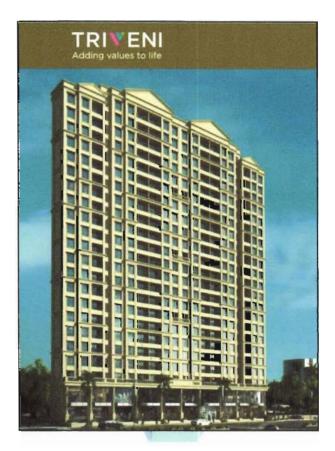


# Vastukala Consultants (I) Pvt. Ltd.

# MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Triveni Pearl"

"Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village - Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka - Kalyan, Dist. - Thane, Pin – 421 301, State - Maharashtra, Country – India

Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

Valuation Done for:

State Bank of India

Administrative Office, Thane Branch,

SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate, Wagle Circle, Thane (West), Pin - 400 604 State - Maharashtra, Country - India



## Our Pan India Presence at:

Nanded Mumbai

 ▼Thane Nashik Ahmedabad Delhi NCR Rajkot

■ Indore

Raipur

Jaipur

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

**2** +91 2247495919

mumbai@vastukala.co.in www.vastukala.co.in



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 41

Vastu/SBI/Mumbai/11/2024/11888/2308942 06/12-27-V

Date: 06.11.2024

## **MASTER VALUATION REPORT OF** "Triveni Pearl"

"Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village - Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka - Kalyan, Dist. - Thane, Pin - 421 301, State - Maharashtra, Country - India

Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

NAME OF DEVELOPER: M/s. Trescon Ltd.

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 22<sup>nd</sup> October 2024 for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated "Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village -Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka - Kalyan, Dist. - Thane, Pin - 421 301, State - Maharashtra, Country - India. It is about 4.1 Km. travel distance from Kalyan Railway station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

#### 2. Developer Details:

Name of builder	M/s. Trescon Ltd.			
Project Registration Number	Project	RERA Project Number		
	Triveni Pearl	P51700055690		
Register office address	M/s. Trescon Ltd.			
		kyline Wealth Space", Nathani umbai, Pin – 400 086, State –		
Contact Numbers	Contact Person: Ms. Swaonali Jadhay (Sales P	erson - Mobile No. 8355842602)		
	Rashmi (Builder Person – Mob	•		

## 3. Boundaries of the Property:

, ,		
Direction	Particulars	A CONSINTANTS
On or towards North	Road & Open Plot	Walanti A committees Archidol
On or towards South	Rounak City	Charlered Con C
On or towards East	Rounak City	andre's Inginer
On or towards West	Road	NAMES.



Nanded

 ∇ Thane Nashik

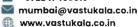
Rajkot

Ahmedabad Delhi NCR Raipur

Regd. Office

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













## Vastukala Consultants (I) Pvt. Ltd.

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

To, The Branch Manager, State Bank of India Administrative Office, Thane Branch, SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate, Wagle Circle, Thane (West), Pin - 400 604, State - Maharashtra, Country - India

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

1	General						
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.					
2.	a) Date of inspection	: 22.10.2024					
	b) Date on which the valuation is made	: 06.11.2024					
3.	List of documents produced for perusal	7 Alexand					
	Regulatory Authority date 08.04.2024	ect No. P51700055690 issued by Maharashtra Real Estate					
	2. Copy of Legal Title Report date 18.03.2024 issued by A						
	3. Copy of Certificate date 04.12.2023 issued by Adv. Sha						
	4. Copy of Search Report date 06.11.2023 issued by G. H						
	5. Copy of Agreement for sale date 12.09.2023 b/w. M/s. Honest Enterprises (the Owner) AND M/s. Trescon Ltd. (the Purchaser)						
	6. Copy of Deed of Conveyance date 12.09.2023 b/w. M/s (the Purchaser)	M/s. Honest Enterprises (the Owner) AND M/s. Trescon Ltd.					
	7. Copy of Affidavit – Cum – Declaration date 05.03.2024	4 of Mr. Dinesh R. Patil					
	Copy of Architect's Certificate of Percentage of compissued by Ar. Creations Architect's	mpletion of construction work of Building date 30.07.2024					
	9. Copy of Engineer's Certificate date 30.07.2024 issued to	by Er. Trupati More (As per RERA Certificate)					
	<ol> <li>Copy of Grant of Provisional NOC for Fire Protection &amp; Fi</li> <li>14.12.2023 issued by Kalyan Dombivli Municipal Corpora</li> </ol>	Fire Fighting No. FIRE / HQ / KDMC / OW / 2023 E-394 date ration, Fire Brigade					
	11. Copy of NOC for Building Permission Letter No. KDMP / 766 date 12.12.2023 issued by Kalyan Dombivli Municipal Corporation.						
	12. Copy of Commencement Certificate No. KDMCC / RB Dombivli Municipal Corporation.	RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan					
	Building Name TRIVENI Floors 3RD TO 6TH I	FFLOOR,GROUND FLOOR,FIRST FLOOR,2ND FLOOR,TYPICAL H FLOOR,TYPICAL 7TH-12TH-17TH FLOOR FLOOR,TYPICAL 8TH 3TH TO 16TH-18TH TO 21ST FLOOR,22ND FLOOR-RECREATION					





	Triveni Pearl  14. Copies of 7/12 ex  Project Name (With address & phon	Recreational Level floor.	nmer	"Triveni Pearl", Proposed Commercial Residential Building on Plot Bearing CTS No. 29 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 202 (ct) (Curvey No. 51, Hissa No. 3/B/2) & CTS No. 203 (ct) (Curvey No. 51, Hissa No. 5/B/2) & CTS No. 203 (ct) (Curvey No. 51, Hissa No. 5/B/2)
	Project Name		:	Residential Building on Plot Bearing CTS No. 29 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No.
	,	ne nos.)	:	Residential Building on Plot Bearing CTS No. 29 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No.
				302 (pt) (Survey No. 51, Hissa No. 5/1) at Villag – Wadeghar, Adharwadi Near Raunak City Secto 3 Playarena, Khadakpada, Kalyan (West), Taluk – Kalyan, Dist. – Thane, Pin – 421 301, State Maharashtra, Country – India
1.	•	per(s) and his / their address (es) with f share of each owner in case of joint		M/s. Trescon Ltd.  Address: Office No. 304, 3rd Floor, "Skyline Wealt Space", Nathani Road, Vidyavihar (West Mumbai, Pin – 400 086, State – Maharashtra Country - India.  Contact Person: Ms. Swapnali Jadhav (Sales Person - Mobile No. 8355842602) Rashmi (Builder Person – Mobile No. 8355842601)
5.	Brief description of freehold etc.)	the property (Including Leasehold /	1	- (

About "Triveni Pearl" Project: Triveni Pearl is an Under-Construction project in Kalyan by Triveni Group. Triveni Pearl by Triveni Group is located at Kalyan. Triveni Pearl Kalyan to be scheduled to give possession by Jun 2027. Triveni Pearl is spread over 1. Triveni Pearl is offering 1BHK, 2 BHK & 3 BHK flats. Triveni Pearl is coming with world class facilities including all the necessary amenities. Triveni Pearl is made in a way to provide a comfortable living for residents and based on modern architecture that feels you of having luxurious life style. RERA ID of Triveni Pearl is P51700055690.

## TYPE OF THE BUILDING:

Project	Number of Floors
Triveni Pearl	Proposed Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> to 21 <sup>st</sup> Upper floors + 22 <sup>nd</sup> floor Recreational Level floor.

## LEVEL OF COMPLETION:

Project	Present stage of Construction	Percentage of work completion
Triveni Pearl	Plinth work is in progress.	05%





## DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is January – 2029 (As per MAHARERA Certificate)

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

## 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
- Gymnasium
- Yoga Area
- Children's Play Area
- Kids play area
- Jogging Track
- Table Tennis
- Restaurant Senior Citizen Seating
- Multipurpose Hall
- Club House
- Meditation Area

	_			
6.	Locati	ion of property	:	
	a)	Plot No. / Survey No.	1	Survey No. 51, Hissa No. 3/B/2 & Survey No. 51, Hissa No. 5/1
	b)	Door No.		Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 297 (pt) & CTS No. 302 (pt) at Village – Wadeghar
	d)	Ward / Taluka	:	Kalyan
	e)	Mandal / District	:	Thane
7.	Posta	I address of the property		"Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India
8.	City /	Town	:	Kalyan (West)
	Resid	ential area	:	Yes
	Comn	nercial area	:	No
	Indus	trial area	:	No
9.	Class	ification of the area	:	
	i) High	h / Middle / Poor	:	Middle Class



Since 1989

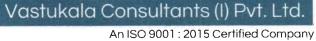
An ISO 9001: 2015 Certified Company



	ii) Urban / Semi U	Urban / Semi Urban / Rural :				rban		
10.	<u> </u>	Corporation limit / Village	Panchayat /	: K	alyan	Dombivli	Municipal	Corporation,
	Municipality	,	,		•	- Wadeghar	,	Γ ,
11.	Whether covere	ed under any State / (	Central Govt.	: N	lo			
	enactments (e.g.	, Urban Land Ceiling Act) or	notified under					
	agency area/ sch	neduled area / cantonment are	ea					
12.	In Case it is Agr	icultural land, any conversior	to house site	: N	I.A.			
	plots is contempl	ated						
13.	Boundaries	As per Documents	As per MAHA	RER	A		As per Site	
	of the property							
	North	D.P. Road	45.00 Mtr. Wide	DP F	Road	Road & Oper	n Plot	
	South	Raunak City in Survey No.	Survey No. 51			Rounak City		
		51/5/B	City			,		
	East	Raunak City in Survey No.	Survey No. 51	l Ra	unak	Rounak City		
	1014	51/5/B	City	DD I	7	D4		
	West	D.P. Road	45.00 Mtr. Wide	ו אם		Road		
14.1	Dimensions of	f the site			N. A	A. as the land is	s irregular in s	
				A		A Dand		В
	NItla		AN	-	As	per the Deed	A	ctuals
	North	4						
	South							
	East							-
	West		W AND	3				
14.2		gitude & Co-ordinates of prop	erty	4 :	19°15'49.8"N 73°07'24.1"E			
14.	Extent of the	site		:	: Total Plot area - 3772.00 Sq. M. (As			
						proved Plan)	140 O M	/A DEDA
							5.16 Sq. M.	(As per RERA
			1			rtificate)	table attache	d to the report
15.	Evtont of the	e site considered for Valuat	ion (loast of 14A	ρ		<u> </u>		d to the report q. M. (As per
10.	14B)	e sile considered for valuat	ion (least or 14A	α .		oroved Plan)	- 3112.00 3	q. Ivi. (As per
	140)					,	3 16 Sa M	(As per RERA
						rtificate)	5.10 Oq. 141.	(7.6 por 112101
16	Whether occ	cupied by the owner / tena	nt? If occupied b	у :			struction work	k is in progress
		how long? Rent received per	•			J =		) J 3
II		CHARACTERSTICS OF THE SITE						
1.	Classification		<del></del>	:	Mic	dle Class		
2.		of surrounding areas		1	Go	od		
3.	Possibility of	frequent flooding/ sub-merglr	ıg	_ :	No			
4.	Feasibility to	the Civic amenities like Sc	hool, Hospital, Bu	JS :	All	available near	by	
	Stop, Market	etc						
5.		Level of land with topographical conditions			Pla			
6.	S. Shape of land				Irre	gular		









7.	Type of use to which it can be put	:	For residentia	l purpose	
8.	Any usage restriction	:	Residential		
	Is plot in town planning approved layout?		2024 / APL / by Kalyan D (Number of C 9/9) Approved Up Project	00057 da ombivli M opies – Ni oto:	No. KDMCC / RB  Intelligible 24.07.2024 issued  Intelligible 2
			Triveni Pearl	21st Up	per floors + 22 <sup>nd</sup> Recreational Level
9	Corner plot or intermittent plot?	:	Intermittent		
10.	Road facilities	;	Yes		
11.	Type of road available at present		B. T. Road		
12	Width of road – is it below 20 ft. or more than 20 ft.	1	45.00 M. Wide	e DP Road	
13.	Is it a Land – Locked land?	÷	No		
14.	Water potentiality	:	Municipal Wa	ter supply	
15.	Underground sewerage system ,	:	Connected to	Municipal	sewer
16.	Is Power supply is available in the site	:	Yes		
17.	Advantages of the site		Located in developing area		
18.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or	7	No		
	applicability of CRZ provisions etc.(Distance from seacost / tidal level must be incorporated)				
Part –	A (Valuation of land)			_	
1	Size of plot	·	Approved Pla	n)	2.00 Sq. M. (As pe
	North & South	:	-		
	East & West	:	-		
2	Total extent of the plot	:	As per table a	ttached to	the report
3	Prevailing market rate (Along With details / reference of at	:	As per table a		
	least two latest deals / transactions with respect to adjacent		'		actions/online listing
	properties in the areas)		are attached	with the rep	port.
4	Guideline rate obtained from the Register's Office (evidence	:	₹ 70,100.00 p	er Sq. M. 1	for Residential
	thereof to be enclosed)		₹ 14,000.00 p	er Sq. M.	for Land
5	Assessed / adopted rate of valuation		As per table	attached t	o the report
6	Estimated value of land	:	A	s per Appr	
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			3772.00	14000	5,28,08,000.00







				As	per RERA	Certificate
				Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
				2686.16	14000	3,76,06,240.00
Part -	- B (Valuation of Bu	ilding)				
1	Technical details	of the building	:			
	, ,,	ling (Residential / Commercial / Industrial)	:	Residential		
	b) Type of co Framed)	nstruction (Load bearing / RCC / Steel	:	N.A. Building	Construction	n work is in progress
	c) Year of cons	truction	:	N.A. Building	Construction	n work is in progress
	d) Number of basement, if		:			
	Project			Floors		
	Triveni Pearl	Proposed Basement + Ground + 1st Floo 22nd floor Recreational Level floor.	or (	Commercial)	+ 2 <sup>nd</sup> to 21	st Upper floors +
	e) Plinth area fl	oor-wise	:	As per table	attached to	the report
	f) Condition of		:			7
	i) Exterior	<ul> <li>Excellent, Good, Normal, Poor</li> </ul>	:	N.A. Building	Construction	n work is in progress
		- Excellent, Good, Normal, Poor	:	and the same		on work is in progress
		e and validity of layout of approved map	:		No. KDMCC / RB	
	h) Approved m			by Kalyan [	Dombivli M Copies – Nir	te 24.07.2024 issue unicipal Corporation ne – Sheet No. 1/9 t
				Project	Nu	mber of Floors
				Triveni Pearl	Floor (Co 21st Up)	nt + Ground + 1 <sup>st</sup> ommercial) + 2 <sup>nd</sup> to oer floors + 22 <sup>nd</sup> ecreational Level
	i) Whether ge	nuineness or authenticity of approved map / ed	:	Yes		
	,,,	comments by our empaneled valuers on approved plan	:	No.		

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

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details	:	Proposed
	about size of frames, shutters, glazing, fitting etc.		
	and specify the species of timber		
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress







Page 9 of 41

8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	-
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	;	
	b) No. of wash basins		
	c) No. of urinals	1	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.		Attack
	f) Any other fixtures	:	

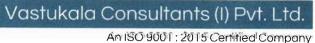
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND Copy of Approved Plan No. KDMCC / RB / 2024 / APL / 00057 date 24.07,2024 issued by Kalyan Dombivli Municipal Corporation.

1) Triveni Pearl:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan I RERA Carpet Area in Sq. Ft.	As per Plan Balcony + Encl. Balcony Area in Sq. Ft.	As per Plan Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in T	Reslizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car perking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	437	Ű	126	563	619	10000	56,30,000	61,93,000	13000	17,34,040
2	202	2	3 BHK	802	0	326	1128	1241	10000	1,12,80,000	1,24,08,000	26000	34,74,240
3	203	2	2 BHK	629	0	56	685	754	10000	68,50,000	75,35,000	15500	21,09,800
4	204	2	2 BHK	626	0	56	682	750	10000	68,20,000	75,02,000	15500	21,00,560
5	205	2	2 BHK	626	0	56	682	750	10000	68,20,000	75,02,000	15500	21,00,560
6	206	2	2 BHK	629	0	56	685	754	10000	68,50,000	75,35,000	15500	21,09,800
7	207	2	2 BHK	642	0	139	781	859	10000	78,10,000	85,91,000	18000	24,05,480
8	208	2	1 BHK	442	0	196	638	702	10000	63,80,000	70,18,000	14500	19,65,040
9	209	2	1 BHK	433	0	51	484	532	10000	48,40,000	53,24,000	11000	14,90,720
10	301	3	1 BHK	319	102	0	421	463	10030	42,22,630	46,44,893	9500	12,96,680
11	302	3	2 BHK	622	193	0	815	897	10030	81,74,450	89,91,895	18500	25,10,200
12	303	3	2 BHK	623	34	0	657	723	10030	65,89,710	72,48,681	15000	20,23,560
13	304	3	2 BHK	620	34	0	654	719	10030	65,59,620	72,15,582	15000	20,14,320
14	305	3	2 BHK	620	34	0	654	719	10030	65,59,620	72,15,582	15000	20,14,320



Since 1989

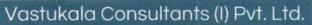


CMSULTAP / Comment of the comment of

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Plan Balcony + Encl. Balcony Area in Sq. Ft.	As per Plan Terrace Area in Sq. Ft.	Total Area in Sq. Ft	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Roalizable Value / Fair Market Value as on date in ₹	Final Reelizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	306	3	2 BHK	623	34	0	657	723	10030	65,89,710	72,48,681	15000	20,23,560
16	307	3	2 BHK	628	31	0	659	725	10030	66,09,770	72,70,747	15000	20,29,720
17	308	3	1 BHK	391	29	0	420	462	10030	42,12,600	46,33,860	9500	12,93,600
18	309	3	1 BHK	321	101	0	422	464	10030	42,32,660	46,55,926	9500	12,99,760
19	401	4	1 BHK	319	102	0	421	463	10060	42,35,260	46,58,786	9500	12,96,680
20	402	4	2 BHK	614	31	0	645	710	10060	64,88,700	71,37,570	15000	19,86,600
21	403	4	2 BHK	623	34	0	657	723	10060	66,09,420	72,70,362	15000	20,23,560
22	404	4	2 BHK	620	34	0	654	719	10060	65,79,240	72,37,164	15000	20,14,320
23	405	4	2 BHK	620	34	0	654	719	10060	65,79,240	72,37,164	15000	20,14,320
24	406	4	2 BHK	623	34	0	657	723	10060	66,09,420	72,70,362	15000	20,23,560
25	407	4	2 BHK	628	31	0	659	725	10060	66,29,540	72,92,494	15000	20,29,720
26	408	4	1 BHK	391	29	0	420	462	10060	42,25,200	46,47,720	9500	12,93,600
27	409	4	1 BHK	321	101	0	422	464	10060	42,45,320	46,69,852	9500	12,99,760
28	501	5	1 BHK	319	102	0	421	463	10090	42,47,890	46,72,679	9500	12,96,680
29	502	5	2 BHK	614	31	0	645	710	10090	65,08,050	71,58,855	15000	19,86,600
30	503	5	2 BHK	623	34	0	657	723	10090	66,29,130	72,92,043	15000	20,23,560
31	504	5	2 BHK	620	34	0	654	719	10090	65,98,860	72,58,746	15000	20,14,320
32	505	5	2 BHK	620	34	0	654	719	10090	65,98,860	72,58,746	15000	20,14,320
33	506	5	2 BHK	623	34	0	657	723	10090	66,29,130	72,92,043	15000	20,23,560
34	507	5	2 BHK	628	31	0	659	725	10090	66,49,310	73,14,241	15000	20,29,720
35	508	5	1 BHK	391	29	0	420	462	10090	42,37,800	46,61,580	9500	12,93,600
36	509	5	1 BHK	321	101	0	422	464	10090	42,57,980	46,83,778	10000	12,99,760
37	601	6	1 BHK	319	102	0	421	463	10120	42,60,520	46,86,572	10000	12,96,680
38	602	6	2 BHK	614	31	0	645	710	10120	65,27,400	71,80,140	15000	19,86,600
39	603	6	2 BHK	623	34	0	657	723	10120	66,48,840	73,13,724	15000	20,23,560
40	604	6	2 BHK	620	34	0	654	719	10120	66,18,480	72,80,328	15000	20,14,320
41	605	6	2 BHK	620	34	0	654	719	10120	66,18,480	72,80,328	15000	20,14,320
42	606	6	2 BHK	623	34	0	657	723	10120	66,48,840	73,13,724	15000	20,23,560
43	607	6	2 BHK	628	31	0	659	725	10120	66,69,080	73,35,988	15500	20,29,720
44	608	6	1 BHK	391	29	0	420	462	10120	42,50,400	46,75,440	9500	12,93,600
45	609	6	1 BHK	321	101	0	422	464	10120	42,70,640	46,97,704	10000	12,99,760
46	701	7	1 BHK	319	102	0	421	463	10150	42,73,150	47,00,465	10000	12,96,680
47	702	7	3 BHK	774	31	0	805	886	10150	81,70,750	89,87,825	18500	24,79,400
48	703	7	2 BHK	623	34	0	657	723	10150	66,68,550	73,35,405	15500	20,23,560
49	704	7	1 BHK	464	34	0	498	548	10150	50,54,700	55,60,170	11500	15,33,840
50	705	7	1 BHK	464	34	0	498	548	10150	50,54,700	55,60,170	11500	15,33,840
51	706	7	2 BHK	623	34	0	657	723	10150	66,68,550	73,35,405	15500	20,23,560
52	707	7	3 BHK	795	31	0	826	909	10150	83,83,900	92,22,290	19000	25,44,080



Since 1989



An ISO 9001: 2015 Certified Company



Sr. No.	Fiat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. FL	As per Pian Balcony + Enci. Balcony Area in Sq. Ft.	As per Plan Terrace Area in Sq. Ft	Total Area in Sq. Ft	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in T	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 **	Construction in ¥
53	708	7	1 BHK	391	29	0	420	462	10150	42,63,000	46,89,300	10000	12,93,600
54	709	7	1 BHK	321	101	0	422	464	10150	42,83,300	47,11,630	10000	12,99,760
55	801	8	1 BHK	319	102	0	421	463	10180	42,85,780	47,14,358	10000	12,96,680
56	802	8	3 BHK	774	31	0	805	886	10180	81,94,900	90,14,390	19000	24,79,400
57	803	8	2 BHK	623	34	0	657	723	10180	66,88,260	73,57,086	15500	20,23,560
58	804	8	2 BHK	620	34	0	654	719	10180	66,57,720	73,23,492	15500	20,14,320
59	805	8	2 BHK	620	34	0	654	719	10180	66,57,720	73,23,492	15500	20,14,320
60	806	8	2 BHK	623	34	0	657	723	10180	66,88,260	73,57,086	15500	20,23,560
61	807	8	3 BHK	795	31	0	826	909	10180	84,08,680	92,49,548	19500	25,44,080
62	808	8	1 BHK	391	29	0	420	462	10180	42,75,600	47,03,160	10000	12,93,600
63	809	8	1 BHK	321	101	0	422	464	10180	42,95,960	47,25,556	10000	12,99,760
64	901	9	1 BHK	319	102	0	421	463	10210	42,98,410	47,28,251	10000	12,96,680
65	902	9	3 BHK	774	31	0	805	886	10210	82,19,050	90,40,955	19000	24,79,400
66	903	9	2 BHK	623	34	0	657	723	10210	67,07,970	73,78,767	15500	20,23,560
67	904	9	2 BHK	620	34	0	654	719	10210	66,77,340	73,45,074	15500	20,14,320
68	905	9	2 BHK	620	34	0	654	719	10210	66,77,340	73,45,074	15500	20,14,320
69	906	9	2 BHK	623	34	0	657	723	10210	67,07,970	73,78,767	15500	20,23,560
70	907	9	3 BHK	795	31	0	826	909	10210	84,33,460	92,76,806	19500	25,44,080
71	908	9	1 BHK	391	29	0	420	462	10210	42,88,200	47,17,020	10000	12,93,600
72	909	9	1 BHK	321	101	0	422	464	10210	43,08,620	47,39,482	10000	12,99,760
73	1001	10	1 BHK	319	102	0	421	463	10240	43,11,040	47,42,144	10000	12,96,680
74	1002	10	3 BHK	774	31	0	805	886	10240	82,43,200	90,67,520	19000	24,79,400
75	1003	10	2 BHK	623	34	0	657	723	10240	67,27,680	74,00,448	15500	20,23,560
76	1004	10	2 BHK	620	34	0	654	719	10240	66,96,960	73,66,656	15500	20,14,320
77	1005	10	2 BHK	620	34	0	654	719	10240	66,96,960	73,66,656	15500	20,14,320
78	1006	10	2 BHK	623	34	0	657	723	10240	67,27,680	74,00,448	15500	20,23,560
79	1007	10	3 BHK	795	31	0	826	909	10240	84,58,240	93,04,064	19500	25,44,080
80	1008	10	1 BHK	391	29	0	420	462	10240	43,00,800	47,30,880	10000	12,93,600
81	1009	10	1 BHK	321	101	0	422	464	10240	43,21,280	47,53,408	10000	12,99,760
82	1101	11	1 BHK	319	102	0	421	463	10270	43,23,670	47,56,037	10000	12,96,680
83	1102	11	3 BHK	774	31	0	805	886	10270	82,67,350	90,94,085	19000	24,79,400
84	1103	11	2 BHK	623	34	0	657	723	10270	67,47,390	74,22,129	15500	20,23,560
85	1104	11	2 BHK	620	34	0	654	719	10270	67,16,580	73,88,238	15500	20,14,320
86	1105	11	2 BHK	620	34	0	654	719	10270	67,16,580	73,88,238	15500	20,14,320
87	1106	11	2 BHK	623	34	0	657	723	10270	67,47,390	74,22,129	15500	20,23,560
88	1107	11	3 BHK	795	31	0	826	909	10270	84,83,020	93,31,322	19500	25,44,080
89	1108	11	1 BHK	391	29	0	420	462	10270	43,13,400	47,44,740	10000	12,93,600
90	1109	11	1 BHK	321	101	0	422	464	10270	43,33,940	47,67,334	10000	12,99,760



Since 1989



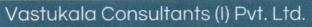
An ISO 9001 : 2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As par Plan Balcony + Encl. Balcony Area in Sq. Ft.	As per Plan Terrace Area in Sq. Ft.	Total Area in Sq. FL	Built up Ares 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 **	Cost of Construction in ₹
91	1201	12	1 BHK	319	102	0	421	463	10300	43,36,300	47,69,930	10000	12,96,680
92	1202	12	3 BHK	774	31	0	805	886	10300	82,91,500	91,20,650	19000	24,79,400
93	1203	12	2 BHK	623	34	0	657	723	10300	67,67,100	74,43,810	15500	20,23,560
94	1204	12	1 BHK	464	34	0	498	548	10300	51,29,400	56,42,340	12000	15,33,840
95	1205	12	1 BHK	464	34	0	498	548	10300	51,29,400	56,42,340	12000	15,33,840
96	1206	12	2 BHK	623	34	0	657	723	10300	67,67,100	74,43,810	15500	20,23,560
97	1207	12	3 BHK	795	31	0	826	909	10300	85,07,800	93,58,580	19500	25,44,080
98	1208	12	1 BHK	391	29	0	420	462	10300	43,26,000	47,58,600	10000	12,93,600
99	1209	12	1 BHK	321	101	0	422	464	10300	43,46,600	47,81,260	10000	12,99,760
100	1301	13	1 BHK	319	102	0	421	463	10330	43,48,930	47,83,823	10000	12,96,680
101	1302	13	3 BHK	774	31	0	805	886	10330	83,15,650	91,47,215	19000	24,79,400
102	1303	13	2 BHK	623	34	0	657	723	10330	67,86,810	74,65,491	15500	20,23,560
103	1304	13	2 BHK	620	34	0	654	719	10330	67,55,820	74,31,402	15500	20,14,320
104	1305	13	2 BHK	620	34	0	654	719	10330	67,55,820	74,31,402	15500	20,14,320
105	1306	13	2 BHK	623	34	0	657	723	10330	67,86,810	74,65,491	15500	20,23,560
106	1307	13	3 BHK	795	31	0	826	909	10330	85,32,580	93,85,838	19500	25,44,080
107	1308	13	1 BHK	391	29	0	420	462	10330	43,38,600	47,72,460	10000	12,93,600
108	1309	13	1 BHK	321	101	0	422	464	10330	43,59,260	47,95,186	10000	12,99,760
109	1401	14	1 BHK	319	102	0	421	463	10360	43,61,560	47,97,716	10000	12,96,680
110	1402	14	3 BHK	774	31	0	805	886	10360	83,39,800	91,73,780	19000	24,79,400
111	1403	14	2 BHK	623	34	0	657	723	10360	68,06,520	74,87,172	15500	20,23,560
112	1404	14	2 BHK	620	34	0	654	719	10360	67,75,440	74,52,984	15500	20,14,320
113	1405	14	2 BHK	620	34	0	654	719	10360	67,75,440	74,52,984	15500	20,14,320
114	1406	14	2 BHK	623	34	0	657	723	10360	68,06,520	74,87,172	15500	20,23,560
115	1407	14	3 BHK	795	31	0	826	909	10360	85,57,360	94,13,096	19500	25,44,080
116	1408	14	1 BHK	391	29	0	420	462	10360	43,51,200	47,86,320	10000	12,93,600
117	1409	14	1 BHK	321	101	0	422	464	10360	43,71,920	48,09,112	10000	12,99,760
118	1501	15	1 BHK	319	102	0	421	463	10390	43,74,190	48,11,609	10000	12,96,680
119	1502	15	3 BHK	774	31	0	805	886	10390	83,63,950	92,00,345	19000	24,79,400
120	1503	15	2 BHK	623	34	0	657	723	10390	68,26,230	75,08,853	15500	20,23,560
121	1504	15	2 BHK	620	34	0	654	719	10390	67,95,060	74,74,566	15500	20,14,320
122	1505	15	2 BHK	620	34	0	654	719	10390	67,95,060	74,74,566	15500	20,14,320
123	1506	15	2 BHK	623	34	0	657	723	10390	68,26,230	75,08,853	15500	20,23,560
124	1507	15	3 BHK	795	31	0	826	909	10390	85,82,140	94,40,354	19500	25,44,080
125	1508	15	1 BHK	391	29	0	420	462	10390	43,63,800	48,00,180	10000	12,93,600
126	1509	15	1 BHK	321	101	0	422	464	10390	43,84,580	48,23,038	10000	12,99,760
127	1601	16	1 BHK	319	102	0	421	463	10420	43,86,820	48,25,502	10000	12,96,680
128	1602	16	3 BHK	774	31	0	805	886	10420	83,88,100	92,26,910	19000	24,79,400



Since 1989





Page 13 of 41

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Plan Balcony + Enct. Balcony Area in Sq. Ft.	As per Plen Terrace Area in Sq. Ft.	Total Area in Sq. Ft	Built up Ares 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 T	Expected Rent per month (After Completion) in **	Cost of Construction in ₹
129	1603	16	2 BHK	623	34	0	657	723	10420	68,45,940	75,30,534	15500	20,23,560
130	1604	16	2 BHK	620	34	0	654	719	10420	68,14,680	74,96,148	15500	20,14,320
131	1605	16	2 BHK	620	34	0	654	719	10420	68,14,680	74,96,148	15500	20,14,320
132	1606	16	2 BHK	623	34	0	657	723	10420	68,45,940	75,30,534	15500	20,23,560
133	1607	16	3 BHK	795	31	0	826	909	10420	86,06,920	94,67,612	19500	25,44,080
134	1608	16	1 BHK	391	29	0	420	462	10420	43,76,400	48,14,040	10000	12,93,600
135	1609	16	1 BHK	321	101	0	422	464	10420	43,97,240	48,36,964	10000	12,99,760
136	1701	17	1 BHK	319	102	0	421	463	10450	43,99,450	48,39,395	10000	12,96,680
137	1702	17	3 BHK	774	31	0	805	886	10450	84,12,250	92,53,475	19500	24,79,400
138	1703	17	2 BHK	623	34	0	657	723	10450	68,65,650	75,52,215	15500	20,23,560
139	1704	17	1 BHK	464	34	0	498	548	10450	52,04,100	57,24,510	12000	15,33,840
140	1705	17	1 BHK	464	34	0	498	548	10450	52,04,100	57,24,510	12000	15,33,840
141	1706	17	2 BHK	623	34	0	657	723	10450	68,65,650	75,52,215	15500	20,23,560
142	1707	17	3 BHK	795	31	0	826	909	10450	86,31,700	94,94,870	20000	25,44,080
143	1708	17	1 BHK	391	29	0	420	462	10450	43,89,000	48,27,900	10000	12,93,600
144	1709	17	1 BHK	321	101	0	422	464	10450	44,09,900	48,50,890	10000	12,99,760
145	1801	18	1 BHK	319	102	0	421	463	10480	44,12,080	48,53,288	10000	12,96,680
146	1802	18	3 BHK	774	31	0	805	886	10480	84,36,400	92,80,040	19500	24,79,400
147	1803	18	2 BHK	623	34	0	657	723	10480	68,85,360	75,73,896	16000	20,23,560
148	1804	18	2 BHK	620	34	0	654	719	10480	68,53,920	75,39,312	15500	20,14,320
149	1805	18	2 BHK	620	34	0	654	719	10480	68,53,920	75,39,312	15500	20,14,320
150	1806	18	2 BHK	623	34	0	657	723	10480	68,85,360	75,73,896	16000	20,23,560
151	1807	18	3 BHK	795	31	0	826	909	10480	86,56,480	95,22,128	20000	25,44,080
152	1808	18	1 BHK	391	29	0	420	462	10480	44,01,600	48,41,760	10000	12,93,600
153	1809	18	1 BHK	321	101	0	422	464	10480	44,22,560	48,64,816	10000	12,99,760
154	1901	19	1 BHK	319	102	0	421	463	10510	44,24,710	48,67,181	10000	12,96,680
155	1902	19	3 BHK	774	31	0	805	886	10510	84,60,550	93,06,605	19500	24,79,400
156	1903	19	2 BHK	623	34	0	657	723	10510	69,05,070	75,95,577	16000	20,23,560
157	1904	19	2 BHK	620	34	0	654	719	10510	68,73,540	75,60,894	16000	20,14,320
158	1905	19	2 BHK	620	34	0	654	719	10510	68,73,540	75,60,894	16000	20,14,320
159	1906	19	2 BHK	623	34	0	657	723	10510	69,05,070	75,95,577	16000	20,23,560
160	1907	19	3 BHK	795	31	0	826	909	10510	86,81,260	95,49,386	20000	25,44,080
161	1908	19	1 BHK	391	29	0	420	462	10510	44,14,200	48,55,620	10000	12,93,600
162	1909	19	1 BHK	321	101	0	422	464	10510	44,35,220	48,78,742	10000	12,99,760
163	2001	20	1 BHK	319	102	0	421	463	10540	44,37,340	48,81,074	10000	12,96,680
164	2002	20	3 BHK	774	31	0	805	886	10540	84,84,700	93,33,170	19500	24,79,400
165	2003	20	2 BHK	623	34	0	657	723	10540	69,24,780	76,17,258	16000	20,23,560
166	2004	20	2 BHK	620	34	0	654	719	10540	68,93,160	75,82,476	16000	20,14,320



Since 1989



An ISO 9001: 2015 Certified Company



Sr. No.	Plat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Plan Balcony + Encl. Balcony Area in Sq. Ft.	As per Plan Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft on Total Area in ₹	Restizable 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 ₹	Cost of Construction in ₹
167	2005	20	2 BHK	620	34	0	654	719	10540	68,93,160	75,82,476	16000	20,14,320
168	2006	20	2 BHK	623	34	0	657	723	10540	69,24,780	76,17,258	16000	20,23,560
169	2007	20	3 BHK	795	31	0	826	909	10540	87,06,040	95,76,644	20000	25,44,080
170	2008	20	1 BHK	391	29	0	420	462	10540	44,26,800	48,69,480	10000	12,93,600
171	2009	20	1 BHK	321	101	0	422	464	10540	44,47,880	48,92,668	10000	12,99,760
172	2101	21	1 BHK	319	102	0	421	463	10570	44,49,970	48,94,967	10000	12,96,680
173	2102	21	3 BHK	774	31	0	805	886	10570	85,08,850	93,59,735	19500	24,79,400
174	2103	21	2 BHK	623	34	0	657	723	10570	69,44,490	76,38,939	16000	20,23,560
175	2104	21	2 BHK	620	34	0	654	719	10570	69,12,780	76,04,058	16000	20,14,320
176	2105	21	2 BHK	620	34	0	654	719	10570	69,12,780	76,04,058	16000	20,14,320
177	2106	21	2 BHK	623	34	0	657	723	10570	69,44,490	76,38,939	16000	20,23,560
178	2107	21	3 BHK	795	31	0	826	909	10570	87,30,820	96,03,902	20000	25,44,080
179	2108	21	1 BHK	391	29	0	420	462	10570	44,39,400	48,83,340	10000	12,93,600
180	2109	21	1 BHK	321	101	0	422	464	10570	44,60,540	49,06,594	10000	12,99,760
	I	otal		99664	8332	1062	109058	119964		1,12,16,47,400	1,23,38,12,140		33,58,98,640

# **Summary of the Project:**

Project	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 ₹
Triveni Pearl	1 BHK - 66 2 BHK - 83 3 BHK - 31	180	109058	119964	1,12,16,47,400.00	1,23,38,12,140.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value	1,12,16,47,400.00
Final Realizable Value After Completion in ₹	1,23,38,12,140.00
Cost of Construction (Total Built up area x Rate) 119964 Sq. Ft. x ₹ 2800.00	33,58,98,640.00





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

## Total abstract of the entire property

Part – A	Land		
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	As per table attached to the report
Part - D	Amenities		
Part – E	Pavement	:	
Part - F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 1,12,16,47,400.00
Final Rea	lizable Value After Completion in ₹	:	₹ 1,23,38,12,140.00



CONSULTANT

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 ₹ 9,500.00 to ₹ 11,500.00 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 ₹ 10,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

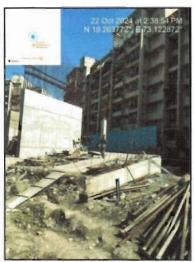




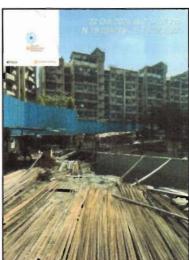


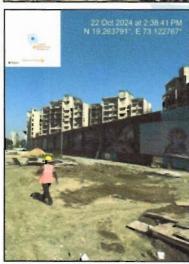
An ISO 9001: 2015 Certified Company

# **Actual Site Photographs**

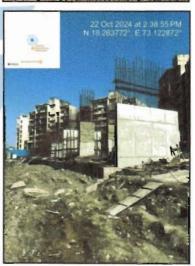


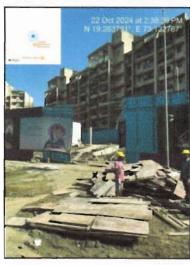




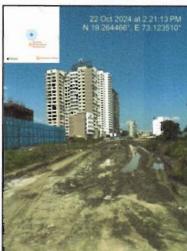












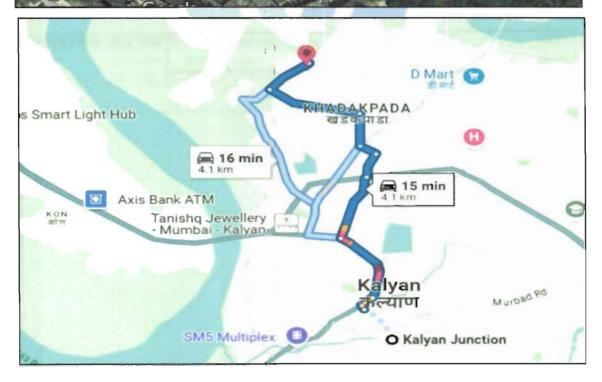


Since 1989



# Route Map of the property Site u/r



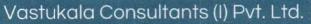


Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

Note: The Blue line shows the route to site from nearest Railway station (Kalyan – 4.1 Km.)



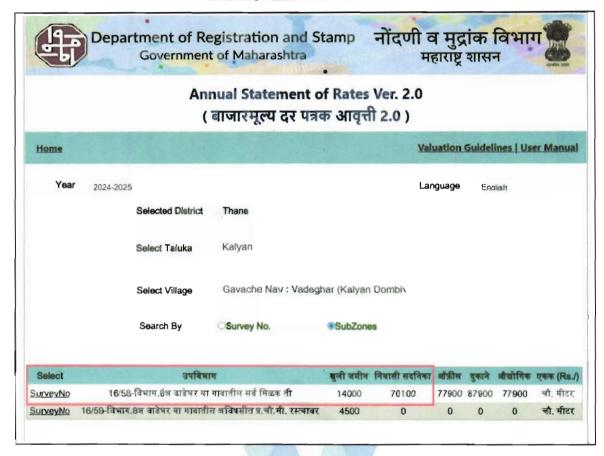
Since 1989



An ISO 9001: 2015 Certified Company



# Ready Reckoner Rate







An ISO 9001: 2015 Certified Company

# Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
10671 / 2024	20.08.2024	44,49,000.00	38.13	410.00	10,840.00

	सूची क्र.2	दुय्यम निबंधक : दु.नि. कल्याण ।
024		दस्त क्रमांक : 10671/2024
enerated Through eSearch For original report please		नोदंणी :
concern SRO office.	,	Regn:63m
	गावाचे नाव : वाडेघर	
खाचा प्रकार अँ	ग्रीमेंट टू सेल ऑफ फ्लॅट	
व्हला 44	49000	
जारभावं(भाडेपटटयाच्या तपटटाकार आकारणी देतो की ार ते नमुद करावे)	61000	
त। क्र ज 01 मी इ.	.कल्याण,जि.ठाणे,सर्व्हें क्रमांक मांक २/२/२/६.सर्व्हें क्रमांक ५७ र्ग मीन मिळकतीवरील मंगेशी सोह ,अठराव्या मजल्यावरील सदनिः टर कार्पेट असे असून सदरहू स इर माहिती दस्तात नमूद केलेप्रम umber : सर्व्हें क्रमांक ५६ अ हिर	लीइतर वर्णन :, इतर माहिती: मौजे वाडेघर 56अ हिस्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा हिस्सा क्रमांक 2/2/1,सर्व्हे क्रमांक 56अ/5 या इन या प्रकल्पातील इमारत क्रमांक का क्रमांक 1805 चे क्षेत्रफळ 38.13 चौरस स्दिनिका या करारनाम्याचा विषय आहे(तसेच माणे वाचण्यात व समजण्यात यावी.)( ( Surve स्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक क्रमांक 2/2/1,सर्व्हे क्रमांक 56 अ/5.; ))
उर्फळ 38	3.13 चौ.मींटर	
कारणी किंवा जुडी देण्यात असेल		
.या पक्षकाराचे नाव किंवा दिवाणी गयाचा हुकुमनामा किंवा आदेश प्रास,प्रतिवादिचे नाव व पत्ता. 2) प्रासमा	यकर यांचेतर्फ यांचेतर्फ कुलमुखत्यारथ ॉट नं: . माळा नं: . इमारतीचे नाव: ऑ हानाजवळ,संतोषी माता रोड ता.कल्याए ाड:-421301 पॅन नं:-AAMAM9477A : नाव:-मेसर्स मंगेशी आणि देवेश्वर डेव्ल ग्रोहीत यांचेतर्फ कुलमुखत्यारधारक श्री. ळा नं: . इमारतीचे नाव: अंबिका अपार्ट	तपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्तेश्री.मंगेश दशरथ ।रक श्री. रामपाल सोहनसिंग पुरोहित - वय:-36 पत्ता:- बिका अपार्टमेंट.पहिला मजला,मल्हार स्पोर्टस ण., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन  लपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्तेश्री.नरेंद्र सोहनसिंग रामपाल सोहनसिंग पुरोहित - वय:-36 पत्ता:-प्लॉट नं: -, र्टमेंट,पहिला मजला,मल्हार स्पोर्टस दुकानाजवळ.संतोषी नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-
॥ दिवाणी न्यायालयाचा हुकुमनामा 🔃		29; पत्ताः-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेलो कंपाउंड,शिवसेना शाखे जवळ,सांताक्रूझ पूर्व , ब्लॉव ोड:-400055 पॅन नं:-ATVPT1817C
तऐवज करुन दिल्याचा दिनांक 20	0/08/2024	
स्त नोंदणी केल्पाचा दिनांक 20	0/08/2024	
नुक्रमांक,खंड व पृष्ठ ।	0671/2024	1 . N. d M. D M D M D M
	11500	·
	11300	
ा दिवाणी न्यायालयाचा हुकुमनामा आदेश असल्यास,प्रतिवादिचे नाव त्राऐवज करुन दिल्याचा दिनांक 20 स्त नोंदणी केल्याचा दिनांक 21	6.हफिजाबाई चाळ,दत्त मंदिर रोठ,डिमे -, रोठ नं: -, महाराष्ट्र, मुम्बई. पिन को 0/08/2024 0/08/2024	नेलो कंपाउंड,शिवसेना शाखे जवळ,सांताः





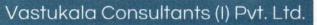
# Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
16653 / 2024	21.08.2024	75,00,000.00	77.45	834.00	9,000.00

665371	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2
2-08-2024		दस्त क्रमांक : 16653/2024
lote:-Generated Through eSearch lodule,For original report please		नोदंणी :
ontact concern SRO office.		Regr:63m
	गावाचे नाव : वाडेघर	
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	6342648	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	मौजे वाडेघर,तालुका कल्पाण येथी हिस्सा नंबर 1/ब/1 यावरील आनंद क्रमांक 304,3 रा मजला,सदनिका बाल्कनी 8.75 चौ. मी. + एन्क्लोज्ड 77.45 चौ. मी.,पार्किंग टॉवर मध्ये	लीइतर वर्णन :, इतर माहिती: , इतर माहिती: ोल सर्वे नंबर 70 हिस्सा नंबर 1/1,सर्वे नंबर 70 [21 अपटाऊन या इमारती मधील सदनिका   क्षेत्र 66.03 चौ. मी.(रेरा कारपेट)+ ओपन   बाल्कनी 2.67 चौ. मी एकूण सदनिका क्षेत्र   पार्किंग,साईज 2.2 मीटर * 4.5 मीटर( ( हेस्सा नंबर 1/1, सर्वे नंबर 70 हिस्सा नंबर 1/
(5) क्षेत्रफळ	77.45 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	हेमाली अमरनाथ वराडे वय:-४४ पत्ता:-	गीदार श्री.विकास नारायण वीरकर, यांचे कु. मु.धारक सी. प्लॉट ने: -, माळा ने: -, इमारतीचे नाव: -, ब्लॉक ने: पहिला एक्सचेंज जवळ, आग्ना रोड, कल्याण (प) ४२१ ३०१, रोड 301 पेंन ने:-AAGFV8035Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	बी ४०२, कैलास पार्क राधा नगर जवळ, स महाराष्ट्र, ठाणे. पिन कोड:-421301 यॅन 2): नाव:-सौ. शैला महेश शेही वय:-4	6: पत्ता:-प्लॉट ने: -, माळा ने: -, इमारतीचे नाव: -, ब्लॉक र, खडकपाडा कल्याण (पश्चिम) - ४२१३०१, रोड ने: -
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16653/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13)बाजारभावाप्रमाणे नॉदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपुराल:-		

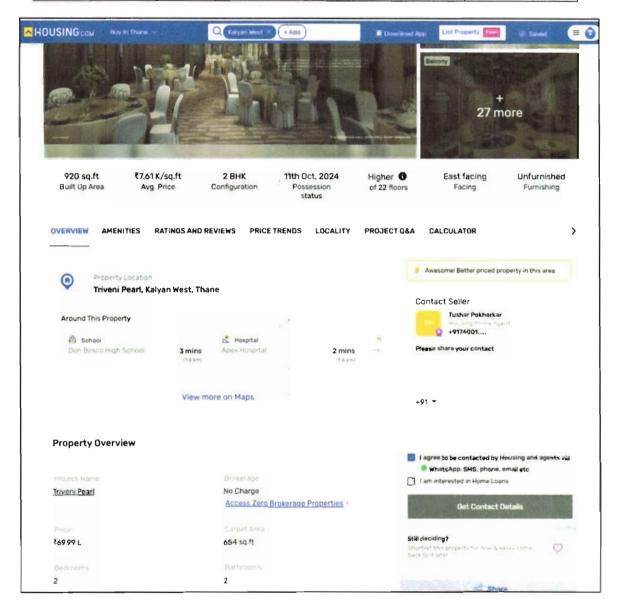


Since 1989





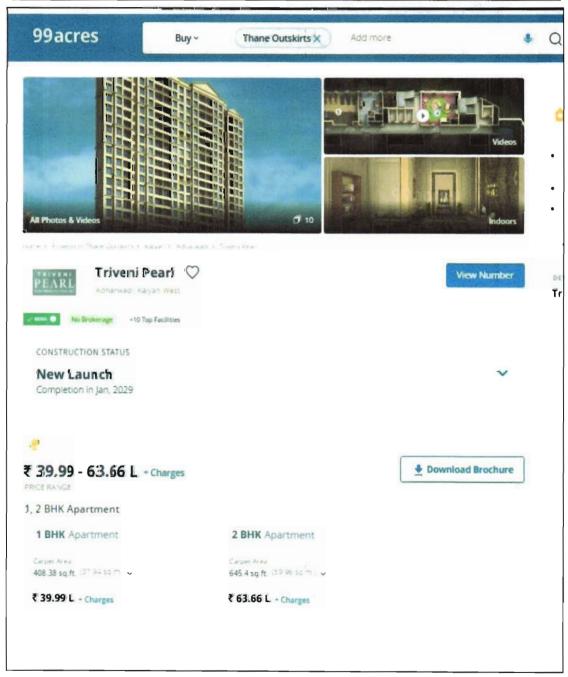
	Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
ĺ	2 BHK	housing.com	654.00	69,99,000.00	10,702.00







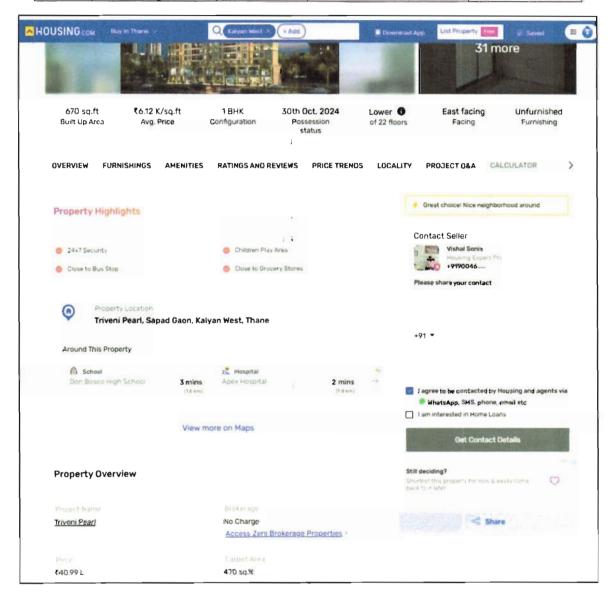
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	99acrs.com	408.00	39,99,000.00	9801.00
2 BHK	99acrs.com	645.00	63,66,000.00	9870.00







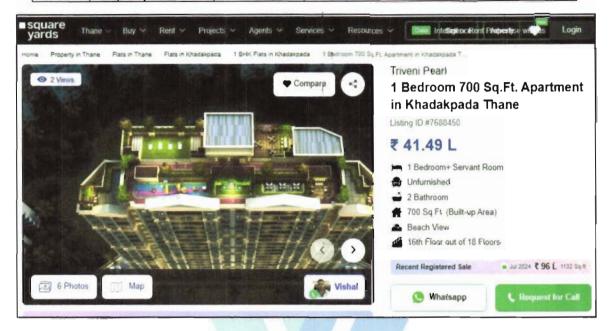
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	470.00	40,99,000.00	8721.00







Comp.	Source	Built up Area in Sq. Ft.		Value in ₹	Rate Per Sq. Ft.
1 BHK	squareyards.com	700.00	1	41,49,000.00	5,927.00

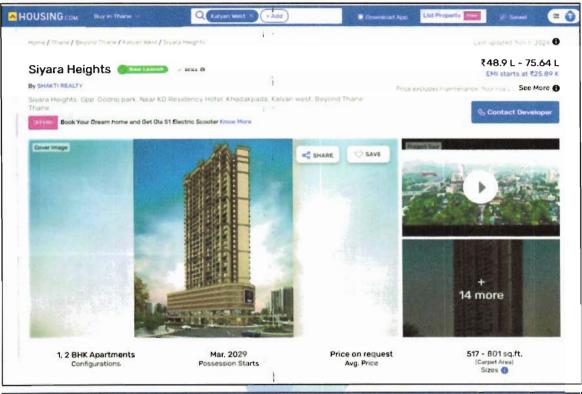






# Price Indicators Projects nearby Locality

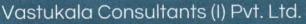
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	517.00	48,90,000.00	9,458.00
2 BHK	housing.com	730.00	99,00,000.00	12,000.00







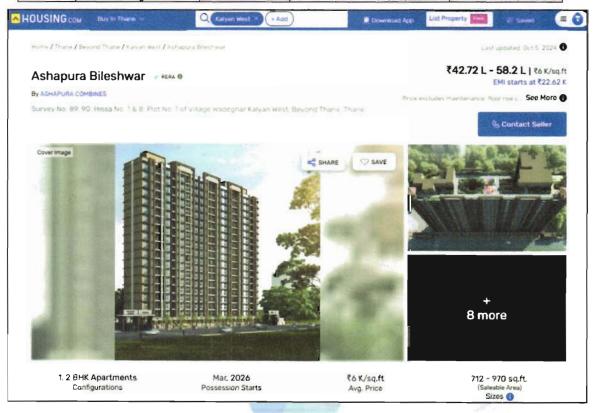
Since 1989





# Price Indicators Projects nearby Locality

Comp.	Source	Saleable Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	712.00	42,72,000.00	6,000.00
2 BHK	housing.com	970.00	58,20,000.00	6,000.00



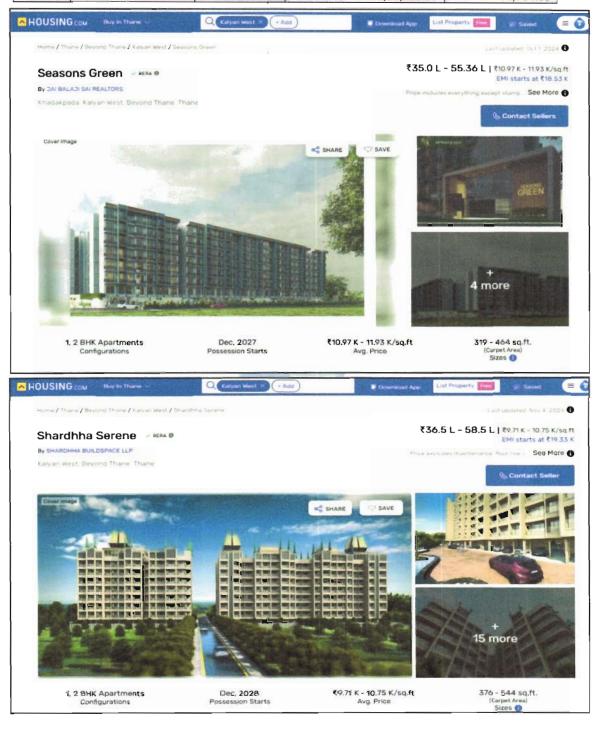




An ISO 9001: 2015 Certified Company

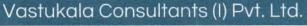
## **Projects nearby Locality**

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	319.00	35,00,000.00	10,972.00
2 BHK	housing.com	464.00	55,36,000.00	11,931.00
2 BHK	2 BHK	544.00	58,50,000.00	10,754.00





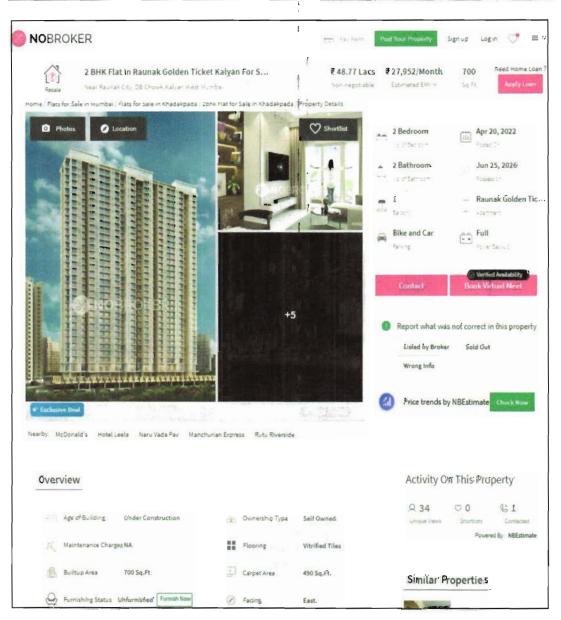
Since 1989





Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Nobroker.com	490.00	48,77,000.00	9,953.00

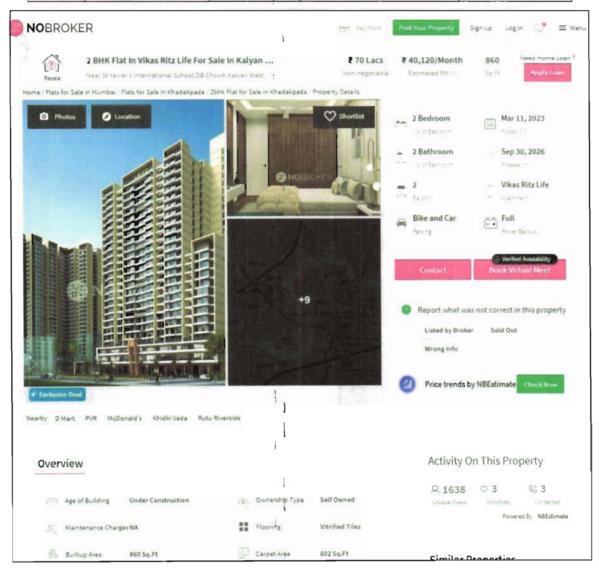






## Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Nobroker.com	602.00	70,00,000.00	11,628.00

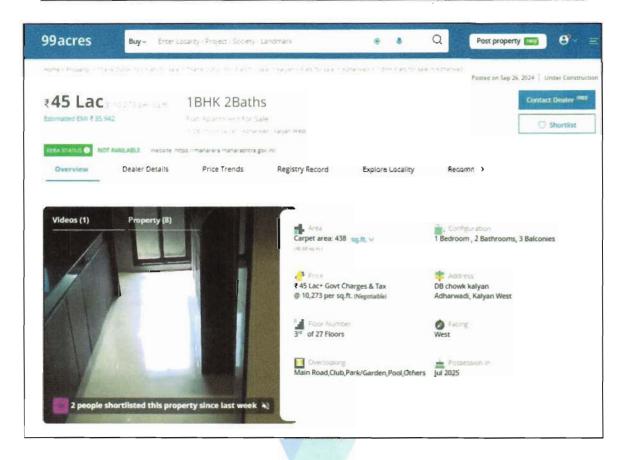






Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acrs.com	438.00	45,00,000.00	10,274.00







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: 06.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (i) PVt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.11.06 18:13:17 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar Govt. Registered Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

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

The undersigned h	nas inspected the property detailed in	the Valuation Report dated
on	. We are satisfied that the	air and reasonable market value of the property is
₹	(Rupees	
	only	).
Date		Signature (Name & Designation of the Inspecting Official/s)

Countersigned (BRANCH MANAGER)

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





(Annexure-I)

#### **DECLARATION-CUM-UNDERTAKING**

- I. Manoi 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 06.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.10.2024. The work is not sub contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I. 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



CORSULTARY, Comment of the Comment o

- 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.





	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by M/s. Trescon Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch 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 Nikhil Sonawane – Valuation Engineer Vinita Surve – Technical Manager
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 – 22.10.2024 Valuation Date – 06.11.2024 Date of Report – 06.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.10.2024
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;	
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;	
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





## Assumptions, Disclaimers, Limitations & Qualifications

## Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06**th **November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

## Information Supplied by Others

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

#### **Future Matters**

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

#### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s**. **Trescon Ltd**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





## **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by M/s. Trescon Ltd. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

#### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

#### Area

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

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



vastukala Consultants (I) Pvt. Ltd.

An (SO 9007: 2015 Certified Company

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

## Not a Structural Survey

We state that this is a valuation report and not a structural survey

#### Other

All measurements, areas and ages quoted in our report are approximate

#### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### Property specific assumptions

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

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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





(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

## Integrity and Fairness

- 1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5. A valuer shall keep public interest foremost while delivering his services.

## **Professional Competence and Due Care**

- 6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
- 9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

## Independence and Disclosure of Interest

- 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 20 15 Certified Company



- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

## Confidentiality

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

## Information Management

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





## Gifts and hospitality:

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

## Remuneration and Costs.

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

## Occupation, employability and restrictions.

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

## Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.11.06 18:13:39 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar Govt. Registered Valuer

Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

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



