

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-611/22-23</b>	<b>27-May-2022</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES, Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : agmbr.lhomum@sbi.co.in, cmpac.lhomum@sbi.co.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words) **Indian Rupee Twelve Thousand Three Hundred Ninety Only** E. & O.E

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

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

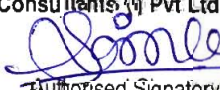
**Remarks:**  
 ""9PBR Tower"", Pocket D & E, Sector 60, Village - Nerul, Palm Beach Road, Navi Mumbai, Taluka & Dist. - Thane, PIN Code - 400 706, State - Maharashtra, Country - India - M/s. Mistry Construction Co. Pvt. Ltd. (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

Company's Bank Details  
 A/c Holder's Name:  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**

Customer's Seal and Signature

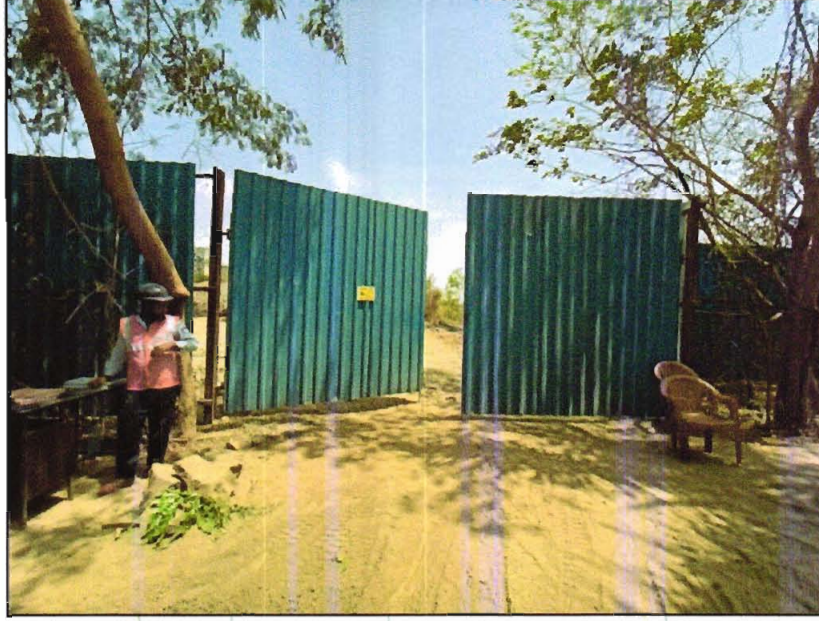
for Vastukala Consultants (I) Pvt Ltd  
  
 Authorised Signatory



Computer Generated Invoice No Signature Required



# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "9PBR Tower"**

"9PBR Tower", Pocket D & E, Sector 60, Village - Nerul, Palm Beach Road, Navi Mumbai,  
Taluka & Dist. - Thane, PIN Code – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°00'28.4"N 73°00'47.7"E

## Valuation Done for:

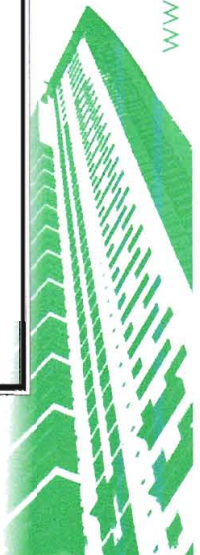
**State Bank of India**

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

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## MASTER VALUATION REPORT OF "9PBR Tower"

**"9PBR Tower", Pocket D & E, Sector 60, Village - Nerul, Palm Beach Road, Navi Mumbai,  
Taluka & Dist. - Thane, PIN Code – 400 706, State - Maharashtra, Country - India**

**Latitude Longitude: 19°00'28.4"N 73°00'47.7"E**

**NAME OF DEVELOPER: M/s. Mistry Construction Co. 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 **21<sup>st</sup> May 2022** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"9PBR Tower"**, Pocket D & E, Sector 60, Village - Nerul, Palm Beach Road, Navi Mumbai, Taluka & Dist. - Thane, PIN Code – 400 706, State - Maharashtra, Country - India. It is about 2.8 Km. travel distance from Seawoods Railway station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Mistry Construction Co. Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Tower No. / Wing</b>	<b>RERA Project Number</b>
	5 / B1	P51700032812
	6 / B2	P51700033690
	7 / C1	P51700033678
<b>Register office address</b>	<b>M/s. Mistry Construction Co. Pvt. Ltd.</b> Plot No. 5, Sector 58/A, "Shagoofa CHSL", Palm Beach Road, Nerul, Navi Mumbai, Taluka & Dist. - Thane – 400 706, State – Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mrs. Dakshata Sawant (CRM - Mobile No. 8976878823)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:crm@9pbr.com">crm@9pbr.com</a> <a href="http://www.9pbr.com">www.9pbr.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Plam Beach Road / Service Road
On or towards South	Seawoods Flamingo Refuge Area
On or towards East	Seawoods Estate Phase - 2
On or towards West	Road & Vanashree CHSL



#### Mumbai

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

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

#### Delhi NCR

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

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

#### Nanded

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

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

#### Aurangabad

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

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

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

To,

**The Branch Manager,  
State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General									
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.								
2.	a)	Date of inspection : 21.05.2022								
	b)	Date on which the valuation is made : 27.05.2022								
3.	List of documents produced for perusal									
	1.	Copy of Affidavit Cum Declaration of Mr. Rajendra Kunar Jain, M/s. M. T. Miskita Construction Co. Pvt. Ltd. for the proposed project named 9PBR date 04.09.2021 (As per RERA Site)								
	2.	Copy of Legal Title Report date 20.10.2021 issued by Adv. M/s. M. T. Miskita & Comapny								
	3.	Copy of NOC for Height Clearance date 10.11.2021 issued by Airports Authority of India								
	4.	Copy of Details of Encumbrance date 01.02.2022 issued by Mistry Construction Co. Pvt. Ltd.,								
	5.	Copy of Declaration about Commencement Certificate date 01.02.2022 issued by Mistry Construction Co. Pvt. Ltd.,								
	6.	Copy of MAHARERA Registration Certificate of Project No. P51700032812 issued by Maharashtra Real Estate Regulatory Authority date 02.02.2022. Last Modified date 04.05.2022 (Tower -B1)								
	7.	Copy of MAHARERA Registration Certificate of Project No. P51700033690 issued by Maharashtra Real Estate Regulatory Authority date 02.03.2022. Last Modified date 04.05.2022 (Tower -B2)								
	8.	Copy of MAHARERA Registration Certificate of Project No. P51700033678 issued by Maharashtra Real Estate Regulatory Authority date 02.03.2022. Last Modified date 04.05.2022 (Tower - C1)								
	9.	Copy of Amended Commencement Certificate No. CIDCO / BP - 15516 / TPO (NM & K) / 2017 / 8159 date 05.02.2021 issued by Sr. Planner / Associate Planner (BP), CIDCO <b>This C.C. is valid upto Plinth level only. The further order will be given after the plinth is inspected and plinth completion certificate issued.</b>								
	10.	Copy of Approved Plan No. CIDCO / BP - 15516 / TPO (NM & K) / 2017 / 8159 date 05.02.2021 issued by Sr. Planner / Associate Planner (BP), CIDCO (Number of Copies - Fourteen - Sheet No. 1/14 to 14/14) <b>Approved upto:</b>								
		<table border="1"> <thead> <tr> <th>Tower No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5 / B1</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.</td> </tr> <tr> <td>6 / B2</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential &amp; Part Commercial) 2nd to 9th upper Floors.</td> </tr> <tr> <td>7 / C1</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.</td> </tr> </tbody> </table>	Tower No. / Wing	Number of Floors	5 / B1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.	6 / B2	2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.	7 / C1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.
Tower No. / Wing	Number of Floors									
5 / B1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.									
6 / B2	2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.									
7 / C1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.									



	Project Name (with address & phone nos.)	:	"9PBR Tower", Pocket D & E, Sector 60, Village - Nerul, Palm Beach Road, Navi Mumbai, Taluka & Dist. - Thane, PIN Code – 400 706, 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)	:	<b>M/s. Mistry Construction Co. Pvt. Ltd.</b>  <b>Address:</b> Plot No. 5, Sector 58/A, "Shagoofa CHSL", Palm Beach Road, Nerul, Navi Mumbai, Taluka & Dist. - Thane – 400 706, State – Maharashtra, Country - India  <b>Contact Person :</b> Mrs. Dakshata Sawant (CRM - Mobile No. 8976878823)														
5.	Brief description of the property (Including Leasehold / freehold etc.)	:															
<p><b>About "9PBR Tower" Project:</b> Mistry Construction Matunga East has launched the epitome of luxury living in the name of Mistry 9PBR TOWER B1, to offer luxurious and exclusive residences in the heart of Mumbai Navi. Mistry 9PBR Tower B1, Tower B2 &amp; Tower C1 Nerul redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, Mistry 9PBR is going to be the most desirable address in Mumbai Navi. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. Mistry 9PBR Nerul has 3 towers making it a unique investment opportunity for a select few in Mumbai Navi property market. The society will be completely ready for possession in Dec, 2028. There could not be a better destination than Nerul to own something as chic as Mistry 9PBR TOWER B1. Nerul is one of the promising locations to buy a home in Mumbai Navi with a promising social and physical infrastructure. Nerul is already well-known for its offerings and Mistry 9PBR TOWER will be an added feather in its cap. With Mistry 9PBR TOWER being a luxury address, owners can enjoy several locational advantages of staying in a locality like Nerul.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Tower No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5 / B1</td> <td>Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.</td> </tr> <tr> <td>6 / B2</td> <td>Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential &amp; Part Commercial) 2nd to 9th upper Floors.</td> </tr> <tr> <td>7 / C1</td> <td>Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B1, B2 &amp; C1</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2028 (Wing - B1, B2 &amp; C1) (As per MAHARERA Certificate)</b></p>				Tower No. / Wing	Number of Floors	5 / B1	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.	6 / B2	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.	7 / C1	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.	Wing	Present stage of Construction	Percentage of work completion	B1, B2 & C1	Excavation work is in progress	0%
Tower No. / Wing	Number of Floors																
5 / B1	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.																
6 / B2	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.																
7 / C1	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.																
Wing	Present stage of Construction	Percentage of work completion															
B1, B2 & C1	Excavation work is in progress	0%															

PROPOSED PROJECT AMENITIES:			
>	Vitrified tiles flooring in all rooms		
>	Granite Kitchen platform with Stainless Steel Sink		
>	Powder coated aluminum sliding windows with M.S. Grills		
>	Laminated wooden flush doors with Safety door		
>	Concealed wiring		
>	Concealed plumbing		
>	Garden		
>	Jogging Track		
>	Gymnasium & Yoga Room		
>	Kids Play Area		
>	Swimming Pool		
>	Kids Pool		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 264 (part) & 265 (part)
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	Sector 60, Nerul
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / District	:	District - Thane
7.	Postal address of the property	:	"9PBR Tower", Pocket D & E, Sector 60, Nerul, Palm Beach Road, Navi Mumbai, Taluka & Dist. - Thane, PIN Code - 400 706, State - Maharashtra, Country - India
8.	City / Town	:	Nerul, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	CIDCO, Nerul
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per Site
	North	15 Mtr Wide Road	Plam Beach Road / Service Road
	South	Podium Garden	Seawoods Flamingo Refuge Area
	East	Seawoods Nri Complex	Seawoods Estate Phase - 2
	West	20 Mtr Wide Road	Road & Vanashree CHSL

13b	Boundaries of the property	As per MAHARERA Certificate B1	As per MAHARERA Certificate B2	As per MAHARERA Certificate C2
	North	15 Mtr Wide Road	15 Mtr Wide Road	Tower B1 and B2
	South	Podium Garden And Building C1	Fire Ramp And Tower C1	Tower C2
	East	Seawoods Nri Complex	Seawoods Nri Complex	Seawoods Nri Complex
	West	20 Mtr Wide Road	Tower B1	Amenity Podium
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°00'28.4"N 73°00'47.7"E	
14.	Extent of the site		: Total Plot area - 27000.02 Sq. M. (As per Approved Plan)	
			As per RERA Site	
			Tower No. / Wing	Plot Area in Sq. M.
			5 / B1	931.85
			6 / B2	841.38
			7 / C1	841.38
			Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area - 27000.02 Sq. M. (As per Approved Plan)	
			As per RERA Site	
			Tower No. / Wing	Plot Area in Sq. M.
			5 / B1	931.85
			6 / B2	841.38
			7 / C1	841.38
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work not yet started	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	

6.	Shape of land	:	Irregular										
7.	Type of use to which it can be put	:	For residential purpose										
8.	Any usage restriction	:	Residential										
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / BP - 15516 / TPO (NM & K) / 2017 / 8159 date 05.02.2021 issued by Sr. Planner / Associate Planner (BP), CIDCO (Number of Copies - Fourteen - Sheet No. 1/14 to 14/14) <b>Approved upto:</b>										
			<table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5 / B1</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.</td> </tr> <tr> <td>6 / B2</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential &amp; Part Commercial) 2nd to 9th upper Floors.</td> </tr> <tr> <td>7 / C1</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	5 / B1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.	6 / B2	2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.	7 / C1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.		
Building / Tower No.	Number of Floors												
5 / B1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.												
6 / B2	2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.												
7 / C1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.												
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	B. T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20.00 Mtr. Wide Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	Total Plot area - 27000.02 Sq. M. (As per Approved Plan)										
			<table border="1"> <thead> <tr> <th colspan="2">As per RERA Site</th> </tr> <tr> <th>Tower No. / Wing</th> <th>Plot Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>5 / B1</td> <td>931.85</td> </tr> <tr> <td>6 / B2</td> <td>841.38</td> </tr> <tr> <td>7 / C1</td> <td>841.38</td> </tr> </tbody> </table>	As per RERA Site		Tower No. / Wing	Plot Area in Sq. M.	5 / B1	931.85	6 / B2	841.38	7 / C1	841.38
As per RERA Site													
Tower No. / Wing	Plot Area in Sq. M.												
5 / B1	931.85												
6 / B2	841.38												
7 / C1	841.38												
	North & South	:	-										



	East & West	:	-																								
2	Total extent of the plot	:	As per table attached to the report																								
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																								
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 83,600.00 per Sq. M. for Residential ₹ 35,000.00 per Sq. M. for Land																								
5	Assessed / adopted rate of valuation	:	As per table attached to the report																								
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>27000.02</td> <td>35000</td> <td>94,50,00,700.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>931.85</td> <td>35000</td> <td>3,26,14,750.00</td> </tr> <tr> <td>841.38</td> <td>35000</td> <td>2,94,48,300.00</td> </tr> <tr> <td>841.38</td> <td>35000</td> <td>2,94,48,300.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	27000.02	35000	94,50,00,700.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	931.85	35000	3,26,14,750.00	841.38	35000	2,94,48,300.00	841.38	35000	2,94,48,300.00
As per Approved Plan																											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																									
27000.02	35000	94,50,00,700.00																									
As per RERA Certificate																											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																									
931.85	35000	3,26,14,750.00																									
841.38	35000	2,94,48,300.00																									
841.38	35000	2,94,48,300.00																									
<b>Part – B (Valuation of Building)</b>																											
1	Technical details of the building	:																									
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																								
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started																								
	c) Year of construction	:	N.A. Building Construction work not yet started																								
	d) Number of floors and height of each floor including basement, if any	:																									
	<b>Tower No. / Wing</b>		<b>Number of Floors</b>																								
	5 / B1		Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.																								
	6 / B2		Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.																								
	7 / C1		Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.																								
	e) Plinth area floor-wise	:	As per table attached to the report																								
	f) Condition of the building	:																									
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																								
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																								
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP - 15516 / TPO (NM & K) / 2017 / 8159 dated 05.02.2021 issued by Sr. Planner Associate Planner (BP), CIDCO (Number of Copies - Fourteen - Sheet No. 1/14 to 14/14)																								
	h) Approved map / plan issuing authority	:	Approved upto:																								

		Building / Tower No.	Number of Floors
		5 / B1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 10th upper Floors.
		6 / B2	2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential & Part Commercial) 2nd to 9th upper Floors.
		7 / C1	2 Basements + Ground (Part) + Stilt (Part) + 1st to 13th upper Floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.	

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	<b>Compound Wall</b>	
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
3.	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	<b>Plumbing installation</b>	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work not yet started

e) Water meters, taps etc.	:	
f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1. Tower -5, Wing - B1:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Encl. Balcony Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Terrace Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	101	1	3 BHK	1382	50	134	0	1566	1722	32500	5,08,89,800.00	5,34,34,290.00	111500
2	102	1	3 BHK	1380	50	133	0	1563	1719	32500	5,07,91,650.00	5,33,31,232.50	111000
3	103	1	3 BHK	1120	78	115	0	1313	1444	32500	4,26,75,750.00	4,48,09,537.50	93500
4	201	2	3 BHK	1385	50	133	0	1567	1724	32550	5,10,06,501.00	5,35,56,826.00	111500
5	202	2	3 BHK	1379	50	133	0	1562	1718	32550	5,08,45,379.00	5,33,87,648.00	111000
6	203	2	3 BHK	1118	78	114	0	1309	1440	32550	4,26,15,437.00	4,47,46,209.00	93000
7	204	2	3 BHK	921	57	30	210	1092	1201	32550	3,55,53,063.00	3,73,30,716.00	78000
8	205	2	3 BHK	921	59	30	209	1094	1203	32550	3,55,98,959.00	3,73,78,907.00	78000
9	206	2	3 BHK	917	15	114	0	1045	1150	32550	3,40,17,354.00	3,57,18,222.00	74500
10	301	3	3 BHK	1384	50	133	0	1566	1723	32600	5,10,53,556.00	5,36,06,234.00	111500
11	302	3	3 BHK	1382	50	132	0	1564	1720	32600	5,09,75,968.00	5,35,24,766.00	111500
12	303	3	3 BHK	1117	78	115	0	1310	1441	32600	4,26,98,176.00	4,48,33,085.00	93500
13	304	3	3 BHK	917	57	112	0	1085	1194	32600	3,53,81,758.00	3,71,50,846.00	77500
14	305	3	3 BHK	916	57	111	0	1085	1193	32600	3,53,60,568.00	3,71,28,596.00	77500
15	306	3	3 BHK	917	15	113	0	1044	1149	32600	3,40,41,572.00	3,57,43,651.00	74500
16	401	4	3 BHK	1385	50	133	0	1567	1724	32650	5,11,66,468.00	5,37,24,791.00	112000
17	402	4	3 BHK	1380	50	133	0	1563	1719	32650	5,10,26,400.00	5,35,77,720.00	111500
18	403	4	3 BHK	1118	78	114	0	1309	1440	32650	4,27,42,768.00	4,48,79,906.00	93500
19	404	4	3 BHK	916	57	111	0	1084	1192	32650	3,53,83,458.00	3,71,52,631.00	77500
20	405	4	3 BHK	916	57	112	0	1086	1194	32650	3,54,53,982.00	3,72,26,681.00	77500
21	406	4	3 BHK	917	15	113	0	1045	1150	32650	3,41,28,719.00	3,58,35,155.00	74500
22	501	5	3 BHK	1384	50	133	0	1566	1723	32700	5,12,10,162.00	5,37,70,670.00	112000
23	502	5	3 BHK	1382	50	132	0	1564	1720	32700	5,11,32,336.00	5,36,88,953.00	112000
24	503	5	3 BHK	1117	78	115	0	1310	1441	32700	4,28,29,152.00	4,49,70,610.00	93500
25	504	5	3 BHK	917	57	112	0	1085	1194	32700	3,54,90,291.00	3,72,64,806.00	77500
26	505	5	3 BHK	916	57	111	0	1085	1193	32700	3,54,69,036.00	3,72,42,488.00	77500
27	506	5	3 BHK	917	15	113	0	1044	1149	32700	3,41,45,994.00	3,58,53,294.00	74500
28	601	6	3 BHK	1385	50	133	0	1567	1724	32750	5,13,23,180.00	5,38,89,339.00	112500
29	602	6	3 BHK	1380	50	133	0	1563	1719	32750	5,11,82,683.00	5,37,41,817.00	112000
30	603	6	3 BHK	1118	78	114	0	1309	1440	32750	4,28,73,680.00	4,50,17,364.00	94000
31	604	6	3 BHK	916	57	111	0	1084	1192	32750	3,54,91,830.00	3,72,66,422.00	77500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Encl. Balcony Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Terrace Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
32	605	6	3 BHK	916	57	112	0	1086	1194	32750	3,55,62,570.00	3,73,40,699.00	78000
33	606	6	3 BHK	917	15	113	0	1045	1150	32750	3,42,33,248.00	3,59,44,910.00	75000
34	701	7	3 BHK	1384	50	133	0	1566	1723	32800	5,13,66,768.00	5,39,35,106.00	112500
35	702	7	3 BHK	1382	50	132	0	1564	1720	32800	5,12,88,704.00	5,38,53,139.00	112000
36	703	7	3 BHK	1117	78	115	0	1310	1441	32800	4,29,60,128.00	4,51,08,134.00	94000
37	704	7	3 BHK	917	57	112	0	1085	1194	32800	3,55,98,824.00	3,73,78,765.00	78000
38	706	7	3 BHK	917	15	113	0	1044	1149	32800	3,42,50,416.00	3,59,62,937.00	75000
39	801	8	3 BHK	1385	50	133	0	1567	1724	32850	5,14,79,892.00	5,40,53,887.00	112500
40	802	8	3 BHK	1380	50	133	0	1563	1719	32850	5,13,38,966.00	5,39,05,914.00	112500
41	803	8	3 BHK	1118	78	114	0	1309	1440	32850	4,30,04,592.00	4,51,54,822.00	94000
42	804	8	3 BHK	916	57	111	0	1084	1192	32850	3,56,00,202.00	3,73,80,212.00	78000
43	805	8	3 BHK	916	57	112	0	1086	1194	32850	3,56,71,158.00	3,74,54,716.00	78000
44	806	8	3 BHK	917	15	113	0	1045	1150	32850	3,43,37,777.00	3,60,54,666.00	75000
45	901	9	3 BHK	1384	50	133	0	1566	1723	32900	5,15,23,374.00	5,40,99,543.00	112500
46	902	9	3 BHK	1382	50	132	0	1564	1720	32900	5,14,45,072.00	5,40,17,326.00	112500
47	903	9	3 BHK	1117	78	115	0	1310	1441	32900	4,30,91,104.00	4,52,45,659.00	94500
48	904	9	3 BHK	917	57	112	0	1085	1194	32900	3,57,07,357.00	3,74,92,725.00	78000
49	905	9	3 BHK	916	57	111	0	1085	1193	32900	3,56,85,972.00	3,74,70,271.00	78000
50	906	9	3 BHK	917	15	113	0	1044	1149	32900	3,43,54,838.00	3,60,72,580.00	75000
51	1001	10	3 BHK	1385	50	133	0	1567	1724	32950	5,16,36,604.00	5,42,18,434.00	113000
52	1002	10	3 BHK	1380	50	133	0	1563	1719	32950	5,14,95,249.00	5,40,70,011.00	112500
53	1004	10	3 BHK	916	57	111	0	1084	1192	32950	3,57,08,574.00	3,74,94,003.00	78000
54	1005	10	3 BHK	916	57	112	0	1086	1194	32950	3,57,79,746.00	3,75,68,733.00	78500
<b>Total</b>				<b>60629</b>	<b>2782</b>	<b>6325</b>	<b>419</b>	<b>69903</b>	<b>76893</b>		<b>2,28,76,76,765.00</b>	<b>2,40,20,60,605.00</b>	

Think.Innovate.Create

## 2. Tower -6, Wing - B2:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Encl. Balcony Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Terrace Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	106	1	3 BHK	944	24	113	0	1082	1190	32500	3,51,50,700.00	3,69,08,235.00	77000
2	201	2	3 BHK	1178	33	107	0	1318	1450	32550	4,28,95,692.00	4,50,40,477.00	94000
3	202	2	3 BHK	1179	35	103	0	1316	1448	32550	4,28,39,706.00	4,49,81,691.00	93500
4	203	2	3 BHK	940	24	30	228	1085	1193	32550	3,53,04,641.00	3,70,69,873.00	77000
5	204	2	3 BHK	961	24	29	207	1097	1207	32550	3,57,08,912.00	3,74,94,358.00	78000
6	205	2	3 BHK	961	24	29	172	1083	1191	32550	3,52,38,695.00	3,70,00,630.00	77000
7	206	2	3 BHK	943	24	113	0	1080	1188	32550	3,51,66,044.00	3,69,24,346.00	77000

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Encl. Balcony Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Terrace Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
8	301	3	3 BHK	1179	33	112	0	1324	1456	32600	4,31,61,422.00	4,53,19,493.00	94500
9	302	3	3 BHK	1178	35	102	0	1314	1446	32600	4,28,45,854.00	4,49,88,147.00	93500
10	303	3	3 BHK	929	24	116	0	1069	1176	32600	3,48,48,422.00	3,65,90,843.00	76000
11	304	3	3 BHK	950	24	111	0	1084	1193	32600	3,53,53,722.00	3,71,21,408.00	77500
12	305	3	3 BHK	950	24	111	0	1084	1193	32600	3,53,46,876.00	3,71,14,220.00	77500
13	306	3	3 BHK	944	24	114	0	1081	1189	32600	3,52,41,578.00	3,70,03,657.00	77000
14	401	4	3 BHK	1178	33	113	0	1325	1457	32650	4,32,48,843.00	4,54,11,285.00	94500
15	402	4	3 BHK	1178	35	103	0	1315	1447	32650	4,29,46,504.00	4,50,93,829.00	94000
16	403	4	3 BHK	929	24	117	0	1070	1177	32650	3,49,33,541.00	3,66,80,218.00	76500
17	404	4	3 BHK	949	24	110	0	1083	1191	32650	3,53,55,379.00	3,71,23,148.00	77500
18	405	4	3 BHK	949	24	111	0	1084	1193	32650	3,54,07,946.00	3,71,78,343.00	77500
19	406	4	3 BHK	944	24	113	0	1081	1189	32650	3,52,92,038.00	3,70,56,640.00	77000
20	501	5	3 BHK	1179	33	112	0	1324	1456	32700	4,32,93,819.00	4,54,58,510.00	94500
21	502	5	3 BHK	1178	35	102	0	1314	1446	32700	4,29,77,283.00	4,51,26,147.00	94000
22	503	5	3 BHK	929	24	116	0	1069	1176	32700	3,49,55,319.00	3,67,03,085.00	76500
23	504	5	3 BHK	950	24	111	0	1084	1193	32700	3,54,62,169.00	3,72,35,277.00	77500
24	505	5	3 BHK	950	24	111	0	1084	1193	32700	3,54,55,302.00	3,72,28,067.00	77500
25	506	5	3 BHK	944	24	114	0	1081	1189	32700	3,53,49,681.00	3,71,17,165.00	77500
26	601	6	3 BHK	1178	33	113	0	1325	1457	32750	4,33,81,305.00	4,55,50,370.00	95000
27	602	6	3 BHK	1178	35	103	0	1315	1447	32750	4,30,78,040.00	4,52,31,942.00	94000
28	603	6	3 BHK	929	24	117	0	1070	1177	32750	3,50,40,535.00	3,67,92,562.00	76500
29	604	6	3 BHK	949	24	110	0	1083	1191	32750	3,54,63,665.00	3,72,36,848.00	77500
30	605	6	3 BHK	949	24	111	0	1084	1193	32750	3,55,16,393.00	3,72,92,213.00	77500
31	606	6	3 BHK	944	24	113	0	1081	1189	32750	3,54,00,130.00	3,71,70,137.00	77500
32	701	7	3 BHK	1179	33	112	0	1324	1456	32800	4,34,26,216.00	4,55,97,527.00	95000
33	702	7	3 BHK	1178	35	102	0	1314	1446	32800	4,31,08,712.00	4,52,64,148.00	94500
34	703	7	3 BHK	929	24	116	0	1069	1176	32800	3,50,62,216.00	3,68,15,327.00	76500
35	704	7	3 BHK	950	24	111	0	1084	1193	32800	3,55,70,616.00	3,73,49,147.00	78000
36	706	7	3 BHK	944	24	114	0	1081	1189	32800	3,54,57,784.00	3,72,30,673.00	77500
37	801	8	3 BHK	1178	33	113	0	1325	1457	32850	4,35,13,767.00	4,56,89,455.00	95000
38	802	8	3 BHK	1178	35	103	0	1315	1447	32850	4,32,09,576.00	4,53,70,055.00	94500
39	803	8	3 BHK	929	24	117	0	1070	1177	32850	3,51,47,529.00	3,69,04,905.00	77000
40	804	8	3 BHK	949	24	110	0	1083	1191	32850	3,55,71,951.00	3,73,50,549.00	78000
41	805	8	3 BHK	949	24	111	0	1084	1193	32850	3,56,24,840.00	3,74,06,082.00	78000
42	806	8	3 BHK	944	24	113	0	1081	1189	32850	3,55,08,222.00	3,72,83,633.00	77500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Encl. Balcony Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	As per Builder Terrace Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
43	901	9	3 BHK	1179	33	112	0	1324	1456	32900	4,35,58,613.00	4,57,36,544.00	95500
44	902	9	3 BHK	1178	35	102	0	1314	1446	32900	4,32,40,141.00	4,54,02,148.00	94500
45	903	9	3 BHK	929	24	116	0	1069	1176	32900	3,51,69,113.00	3,69,27,569.00	77000
46	904	9	3 BHK	950	24	111	0	1084	1193	32900	3,56,79,063.00	3,74,63,016.00	78000
47	905	9	3 BHK	950	24	111	0	1084	1193	32900	3,56,72,154.00	3,74,55,762.00	78000
48	906	9	3 BHK	944	24	114	0	1081	1189	32900	3,55,65,887.00	3,73,44,181.00	78000
<b>Total</b>				<b>49058</b>	<b>1309</b>	<b>5068</b>	<b>607</b>	<b>55678</b>	<b>61246</b>		<b>1,82,17,46,556.00</b>	<b>1,91,28,33,885.00</b>	

## 3. Tower -7, Wing - C1:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	1	MP	243	0	243	267	32500	78,97,500.00	82,92,375.00	17500
2	101	1	3 BHK	1576	189	1765	1942	32500	5,73,68,350.00	6,02,36,768.00	125500
3	103	1	3 BHK	1236	163	1400	1539	32500	4,54,84,725.00	4,77,58,961.00	99500
4	104	1	3 BHK	1237	173	1410	1551	32500	4,58,34,750.00	4,81,26,488.00	100500
5	201	2	3 BHK	1576	192	1768	1944	32550	5,75,37,333.00	6,04,14,200.00	126000
6	202	2	3 BHK	1262	171	1433	1576	32550	4,66,30,479.00	4,89,62,003.00	102000
7	203	2	3 BHK	1237	165	1402	1542	32550	4,56,42,587.00	4,79,24,716.00	100000
8	204	2	3 BHK	1239	173	1411	1552	32550	4,59,36,839.00	4,82,33,681.00	100500
9	301	3	3 BHK	1577	191	1768	1945	32600	5,76,39,734.00	6,05,21,721.00	126000
10	302	3	3 BHK	1262	172	1434	1577	32600	4,67,44,162.00	4,90,81,370.00	102500
11	303	3	3 BHK	1237	165	1401	1541	32600	4,56,81,076.00	4,79,65,130.00	100000
12	304	3	3 BHK	1238	174	1411	1552	32600	4,60,00,556.00	4,83,00,584.00	100500
13	401	4	3 BHK	1576	192	1768	1945	32650	5,77,25,200.00	6,06,11,460.00	126500
14	402	4	3 BHK	1262	171	1433	1576	32650	4,67,87,450.00	4,91,26,823.00	102500
15	403	4	3 BHK	1237	165	1402	1542	32650	4,57,75,300.00	4,80,64,065.00	100000
16	404	4	3 BHK	1239	173	1412	1553	32650	4,61,01,800.00	4,84,06,890.00	101000
17	501	5	3 BHK	1577	191	1768	1945	32700	5,78,16,543.00	6,07,07,370.00	126500
18	502	5	3 BHK	1262	172	1434	1577	32700	4,68,87,549.00	4,92,31,926.00	102500
19	503	5	3 BHK	1237	165	1401	1541	32700	4,58,21,202.00	4,81,12,262.00	100000
20	504	5	3 BHK	1238	174	1411	1552	32700	4,61,41,662.00	4,84,48,745.00	101000
21	601	6	3 BHK	1576	192	1768	1945	32750	5,79,02,000.00	6,07,97,100.00	126500
22	602	6	3 BHK	1262	171	1433	1576	32750	4,69,30,750.00	4,92,77,288.00	102500
23	603	6	3 BHK	1237	165	1402	1542	32750	4,59,15,500.00	4,82,11,275.00	100500
24	604	6	3 BHK	1239	173	1412	1553	32750	4,62,43,000.00	4,85,55,150.00	101000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
25	701	7	3 BHK	1577	191	1768	1945	32800	5,79,93,352.00	6,08,93,020.00	127000
26	702	7	3 BHK	1262	172	1434	1577	32800	4,70,30,936.00	4,93,82,483.00	103000
27	703	7	3 BHK	1237	165	1401	1541	32800	4,59,61,328.00	4,82,59,394.00	100500
28	704	7	3 BHK	1238	174	1411	1552	32800	4,62,82,768.00	4,85,96,906.00	101000
29	801	8	3 BHK	1576	192	1768	1945	32850	5,80,78,800.00	6,09,82,740.00	127000
30	802	8	3 BHK	1262	171	1433	1576	32850	4,70,74,050.00	4,94,27,753.00	103000
31	803	8	3 BHK	1237	165	1402	1542	32850	4,60,55,700.00	4,83,58,485.00	100500
32	804	8	3 BHK	1239	173	1412	1553	32850	4,63,84,200.00	4,87,03,410.00	101500
33	901	9	3 BHK	1577	191	1768	1945	32900	5,81,70,161.00	6,10,78,669.00	127000
34	902	9	3 BHK	1262	172	1434	1577	32900	4,71,74,323.00	4,95,33,039.00	103000
35	903	9	3 BHK	1237	165	1401	1541	32900	4,61,01,454.00	4,84,06,527.00	101000
36	904	9	3 BHK	1238	174	1411	1552	32900	4,64,23,874.00	4,87,45,068.00	101500
37	1001	10	3 BHK	1576	192	1768	1945	32950	5,82,55,600.00	6,11,68,380.00	127500
38	1002	10	3 BHK	1262	171	1433	1576	32950	4,72,17,350.00	4,95,78,218.00	103500
39	1003	10	3 BHK	1237	165	1402	1542	32950	4,61,95,900.00	4,85,05,695.00	101000
40	1004	10	3 BHK	1239	173	1412	1553	32950	4,65,25,400.00	4,88,51,670.00	102000
41	1101	11	3 BHK	1577	191	1768	1945	33000	5,83,46,970.00	6,12,64,319.00	127500
42	1102	11	3 BHK	1262	172	1434	1577	33000	4,73,17,710.00	4,96,83,596.00	103500
43	1103	11	3 BHK	1237	165	1401	1541	33000	4,62,41,580.00	4,85,53,659.00	101000
44	1104	11	3 BHK	1238	174	1411	1552	33000	4,65,64,980.00	4,88,93,229.00	102000
45	1201/1301	12 & 13	Duplex	2747	271	3018	3320	33050	9,97,44,900.00	10,47,32,145.00	218000
46	1202/1202	12 & 13	Duplex	2056	216	2272	2499	33050	7,50,89,600.00	7,88,44,080.00	164500
47	1203	12	3 BHK	1237	166	1402	1542	33050	4,63,43,702.00	4,86,60,887.00	101500
48	1204	12	3 BHK	1238	174	1413	1554	33050	4,66,88,744.00	4,90,23,181.00	102000
<b>Total</b>				<b>64705</b>	<b>8363</b>	<b>73068</b>	<b>80375</b>		<b>2,39,57,09,429.00</b>	<b>2,51,54,94,904.00</b>	

### Summary of the Project:

Tower No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
5 / B1	3 BHK - 54	54	69903	76893	2,28,76,76,765.00	2,40,20,60,605.00
6 / B2	3 BHK - 48	48	55678	61246	1,82,17,46,556.00	1,91,28,33,885.00
7 / C1	1 MP - 01 3 BHK - 45 4 BHK - 02	48	73068	80375	2,39,57,09,429.00	2,51,54,94,904.00
<b>Total</b>		<b>150</b>	<b>198649</b>	<b>218514</b>	<b>6,50,51,32,750.00</b>	<b>6,83,03,89,394.00</b>

Composition of Total Flat	
1 MP -	01
3 BHK -	147
4 BHK -	02
<b>Total -</b>	<b>150</b>

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>6,50,51,32,750.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>6,83,03,89,394.00</b>
<b>Cost of Construction (Total Built up area x Rate) 218514 Sq. Ft. x ₹ 2800.00</b>	<b>61,18,39,200.00</b>

Part - C (Extra Items)	Amount in ₹
1. Portico	
2. Ornamental front door	
3. Sit out / Verandah with steel grills	N.A. Building Construction work not yet started
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	N.A. Building Construction work not yet started
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part - E (Miscellaneous)	Amount in ₹
1. Separate toilet room	
2. Separate lumber room	
3. Separate water tank / sump	N.A. Building Construction work not yet started
4. Trees, gardening	
Total	

Part - F (Services)	Amount in ₹
1. Water supply arrangements	
2. Drainage arrangements	N.A. Building Construction work not yet started
3. Compound wall	



4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

**Total abstract of the entire property**

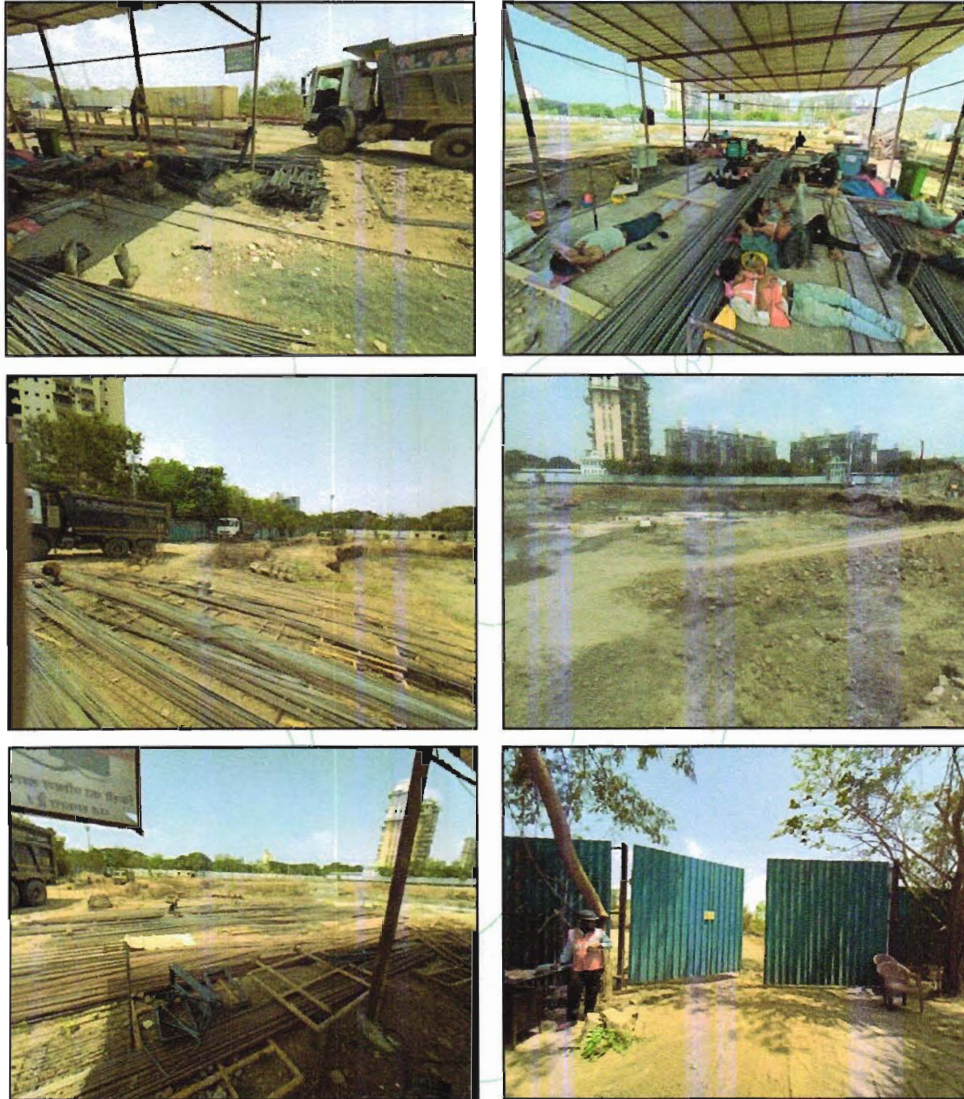
Part - A	Land	:	<b>As per table attached to the report</b>
Part - B	Building	:	
	Land development	:	
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 6,50,51,32,750.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 6,83,03,89,394.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 31,500 to ₹ 33,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 32,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create

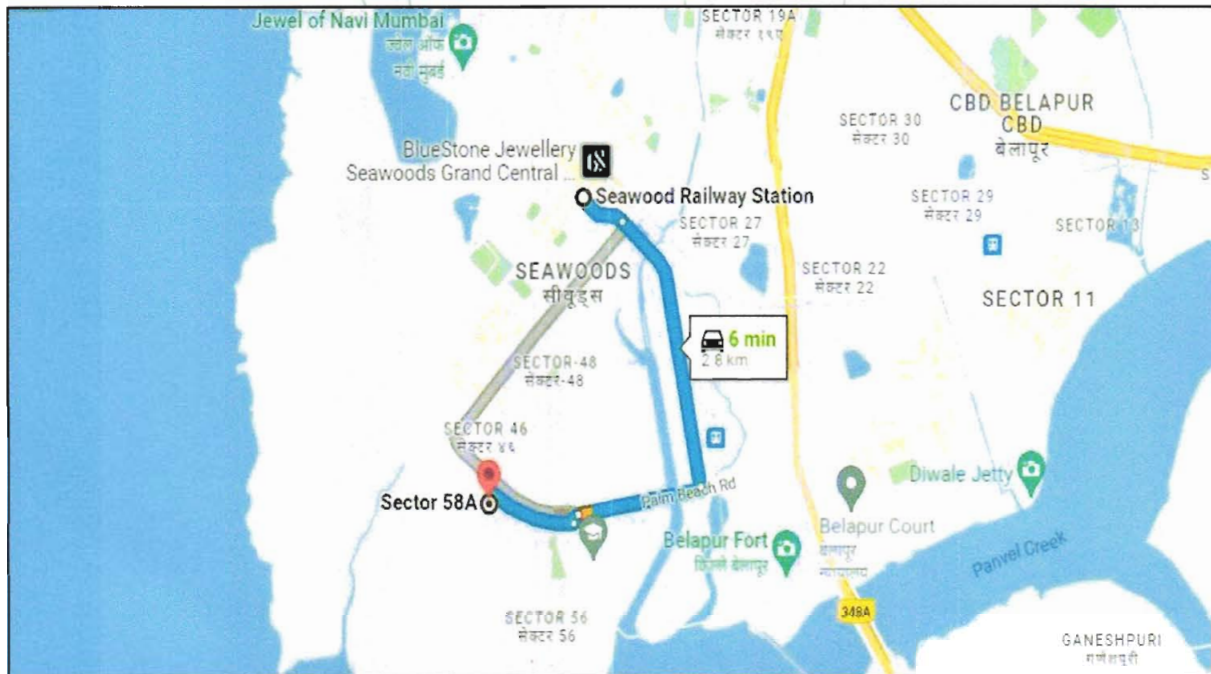
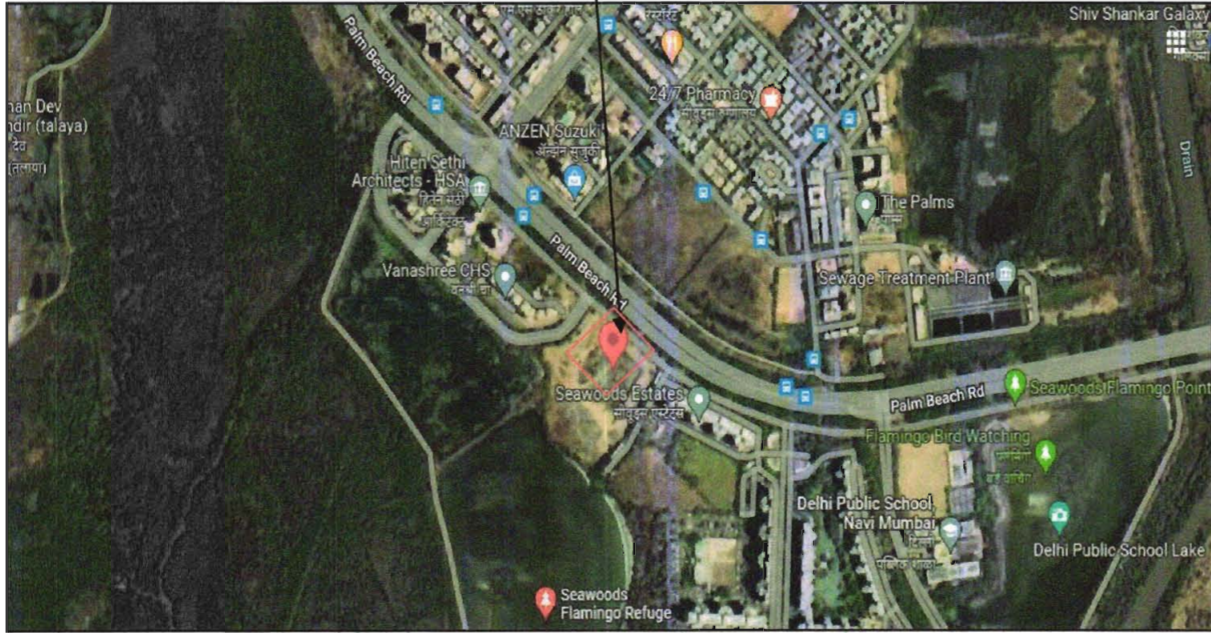


## Actual Site Photographs



## Route Map of the property

Site u/r



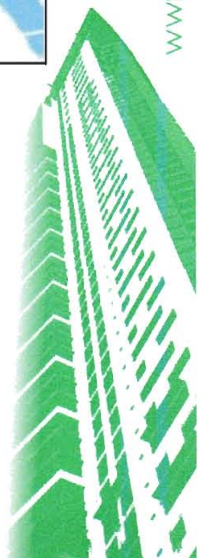
**Latitude Longitude: 19°00'28.4"N 73°00'47.7"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Seawoods – 2.8 Km.)




**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company




## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

**Annual Statement of Rates**

Year: 20222023 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : करावे (नवी मुंबई महानगरपालिका)

Search By:  Survey No  Location

Select	उपविभाग	बूली जमील	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<u>SurveyNo</u>	2/66-करावे(भाग)विनशेती वापरासाठी प्रती चौ.मी सव्हे वंबर	35000	83600	98900	119300	98900	चौ. मीटर



Think.Innovate.Create



## Price Indicators

HOUSING.COM Buy in Mumbai


Home / Navi Mumbai / Nerul / Mistry 9PBR Tower B1

**Mistry 9PBR Tower B1**

By MISTRY CONSTRUCTION CO PVT LTD  
Palm Beach Road, Nerul, Navi Mumbai

₹3.4 Cr - 3.65 Cr | 31.56 K/sq.ft  
EMI starts at 1.69 Lacs

Project Images



3 BHK Apartment Configuration

Dec, 2028 Possession Starts

31.56 K/sq.ft Avg. Price

916.00 sq.ft - 1385.00 sq.ft (Carpet Area) Sizes

Contact Seller

HOUSING.COM Buy in Mumbai


Home / Navi Mumbai / Nerul / Apartment for Sale in Nerul / 2 BHK Apartment

**2 BHK Apartment**

By MISTRY CONSTRUCTION CO PVT LTD  
Mistry 9PBR Tower B1, Sector 21, Nerul, Navi Mumbai

₹4.17 Cr EMI starts at 2.07 Lacs

Project Images



1456 sq.ft Build Up Area

28.64 K/sq.ft Avg. Price

2 BHK Configuration

1st May, 2025 Possession status

Middle of 9 floors

Unfurnished Furnishing

Contact Seller

HOUSING.COM Buy in Mumbai

Home / Navi Mumbai / Nerul / Apartment for Sale in Nerul / 3 BHK Apartment

**3 BHK Apartment**

By MISTRY CONSTRUCTION CO PVT LTD  
Mistry 9PBR Tower B1, Sector 21, Nerul, Navi Mumbai

₹3.6 Cr EMI starts at 1.79 Lacs

No Property Images Available

Request Photos

1240 sq.ft Build Up Area

29.03 K/sq.ft Avg. Price

3 BHK Configuration

1st Dec, 2027 Possession status

Middle of 12 floors

North-East Facing

Unfurnished Furnishing

Contact Seller



## Price Indicators

**3 BHK Apartment**  
By MISTRY CONSTRUCTION CO PVT LTD  
Mistry 9PBR Tower B1, Sector 21, Navi Mumbai

₹3.4 Cr EMI starts at 1.09 Lacs

1800 sq.ft Build Up Area | 18.89 K/sq.ft Avg. Price | 3 BHK Configuration | 31st May, 2025 Possession status | Middle of 14 floors | West facing Facing | Unfurnished Furnishing

**3 BHK Apartment**  
By MISTRY CONSTRUCTION CO PVT LTD  
Mistry 9PBR Tower B1, Sector 21, Navi Mumbai

₹3.75 Cr EMI starts at 1.85 Lacs

1550 sq.ft Build Up Area | 24.19 K/sq.ft Avg. Price | 3 BHK Configuration | 1st Dec, 2028 Possession status | Higher of 12 floors | North-East facing Facing | Unfurnished Furnishing

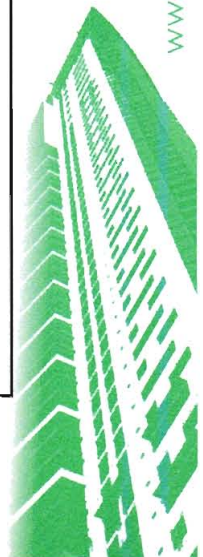
**3 BHK Flat**  
For Sale Seawoods, Navi Mumbai

₹5.0 Cr | 1400 Sq-ft Carpet Area | 3 BHK | 3 Bathrooms

Water Front | Skyline View | Sea facing | Service/Goods Lift

Agent name: Rituraj Singh | 500+ Buyers Served | Certified Agent

Contact Agent | Save for Later



## Price Indicators

**Mistry 9PBR**  
**3 Bedroom 1040 Sq.Ft. Apartment in Nerul Navi Mumbai**  
 Listing ID #4057647  
**3.6 Cr.**  
 3 Bedrooms  
 Unfurnished  
 3 Bathrooms  
 1040 Sq Ft. (Built-up Area)  
 West Facing  
 Get Instant Home Loan | Request for Call

**3 BHK Flat**  
 For Sale Seawoods, Navi Mumbai  
**4.50 Cr** | 1300 Sq-ft Carpet Area | 3 BHK | 3 Bathrooms  
 Water Front | Sea facing | Skyline View | Service/Goods Lift  
 Agent name: Rituraj Singh | 500+ Buyers Served  
 Certified Agent

**2 BHK Apartment**  
 By MISTRY CONSTRUCTION CO PVT LTD  
 Mistry 9PBR Tower B1 Sector 21, Nerul, Navi Mumbai  
**₹4.17 Cr** | EMI starts at 2.07 Lacs  
 1456 sq.ft Build Up Area | 28.64 K/sq.ft Avg. Price | 2 BHK Configuration | 1st May, 2025 Possession status | Middle of 9 floors | Unfurnished Furnishing



## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Navi Mumbai

Sector 16A

Download App

Home / Navi Mumbai / Sector 16A / Sea Breeze Tower


### Sea Breeze Tower Become first to Rate

Sector 16A, Nerul, Palm Beach Road - Nerul, Navi Mumbai

Last updated: Sep 17, 2020


**₹2.29 Cr - 5.0 Cr** | 17.60 K/sq.ft  
EMI starts at 1.14 Lacs  
Price excludes maintenance. Floor rise cost. Stamp. See More

Contact Developer




Project Images

SHARE SAVE



Project Images



Project Images

2, 3, 4 BHK Apartments Configurations


17.60 K/sq.ft  
Avg. Price

1301.00 sq.ft. - 3000.00 sq.ft.  
(Super Builtup Area)

magicbricks
Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help

Sign In My Activity
Post Property FREE

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Palm Beach Road > 3 BHK Flats for Sale in Palm Beach Road > 1771 Sq.ft



### 3 BHK Flat

For Sale Palm Beach Road, Navi Mumbai

₹ 2.50 Cr

1100 Sq-ft Carpet Area

3 BHK  
3 Bathrooms

Visitor Parking

Lift

Swimming Pool

Park

Agent  
Shokin Jain Bafna  
500+ Buyers Served

Contact Agent

Save for Later





## Price Indicators Projects nearby Locality

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark Near Me 🔍 Post pr...

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Nerul > 3 BHK Apartments in Nerul > 2 To 2.8 Cr

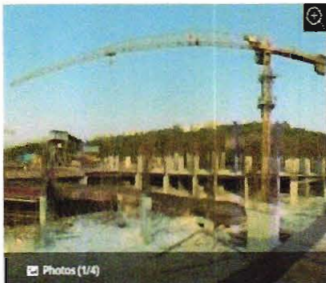
Posted on Mar 30, 2022 | Under Construction

**2.8 Cr** @ 32,928 per sq.ft. **3BHK 4Baths**  
 Estimated EMI 0.2,23,637 Residential Apartment for Sale  
 in Moreswar 19 Sec, Nerul, Mumbai, Navi, Mumbai

**RERA STATUS** REGISTERED Registration No: P51700025055 Website: https://maharera.mahaonline.gov.in

Overview Society Dealer Details Recommendations Price Trends

Property (4) Society (3)



Photos (1/4)

**Area**  
Carpet area: 850.34 sq.ft. (79 sq.m.)

**Price**  
0.28 Crore + Govt Charges & Tax @ 32,928 per sq.ft. (Negotiable) View Price Details

**Floor Number**  
6<sup>th</sup> of 14 Floors

**Overlooking**  
Pool, Park/Garden, Club, Main Road

**Configuration**  
3 Bedrooms, 4 Bathrooms, 3 Balconies with Servant Room


**Address**  
Moreswar 19 East Nerul, Mumbai Navi

**Facing**  
West

**Possession**  
Dec 2025 View Construction Status

**magicbricks** Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign In My Activity ▾ Post Property FREE

Property ID: 89451913



**5 BHK Flat**  
For Sale Nerul West, Navi Mumbai

**4.56 Cr** 1870 Sq-ft 5 BHK  
 = 24385 / sqft Carpet Area 5 Bathrooms

Amenities will be updated soon

Agent  
Jitendra Gadia  
100+ Buyers Served

Contact Agent Save for Later

**5 BHK Flat**  
For Sale Nerul West, Navi Mumbai

**4.56 Cr** 1870 Sq-ft 5 BHK  
 = 24385 / sqft Carpet Area 5 Bathrooms

Amenities will be updated soon

Agent  
Jitendra Gadia  
100+ Buyers Served

Contact Agent Save for Later



## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Home / Navi Mumbai / Nerul / Apartment for Sale in Nerul / 3 BHK Apartment Last updated: May 7, 2022

**3 BHK Apartment**

By MISTRY CONSTRUCTION CO PVT LTD

Mistry 9PBR Tower B1, Sector 21, Nerul, Navi Mumbai

OFFER best offer Know More

**₹3.6 Cr** EMI starts at 1.79 Lacs

2118 K/sq.ft

No Property Images Available

1700 sq.ft  
Build Up Area

2118 K/sq.ft  
Avg. Price

3 BHK  
Configuration

1st Dec, 2026  
Possession status

Middle  
of 19 floors

North-East facing  
Facing

Unfurnished  
Furnishing

**99acres** Buy

Home / Property in Mumbai / Apartments in Mumbai / Apartments in Sector 14, Nerul / 8 BHK Apartments in Sector 14, Nerul Posted on Mar 28, 2022 | Ready to move

**26 Cr** @ 42,975 per sq.ft.

Estimated EMI @ 20.76,630

RERA STATUS REGISTERED Registration No: P51700006201 | Website: <https://maharera.maharera.gov.in>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#)

**8BHK 4Baths**

Residential Apartment for Sale

In Malchli Emerald Bay, Sector 14, Nerul, Mumbai, Maharashtra

**Property (8)** **Society (12)**

**Area**

Carpet Area: 6050 sq.ft. (562.08 sq.m)

**Price**

26 Crore + Govt Charges & Tax @ 42,975 per sq.ft. [View Price Details](#)

**Floor Number**

28<sup>th</sup> of 29 Floors

**Overlooking**

Pool, Park/Garden, Club, Main Road

**Configuration**

8 Bedrooms, 4 Bathroom, 3+ Balconies with Pooja Room, Study Room, Servant Room

**Address**

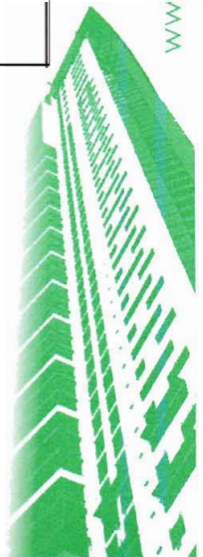
Malchli Emerald Bay, Sector-14 Nerul, Mumbai Navi

**Facing**

East

**Property Age**

1 to 5 Year Old



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 : 27.05.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMBR,  
2.5.4.20=9E2726404F358E776D439A2685913490C5E3341333  
11327901748205652, serial=C0069, email=manoj.chalikwar@vastukala.com,  
serialNumber=4145645640823906245548F0E3C4E31F116C2E  
3944287079A32776275F, c=IN, o=MANOJ BABURAO CHALIKWAR  
Date: 2022.05.28 19:03:24 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

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

Countersigned  
(BRANCH MANAGER)

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

Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

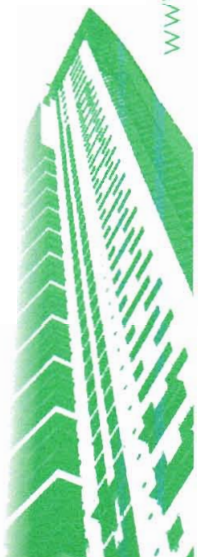


(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 27.05.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 21.05.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Think Innovate Create



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Mistry Construction Co. Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vicky Bhor – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 21.05.2022 Valuation Date - 27.05.2022 Date of Report - 27.05.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.05.2022
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached