Bhayander Municipal Corporation
	Storage Spaces	Proposed As per Development Control Regulations of Mira Bhayander Municipal Corporation
	Utility spaces provided within the building	Proposed As per Development Control Regulations of Mira Bhayander Municipal Corporation
	Car Parking facility	Proposed As per Development Control Regulations of Mira Bhayander Municipal Corporation
	Balconies, etc.	Yes
b)	Any other aspect	Nil
8. Infrastructure Availability		

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a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Proposed Municipal Corporation
	Sewerage / sanitation System Underground or Open	To be connected to Municipal underground line
	Storm water drainage	Proposed
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Proposed treatment plants in project site
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of	All available near by
	i. School	
	ii. Medical facilities	
	iii. Recreational facility in terms of parks and open space	
9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developed Area
	Scarcity	Good
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	N. A. Building Construction work is in progress
e)	Age of the building	N. A. Building Construction work is in progress
f)	Total life of the building	Building Construction work is in progress
g)	Extent of deterioration	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	As per requirement
i)	Protection against natural disaster viz. earthquakes,	Proposed
j)	Visible damage in the building	N. A. Building Construction work is in progress
k)	System of air-conditioning	N. A. Building Construction work is in progress
l)	Provision of firefighting	Provided in building premises
m)	Copies of the plan and elevation of the building to be included	Provided

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11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Yes
b)	Provision of rain water harvesting	Yes
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Proposed Modern Looking
13. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	As per table attached to the report
d)	Summary of Valuation	
	i. Fair Market Value	As per table attached

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1. Building No. 9, Wing -9A:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Rera Carpet Area in Sq. ft.	Enclosed Balcony Area in Sq. ft.	Cupboard Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Expected Rent per month in ₹
1	201	2	1 BHK	263	26	12	301	331	14800	44,54,800.00	9500
2	202	2	1 BHK	263	26	12	301	331	14800	44,54,800.00	9500

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