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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Maui"

"Maui", Proposed Residential cum Commercial Building on Plot No. 12, Sector – 20, Village – Panvel, Takka Road, New Panvel (East), Navi Mumbai, Taluka - Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India.

Latitude Longitude: 18°59'07.9"N 73°07'23.9"E

Intended User:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India

Our Pan India Presence at :

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Regd. Office

81I-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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Vastu/SBI/Mumbai/11/2024/12115/2308917

04/02-02-SSPV

Date: 04.10.2024

MASTER VALUATION REPORT OF "Maui"

"Maui", Proposed Residential cum Commercial Building on Plot No. 12, Sector – 20, Village – Panvel, Takka Road, New Panvel (East), Navi Mumbai, Taluka - Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India.

Latitude Longitude: 18°59'07.9"N 73°07'23.9"E

NAME OF DEVELOPER: M/s. Manas Group.

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **29th October 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Maui"**, Proposed Residential cum Commercial Building on Plot No. 12, Sector – 20, Village – Panvel, Takka Road, New Panvel (East), Navi Mumbai, Taluka - Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India. It is about 650 Mtr. travel distance from Panvel railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, 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. Manas Group.	
Project Registration Number	Project Maui	RERA Project Number P52000052659
Register office address	M/s. Manas Group. Address: Office No. 5, Ground Floor, "Raheja Arcade", Plot No. 61, Sector 11, CBD Belapur, Taluka & Dist. – Thane, New Mumbai, Pin – 400 614, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Manisha Kadam (Sales Person – Mobile No. – 7045859777) Manali Shinde (Sales Person – Mobile No. -8055592999)	
E – mail ID & Website	manasgroup.panvel@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Open Plot & Road
On or towards East	Open Plot
On or towards West	Road & Open Plot



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 29.10.2024
	b)	Date on which the valuation is made : 04.11.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report of the said plot dated 19.08.2023 issued by Rajendra D. Tambe (Advocate High Court).
	2.	Copy of Affidavit cum Declaration of the Mr. Sujeet Subhash Thorat Partner of Manas Group promoter of the proposed project Mauli date 31.07.2023.
	3.	Copy of Agreement to Lease between CIDCO, Maharashtra (the Corporation) AND M/s. Manas Group (the Licensee) dated 19.12.2022 Doc. No. Panvel 2 / 17622 / 2022.
	4.	Copy of Engineer's Certificate issued by Structural Concept Designs Pvt. Limited dated 31.03.2024.
	5.	Copy of Architect's Certificate issued by Dimensions Architects Pvt. Ltd. dated 31.03.2024.
	6.	Copy of MAHARERA Registration Certificate of Project No. P52000052659 issued by Maharashtra Real Estate Regulatory Authority date 02.07.2024.
	7.	Copy of Amended Commencement Certificate No. PMC/TP/New Panvel/20/12/21-24/16715/1561/2024 dated 04.06.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation.
	<div style="border: 1px solid black; padding: 5px;"> <p>No PMC/TP/New Panvel/20/12/21-24/16715/ <u>9469</u> /2024 Date: <u>08/10/2024</u></p> <p style="text-align: center;">AMENDED COMMENCEMENT CERTIFICATE</p> <p>Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Manas Group Through its Partner Mr. Sujeet Subhash Thorat & other Nine. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 12th Upper Floors) on Plot No.- 12, Sector- 20, At. – New Panvel (E), Tal. - Panvel, Dist.- Raigad. (Plot Area = 2612.79 Sq.mt., Residential Built-Up Area = 8097.902 sq.mt., Commercial Built-Up Area = 562.93 sq.mt., Total Built Up Area = 8660.832 sq.mt.)</p> <p>(No. of Residential Unit – 156 Nos. & Commercial Unit – 26 Nos., Total Unit – 182 Nos.)</p> </div>	

8. Copy of Approved Plan No. PMP / NRV / 16715 / JK / 1561 / 2024 dated 04.06.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation. (Number of Copies – Four - Sheet No. 1/4 to 4/4).											
Approved upto:											
Project	Number of Floors										
Mauli	Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.										
Project Name (with address & phone nos.)	: "Mauli" , Proposed Residential cum Commercial Building on Plot No. 12, Sector – 20, Village – Panvel, Takka Road, New Panvel (East), Navi Mumbai, Taluka - Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India										
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Manas Group. Address: Office No. 5, "Raheja Arcade", Plot No. 61, Sector 11, CBD Belapur, Taluka & Dist. – Thane, New Mumbai, Pin – 400 614, State - Maharashtra, Country – India. Contact Person : Manisha Kadam (Sales Person – Mobile No. – 7045859777) Manali Shinde (Sales Person – Mobile No. - 8055592999)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Mauli" Project: Manas Mauli is an premium Project located in New Panvel, Panvel and well connected by major road(s) like Uran Road, NH 4. The total area in which Manas Mauli has been built is 0.64 acre. This project has been developed by Manas Developers who are one of the reputed developers in the Navi Mumbai. The Project current status is New Launch. The Apartment units are available in various configurations like 1 BHK Flats. This is a new launch project right now, and is expected to be delivered by May, 2027. It has a variety of options to choose from that too in a varied budget range. The RERA registration number of this project is P52000052659.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Mauli</td> <td>Proposed Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Mauli</td> <td>RCC work upto 2nd floor slab is completed.</td> <td>16%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is May – 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink 		Project	Number of Floors	Mauli	Proposed Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.	Project	Present stage of Construction	Percentage of work completion	Mauli	RCC work upto 2nd floor slab is completed.	16%
Project	Number of Floors										
Mauli	Proposed Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.										
Project	Present stage of Construction	Percentage of work completion									
Mauli	RCC work upto 2nd floor slab is completed.	16%									

	<ul style="list-style-type: none"> ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Clubhouse ➤ Garden ➤ Jogging Track ➤ Fitness Centre ➤ Indoor Games ➤ Yoga Area 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 12
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 12, Sector No. 20, Village – Panvel
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	"Mauli", Proposed Residential cum Commercial Building on Plot No. 12, Sector – 20, Village – Panvel, Takka Road, New Panvel (East), Navi Mumbai, Taluka - Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India.
8.	City / Town		:	Panvel, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Deputy Director of Town Planning, Panvel Municipal Corporation. Village - Panvel
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	15 Mtr. Wide Road	15 Mtr. Wide Road	Road
	South	Plot No. 13	Plot No. 13	Open Plot & Road
	East	Plot No 15 FD	Plot No 15 FD	Open Plot
	West	15 Mtr. Wide Road	15 Mtr. Wide Road	Road & Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B

	land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)								
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 2612.79 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 95,900.00 per Sq. M. for Residential ₹ 43,900.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2612.79</td> <td>43,900</td> <td>11,47,01,481.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2612.79	43,900	11,47,01,481.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2612.79	43,900	11,47,01,481.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Project	Number of Floors							
	Mauli	Proposed Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.							
e)	Plinth area floor-wise	:	As per table attached to the report						
f)	Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. PMP / NRV / 16715 / JK / 1561 / 2024 dated 04.06.2024 issued by Deputy Director of Town Planning, Panvel Municipal Corporation. (Number of Copies – Four - Sheet No. 1/4 to 4/4).						
h)	Approved map / plan issuing authority	:	<p>issued by Deputy Director of Town Planning, Panvel Municipal Corporation. (Number of Copies – Four - Sheet No. 1/4 to 4/4).</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Mauli</td> <td>Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Mauli	Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.		
Project	Number of Floors								
Mauli	Ground (Pt) + Stilt (Pt) + 1st & 2nd Floors (Podium) + 3rd to 12th upper floors.								

i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Mauli:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
1	301	3	1 BHK	365	402	14800	54,02,000	62,12,300	13,000	10,43,900
2	302	3	1 BHK	365	402	14800	54,02,000	62,12,300	13,000	10,43,900



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
38	506	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
39	507	5	1 BHK	371	408	14900	55,27,900	63,57,085	13,000	10,61,060
40	508	5	1 BHK	371	408	14900	55,27,900	63,57,085	13,000	10,61,060
41	509	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
42	510	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
43	511	5	1 BHK	378	416	14900	56,32,200	64,77,030	13,500	10,81,080
44	512	5	1 BHK	381	419	14900	56,76,900	65,28,435	13,500	10,89,660
45	513	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
46	514	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
47	515	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
48	516	5	1 BHK	365	402	14900	54,38,500	62,54,275	13,000	10,43,900
49	601	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
50	602	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
51	603	6	1 BHK	381	419	14950	56,95,950	65,50,343	13,500	10,89,660
52	604	6	1 BHK	378	416	14950	56,51,100	64,98,765	13,500	10,81,080
53	605	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
54	606	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
55	607	6	1 BHK	371	408	14950	55,46,450	63,78,418	13,500	10,61,060
56	608	6	1 BHK	371	408	14950	55,46,450	63,78,418	13,500	10,61,060
57	609	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
58	610	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
59	611	6	1 BHK	378	416	14950	56,51,100	64,98,765	13,500	10,81,080
60	612	6	1 BHK	381	419	14950	56,95,950	65,50,343	13,500	10,89,660
61	613	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
62	614	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
63	615	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
64	616	6	1 BHK	365	402	14950	54,56,750	62,75,263	13,000	10,43,900
65	702	7	1 BHK	365	402	15000	54,75,000	62,96,250	13,000	10,43,900
66	703	7	1 BHK	381	419	15000	57,15,000	65,72,250	13,500	10,89,660
67	704	7	1 BHK	378	416	15000	56,70,000	65,20,500	13,500	10,81,080
68	705	7	1 BHK	365	402	15000	54,75,000	62,96,250	13,000	10,43,900
69	706	7	1 BHK	365	402	15000	54,75,000	62,96,250	13,000	10,43,900
70	707	7	1 BHK	371	408	15000	55,65,000	63,99,750	13,500	10,61,060
71	708	7	1 BHK	371	408	15000	55,65,000	63,99,750	13,500	10,61,060
72	709	7	1 BHK	365	402	15000	54,75,000	62,96,250	13,000	10,43,900

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet 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 ₹
108	914	9	1 BHK	365	402	15100	55,11,500	63,38,225	13,000	10,43,900
109	915	9	1 BHK	365	402	15100	55,11,500	63,38,225	13,000	10,43,900
110	916	9	1 BHK	365	402	15100	55,11,500	63,38,225	13,000	10,43,900
111	1002	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
112	1003	10	1 BHK	381	419	15150	57,72,150	66,37,973	14,000	10,89,660
113	1004	10	1 BHK	378	416	15150	57,26,700	65,85,705	13,500	10,81,080
114	1005	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
115	1006	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
116	1007	10	1 BHK	371	408	15150	56,20,650	64,63,748	13,500	10,61,060
117	1008	10	1 BHK	371	408	15150	56,20,650	64,63,748	13,500	10,61,060
118	1009	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
119	1010	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
120	1011	10	1 BHK	378	416	15150	57,26,700	65,85,705	13,500	10,81,080
121	1012	10	1 BHK	381	419	15150	57,72,150	66,37,973	14,000	10,89,660
122	1013	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
123	1015	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
124	1016	10	1 BHK	365	402	15150	55,29,750	63,59,213	13,000	10,43,900
125	1101	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
126	1102	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
127	1103	11	1 BHK	381	419	15200	57,91,200	66,59,880	14,000	10,89,660
128	1104	11	1 BHK	378	416	15200	57,45,600	66,07,440	14,000	10,81,080
129	1105	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
130	1106	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
131	1107	11	1 BHK	371	408	15200	56,39,200	64,85,080	13,500	10,61,060
132	1108	11	1 BHK	371	408	15200	56,39,200	64,85,080	13,500	10,61,060
133	1109	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
134	1110	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
135	1111	11	1 BHK	378	416	15200	57,45,600	66,07,440	14,000	10,81,080
136	1112	11	1 BHK	381	419	15200	57,91,200	66,59,880	14,000	10,89,660
137	1113	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
138	1114	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
139	1115	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
140	1116	11	1 BHK	365	402	15200	55,48,000	63,80,200	13,500	10,43,900
141	1201	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
142	1202	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
143	1203	12	1 BHK	381	419	15250	58,10,250	66,81,788	14,000	10,89,660
144	1204	12	1 BHK	378	416	15250	57,64,500	66,29,175	14,000	10,81,080
145	1205	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
146	1206	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
147	1207	12	1 BHK	371	408	15250	56,57,750	65,06,413	13,500	10,61,060
148	1208	12	1 BHK	371	408	15250	56,57,750	65,06,413	13,500	10,61,060
149	1209	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
150	1210	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
151	1211	12	1 BHK	378	416	15250	57,64,500	66,29,175	14,000	10,81,080
152	1212	12	1 BHK	381	419	15250	58,10,250	66,81,788	14,000	10,89,660
153	1213	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
154	1214	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
155	1215	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
156	1216	12	1 BHK	365	402	15250	55,66,250	64,01,188	13,500	10,43,900
Total				57640	63404		86,59,68,000	99,58,63,234		16,48,50,400

Summary of the Project:

Particulars	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 ₹
Mauli	1 BHK - 156	156	57640	63404	86,59,68,000.00	99,58,63,234.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	86,59,68,000.00
Final Realizable Value After Completion in ₹	99,58,63,234.00
Cost of Construction (Total Built up area x Rate) 63404 Sq. Ft. x ₹ 2600.00	16,48,50,400.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Mauli	16	63404	16,48,50,400.00	2,63,76,064.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	Total	

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 86,59,68,000.00
Final Realizable Value After Completion in ₹		₹ 99,58,63,234.00



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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 ₹ 14,000.00 to ₹ 16,000.00 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 ₹ 14,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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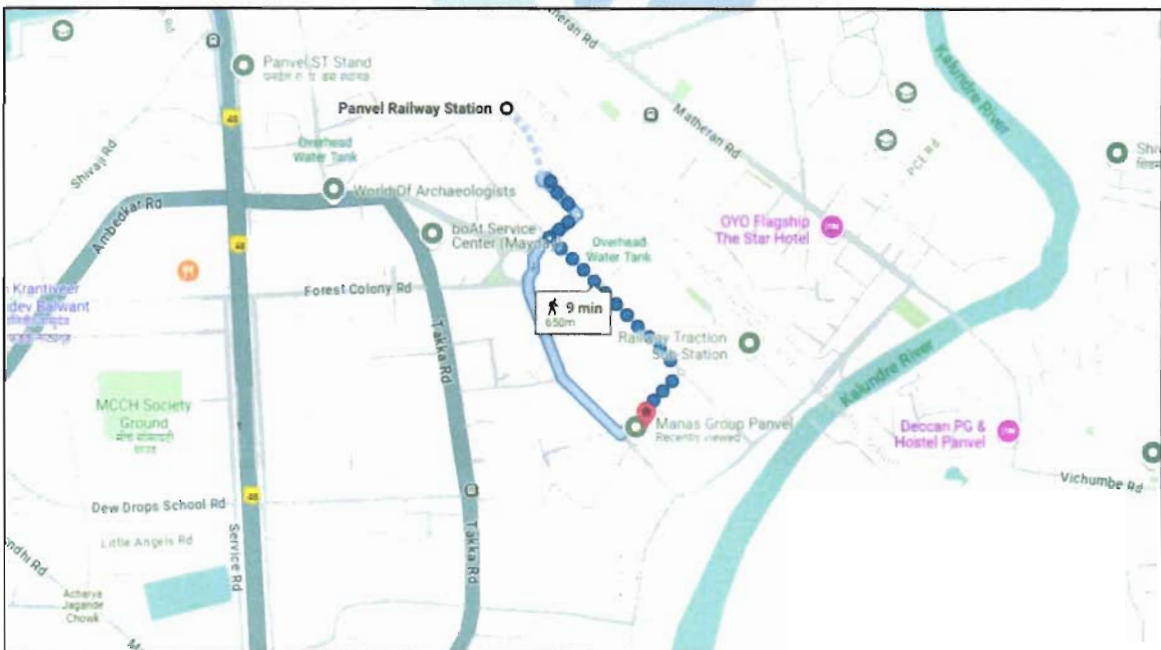
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Route Map of the property

Site u/r



Latitude Longitude: 18°59'07.9"N 73°07'23.9"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 650 Meter)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year 2024-2025 Language English

Selected District Raigad

Select Taluka Panvel

Select Village Mauje: Panavel (Panvel Mahanagarpalike)

Search By Survey No. SubZones

Enter Survey No 12 Search

उपविभाग	शुली जमीन	निवासी सदनिका	मॉडर्न रुफटो	बौद्धिक	एकक (Rs./)	Attribute
1/3-एस.टी. स्टॅण्ड ते बिल्पाअ मंदिर, मार्गे धुतपापेन्द्र क ारखाना ते पोस्ट ऑफिस तहसिल कार्यालय, शिवाजी चौक मार्गे एस.टी. स्टॅण्ड व टपाल नाका ते जुना उरण रोड यावरील मिळक ती.	21700	58900	67800	75000	67800	चौ. मीटर सि.टी.एस. नंबर
1/4-विश्रामगृह ते उरण रोड नाका, ठाणा नाका रोड ते पिर करीमअली ईश्यापर्यंत न.पा. कार्यालय ते तालुक ा पोलीस स्टेशन, पायोनीअर सोसायटी ते अमरनाथ ते जोखंडी भाडा वरील मिळक ती.	21400	62400	71800	78200	71800	चौ. मीटर अंतीम प्लॉट नंबर
1/13-मौजे (गांव) न्यु पनवेल कॅम्प सिडको विभाग - न्यु पनवेल (वेस्ट) (सेक्टर कॅम्प) मुल्यदर विभाग 2, आसुडगाव गावठाणासह	36100	97700	104600	121300	104600	चौ. मीटर सेक्टर नंबर
1/14-मौजे- (संभाव) न्यु पनवेल (इस्ट) मुल्यदर विभाग 3	43900	95900	10400	119400	110400	चौ. मीटर सेक्टर नंबर

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	squareyards.com	364.00	63,83,000.00	17,535.70
1 BHK	squareyards.com	381.00	66,82,000.00	17,538.00
1 BHK	dwello.com	364.33	64,96,000.00	17,830.00

The screenshot shows the squareyards.com website interface for the Manas Mauli project. The header includes navigation options like 'Buy', 'Rent', 'Projects', and 'Agents'. The main content area displays the project name 'Manas Mauli' in Navi Mumbai, with a price range of ₹63.83 Lac - 66.82 Lac. It features a 'Request More Information or a Callback' button and various service offers such as 'Home Loan EMI Starts at ₹ 44.31 K', 'Interiors Package Starting from ₹1.4L', and 'Professional Valuation Report in ₹999'. A navigation menu at the bottom includes 'About Project', 'Project Overview', 'Floor Plans', 'Rera Details', 'Data Intelligence', 'Project Sales Trend', and 'Amenities'.

The screenshot shows the dwello.com website interface for the Manas Mauli project. The header includes a search bar and a 'Select City' dropdown. The main content area displays the project name 'Manas Mauli' in Panvel, Mumbai, with a price range of ₹64.96 L. It features a 'See 1 image' button and a navigation menu at the bottom including 'Floor Plans', 'About', 'Highlights', 'Project Stories', 'Specifications', 'Developer', 'About Panvel', and 'Documents'. Below the navigation menu, there is a section for 'CONFIGURATIONS FOR MANAS MAULI' with a listing for a 1 BHK unit (364.33 sq ft) priced at ₹64.96 L.



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Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
19061/2024	17.09.2024	70,29,400.00	43.32	466.30	15,075.00

सूची क्र.2		दुय्यन निबंधक : सह दु.नि.पन्वेल 3
19061398	23-10-2024	दस्ता क्रमांक : 19061/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:83m
गावाचे नाव : पन्वेल		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7029400	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4912539.984	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पन्वेल म.न.पा.इतर वर्गन : इतर माहिती: सदनिका नं 1106.अकरादा मजला ट्रायसिटी क्रेस्ट प्लॉट नं 13.सेक्टर 20.न्यू पन्वेल(ईस्ट).नवी मुंबई.ता पन्वेल.जि रायगड.क्षेत्र 43.32 चौ. मी. रेरा कारपेट - 0.00 चौ. मी. एनक्लोज बाल्कनी.सी वी.एफबी.छप्पा/डेक/सिडिंस स्पेस/नॅचरल टेरेस((Plot Number : 13 ;))	
(5) क्षेत्रफळ	43.32 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिअल्टी एल एल पी लॉफे भागीदार अर्जुन रेखी लॉफे कु मु मंगेश इंदोरे - - वय:-36 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1006/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर 18, पामबीच रोड, सानपाडा नवी मुंबई 400705, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजयदत्त विष्णू गावकर - - वय:-52: पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं. सी २०६, अगरवाल लाईफ स्टाईल, एव्हेंयू सी ३, डोंगरे रोड, ग्लोबल सिटी, विरार (ए.), गालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AHTPG6767A 2): नाव:-देषूबी विजयदत्त गावकर - - वय:-47: पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं. सी २०६, अगरवाल लाईफ स्टाईल, एव्हेंयू सी ३, डोंगरे रोड, ग्लोबल सिटी, विरार (ए.), गालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BDLPG6728C	
(9) दस्तावेज करून दिल्याचा दिनांक	17/09/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	17/09/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	19061/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	492100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
15017/2024	24.07.2024	49,54,500.00	34.64	373.00	13,283.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.पनवेल 3
15017398		दस्ता क्रमांक : 15017/2024
13-08-2024		नोंदणी
Note:-Generated Through eSearch Module,For original report please contact concern SRO off.ce.		Regn:83m
गावाचे नाव : पनवेल		
(1)विलेखऱ्या प्रकार	करारनामा	
(2)मोबदलऱ्या	4954500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे)	3836882.28	
(4) भू-मायन.पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: इतर माहिती: सदनिका नं 808,आठवा मजला,ट्रायसिटी क्रेस्ट,प्लॉट नं 13,सेक्टर 20,न्यू पनवेल(ईस्ट),नवी मुंबई,ता पनवेल,जि रायगड,क्षेत्र 34.64 चौ. मी. रेटा कारपेट + 0.00 चौ. मी. एनक्लोज बाल्कनी,सी बी :एफबी छज्जा,डेक,सर्व्हिस स्पेस,नॅचरल टेर्रेस((Plot Number : 13 ;))	
(5) क्षेत्रफळ	34.64 चौ.मीटर	
(6)आकरणी किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिअल्टी प्रॉपर्टी डेव्हलपर्स अर्जुन रेखी तर्फे कु मु म्हणून मंगेश इंदोरे -- वय:-35 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव. : बॉक नं. : , रोड नं. : 1001/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं.-AAKFT6501L	
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वापील सॅटिव भोईर -- वय:-30; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव. : बॉक नं. : , रोड नं. : ४४२, शिराठ भोईर अली, अलिबाग, रायगड . महाराष्ट्र, राईगाव(००). पिन कोड:-402201 पॅन नं:-BNBPB7202C 2): नाव:-संगीत सॅटिव भोईर -- वय:-59; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव. : बॉक नं. : , रोड नं. : ४४२, शिराठ भोईर अली, अलिबाग, रायगड . महाराष्ट्र, राईगाव(००). पिन कोड:-402201 पॅन नं:-AXFPB9351F	
(9) दस्तावेज करून दिल्याचा दिनांक	24/07/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	24/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15017/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	346900	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	525.00	74,00,000.00	14,000.00
1 BHK	magicbricks.com	353.00	50,00,000.00	14,164.00

magicbricks
Buy
Rent
Sell
Home Loans

₹74.0 Lac EMI - ₹33k [How much loan can I get?](#)

2 BHK 877 Sq-ft Flat For Sale in **Takka Colony, Navi Mumbai**

2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: 525 sqft • ₹14,000/sqft

Floor: 8 (Out of 11 Floors)

Facing: East

Lifts: 2

Car Parking: 1 Covered

Type Of Ownership: Freehold

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup: ₹74 Lac | ₹3,70,000 Approx. Registration Charges

Booking Amount: ₹5.0 Lac

RERA ID: P52000015616

Address: Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Takka Rd, NAKA, Old Panvel

magicbricks
Buy
Rent
Sell
Home Loans

₹50.0 Lac EMI - ₹23k [Get pre-approved loan](#)

1 BHK 494 Sq-ft Flat For Sale in **Takka Colony, Navi Mumbai**

1 Bed • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: 353 sqft • ₹14,164/sqft

Floor: 6 (Out of 11 Floors)

Facing: East

Lifts: 2

Car Parking: 1 Covered

Type Of Ownership: Freehold

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup: ₹50 Lac | ₹2,50,000 Approx. Registration Charges

Booking Amount: ₹5.0 Lac

RERA ID: P52000015616

Address: Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Takka Rd, NAKA, Old Panvel



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	squareyards.com	605.00	96,80,000.00	16,000.00
3 BHK	housing.com	347.00	55,00,000.00	15,850.00

Tricity Crest
New Panvel, Navi Mumbai

₹60.00 Lac - 96.80 Lac

264 Sq. Ft. to 605 Sq. Ft. (Carpet)

KT And LK Saras Vatika
New Panvel East, Navi Mumbai

₹55.0 L - 2.25 Cr | ₹15.85 K - 27.68 K/sq.ft
EMI starts at ₹29.12 K

₹15.85 K - 27.68 K/sq.ft Avg. Price

347 - 813 sq.ft. (Carpet Area) Sizes



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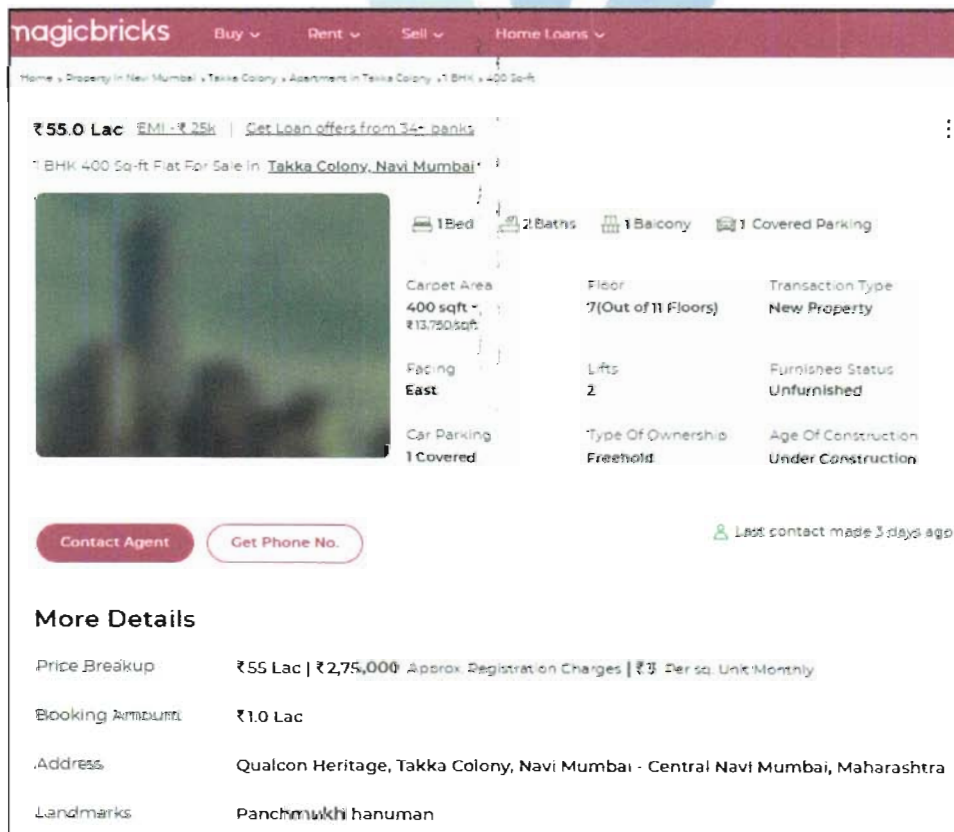
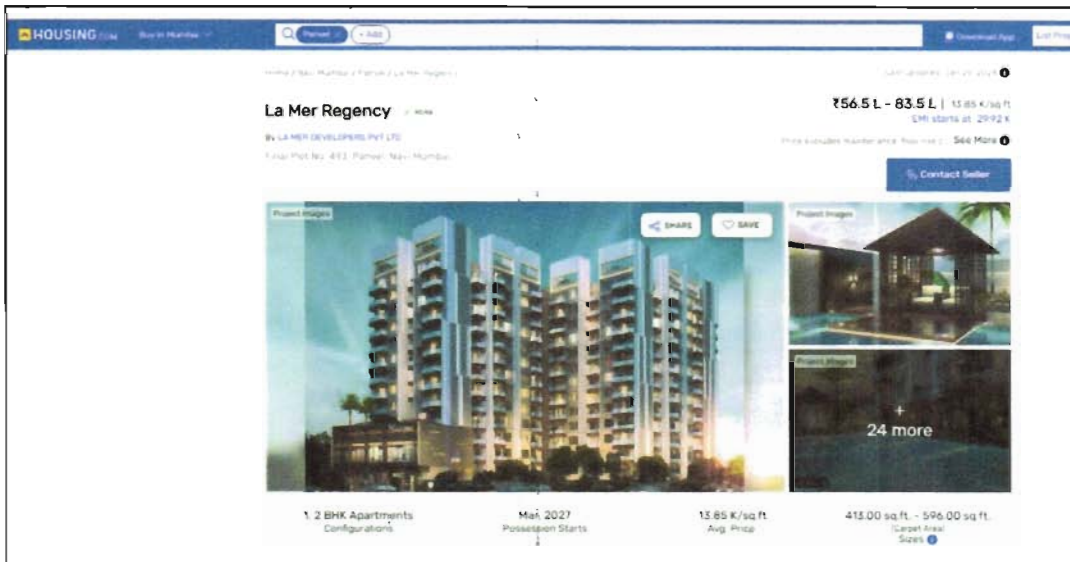
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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	413.00	56,50,000.00	13,680.00
2 BHK	housing.com	596.00	83,50,000.00	14,000.00
1 BHK	magicbricks.com	400.00	55,00,000.00	13,750.00




Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	713.00	1,06,00,000.00	14,867.00

magicbricks
Buy
Rent
Sell
Home Loans


₹1.06 Cr FEMI - ₹-8% | [Get pre-approved loan](#)

2 BHK 998 Sq-ft Flat For Sale in **Takka Colony, Navi Mumbai**



2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area 713 sqft • ₹14,867/sqft	Floor 5 (Out of 14 Floors)	Transaction Type New Property
Facing East	Lifts 3	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction



+5 Photos

Opp Panchmukhi Hanuman Temple

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.06 Cr ₹5,30,000 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P52000028505
Address	Mahatma Gandhi Road, Panvel, Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Opp Panchmukhi Hanuman Temple

Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	650.00	85,00,000.00	13,077.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 85.0 Lac [EMI - ₹ 38k](#) | [Get pre-approved loan](#)

2 BHK 650 Sq-ft Flat For Sale in [Takka Colony, Navi Mumbai](#)



PANCHMUKHI HANUMAN MANDIR SOCIETY
EACH DAY 9 A.M. TO 6 P.M.

+5 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking


Carpet Area 650 sqft ~ ₹13,077/sqft	Floor 9(Out of 11 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 85 Lac ₹ 4,25,000 Approx. Registration Charges ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
Address	Qualcon heritage, Takka Colony, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Panchmukhi hanuman mandir




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers
FIV Category
Licence No. 1000
07/418/MH2010/P1/C20189

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 : 04.11.2024

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: 2024.11.04 16:51:50 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

₹ _____ (Rupees _____

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.11.2024 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 29.10.2024. 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;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Manas Group.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai 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 Rajesh Ghadi – Valuation Engineer Saiprasad Patil – Technical Officer 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 – 29.10.2024 Valuation Date – 04.11.2024 Date of Report – 04.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.10.2024
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;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th 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. Manas Group**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Manas Group**. 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



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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.



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(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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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).



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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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Digitally signed by Manoj Chalikwar
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