

**Project Report For 'HALLMARK'**

**Address of Property: "Hallmark" on Survey No 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1, Located in  
Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat,  
Gangapur Road, Anandvalli Shiwar, Nashik – 422 013.**

**Name of Owners/Builders: M/s. Highland Builders & Developers.**

# HALLMARK

DATE OF VALUATION 17/10/2024.  
Nashik

**Er. HARSHAL C DHANDE.**  
***APPROVED VALUER***

Date: - 17/10/2024.

## VALUATION REPORT OF IMMOVABLE PROPERTY

**Name & Address of Branch** : AGM, HLST Administrative Office Satpur Br. Nashik.

**Name of Customer(s)/Borrowal unit:** Highland Builders & Developers.

<b>1. Introduction</b>			
<b>a</b>	Name of the Property owner	<b>Highland Builders &amp; Developers.</b>	
<b>b</b>	Purpose of Valuation	For Project tie up /Approval Purpose	
<b>c</b>	Date of Inspection of Property	15/10/2024.	
<b>d</b>	Date of Valuation Report	17/10/2024.	
<b>2. Physical Characteristics of the Property</b>			
<b>a</b>	Location of the Property.	“Hallmark” on Survey No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1, Located in Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat, Gangapur Road, Anandvalli Shiwar, Nashik – 422 013.	
<b>i</b>	Nearby Landmark	Located in Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat, Gangapur Road, Anandvalli Shiwar, Nashik 422 013.	
<b>ii</b>	Postal Address of the Property	“Hallmark” on Survey No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1, Located in Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat, Gangapur Road, Anandvalli Shiwar, Nashik – 422 013.	
<b>iii</b>	Area of the plot/land (supported by a plan)	<b>10661.93 Sq. Mt.</b>	
<b>iv</b>	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid, leveled.	
<b>v</b>	Independent access/approach to the property etc	Yes, Independent access	
<b>vi</b>	Google Map Location of the Property with a neighborhood layout map	Yes, Enclosed with the report.	
<b>vii</b>	Details of roads abutting the property	24.00 Mt. wide Road	
<b>viii</b>	Description of adjoining property	Nearby area is developed with Residential & Commercial areas.	
<b>ix</b>	Plot No. Survey No.	S. No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1	
<b>x</b>	Ward/Village/Taluka	Anandvalli Shiwar	
<b>xi</b>	Sub-Registry/Block	Nashik	
<b>xii</b>	District	Nashik	
<b>xiii</b>	Any other aspect	No	
<b>b</b>	Plinth Area, Carpet Area, and saleable are to be mentioned separately	Sheet Attached.	
<b>c</b>	<b>Boundaries of the Plot</b>	<b>As per Sale Deed/TIR</b>	<b>As Actual</b>
	North	Not Mentioned	Adj. S no. 57
	South	Not Mentioned	Adj. S No/ 59(P) & 24 Mt. Wide Rd.
	East	Not Mentioned	Adj. S. No. 59/1
	West	Not Mentioned	Adj. S No. 60

<b>3. Town Planning parameters</b>		
A		
1	Master Plan provisions related to property in terms of land use	Residential & Commercial Use
2	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As per Approved Plan vide letter No. Commencement No. LND/BP/A-1/BP/588/2022 Dated- 31/03/2022
3	Ground Coverage	As per Approved Plan
4	Comment on whether OC- Occupancy Certificate has been issued or not	Since Project is under construction, Completion Certificate is not obtained yet.
5	Comment on unauthorized constructions if any	Project is Under Construction.
6	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	N.A.
7	Planning area/zone	Town Planning, NMC Nashik
8	Developmental controls	Town Planning, NMC Nashik
9	Zoning regulations	Town Planning, NMC Nashik
10	Comment on the surrounding land uses and adjoining properties in terms of uses	Nearby area is developed with Residential & Commercial Properties
11	Comment on demolition proceedings if any	Project is Under Construction.
12	Comment on compounding /regularization proceedings	----
13	Any other Aspect.	----
<b>4. Document Details and Legal Aspects of Property</b>		
a	Ownership Documents i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the Property	----
b	Name of the Owner/s	Highland Builders & Developers.
c	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold Property.
d	Agreement of easement if any	N.A.
e	Notification of acquisition if any	N.A.
f	Notification of road widening if any	N.A.
g	Heritage restriction, if any	N.A.
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	Details Not Known.
k	Building plan sanction:	Commencement No. LND/BP/A-1/BP/588/2022 Dated- 31/03/2022
	Authority approving the plan	Town Planning, NMC Nashik
	Name of the office of the Authority	Town Planning, NMC Nashik
	Any violation from the approved Building Plan.	No.
l	Whether Property is Agricultural Land if yes, any conversion is contemplated	Not Applicable, Its NA Plot
m	Whether the property is SARFAESI compliant	Yes.

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.	Details not Furnished (Building is under construction)
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Building is under construction
o	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Details Not Available.
p	Qualification in TIR/mitigation suggested if any.	No.
q	Any other aspect	N.A.
<b>5. Economic Aspects of the Property</b>		
1	Reasonable letting value	@ Rs. 15/- Rs.30/- per Sq. ft. Rent for Residential units Expected (Considering location of the Project)
2	If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month with (tenant-wise) a comparison of existing market rent	No, Building is under construction  N.A.
3	Taxes and other outings	Not Known.
4	Property Insurance	Not Known.
5	Monthly maintenance charges	Not Known.
6	Security charges	Not Known.
7	Any other aspect	N.A.
<b>6. Socio-cultural Aspects of the Property</b>		
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.	The Property is located in Residential area with easy access to the Schools, Hospitals, State & National Highways,
b	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No.
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a	<b>Description of the functionality and utility of the property in terms of:</b>	
	i. Space allocation	Yes Planned
	ii. Storage Spaces	Not Known
	iii. Utility spaces provided within the building	Yes Planned
	iii. Car Parking facility	Planned
	iv. Balconies, etc.	Provided as per Municipal Bylaws.
b	Any other aspect	N.A.
<b>8. Infrastructure Availability</b>		
a	Description of aqua infrastructure availability in terms of	
	1. Water supply	Municipal Water Supply
	2. Sewerage/sanitation System Underground or Open	Yes, UG Sewerage system is Provided.
	3. Storm water drainage.	Planned
b	Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Not Known
	2. Electricity	Planned
	3. Road and public transport connectivity.	Yes, City Bus & Auto Rikshaw are available.
	4. Availability of other public utilities nearby.	Available on walkable distance from the Property

c	Social infrastructure in terms of	
	i. School	Available in surrounding area
	ii. Medical facilities.	Available in surrounding area
	iii. Recreational facility in terms of parks and open space	Available in surrounding area
<b>9. Marketability of the Property</b>		
a	Marketability of the property in terms of	
	i. Locational attributes	Nearby area is developed with Residential & Commercial Properties
	ii. Scarcity	Located in Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat, Gangapur Road, Anandvalli Shiwar, Nashik 422 013.
	iii. Demand and supply of the kind of subject property	Good Demand
	iv. Comparable sale prices in the locality	Rs. 75,000/- to Rs. 85,000/- Sq. Mt. (Built up area Rates for Flat)
b	Any other aspect which has relevance on the value or marketability of the property	On size, shape, location and Road frontage of the Plot
<b>10. Engineering and Technology Aspects of the Property</b>		
A	Type of construction	RCC Framed Structure with RCC Slab Roofing. (Building under construction)
b	Material & technology used	RCC design.
c	Specifications,	
	<b>As per Approved Building Plan Dated. 31/03/2022, "HALLMARK" Project having</b> Lower Ground + Ground + Podium + 35 Floors Above <b>Construction Stage of Project as on date is as under:</b> <b>Wing A</b> – Basement Work in Progress <b>Wing B</b> – 1 <sup>st</sup> Slab Complete <b>Wing C</b> – 2 <sup>nd</sup> Slab Complete <b>Wing D</b> – Podium Slab Work in Progress <b>Wing E</b> – Podium Slab Work in Progress <u>Approximately 7 – 8 % Work of Project Completed.</u>	
d	Maintenance issues	NA, Building under construction as on date
e	Age of the building	NA, Building under construction as on date
f	Total life of the building	Future life of Bldg.- 60 after Completion of Building, with regular maintenance.
g	Extent of deterioration,	NA
h	Structural safety	Building is Under Construction
i	Protection against natural disaster viz. earthquakes,	Yes, structural design is as per norms
j	Visible damage in the building	Not Seen at the time of visit, As Building is Under Construction.
k	System of air-conditioning	Not Provided.
l	Provision of firefighting	Yes, Planned.
m	Copies of the plan and elevation of the building to be included	Yes, Attached Below.
<b>Environmental Factors</b>		
a	Use of environment friendly building materials, Green Building techniques if any	Not Known.
b	Provision of rain water harvesting	Yes, Planned.
c	Use of solar heating and lightening systems, etc.,	Not Known.
d	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No.
<b>12. Architectural and aesthetic quality of the Property</b>		
a	Descriptive account on whether the building is modern, old fashioned, plain looking or	Decorative Front Elevation.

	decorative, heritage value, presence of landscape elements etc.	
<b>13. Valuation</b>		
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.	As it's Apartment Buildings, built up area Rate per Sq. m. is adopted for determining Valuation.
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	Rs. <b>50,000/-</b> Per Sq. Mt. For Land Rs. <b>7200/- Initial rate &amp; Floor rise 50/- Rs per floor from 5<sup>th</sup> Floor Per Sq. Ft.</b> For Flats Considering construction quality, location, amenities provided in the Project.
c	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	Rs. <b>35000/-</b> Per Sq. Mt. For Land Rs. <b>52,000/-</b> Per Sq. Mt. For Flats Considering (As per Current year Ready Reckoner)
<b>d Summary of Valuation</b>		
<b>01</b>	<b>Guideline Value</b>	<b>Total Amount = 273,75,10,000/-</b> (Rs. Two Hundred & Seventy-Three Crore Seventy-Five Lacs Ten Thousand Only.)
<b>02</b>	<b>Market Value</b>	<b>Total Amount = 510,02,99,000/-</b> (Rs. Five Hundred & Ten Crore Two Lacs Ninety-Nine Thousand Only)
<b>03</b>	<b>Realizable Value</b>	<b>Total Amount = 484,52,84,000/-</b> (Rs. Four Hundred & Eighty-Four Crore Fifty-Two Lacs Eighty-Four Thousand Only)
<b>04</b>	<b>Distress Value</b>	<b>Total Amount = 382,52,24,000/-</b> (Rs. Three Hundred & Eighty-Two Crore Fifty-Two Lac Twenty-Four Thousand Only.)
<b>05</b>	<b>Insurable Value</b>	<b>Total Amount = 186,31,64,000/-</b> (Rs. One Hundred & Eighty-Six Crore Thirty-One Lacs Sixty-Four Thousand Only.)
<b>06</b>	<b>Guideline Value (LAND)</b>	<b>10661.93 Sq. Mt. X 35,000/- Sq. Mt = 37,31,68,000/-</b> (Rs. Thirty-Seven Crore Thirty-One Lacs Sixty-Eight Thousand Only.)
<b>07</b>	<b>Market Value (LAND)</b>	<b>10661.93 Sq. Mt. X 50,000/- Sq. Mt = 53,30,97,000/-</b> (Rs. Fifty-Three Crore Thirty Lacs Ninety-Seven Thousand Only.)

**Annexure I**

Sr. No.	FL	Flat No.	Flat Type	Car. area as in Sqmt	Bal. Area in Sqmt	Total Car. area in Sqmt = (2)+(3)	Saleable Area in Sqft (4X1.35X 10.7639)	Rate Rs /Sqft	Fair Market Value Rs	Reliazaable Value (95% of 9) Rs.	Distress Value (75% of 9) Rs. (10)	Insurable Valu Rs. (90% of 12)
		<b>Wing A</b>										
1	1st	A-1	4BHK	253.70	59.02	312.72	4544	7200	32718668	31082734	24539001	13087467
2	2nd	A-2	4BHK	253.70	59.02	312.72	4544	7200	32718668	31082734	24539001	13087467
3	3rd	A-3	4BHK	253.70	59.02	312.72	4544	7200	32718668	31082734	24539001	13087467
4	4th	A-4	4BHK	253.70	59.02	312.72	4544	7200	32718668	31082734	24539001	13087467
5	5th	A-5	4BHK	253.70	59.02	312.72	4544	7250	32945881	31298587	24709411	13087467
6	6th	A-6	4BHK	253.70	59.02	312.72	4544	7300	33173094	31514439	24879820	13087467
7	7th	A-7	4BHK	253.70	59.02	312.72	4544	7350	33400307	31730291	25050230	13087467
8	8th	A-8	4BHK	253.70	59.02	312.72	4544	7400	33627520	31946144	25220640	13087467
9	9th	A-9	4BHK	253.70	59.02	312.72	4544	7450	33854733	32161996	25391049	13087467
10	10th	A-10	4BHK	253.70	59.02	312.72	4544	7500	34081946	32377848	25561459	13087467
11	11th	A-11	4BHK	253.70	59.02	312.72	4544	7550	34309159	32593701	25731869	13087467
12	12th	A-12	4BHK	253.70	59.02	312.72	4544	7600	34536372	32809553	25902279	13087467
13	13th	A-13	4BHK	253.70	59.02	312.72	4544	7650	34763584	33025405	26072688	13087467
14	14th	A-14	4BHK	253.70	59.02	312.72	4544	7700	34990797	33241258	26243098	13087467
15	15th	A-15	4BHK	253.70	59.02	312.72	4544	7750	35218010	33457110	26413508	13087467
16	16th	A-16	4BHK	253.70	59.02	312.72	4544	7800	35445223	33672962	26583918	13087467
17	17th	A-17	4BHK	253.70	59.02	312.72	4544	7850	35672436	33888815	26754327	13087467
18	18th	A-18	4BHK	253.70	59.02	312.72	4544	7900	35899649	34104667	26924737	13087467
19	19th	A-19	4BHK	253.70	59.02	312.72	4544	7950	36126862	34320519	27095147	13087467
20	20th	A-20	4BHK	253.70	59.02	312.72	4544	8000	36354075	34536372	27265556	13087467
21	21st	A-21	4BHK	253.70	59.02	312.72	4544	8050	36581288	34752224	27435966	13087467
22	22nd	A-22	4BHK	253.70	59.02	312.72	4544	8100	36808501	34968076	27606376	13087467
23	23rd	A-23	4BHK	253.70	59.02	312.72	4544	8150	37035714	35183928	27776786	13087467
24	24th	A-24	4BHK	253.70	59.02	312.72	4544	8200	37262927	35399781	27947195	13087467
25	25th	A-25	4BHK	253.70	59.02	312.72	4544	8250	37490140	35615633	28117605	13087467
26	26th	A-26	4BHK	253.70	59.02	312.72	4544	8300	37717353	35831485	28288015	13087467
27	27th	A-27	4BHK	253.70	59.02	312.72	4544	8350	37944566	36047338	28458425	13087467
28	28th	A-28	4BHK	253.70	59.02	312.72	4544	8400	38171779	36263190	28628834	13087467
29	29th	A-29	4BHK	253.70	59.02	312.72	4544	8450	38398992	36479042	28799244	13087467
30	30th	A-30	4BHK	253.70	59.02	312.72	4544	8500	38626205	36694895	28969654	13087467
31	31st	A-31	4BHK	253.70	59.02	312.72	4544	8550	38853418	36910747	29140063	13087467
32	32nd	A-32	4BHK	253.70	59.02	312.72	4544	8600	39080631	37126599	29310473	13087467
33	33rd	A-33	4BHK	253.70	59.02	312.72	4544	8650	39307844	37342452	29480883	13087467
34	34th	A-34	4BHK	253.70	59.02	312.72	4544	8700	39535057	37558304	29651293	13087467
		<b>Wing B</b>										
35	1st	B-1	4BHK	236.01	45.78	281.79	4095	7200	29482583	28008454	22111937	11793033
36	2nd	B-2	4BHK	236.01	45.78	281.79	4095	7200	29482583	28008454	22111937	11793033
37	3rd	B-3	4BHK	236.01	45.78	281.79	4095	7200	29482583	28008454	22111937	11793033
38	4th	B-4	4BHK	236.01	45.78	281.79	4095	7200	29482583	28008454	22111937	11793033
39	5th	B-5	4BHK	236.01	45.78	281.79	4095	7250	29687323	28202957	22265492	11793033
40	6th	B-6	4BHK	236.01	45.78	281.79	4095	7300	29892063	28397460	22419048	11793033

41	7th	B-7	4BHK	236.01	45.78	281.79	4095	7350	30096804	28591963	22572603	11793033
42	8th	B-8	4BHK	236.01	45.78	281.79	4095	7400	30301544	28786467	22726158	11793033
43	9th	B-9	4BHK	236.01	45.78	281.79	4095	7450	30506284	28980970	22879713	11793033
44	10th	B-10	4BHK	236.01	45.78	281.79	4095	7500	30711024	29175473	23033268	11793033
45	11th	B-11	4BHK	236.01	45.78	281.79	4095	7550	30915764	29369976	23186823	11793033
46	12th	B-12	4BHK	236.01	45.78	281.79	4095	7600	31120504	29564479	23340378	11793033
47	13th	B-13	4BHK	236.01	45.78	281.79	4095	7650	31325245	29758982	23493933	11793033
48	14th	B-14	4BHK	236.01	45.78	281.79	4095	7700	31529985	29953485	23647489	11793033
49	15th	B-15	4BHK	236.01	45.78	281.79	4095	7750	31734725	30147989	23801044	11793033
50	16th	B-16	4BHK	236.01	45.78	281.79	4095	7800	31939465	30342492	23954599	11793033
51	17th	B-17	4BHK	236.01	45.78	281.79	4095	7850	32144205	30536995	24108154	11793033
52	18th	B-18	4BHK	236.01	45.78	281.79	4095	7900	32348945	30731498	24261709	11793033
53	19th	B-19	4BHK	236.01	45.78	281.79	4095	7950	32553685	30926001	24415264	11793033
54	20th	B-20	4BHK	236.01	45.78	281.79	4095	8000	32758426	31120504	24568819	11793033
55	21st	B-21	4BHK	236.01	45.78	281.79	4095	8050	32963166	31315008	24722374	11793033
56	22nd	B-22	4BHK	236.01	45.78	281.79	4095	8100	33167906	31509511	24875929	11793033
57	23rd	B-23	4BHK	236.01	45.78	281.79	4095	8150	33372646	31704014	25029485	11793033
58	24th	B-24	4BHK	236.01	45.78	281.79	4095	8200	33577386	31898517	25183040	11793033
59	25th	B-25	4BHK	236.01	45.78	281.79	4095	8250	33782126	32093020	25336595	11793033
60	26th	B-26	4BHK	236.01	45.78	281.79	4095	8300	33986867	32287523	25490150	11793033
61	27th	B-27	4BHK	236.01	45.78	281.79	4095	8350	34191607	32482026	25643705	11793033
62	28th	B-28	4BHK	236.01	45.78	281.79	4095	8400	34396347	32676530	25797260	11793033
63	29th	B-29	4BHK	236.01	45.78	281.79	4095	8450	34601087	32871033	25950815	11793033
64	30th	B-30	4BHK	236.01	45.78	281.79	4095	8500	34805827	33065536	26104370	11793033
65	31st	B-31	4BHK	236.01	45.78	281.79	4095	8550	35010567	33260039	26257926	11793033
66	32nd	B-32	4BHK	236.01	45.78	281.79	4095	8600	35215308	33454542	26411481	11793033
67	33rd	B-33	4BHK	236.01	45.78	281.79	4095	8650	35420048	33649045	26565036	11793033
68	34th	B-34	4BHK	236.01	45.78	281.79	4095	8700	35624788	33843548	26718591	11793033
	<b>Wing C</b>											
69	1st	C-1	4BHK	240.37	53.92	294.29	4276	7200	30790409	29250889	23092807	12316164
70	2nd	C-2	4BHK	240.37	53.92	294.29	4276	7200	30790409	29250889	23092807	12316164
71	3rd	C-3	4BHK	240.37	53.92	294.29	4276	7200	30790409	29250889	23092807	12316164
72	4th	C-4	4BHK	240.37	53.92	294.29	4276	7200	30790409	29250889	23092807	12316164
73	5th	C-5	4BHK	240.37	53.92	294.29	4276	7250	31004231	29454020	23253174	12316164
74	6th	C-6	4BHK	240.37	53.92	294.29	4276	7300	31218054	29657151	23413540	12316164
75	7th	C-7	4BHK	240.37	53.92	294.29	4276	7350	31431876	29860282	23573907	12316164
76	8th	C-8	4BHK	240.37	53.92	294.29	4276	7400	31645698	30063413	23734274	12316164
77	9th	C-9	4BHK	240.37	53.92	294.29	4276	7450	31859521	30266544	23894640	12316164
78	10th	C-10	4BHK	240.37	53.92	294.29	4276	7500	32073343	30469676	24055007	12316164
79	11th	C-11	4BHK	240.37	53.92	294.29	4276	7550	32287165	30672807	24215374	12316164
80	12th	C-12	4BHK	240.37	53.92	294.29	4276	7600	32500987	30875938	24375741	12316164
81	13th	C-13	4BHK	240.37	53.92	294.29	4276	7650	32714810	31079069	24536107	12316164
82	14th	C-14	4BHK	240.37	53.92	294.29	4276	7700	32928632	31282200	24696474	12316164
83	15th	C-15	4BHK	240.37	53.92	294.29	4276	7750	33142454	31485332	24856841	12316164
84	16th	C-16	4BHK	240.37	53.92	294.29	4276	7800	33356277	31688463	25017207	12316164
85	17th	C-17	4BHK	240.37	53.92	294.29	4276	7850	33570099	31891594	25177574	12316164
86	18th	C-18	4BHK	240.37	53.92	294.29	4276	7900	33783921	32094725	25337941	12316164
87	19th	C-19	4BHK	240.37	53.92	294.29	4276	7950	33997743	32297856	25498308	12316164
88	20th	C-20	4BHK	240.37	53.92	294.29	4276	8000	34211566	32500987	25658674	12316164
89	21st	C-21	4BHK	240.37	53.92	294.29	4276	8050	34425388	32704119	25819041	12316164



90	22nd	C-22	4BHK	240.37	53.92	294.29	4276	8100	34639210	32907250	25979408	12316164
91	23rd	C-23	4BHK	240.37	53.92	294.29	4276	8150	34853033	33110381	26139774	12316164
92	24th	C-24	4BHK	240.37	53.92	294.29	4276	8200	35066855	33313512	26300141	12316164
93	25th	C-25	4BHK	240.37	53.92	294.29	4276	8250	35280677	33516643	26460508	12316164
94	26th	C-26	4BHK	240.37	53.92	294.29	4276	8300	35494499	33719774	26620875	12316164
95	27th	C-27	4BHK	240.37	53.92	294.29	4276	8350	35708322	33922906	26781241	12316164
96	28th	C-28	4BHK	240.37	53.92	294.29	4276	8400	35922144	34126037	26941608	12316164
97	29th	C-29	4BHK	240.37	53.92	294.29	4276	8450	36135966	34329168	27101975	12316164
98	30th	C-30	4BHK	240.37	53.92	294.29	4276	8500	36349789	34532299	27262341	12316164
99	31st	C-31	4BHK	240.37	53.92	294.29	4276	8550	36563611	34735430	27422708	12316164
100	32nd	C-32	4BHK	240.37	53.92	294.29	4276	8600	36777433	34938561	27583075	12316164
101	33rd	C-33	4BHK	240.37	53.92	294.29	4276	8650	36991255	35141693	27743442	12316164
102	34th	C-34	4BHK	240.37	53.92	294.29	4276	8700	37205078	35344824	27903808	12316164
	<b>Wing D</b>											
103	1st	D-1	4BHK	185.53	32.98	218.51	3175	7200	22861845	21718753	17146384	9144738
104	2nd	D-2	4BHK	185.53	32.98	218.51	3175	7200	22861845	21718753	17146384	9144738
105	3rd	D-3	4BHK	185.53	32.98	218.51	3175	7200	22861845	21718753	17146384	9144738
106	4th	D-4	4BHK	185.53	32.98	218.51	3175	7200	22861845	21718753	17146384	9144738
107	5th	D-5	4BHK	185.53	32.98	218.51	3175	7250	23020608	21869577	17265456	9144738
108	6th	D-6	4BHK	185.53	32.98	218.51	3175	7300	23179370	22020402	17384528	9144738
109	7th	D-7	4BHK	185.53	32.98	218.51	3175	7350	23338133	22171227	17503600	9144738
110	8th	D-8	4BHK	185.53	32.98	218.51	3175	7400	23496896	22322051	17622672	9144738
111	9th	D-9	4BHK	185.53	32.98	218.51	3175	7450	23655659	22472876	17741744	9144738
112	10th	D-10	4BHK	185.53	32.98	218.51	3175	7500	23814422	22623701	17860816	9144738
113	11th	D-11	4BHK	185.53	32.98	218.51	3175	7550	23973184	22774525	17979888	9144738
114	12th	D-12	4BHK	185.53	32.98	218.51	3175	7600	24131947	22925350	18098960	9144738
115	13th	D-13	4BHK	185.53	32.98	218.51	3175	7650	24290710	23076175	18218033	9144738
116	14th	D-14	4BHK	185.53	32.98	218.51	3175	7700	24449473	23226999	18337105	9144738
117	15th	D-15	4BHK	185.53	32.98	218.51	3175	7750	24608236	23377824	18456177	9144738
118	16th	D-16	4BHK	185.53	32.98	218.51	3175	7800	24766998	23528649	18575249	9144738
119	17th	D-17	4BHK	185.53	32.98	218.51	3175	7850	24925761	23679473	18694321	9144738
120	18th	D-18	4BHK	185.53	32.98	218.51	3175	7900	25084524	23830298	18813393	9144738
121	19th	D-19	4BHK	185.53	32.98	218.51	3175	7950	25243287	23981123	18932465	9144738
122	20th	D-20	4BHK	185.53	32.98	218.51	3175	8000	25402050	24131947	19051537	9144738
123	21st	D-21	4BHK	185.53	32.98	218.51	3175	8050	25560813	24282772	19170609	9144738
124	22nd	D-22	4BHK	185.53	32.98	218.51	3175	8100	25719575	24433597	19289682	9144738
125	23rd	D-23	4BHK	185.53	32.98	218.51	3175	8150	25878338	24584421	19408754	9144738
126	24th	D-24	4BHK	185.53	32.98	218.51	3175	8200	26037101	24735246	19527826	9144738
127	25th	D-25	4BHK	185.53	32.98	218.51	3175	8250	26195864	24886071	19646898	9144738
128	26th	D-26	4BHK	185.53	32.98	218.51	3175	8300	26354627	25036895	19765970	9144738
129	27th	D-27	4BHK	185.53	32.98	218.51	3175	8350	26513389	25187720	19885042	9144738
130	28th	D-28	4BHK	185.53	32.98	218.51	3175	8400	26672152	25338545	20004114	9144738
131	29th	D-29	4BHK	185.53	32.98	218.51	3175	8450	26830915	25489369	20123186	9144738
132	30th	D-30	4BHK	185.53	32.98	218.51	3175	8500	26989678	25640194	20242258	9144738
133	31st	D-31	4BHK	185.53	32.98	218.51	3175	8550	27148441	25791019	20361330	9144738
134	32nd	D-32	4BHK	185.53	32.98	218.51	3175	8600	27307203	25941843	20480403	9144738
135	33rd	D-33	4BHK	185.53	32.98	218.51	3175	8650	27465966	26092668	20599475	9144738
136	34th	D-34	4BHK	185.53	32.98	218.51	3175	8700	27624729	26243493	20718547	9144738
	<b>Wing E</b>											
137	1st	E-1	4BHK	167.95	34.14	202.09	2937	7200	21143885	20086690	15857913	8457554

138	2nd	E-2	4BHK	167.95	34.14	202.09	2937	7200	21143885	20086690	15857913	8457554
139	3rd	E-3	4BHK	167.95	34.14	202.09	2937	7200	21143885	20086690	15857913	8457554
140	4th	E-4	4BHK	167.95	34.14	202.09	2937	7200	21143885	20086690	15857913	8457554
141	5th	E-5	4BHK	167.95	34.14	202.09	2937	7250	21290717	20226181	15968038	8457554
142	6th	E-6	4BHK	167.95	34.14	202.09	2937	7300	21437550	20365672	16078162	8457554
143	7th	E-7	4BHK	167.95	34.14	202.09	2937	7350	21584382	20505163	16188287	8457554
144	8th	E-8	4BHK	167.95	34.14	202.09	2937	7400	21731215	20644654	16298411	8457554
145	9th	E-9	4BHK	167.95	34.14	202.09	2937	7450	21878047	20784145	16408535	8457554
146	10th	E-10	4BHK	167.95	34.14	202.09	2937	7500	22024880	20923636	16518660	8457554
147	11th	E-11	4BHK	167.95	34.14	202.09	2937	7550	22171712	21063127	16628784	8457554
148	12th	E-12	4BHK	167.95	34.14	202.09	2937	7600	22318545	21202618	16738909	8457554
149	13th	E-13	4BHK	167.95	34.14	202.09	2937	7650	22465377	21342108	16849033	8457554
150	14th	E-14	4BHK	167.95	34.14	202.09	2937	7700	22612210	21481599	16959157	8457554
151	15th	E-15	4BHK	167.95	34.14	202.09	2937	7750	22759042	21621090	17069282	8457554
152	16th	E-16	4BHK	167.95	34.14	202.09	2937	7800	22905875	21760581	17179406	8457554
153	17th	E-17	4BHK	167.95	34.14	202.09	2937	7850	23052707	21900072	17289531	8457554
154	18th	E-18	4BHK	167.95	34.14	202.09	2937	7900	23199540	22039563	17399655	8457554
155	19th	E-19	4BHK	167.95	34.14	202.09	2937	7950	23346372	22179054	17509779	8457554
156	20th	E-20	4BHK	167.95	34.14	202.09	2937	8000	23493205	22318545	17619904	8457554
157	21st	E-21	4BHK	167.95	34.14	202.09	2937	8050	23640038	22458036	17730028	8457554
158	22nd	E-22	4BHK	167.95	34.14	202.09	2937	8100	23786870	22597527	17840153	8457554
159	23rd	E-23	4BHK	167.95	34.14	202.09	2937	8150	23933703	22737017	17950277	8457554
160	24th	E-24	4BHK	167.95	34.14	202.09	2937	8200	24080535	22876508	18060401	8457554
161	25th	E-25	4BHK	167.95	34.14	202.09	2937	8250	24227368	23015999	18170526	8457554
162	26th	E-26	4BHK	167.95	34.14	202.09	2937	8300	24374200	23155490	18280650	8457554
163	27th	E-27	4BHK	167.95	34.14	202.09	2937	8350	24521033	23294981	18390775	8457554
164	28th	E-28	4BHK	167.95	34.14	202.09	2937	8400	24667865	23434472	18500899	8457554
165	29th	E-29	4BHK	167.95	34.14	202.09	2937	8450	24814698	23573963	18611023	8457554
166	30th	E-30	4BHK	167.95	34.14	202.09	2937	8500	24961530	23713454	18721148	8457554
167	31st	E-31	4BHK	167.95	34.14	202.09	2937	8550	25108363	23852945	18831272	8457554
168	32nd	E-32	4BHK	167.95	34.14	202.09	2937	8600	25255195	23992436	18941397	8457554
169	33rd	E-33	4BHK	167.95	34.14	202.09	2937	8650	25402028	24131927	19051521	8457554
170	34th	E-34	4BHK	167.95	34.14	202.09	2937	8700	25548860	24271417	19161645	8457554
							<b>646932</b>		<b>5100298634</b>	<b>4845283702</b>	<b>3825223975</b>	<b>1863164492</b>

**14. Declaration**

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative by the name of **Er. Harshal C Dhande** who is also a 'valuer', has inspected the subject property on 15/10/2024.
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category - I for valuing property up to .....
- vii. I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

**Name and address of the Valuer**

**Er. Harshal C Dhande.**

5, 2<sup>nd</sup> Floor, Siddhi Pooja Business Centre, Lane No 3,  
New Pandit Colony, Sharanpur Road, Nashik – 422 002.  
Mobile No. 9923136183

**Wealth Tax Regi. No.-**

**NSK/CCIT/34AB/ (88/26)/HCD/2017-18/2021**

Name of Valuer association of which I am a bonafide member in good standing.

Member of Indian Institute of Valuers, Delhi.  
Membership No. A- 26896

Member of Practicing Valuers Association of India  
Membership No.- LM-3085

Date of Valuation: 17/10/2024.

Date of Issue : 17/10/2024.

PLACE: NASHIK

SIGNATURE OF THE VALUER

**15. Enclosure**

1	Layout plan sketch of the area in which the property is located with latitude and longitude	Yes Enclosed.
2	Building Plan	Yes Enclosed.
3	Floor Plan	---
4	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Yes, Attached herewith.
5	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office.	Yes, Enclosed Herewith.
6	Google Map location of the property	Yes enclosed.
7	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Local Survey & Guideline Rates.
8	Any other relevant documents/ extracts <u>Documents Verified:</u>	1.Copy of Sale Deed of Land. 2.Copy of Commencement Certificate. 3. Copy of Final Layout Plan. 4. Building Plans. 5. Rera Certificate.

**Remarks: -**

1. The APF is based on sanction plan copy provided by SBI.
2. Construction stage is calculated as per work completed w.r.t. floors in approved Plan.
3. Rate derived in report is basic rate and on Saleable Area.
4. Flat area (Carpet area) considered in APF report is provided by sanction Building Plan which is as per RERA criteria.
5. Builder Taking (Carpet to Built-up) loading factor 35% for residential Flat.
6. I have not considered Legal Charges & Stamp duty for Valuation.

I have considered Market Approach for Valuation & Composite Method Valuation. I hereby declare that Parking Space, Infrastructure Charges, MSEB Charges, Water Charges, One Time Maintenance & GST are not considered while arriving at valuation of the unit.

**DECLARATION FROM VALUER**

I hereby declare that,

- (a) The Information furnished in my Valuation report Dated. 15/10/2024.
- (b) Is true and correct to the best of my knowledge and belief and I have made an impartial and true Valuation of the Property.
- (c) I have no direct or Indirect Interest in the Properly Valued.
- (d) I have personally inspected the Property on 17/10/2024. the work is not sub-Contracted to any other Valuer and Carried out by myself.
- d) I have not been convicted of any offence and Sentenced to a term of Imprisonment.
- e) I have not been found guilty of Misconduct in my Professional Capacity.
- f) 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
- g). 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 Standard as enshrined for Valuation in the IVS in General Standard's and Assets standard as applicable.
- h). I abide by the Model code of conduct for Empanelment of Valuers in the Bank
- i). I am registered Under Section 34 AB of the Wealth tax 1957.
- j). I am the Proprietor/Partners/Authorized official of the Firm/Company who is Competent to sign this Valuation Report.
- k). Further, I hereby Provide the Following Information.

Sr. No.	Particulars	Valuer Comment
1.	Background Information of the asset being Valued.	“Hallmark” on Survey No. 59/1/1/B+59/1/2+59/1/1/C+59/1/3/1, Located in Ganpati Nagar, Behind Vrundavan Lawns, Near Rushiraj Habitat, Gangapur Road, Anandvalli Shiwar, Nashik – 422 013.
2.	Purpose of Valuation and appointing authority.	Bank Loan Purpose and appointed by RACPC, Nashik.
3.	Identity of the valuer and any other experts involved in the Valuation.	Valuer – Harshal C Dhande
4.	Disclosure of Valuer interest or conflict if any.	No
5.	Date of appointment, Valuation date and date of report.	Appointment Date : 15/10/2024. Visit Date : 15/10/2024. Valuation Report Date: 17/10/2024
6.	Inspections and/or Investigation undertaken	With Builders Supervisor
7.	Nature and sources of the Information used or Relied upon.	Market Survey.
8.	Procedures adopted in Carrying out the Valuation and Valuation Standards Followed.	As Per Valuation Standards.
9.	Restrictions on use report, if any.	For Bank Loan Purpose for SBI only.
10.	Major Factors that were taken into account during the Valuation.	--
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 Valuation Report.	Report is submitted as per bank Format.

Date : 17/10/2024.

Place: Nashik

**Signature.**  
**(Er. HARSHAL C. DHANDE).**  
Govt. Reg. No. 280/33 (I.P.) - 2017-18.  
PANEL VALUER, State Bank of India.

## **MODEL CODE OF CONDUCT FOR VALUERS**

All the empaneled Valuers are required to adhere to the code of conduct given as under:

### **Integrity and Fairness**

1. A Valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all/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 endeavor 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 judgments.
7. A Valuer shall carry out professional service 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 skills 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 instructions 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 wherever necessary disclose to the clients, possible sources of conflicts of duties and interest providing unbiased services.
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 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.
16. A Valuer shall not indulge in 'mandate snatching' or offering 'convenience Valuations' in order to

cater to a company or client's needs.

- 17. As an independent Valuer, the Valuer shall not charge success fee (success may be defined as a compensation/ incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 18. In any fairness opinion or independent expert opinion submitted by a Valuer, if there has been a prior engagement in an unconnected transaction, the Valuer shall declare the association with the company during the last five years.

**Confidentiality**

- 19. 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**

- 20. 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.
- 21. A Valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered Valuers organization with which he/it is registered or any other statutory regulatory body.
- 22. A Valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered Valuers organization with which he/it is registered, or any other statutory regulatory body.
- 23. 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**

- 24. A Valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a Valuer.

Explanation – For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of section 2 of the companies Act, 2013 (18 of 2013).

- 25. 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**

- 26. 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.
- 27. 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**

- 28. 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.
- 29. A Valuer shall not conduct business which in the opinion of the authority or the registered Valuer organization discredits the profession.



Date: 17/10/2024.

Signature.....

Place: **Nashik**

Name: **Er. HARSHAL C. DHANDE**

## READY RECKNOR

Department of Registration and Stamp  
Government of Maharashtraनोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

HomeValuation Guidelines | User Manual

Year

Selected District

Select Taluka

Select Village

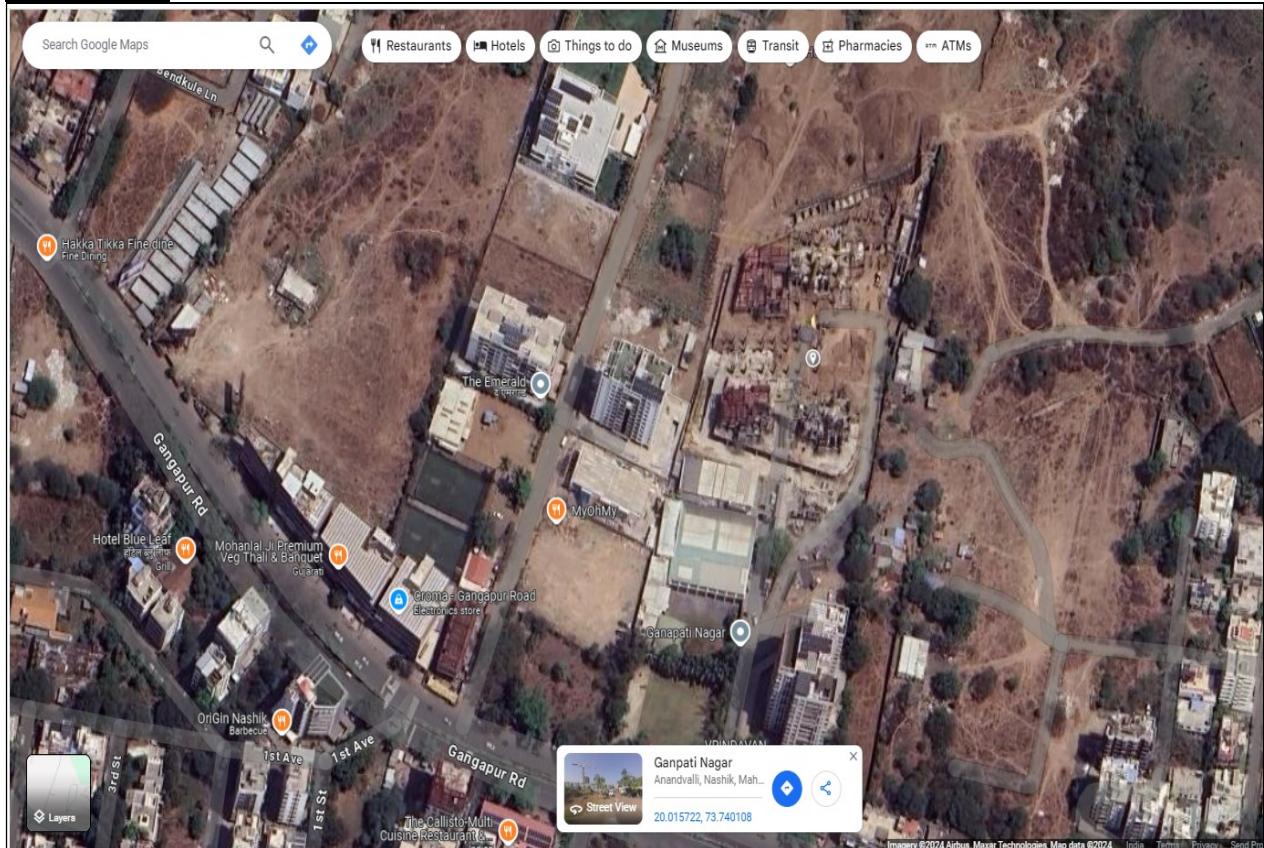
Search By  Survey No.  SubZones

Enter Survey No

Language

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5.15-18 मी. रुंद रस्त्याच्या दक्षिणेकडील व 24 मी. रुंद रस्त्याच्या उत्तर-पश्चिम बाजूच्या सन 2016 मध्ये मंजूर झालेल्या सुधारित विकास योजनेनुसार रहिवास विभागातील मिळकती	19600	41500	47720	51870	0	चौ. सर्वेक्षण नंबर
5.1 - गंगापूर रस्त्यासन्मुख सन 1993 च्या मंजूर विकास योजनेनुसार रहिवास विभागातील मिळकती	35000	52000	59800	68200	0	चौ. सर्वेक्षण नंबर

## LOCATION





**SALE INSTANCES**


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹2.0 Cr** EMI - ₹90k | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

2550 Sq-ft 4 BHK Flat For Sale in **Gangapur Road, Nashik**

⋮



4 Beds
 3 Baths
 4 Balconies
 Semi-Furnished

<b>Carpet Area</b>	<b>Floor</b>	<b>Transaction Type</b>
1751 sqft ₹11,422/sqft	2(Out of 7 Floors)	New Property
<b>Status</b>	<b>Facing</b>	<b>Furnished Status</b>
Ready to Move	East	Semi-Furnished
<b>Type Of Ownership</b>	<b>Age Of Construction</b>	
Freehold	New Construction	

East Facing Property
 Newly Constructed Property

Contact Owner

Get Phone No.

Last contact made 2 days ago

99acres
Buy ▾
Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Gangapur Road > Flats in Serene Meadows > 2 BHK Flats in Serene Meadows

Verified

**₹75 Lac** @ 8,333 per sq.ft.

Estimated EMI ₹59,903

**2BHK 2Baths**

Flat/Apartment for Sale


in Shree Chintamani height, Serene Meadows, Nashik, Maharashtra

Posted on Aug 16, 2024

RERA STATUS NOT AVAILABLE

Website: <https://maharera.maharashtra.gov.in/>

Property (11)



Photos (1/11)

<p><b>Area</b></p> <p><b>Built Up area:</b> 1125 sq.ft. <small>(104.52 sq.m.)</small></p> <p><b>Carpet area:</b> 900 sq.ft. <small>(83.61 sq.m.)</small></p>	<p><b>Configuration</b></p> <p>2 Bedrooms, 2 Bathrooms, 2 Balconies</p>
<p><b>Price</b></p> <p>₹75 Lac</p> <p>@ 8,333 per sq.ft. (Negotiable)</p>	<p><b>Address</b></p> <p>Shree Chintamani height Serene Meadows, Nashik</p>
<p><b>Floor Number</b></p> <p>5<sup>th</sup> of 7 Floors</p>	<p><b>Facing</b></p> <p>East</p>
<p><b>Property Age</b></p> <p>5 to 10 Year Old</p>	

**SITE VISIT PHOTOS**











**Site Visit Done by My Assistant Mr. Kiran Dharane.**

# RERA CERTIFICATE



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600046778**

Project: **HALLMARK** , Plot Bearing / CTS / Survey / Final Plot No.: **59/1/1/B+59/1/2+59/1/1/C+59/1/3/1** at **Nashik, Nashik, Nashik, 422013**;

1. **Highland Builders And Developers** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422005**.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from **05/09/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Mr. Arun Anupasaheb Nadagoudar  
(Secretary Incharge, MahaRERA)  
Date:05-09-2022 11:47:17

Dated: **05/09/2022**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

# COMMENCEMENT CERTIFICATE



## NASHIK MUNICIPAL CORPORATION

NO.LND/BP/A1/BP/588/2022

DATE :- 31/03/2022

### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

To, **Highland Builders & Developers Partnership Firm Through Partners  
Shri. Pankaj Ashok Chandwani & Others.**

C/o. Ar. Sumit Kumath & Stru.Engg. Anand Kulkarni Of Nashik.

**Sub** :- Sanction of Building Permission & Commencement Certificate on Plot No. ---- of  
S. No./G. No. 59/1/1/B +59/1/2+59/1/1/C+59/1/3/1 of Anandwalli Shiwar, Nashik.

**Ref** :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of  
Structure Plan In Dated:- 25/03/2021 Inward No. A1/BP/489.  
2) Previous Approved building permission No. LND/BP/A1/BP/106 Dt:25/11/2020.

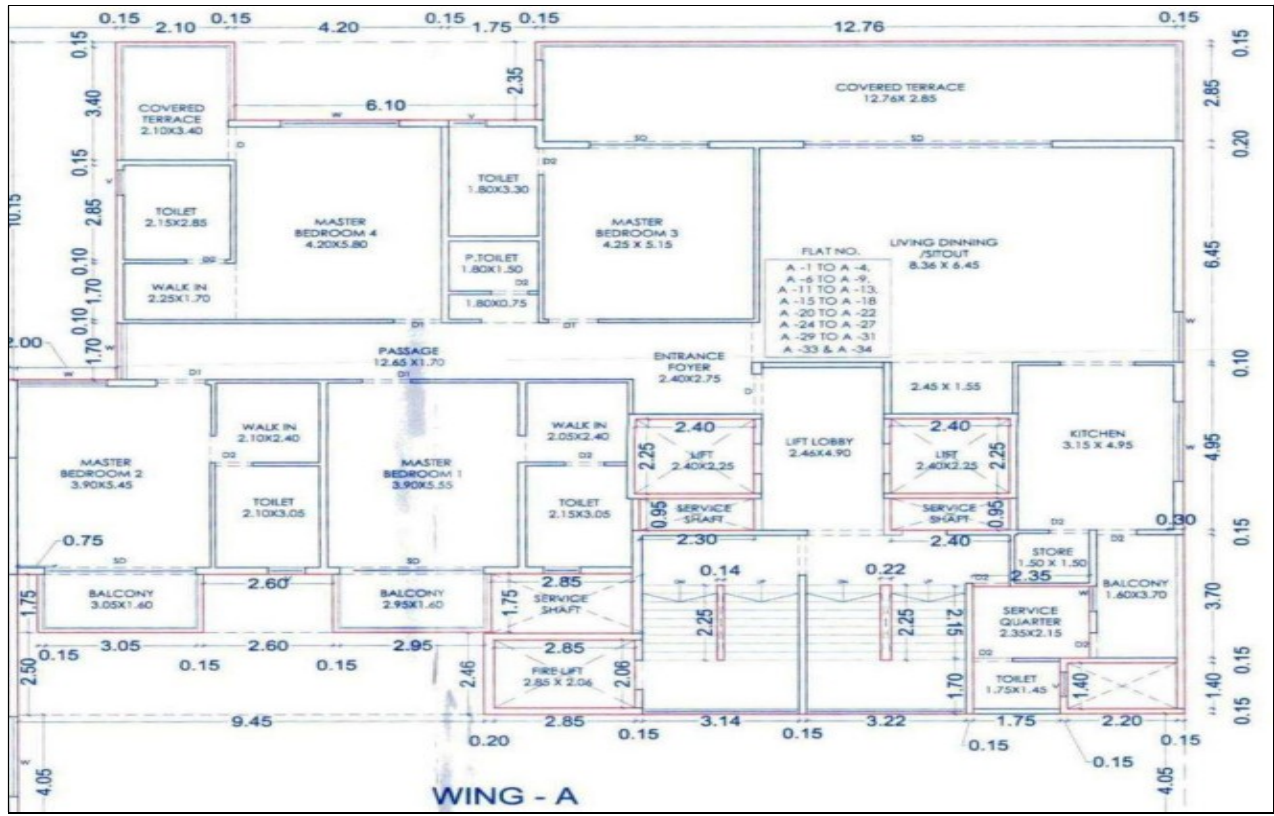
Sanction of building permission & commencement certificate is hereby granted under section 45 & 80 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ..... subject to the following conditions.

### **CONDITIONS (1 to 61)**

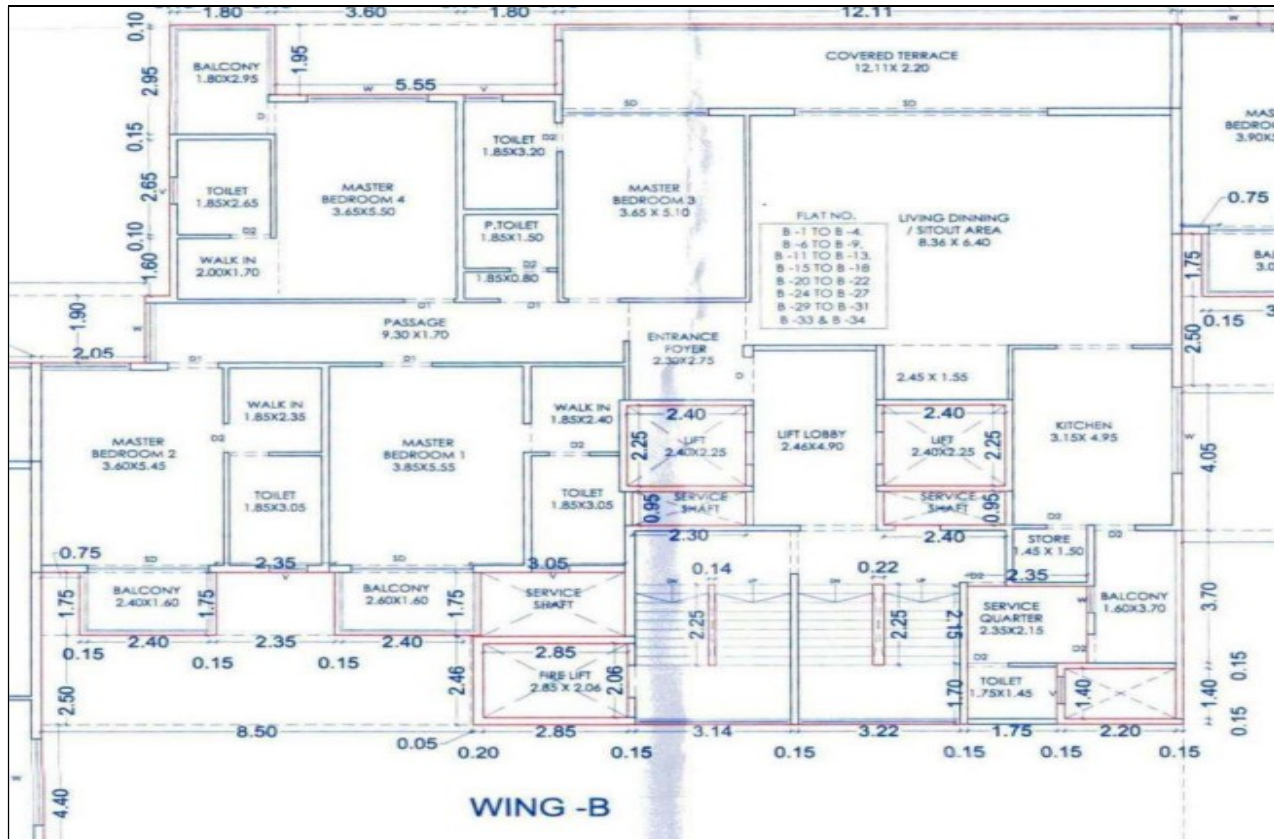
- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under



**Typical Floor Plan – A Wing**

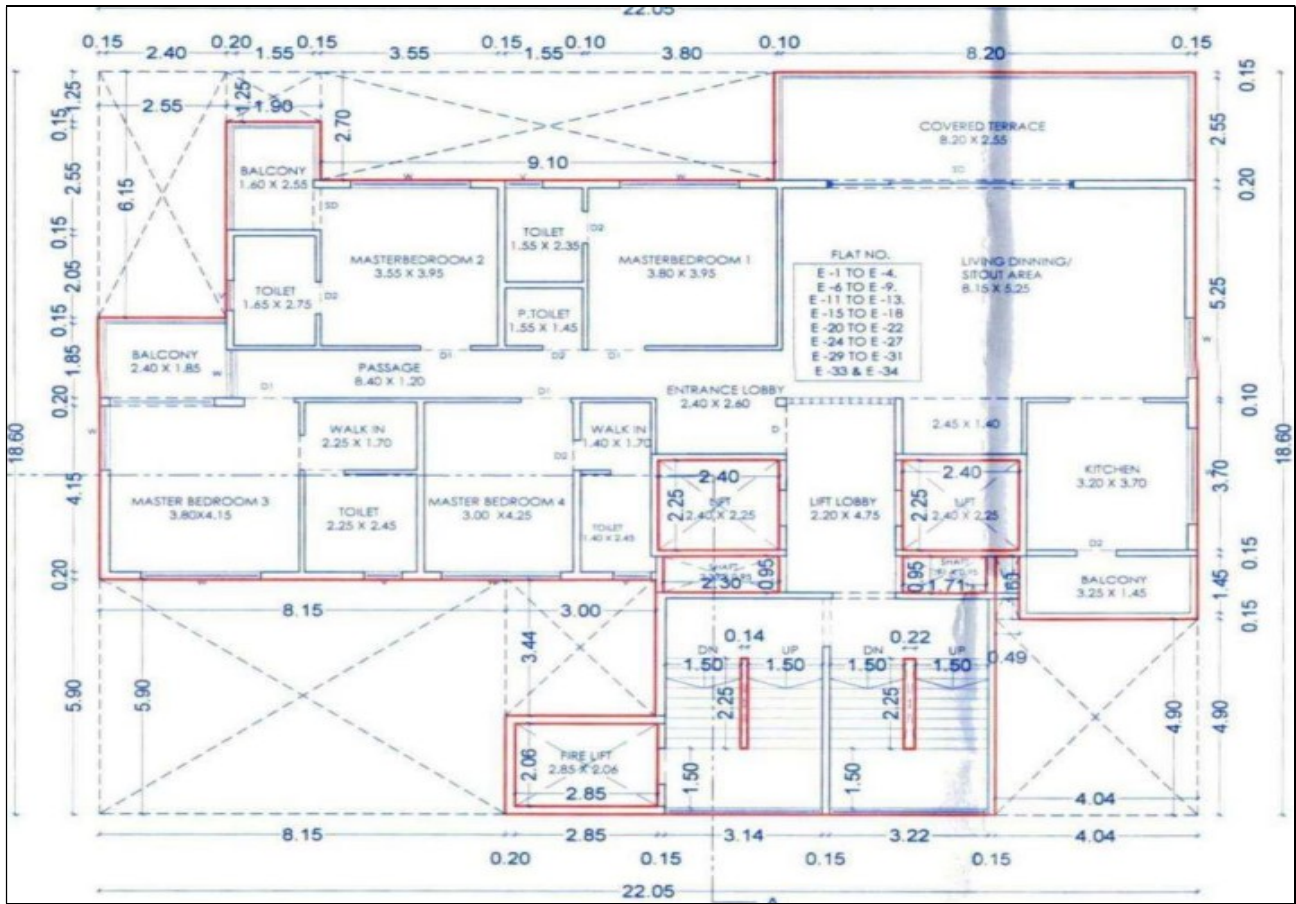


**Typical Floor Plan – B Wing**

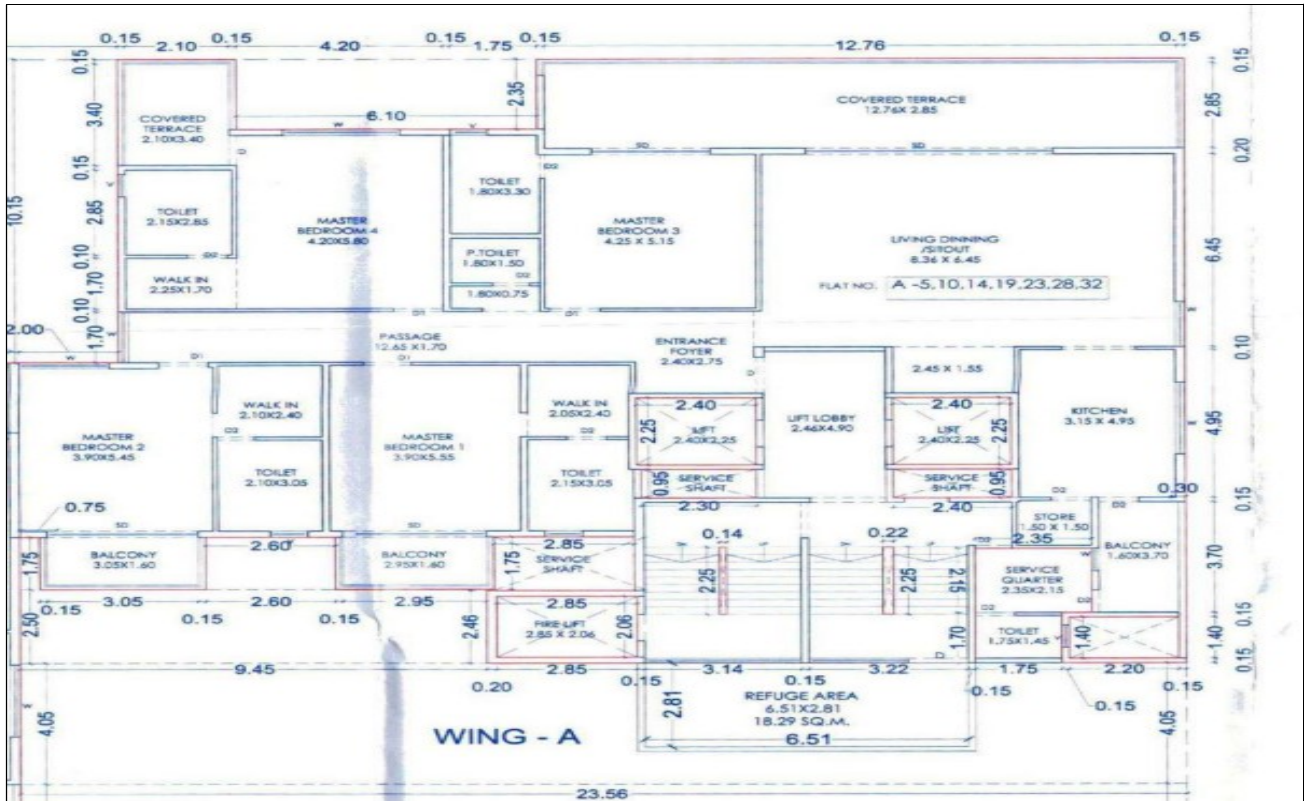




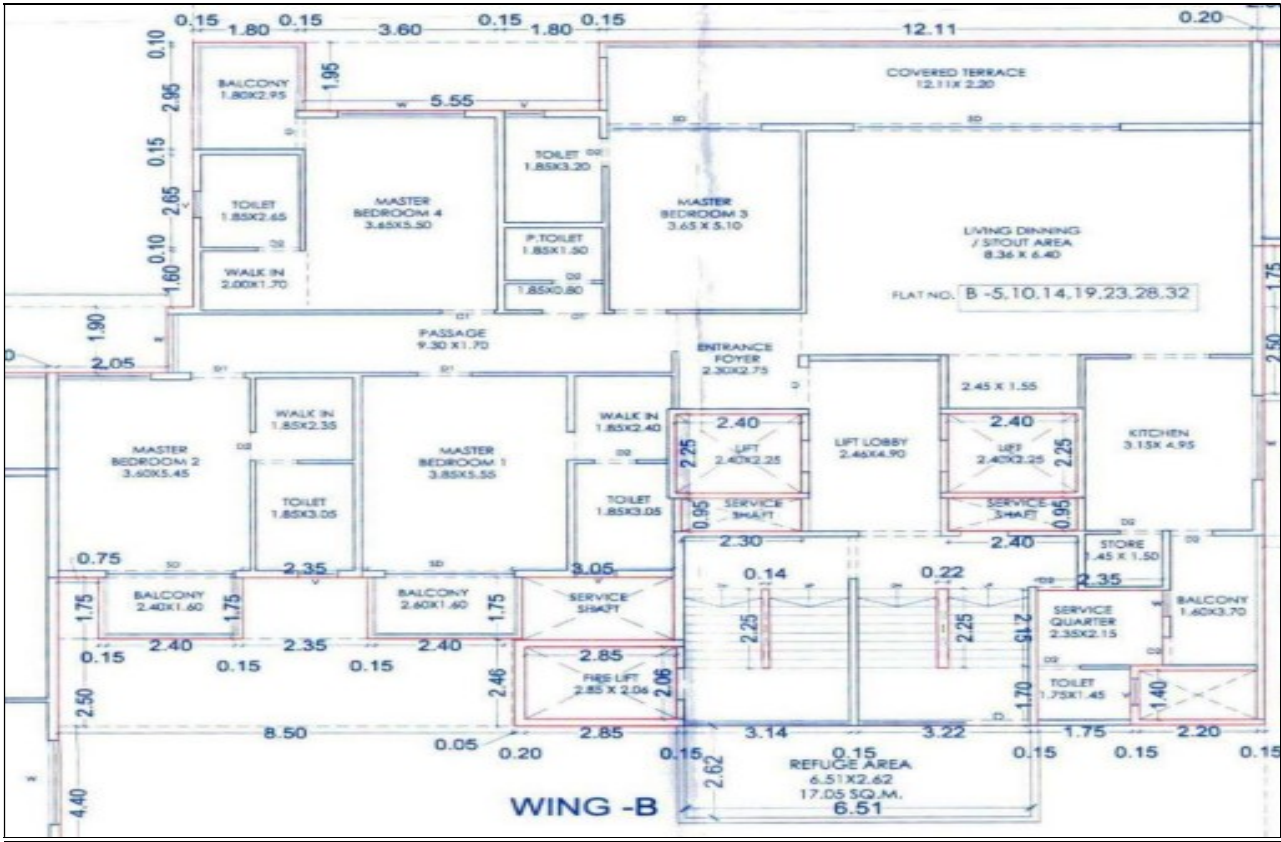
**Typical Floor Plan – E Wing**



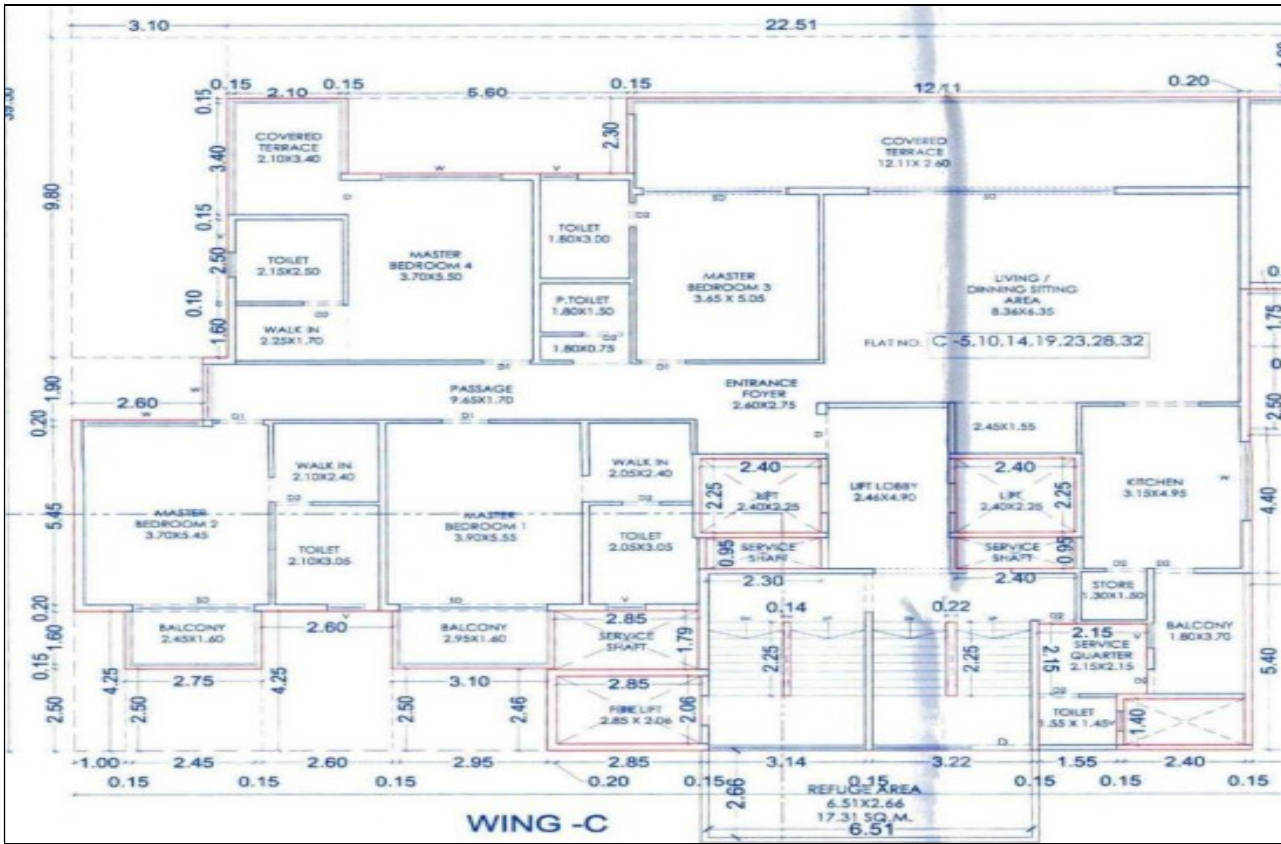
**REFUGE PLAN A WING**



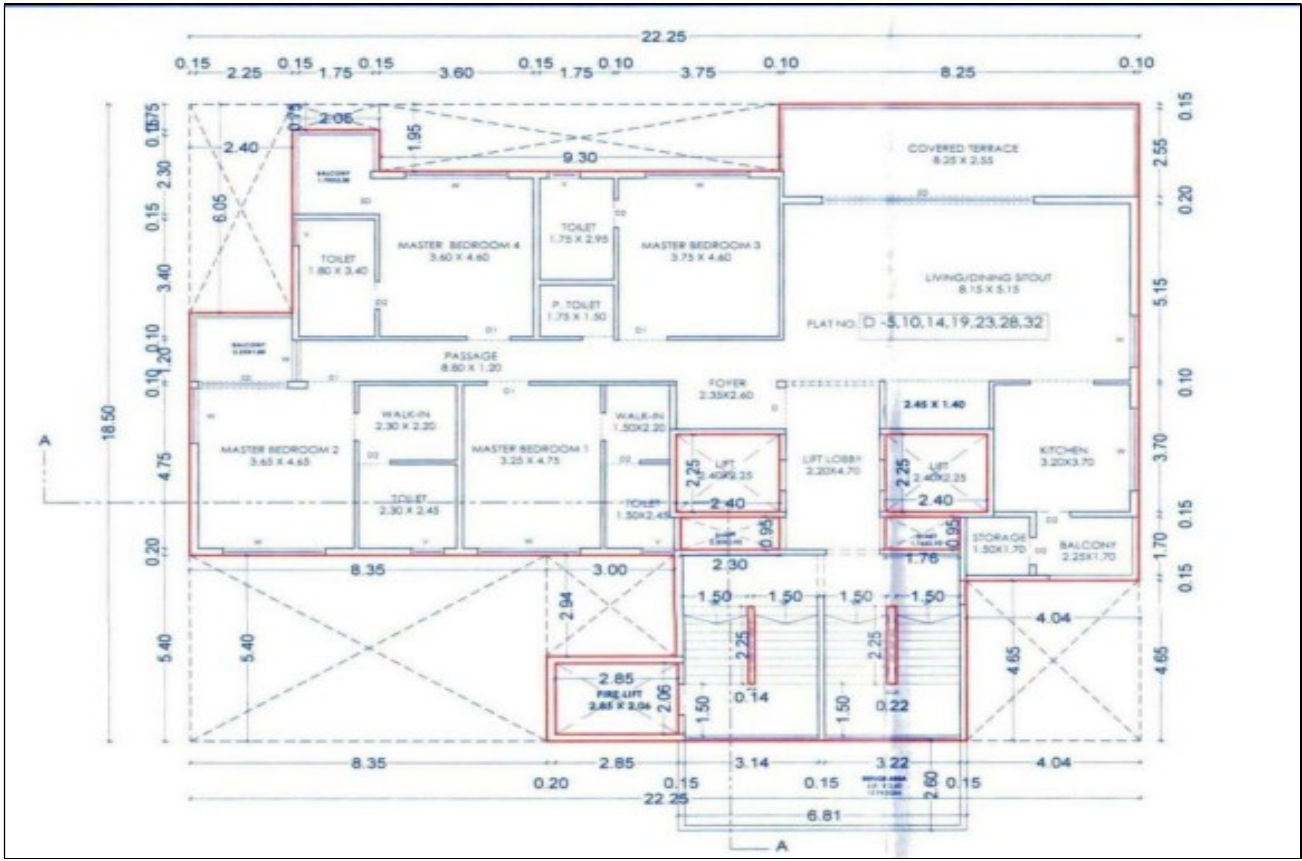
**REFUGE PLAN B WING**



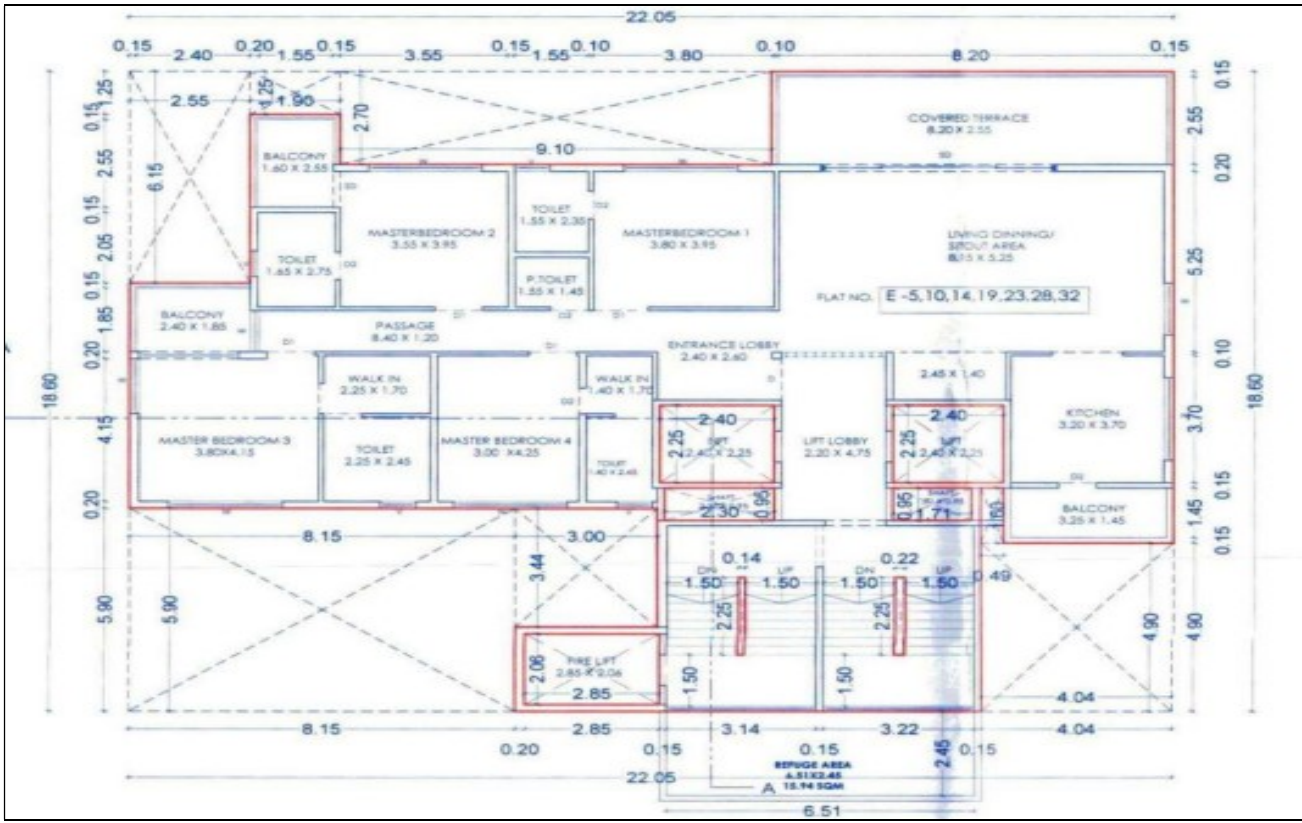
**REFUGE PLAN C WING**



**REFUGE PLAN D WING**



**REFUGE PLAN E WING**



**AREA OF STATEMENT**

AREA STATEMENT	IN SQ. MT.
1. Area of plot	12162.00
Minimum dimensions to be considered) (Along with pro-data)	
a) As per ownership document (7/12, CTS extract)	12162.00
b) as per measurement sheet	12162.00
c) as per site	12162.00
2. Deductions for	0.00
a) Proposed D.P./ D.P. Road widening Area	315.07
b) Colony road	0.00
(Total a+b)	
3. Balance Area of Plot (1-2)	11846.93
4. Amenity Space - (If applicable)	
(a) Required	1184.69
(b) Adjustment of 2(b), if any-	1185.00
(c) Balance proposed	0.00
5. Net Plot Area [3-4(c)]	10661.93
6. Recreational Open space (If applicable)	
(a) Required	1066.19
(b) Proposed-	1066.00
(c) Proposed	0.00
7. Internal Road area	
8. Plottable area (if applicable)	NA
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)	11728.12
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.no.1 X 0.5)	6081.00
(b) Proposed FSI on payment of premium	6081.00
11. In situ FSI/ TDR loading	
(a) In situ area against D. P. road [2.05 X Sr. No. 2(a)], if any	645.89
(b) In situ area Amenity Space if handed over [2.05 X Sr. No. 4(b) and / or (c)]	2429.25
(c) TDR area PER (sr.no.1x1.15 )	13986.28
(d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]	17061.42
12. Addition FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	34870.54
b) Ancillary Area FSI upto 60% or 80% with payment of charges	20922.32
(c) Total entitlement (a+b)	55792.86
14. Maximum utilization limit of F.S.I. (building potential) permissible as per road width { (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) (1.6X 2.75)	0.00
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
a) Existing Built-up Area.	0.00
b) Proposed Built-up Area (as per 'P-Line')	55766.15
c) Total (a+b)	55766.15
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.00
17. Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.9) 11728.12 X 20%	2345.62
b) Proposed affordable housing in form of Service Quarter (2345.62 X 25%)	586.40
c) Relocated on s.no./g.no.81/a/1/ 2 of Pimpalgaon Bahula shiwar , Dist. Nashik.	1759.22

## BUILDING PLAN APPROVAL STAMP

<b>STAMP OF APPROVAL 1/10</b>	
REVISED BUILDING PERMISSION OF PROPOSED RESIDENTIAL BUILDING IN S. NO.59/1/1/ B+59/1/2 +59/1/1/C+59/1/3/1 AT ANANDWALI , NASHIK. FOR :- HIGHLAND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THRO. PARTNERS SHRI. PANKAJ ASHOK CHANDWANI AND OTHERS.	
<b>APPROVED</b> The Plans amended in ..... As per the conditions Mentioned in the accompanying commencement Certificate No. .... dated ..... A118P/588/2022 ..... 31/03/2022  <b>Executive Engineer</b> <b>TOWN PLANING</b> Nashik Municipal Corporation Nashik	

## CARPET AREA STATEMENT (WING A, B & C)

AREA DETAILS OF WING- A					
BUILDING	FLOOR NAME	FLAT. NO	CARPET AREA	AREA OF BALCONY/ COVERED TERRACE	TOTAL CARPET AREA (SQ.M)
RESIDENTIAL	1ST TO 34TH FLOOR	A-1 TO A-34	253.70	59.02	312.72

AREA DETAILS OF WING- B					
BUILDING	FLOOR NAME	FLAT. NO	CARPET AREA	AREA OF BALCONY/ COVERED TERRACE	TOTAL CARPET AREA (SQ.M)
RESIDENTIAL	1ST TO 34TH FLOOR	B-1 TO B-34	236.01	45.78	281.79

AREA DETAILS OF WING- C					
BUILDING	FLOOR NAME	FLAT. NO	CARPET AREA	AREA OF BALCONY/ COVERED TERRACE	TOTAL CARPET AREA (SQ.M)
RESIDENTIAL	1ST TO 34TH FLOOR	C-1 TO C-34	240.37	53.92	294.29

**CARPET AREA STATEMENT (WING D)**

<b>AREA DETAILS OF WING- D</b>					
BUILDING	FLOOR NAME	FLAT. NO	CARPET AREA	AREA OF BALCONY/ COVERED TERRACE	TOTAL CARPET AREA (SQ.M)
RESIDENTIAL	1ST TO 34TH FLOOR	D-1 TO D-34	185.53	32.98	218.51

**CARPET AREA STATEMENT (WING E)**

<b>AREA DETAILS OF WING- E</b>					
BUILDING	FLOOR NAME	FLAT. NO	CARPET AREA	AREA OF BALCONY/ COVERED TERRACE	TOTAL CARPET AREA (SQ.M)
RESIDENTIAL	1ST TO 34TH FLOOR	E-1 TO E-34	167.95	34.14	202.09