

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Vaidya West World - Serenity"**

"Vaidya West World - Serenity", Proposed Redevelopment of Residential building. on Plot No./ C.T.S. No. 325 D, Village –Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India

Latitude Longitude: 19°06'47.7"N 72°51'12.8"E


### Intended User:

**State Bank of India**

**HLST Belapur Branch**

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

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### **Regd. Office**

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

**+91 2247495919**

**mumbai@vastukala.co.in**

**www.vastukala.co.in**

## MASTER VALUATION REPORT OF " Vaidya West World - Serenity"

**Vaidya West World - Serenity", Proposed Redevelopment of Residential building. on Plot No./ C.T.S. No. 325 D, Village –Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India.**

**Latitude Longitude: 19°06'48.1"N 72°51'11.2"E**

**NAME OF DEVELOPER: M/s. Vaidya Spaces Private Limited.**

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 **23<sup>rd</sup> November 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **Vaidya West World - Serenity", Proposed Redevelopment of Residential building. on Plot No./ C.T.S. No. 325 D, Village –Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India.** It is about 350 M. walking distance from Gundavali Metro Station & Western Express Highway Metro Station AND 1.6 KM traveling distance from Andheri Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

### 2. Developer Details:

|                             |   |                            |
|-----------------------------|---|----------------------------|
| Name of builder             | <b>M/s. Vaidya Spaces Private Limited.</b>  |                            |
| Project Registration Number | <b>Project</b>  | <b>RERA Project Number</b> |
|                             | <b>Vaidya West World - Serenity</b>   | <b>P51800055855</b>        |
| Register office address     | <b>M/s. Vaidya Spaces Private Limited.</b><br><b>Address:</b><br>Office No. 501, "Casa Maria", Gokhale Road North, Dadar (West), Mumbai, Pin – 400 028, State – Maharashtra, Country – India.               |                            |
| Contact Numbers             | <b>Contact Person:</b><br>Mr. Vishal Sawant (Builder Person – Mobile No. 9702060777)<br>Mr. Snehkumar Patel – Mobile No. 9702060777<br>Mr. Deepak Dhupal – Mobile No. 9702959666 (Site Supervisor)          |                            |
| E – mail ID and Website     | <a href="mailto:info@vaidyaspace.com">info@vaidyaspace.com</a> , <a href="mailto:vishal@vaidyaspace.com">vishal@vaidyaspace.com</a><br><a href="http://www.vaidyawestworld.com">www.vaidyawestworld.com</a> |                            |

### 3. Boundaries of the Property:

| Direction           | Particulars                          |
|---------------------|--------------------------------------|
| On or towards North | N S Phadke Road                      |
| On or towards South | Tree Shade Society                   |
| On or towards East  | Service Road                         |
| On or towards West  | Jiva Mahale Marg & Rajbhawan Society |



### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**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, 5<sup>th</sup> 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 : 19.11.2024  |
|    | b)   | Date on which the valuation is made : 23.11.2024   |
| 3. | List of documents produced for perusal   |  |
|    | 1. Copy of Legal Title Report issued by Adv. Mayur Thorat dated 22.03.2024   |  |
|    | 2. Copy of Title Clearance Certificate issued by Adv. Mayur Thorat dated 02.08.2023.   |  |
|    | 3. Copy of MAHARERA Registration Certificate of Project No. P51800055855 issued by Maharashtra Real Estate Regulatory Authority date 23.04.2024.   |  |
|    | 4. Copy of Development Agreement dated 20.03.2023 with Sub Registrar No. BDR-18 / 4838 / 2023 between M/s. Vaidya Spaces Private Limited. (The Developers) AND Margadarshan Co-op, Housing Society Limited (the Society)       |  |
|    | 5. Copy of Registered Power of Attorney dated 20.03.2023 with Sub Registrar No. BDR-18 / 4818 / 2023 between Margadarshan Co-op, Housing Society Limited (The Society) AND M/s. Vaidya Spaces Private Limited. (the Developer) |  |
|    | 6. Copy of Architect's Certificate issued by D.R. Vaidya & Company, dated 23.02.2024.  |  |
|    | 7. Copy of Engineer's Certificate date 22.02.2024 issued by R.C. Tipins.   |  |
|    | 8. Copy of Solid waste Management Department NOC issued by MCGM Mumbai, dated 08.11.2023, Doc. No. P-17630/2023/(325 D)/K/E ward / Gundavali – SWM / 1/ New  |  |
|    | 9. Copy of Highway NOC dated 07.03.2024, issued by Brihanmumbai Municipal Corporation, Doc. No. CH.E./ 6480 / Rds & Tr.  |  |
|    | 10. Copy of Fire NOC No. P-17630 / 2023 / (325 D) / K / E Ward / Gundavali – CFO / 1 / New date 24.08.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.  |  |
|    | 11. Copy of No Objection Certificate for Height Clearance No. JUHU/WEST/B/051222/671643 dated 18.07.2022 issued by Airport Authority of India. Valid till 17.07.2030.  |  |
|    | 12. Copy of IOD Certificate No. P-17630/2023/(325 D)/K/E Ward/Gundavali/IOD/1/New, date – 22.11.2023 issued by Municipal Corporation of Greater Mumbai.  |  |



Since 1989

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

An ISO 9001 : 2015 Certified Company



|  |   |                                      |
|--|---|--------------------------------------|
| 13. Copy of Commencement Certificate No. P-17630/2023/(325 D)/K/E Ward/Gundavali/CC/1/New date 14.03.2024 issued by Municipal Corporation of Greater Mumbai.     |   |                                      |
| Issue On   | 14 Mar 2024   |                                      |
| Valid Upto   | 13 Mar 2025   |                                      |
| Application Number   | P-17630/2023/(325 D)/K/E Ward/GUNDAVALI/CC/1/New  |                                      |
| Remark   | <p>C.C. up to top of stilt floor slab level (i.e. height up to 5.10 m AGL and 2.20 m pit below ground level) for Wing 'A' and up to top of stilt floor slab level (i.e. height up to 4.39 m AGL and 2.20 m pit below ground level) for Wing 'B' as per approved IOD plan dated 22/11/2023.</p> <p>Note:-</p> <ol style="list-style-type: none"> <li>Excavation permission from the office of Collector M.S.D. shall be submitted before starting the work.</li> <li>That Utmost care with all precautionary measures shall be taken to safeguard the soil below the foundation of neighboring building, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps.</li> <li>This C.C. is without prejudice to legal matters pending in court of law if any.</li> <li>That guidelines as per circular CHE/DP/214/Gen dated 15/09/2023 and MGC/F/1102/dated 25/10/2023 regarding measures to be taken to control the environmental pollution due to building construction activities shall be strictly complied with.</li> </ol> |                                      |
| 14. Copy of Approved Plan No. P-17630/2023 / (325 D) / K / E Ward / Gundavali / 337 / 1 / New dated 14.10.2024 issued by Municipal Corporation of Greater Mumbai |   |                                      |
| <b>Approved Upto:</b>  |   |                                      |
| <b>Project</b>   | <b>Number of Floors</b>   |                                      |
| A  | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Floors.   |                                      |
| Project Name<br>(with address & phone nos.)  | <b>Vaidya West World - Serenity",</b> Proposed Redevelopment of Residential building. on Plot No./ C.T.S. No. 325 D, Village -Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country - India   |                                      |
| 4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)                                  | <b>M/s. Vaidya Spaces Private Limited.</b><br><br><b>Address:</b><br>Office No. 501, "Casa Maria", Gokhale Road North, Dadar (West), Mumbai, Pin - 400 028, State - Maharashtra, Country - India.<br><br><b>Contact Person:</b><br>Mr. Vishal Sawant (Builder Person - Mobile No. 9702060777)<br>Mr. Snehkumar Patel - Mobile No. 9702060777<br>Mr. Deepak Dhumal - Mobile No. 9702959666 (Site Supervisor)   |                                      |
| 5. Brief description of the property (Including Leasehold / freehold etc.)   |   |                                      |
| <b>TYPE OF THE BUILDING</b>  |   |                                      |
| <b>Wing</b>  | <b>Number of Floors</b>   |                                      |
| A  | Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Floors.  |                                      |
| <b>LEVEL OF COMPLETION:</b>  |   |                                      |
| <b>Wing</b>  | <b>Present stage of Construction</b>  | <b>Percentage of work completion</b> |
| A  | RCC work upto 1 <sup>st</sup> floor slab is completed.  | 10%                                  |

|  |   |
|--|---|
| <b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>   |   |
| Expected completion date as informed by builder is <b>August - 2027 (As per MAHARERA Certificate)</b>  |   |
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. |   |
| <b>PROPOSED PROJECT AMENITIES:</b>   |   |
| ➤ 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   |   |
| ➤ Kids' Play Areas   |   |
| ➤ Indoor Games   |   |
| ➤ Power Back Up  |   |
| ➤ Reserved Parking   |   |
| ➤ Visitor Parking  |   |
| ➤ Children's Play Area   |   |
| ➤ Indoor Games Room  |   |
| ➤ Intercom   |   |
| ➤ Cafeteria  |   |
| ➤ Senior Citizen Corner Area   |   |
| ➤ Yoga Area  |   |
| 6.   | Location of property : :  |
| a)   | Plot No. / Survey No. : C.T.S. No. 325 D  |
| b)   | Door No. : Not applicable   |
| c)   | C. T.S. No. / Village : C.T.S. No. 325 D, Village – Gundavali   |
| d)   | Ward / Taluka : K/E -Ward   |
| e)   | Mandal / District : Mumbai Suburban District  |
| 7.   | Postal address of the property : <b>Vaidya West World - Serenity"</b> , Proposed Redevelopment of Residential building. on Plot No./ C.T.S. No. 325 D, Village –Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India |
| 8.   | City / Town : Andheri, Mumbai   |
|  | Residential area : Yes  |
|  | Commercial area : Yes   |
|  | Industrial area : No  |
| 9.   | Classification of the area : :  |
|  | i) High / Middle / Poor : Higher Class  |
|  | ii) Urban / Semi Urban / Rural : Urban  |
| 10.  | Coming under Corporation limit / Village Panchayat / Municipality : Municipal Corporation of Greater Mumbai, Village - Gundavali  |
| 11.  | Whether covered under any State / Central Govt. : No  |

|           |   |                         |  |
|-----------|---|-------------------------|--|
|           | enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area |                         |  |
| 12.       | In Case it is Agricultural land, any conversion to house site plots is contemplated                       | :                       | N.A.   |
| 13.       | <b>Boundaries of the property</b>   | <b>As per Documents</b> | <b>As per MAHARERA</b>   |
|           | North   | N S Phadke Marg         | N S Phadke Marg  |
|           | South   | CTS No. 323A 1          | CTS No. 323A 1   |
|           | East  | Western Express Highway | Western Express Highway  |
|           | West  | CTS No 326              | CTS No 326   |
|           |   |                         | As per Site  |
|           |   |                         | N S Phadke Road  |
|           |   |                         | Tree Shade Society   |
|           |   |                         | Service Road   |
|           |   |                         | Jiva Mahale Marg & Rajbhawan Society   |
| 14.1      | Dimensions of the site  | :                       | N. A. as the land is irregular in shape  |
|           |   |                         | A<br>As per the Deed   |
|           |   |                         | B<br>Actuals   |
|           | North   | :                       | -  |
|           | South   | :                       | -  |
|           | East  | :                       | -  |
|           | West  | :                       | -  |
| 14.2      | Latitude, Longitude & Co-ordinates of property  | :                       | 19°06'47.7"N 72°51'12.8"E  |
| 14.       | Extent of the site  | :                       | Plot area – 1104.90 Sq. M. (As per Approved Plan & RERA Certificate)<br>Structure - As per table attached to the report  |
| 15.       | Extent of the site considered for Valuation (least of 14A& 14B)   | :                       | Plot area – 1104.90 Sq. M. (As per Approved Plan & RERA Certificate)   |
| 16        | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.    | :                       | N.A. Building Construction work not yet started  |
| <b>II</b> | <b>CHARACTERISTICS OF THE SITE</b>  |                         |  |
| 1.        | Classification of locality  | :                       | Middle Class   |
| 2.        | Development of surrounding areas  | :                       | Good   |
| 3.        | Possibility of frequent flooding/ sub-merging   | :                       | No   |
| 4.        | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.                           | :                       | All available near by  |
| 5.        | Level of land with topographical conditions   | :                       | Plain  |
| 6.        | Shape of land   | :                       | Irregular  |
| 7.        | Type of use to which it can be put  | :                       | For residential purpose  |
| 8.        | Any usage restriction   | :                       | Residential  |
|           | Is plot in town planning approved layout?   | :                       | Copy of Approved Plan No. P-17630/2023 / (325 D) / K / E Ward / Gundavali / 337 / 1 / New dated 14.10.2024 issued by Municipal Corporation of Greater Mumbai.<br><b>Approved Upto:</b> |
|           |   |                         | Wing   |
|           |   |                         | Number of Floors   |

|   |   | A   | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Floors.  |                      |  |  |                     |                |              |         |        |                |
|---|---|---|--|----------------------|--|--|---------------------|----------------|--------------|---------|--------|----------------|
| 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.  | :   | 18.30 Mtr. Wide Proposed D.P. Road   |                      |  |  |                     |                |              |         |        |                |
| 13.                                     | Is it a Land – Locked land?   | :   | No   |                      |  |  |                     |                |              |         |        |                |
| 14.                                     | Water potentiality  | :   | Municipal Water 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 developed area  |                      |  |  |                     |                |              |         |        |                |
| 18.                                     | <b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b> | :   | No   |                      |  |  |                     |                |              |         |        |                |
| <b>Part – A (Valuation of land)</b>     |   |   |  |                      |  |  |                     |                |              |         |        |                |
| 1                                       | Size of plot  | :   | Plot area – 1104.90 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<br>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)   | :   | ₹ 1,39,700.00 per Sq. M. for Residential<br>₹ 69,650.00 per Sq. M. for Land  |                      |  |  |                     |                |              |         |        |                |
| 5                                       | Assessed / adopted rate of valuation  | :   | <b>As per table attached to the report</b>   |                      |  |  |                     |                |              |         |        |                |
| 6                                       | <b>Estimated value of land</b>  | :   | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1104.90</td> <td>69,650</td> <td>7,69,56,285.00</td> </tr> </tbody> </table> | As per Approved Plan |  |  | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 1104.90 | 69,650 | 7,69,56,285.00 |
| As per Approved Plan                    |   |   |  |                      |  |  |                     |                |              |         |        |                |
| Land Area in Sq. M.                     | Rate in Sq. M.  | Value in (₹)  |  |                      |  |  |                     |                |              |         |        |                |
| 1104.90                                 | 69,650  | 7,69,56,285.00  |  |                      |  |  |                     |                |              |         |        |                |
| <b>Part – B (Valuation of Building)</b> |   |   |  |                      |  |  |                     |                |              |         |        |                |
| 1                                       | Technical details of the building   | :   |  |                      |  |  |                     |                |              |         |        |                |
|   | a) Type of Building (Residential / Commercial / Industrial)   | :   | Residential  |                      |  |  |                     |                |              |         |        |                |
|   | b) Type of construction (Load bearing / RCC / Steel Framed)   | :   | N.A. Building Construction work not yet started  |                      |  |  |                     |                |              |         |        |                |
|   | c) Year of construction   | :   | N.A. Building Construction work not yet started  |                      |  |  |                     |                |              |         |        |                |
|   | d) Number of floors and height of each floor including basement, if any   | :   |  |                      |  |  |                     |                |              |         |        |                |
|   | <b>Wing</b>   | <b>Number of Floors</b>   |  |                      |  |  |                     |                |              |         |        |                |
|   | <b>A</b>  | <b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 9<sup>th</sup> Upper Floors.</b> |  |                      |  |  |                     |                |              |         |        |                |
|   | e) Plinth area floor-wise   | :   | <b>As per table attached to the report</b>   |                      |  |  |                     |                |              |         |        |                |
|   | f) Condition of the building  | :   |  |                      |  |  |                     |                |              |         |        |                |
|   | i) Exterior – Excellent, Good, Normal, Poor   | :   | N.A. Building Construction work not yet  |                      |  |  |                     |                |              |         |        |                |

|      |   | started  |      |                  |   |   |
|------|---|--|------|------------------|---|---|
|      | ii) Interior – Excellent, Good, Normal, Poor                                    | : N.A. Building Construction work not yet started  |      |                  |   |   |
|      | g) Date of issue and validity of layout of approved map                         | : Copy of Approved Plan No. P-17630/2023 / (325 D) / K / E Ward / Gundavali / 337 / 1 / New dated 14.10.2024 issued by Municipal Corporation of Greater Mumbai.  |      |                  |   |   |
|      | h) Approved map / plan issuing authority  | : <b>Approved Upto:</b><br><table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 9<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> | Wing | Number of Floors | A | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Floors. |
| Wing | Number of Floors  |  |      |                  |   |   |
| A    | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Floors. |  |      |                  |   |   |
|      | i) Whether genuineness or authenticity of approved map / plan is verified       | : Yes  |      |                  |   |   |
|      | j) Any other comments by our empaneled valuers on authentic of approved plan    | : No.  |      |                  |   |   |

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

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



**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. P-17630/2023 / (325 D) / K / E WARD / GUNDAVALI / 337 / 1 / NEW DATED 14.10.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI**

**1) A - Wing:**

| Sr. No. | Flat No. | Floor No. | Comp.   | As per Approved Plan 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 GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|---------|---|--------------------------|--------------------------------------|--|--|---|---------------------------|
| 1       | 101      | 1         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 2       | 103      | 1         | 1 BHK   | 424   | 466                      | 35700                                | 1,51,36,800  | 1,81,64,160  | 38000   | 13,99,200                 |
| 3       | 104      | 1         | 2 BHK   | 724   | 796                      | 35700                                | 2,58,46,800  | 3,10,16,160  | 64500   | 23,89,200                 |
| 4       | 201      | 2         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 5       | 202      | 2         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 6       | 203      | 2         | 1 BHK   | 424   | 466                      | 35700                                | 1,51,36,800  | 1,81,64,160  | 38000   | 13,99,200                 |
| 7       | 204      | 2         | 2 BHK   | 724   | 796                      | 35700                                | 2,58,46,800  | 3,10,16,160  | 64500   | 23,89,200                 |
| 8       | 301      | 3         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 9       | 302      | 3         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 10      | 303      | 3         | 1 BHK   | 424   | 466                      | 35800                                | 1,51,79,200  | 1,82,15,040  | 38000   | 13,99,200                 |
| 11      | 304      | 3         | 2 BHK   | 724   | 796                      | 35800                                | 2,59,19,200  | 3,11,03,040  | 65000   | 23,89,200                 |
| 12      | 401      | 4         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 13      | 402      | 4         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 14      | 403      | 4         | 1 BHK   | 424   | 466                      | 35900                                | 1,52,21,600  | 1,82,65,920  | 38000   | 13,99,200                 |
| 15      | 404      | 4         | 2 BHK   | 724   | 796                      | 35900                                | 2,59,91,600  | 3,11,89,920  | 65000   | 23,89,200                 |
| 16      | 501      | 5         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 17      | 502      | 5         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 18      | 503      | 5         | 1 BHK   | 424   | 466                      | 36000                                | 1,52,64,000  | 1,83,16,800  | 38000   | 13,99,200                 |
| 19      | 504      | 5         | 2 BHK   | 724   | 796                      | 36000                                | 2,60,64,000  | 3,12,76,800  | 65000   | 23,89,200                 |
| 20      | 601      | 6         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 21      | 602      | 6         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 22      | 603      | 6         | 1 BHK   | 424   | 466                      | 36100                                | 1,53,06,400  | 1,83,67,680  | 38500   | 13,99,200                 |
| 23      | 604      | 6         | 2 BHK   | 724   | 796                      | 36100                                | 2,61,36,400  | 3,13,63,680  | 65500   | 23,89,200                 |
| 24      | 701      | 7         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |
| 25      | 702      | 7         | 2.5 BHK | 836   | 920                      |                                      | Land Owner's Share                                   |  |   | 27,58,800                 |
| 26      | 703      | 7         | 1 BHK   | 424   | 466                      | 36200                                | 1,53,48,800  | 1,84,18,560  | 38500   | 13,99,200                 |
| 27      | 704      | 7         | 2 BHK   | 724   | 796                      | 36200                                | 2,62,08,800  | 3,14,50,560  | 65500   | 23,89,200                 |
| 28      | 801      | 8         | 3 BHK   | 1089  | 1198                     | 36300                                | 3,95,30,700  | 4,74,36,840  | 99000   | 35,93,700                 |
| 29      | 802      | 8         | 2.5 BHK | 836   | 920                      | 36300                                | 3,03,46,800  | 3,64,16,160  | 76000   | 27,58,800                 |
| 30      | 803      | 8         | 1 BHK   | 424   | 466                      | 36300                                | 1,53,91,200  | 1,84,69,440  | 38500   | 13,99,200                 |
| 31      | 804      | 8         | 2 BHK   | 724   | 796                      | 36300                                | 2,62,81,200  | 3,15,37,440  | 65500   | 23,89,200                 |
| 32      | 901      | 9         | 3 BHK   | 1089  | 1198                     |                                      | Land Owner's Share                                   |  |   | 35,93,700                 |

| Sr. No.      | Flat No. | Floor No. | Comp.   | As per Approved Plan 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 GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|---------|---|--------------------------|--------------------------------------|--|--|---|---------------------------|
| 33           | 902      | 9         | 2.5 BHK | 836   | 920                      |                                      |  |  |   | 27,58,800                 |
| 34           | 903      | 9         | 1 BHK   | 424   | 466                      | 36400                                | 1,54,33,600  | 1,85,20,320  | 38500   | 13,99,200                 |
| 35           | 904      | 9         | 2 BHK   | 724   | 796                      | 36400                                | 2,63,53,600  | 3,16,24,320  | 66000   | 23,89,200                 |
| <b>Total</b> |          |           |         | <b>26821</b>                                | <b>29503</b>             |                                      | <b>44,19,44,300</b>                                  | <b>53,03,33,160</b>  |   | <b>8,85,09,300</b>        |

### 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 ₹ |
|--------------------|--|-----------------------|------------------------|--------------------------|--|--|
| Sale Flat          | 1 BHK - 09<br>2 BHK - 09<br>2.5 BHK - 01<br>3 BHK - 01 | 20                    | 12257                  | 13483                    | 44,19,44,300.00                                      | 53,03,33,160.00                              |
| Land Owner's Share | 2.5 BHK - 07<br>3 BHK - 08                             | 15                    | 14564                  | 16020                    | -  | -  |
| <b>Total</b>       |  | <b>35</b>             | <b>26821</b>           | <b>29503</b>             | <b>44,19,44,300.00</b>                               | <b>53,03,33,160.00</b>                       |

| Particulars   | Market Value (₹) |
|---|------------------|
| Realizable Value / Fair Market Value as on date in ₹                        | 44,19,44,300.00  |
| Final Realizable Value After Completion in ₹                                | 53,03,33,160.00  |
| Cost of Construction (Total Built up area x Rate) 29503 Sq. Ft. x ₹ 3000.00 | 8,85,09,300.00   |

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

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

|                          |                              |   |
|--------------------------|------------------------------|---|
| Total                    |                              |   |
| Part – E (Miscellaneous) |                              | Amount in ₹                                     |
| 1.                       | Separate toilet room         | N.A. Building Construction work not yet started |
| 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 not yet started |
| 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         |                                     |
| <b>Realizable Value / Fair Market Value as on date in ₹</b> |                  | <b>₹ 44,19,44,300.00</b>            |
| <b>Final Realizable Value After Completion in ₹</b>         |                  | <b>₹ 53,03,33,160.00</b>            |

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 35,000.00 to ₹ 37,000.00 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 ₹ 35,700.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



Since 1969

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

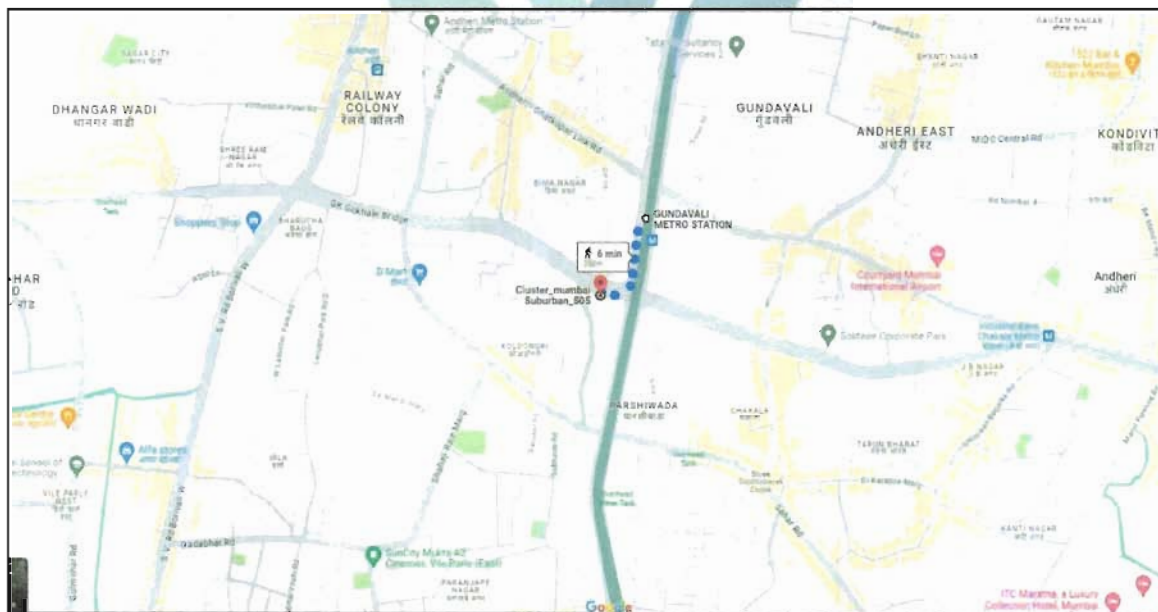
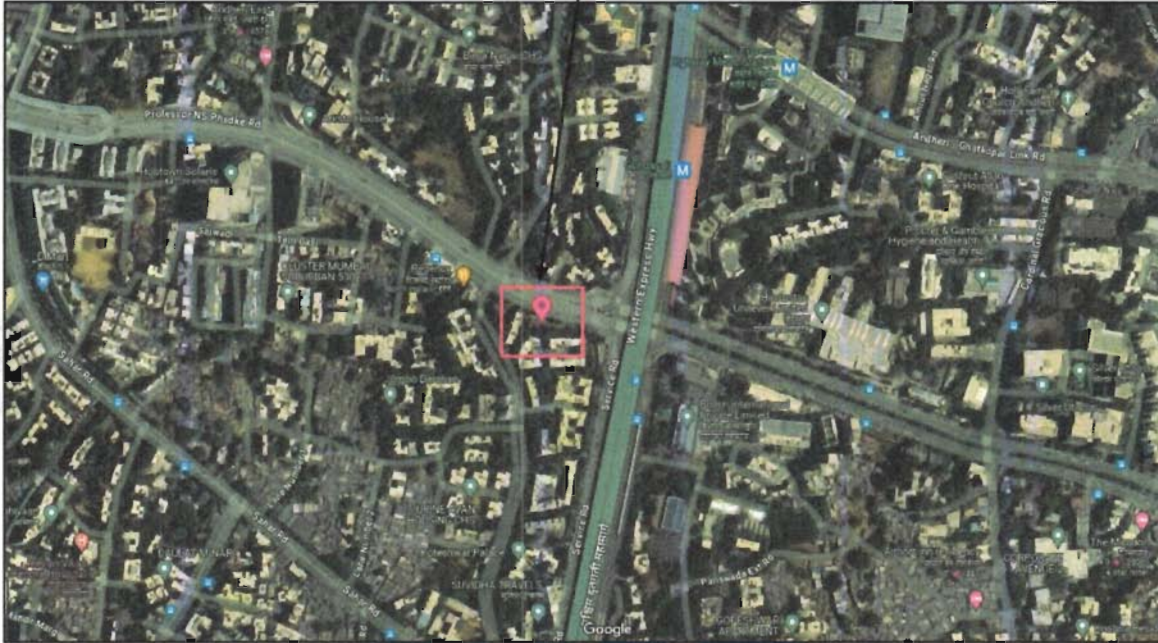


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°06'47.7"N 72°51'12.8"E**

**Note:** The Blue line shows the route to site from nearest Metro Sstation (Gundavali – 400 m.)




Since 1989

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

An ISO 9001 : 2015 Certified Company




## 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: MumbaiSubUrban

Select Village: गुंडवली ( अंधेरी )

Search By:  Survey No.  Location

Enter Survey No: 325 Search

| उपविभाग   | शुली<br>जमीन | निवासी<br>सदनिका | ऑफिस<br>दुकाने | औद्योगिक<br>(Rs./) | एकक<br>Attribute                     |
|---|--------------|------------------|----------------|--------------------|--------------------------------------|
| 40/209 - पुभाग: उत्तरेस गावाची हद्द, पुर्वेस हनुमती मार्ग, पश्चिमेस गावाची हद्द, व पश्चिमेस अंधेरी उड्डाण पूल मार्ग (प्रो.फडके मार्ग) | 69650        | 139700           | 180660         | 192900             | 139700 चौ. मीटर<br>मि.टी.एम.<br>नंबर |

**Sales Instances nearby**

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate Per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 2555/2024      | 14.02.2024 | 3,08,98,500.00       | 75.99                 | 818                    | 37,773.00        |

| 2555401<br>16-02-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                     |  | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. अंधेरी 4<br>दस्त क्रमांक : 2555/2024<br>नोंदणी :<br>Regn.63m |
|--|--|------------|--|
| <b>गावाचे नाव : गुंदवली गुंदवली</b>  |  |            |  |
| (1)विलेखाचा प्रकार   | करारनामा   |            |  |
| (2)मोबदला  | 30898500   |            |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 16435927.2   |            |  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)   | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक बी 1201,बी विंग व सोबत दोन वाहनतळ, माळा नं: बारावा मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड नं: प्राध्यापक एन एस फडके मार्ग, इतर माहिती: सदनिकेचे एकूण क्षेत्र 818 चौरस फुट रेरा बटई व माहिती दस्तात नमुद केल्याप्रमाणे. ( ( C.T.S. Number : C.T.S. No.328, CTS No. 329 (Part), and C.T.S. no. 329A of Village Gundavali ; Plot Number : Sub-divided Plot F,Survey No. 84 and Survey No.31 ; ) )  |            |  |
| (5) क्षेत्रफळ  | 83.62 चौ.मीटर  |            |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |            |  |
| (7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून जयेश पद्मलाल बोवसी तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री अनिल तुकाराम घोलम वय:-48 पत्ता:-प्लॉट नं. , माळा नं: तळ मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: सी.टी. एस. नं.329 ए. रीजिस्ट्री हॉटिलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A<br>2): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून अनिल चंद्रलाल शाह तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री प्रवीण तानजी कुळये वय:-48 पत्ता:-प्लॉट नं. , माळा नं: तळ मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: सी.टी. एस. नं.329 ए. रीजिस्ट्री हॉटिलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A |            |  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                         | 1): नाव:-केलास दिगंबर दाभोजकर वय:-67; पत्ता:-प्लॉट नं: 301 बी, माळा नं. -, इमारतीचे नाव: ब्लू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई, रोड नं: एम सी छागला रोड, महाराष्ट्र, MUMBAI. पिन वग्रेड -400099 पॅन नं:-AAAPD2667G<br>2): नाव:-गौरी केलास दाभोजकर वय:-62; पत्ता:-प्लॉट नं: 301 बी, माळा नं. -, इमारतीचे नाव: ब्लू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई, रोड नं: एम सी छागला रोड, महाराष्ट्र, MUMBAI. पिन वग्रेड -400099 पॅन नं:-ADWPD6829C   |            |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 13/02/2024   |            |  |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 14/02/2024   |            |  |
| (11)अनुक्रमीकरण संड व पृष्ठ  | 2555/2024  |            |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 1853910  |            |  |
| (15)बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000  |            |  |
| (14)शेरा   |  |            |  |

**Sales Instances nearby**

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate Per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 16362/2024     | 13.09.2024 | 4,66,45,250.00       | 123.00                | 1321.00                | 35,310.00        |

| गावाचे नाव : गुंदवली गुंदवली   |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) भोबदला   | 46645250   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)  | 25289970.75  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: सदनिका क्रमांक 803 बी विंग सोबत एकूण 03 वाहनतळ, माळा नं: आठवा मजला, इमारतीचे नाव: धि कोलाज, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069., रोड : प्राध्यापक एन एस फडके मार्ग, इतर माहिती: सदनिकेचे एकूण क्षेत्र 1321 चौरस फुट रेरा चर्टई व इतर माहिती दस्तात नमूद केल्याप्रमाणे. ( ( Survey Number : Sub Divided Plot F Survey Nos. 84 and 31. : C.T.S. Number : C.T.S. No. 328 and 329A of Village Gundavali : ) )                                 |
| (5) क्षेत्रफळ  | 1321 चौ.फूट  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- ग्युफिक बायो सायन्सेस लिमिटेड तर्फे संचालक व प्राधिकृत सही करणार पंकज गांधी वय:- पत्ता:- प्लॉट नं: कार्यालय 37, माळा नं: पहिला मजला, इमारतीचे नाव: कमला भवन टू, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: एस. नित्यानंद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAACC3419N   |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:- नीरजा वैभव मिस्त्री वय:-47, पत्ता:- प्लॉट नं: 51, माळा नं: पांचवा मजला, इमारतीचे नाव: केसर कुंज, ब्लॉक नं: विले पारले पश्चिम, मुंबई मुम्बई-400056, रोड नं: खंडुभाई देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AQDPK3866F<br>2): नाव:- वैभव शशिकान्त मिस्त्री वय:-50, पत्ता:- प्लॉट नं: 51, माळा नं: पांचवा मजला, इमारतीचे नाव: केसर कुंज, ब्लॉक नं: विले पारले पश्चिम, मुंबई-400056, रोड नं: खंडुभाई देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AAHPM1651L |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 13/09/2024   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 13/09/2024   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 16362/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 2799000  |
| (13) बाजारभावाप्रमाणे 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.   |



**Sales Instances nearby**

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Built up Area in Sq. M. | Carpet Area in Sq. Ft. | Rate Per Sq. Ft. |
|----------------|------------|----------------------|-------------------------|------------------------|------------------|
| 13186          | 26.07.2024 | 5,29,16,637.00       | 153.19                  | 1649.00                | 32000.00         |

| गावाचे नाव : गुंदवली गुंदवली   |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 52916637  |
| (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 26855215.53   |
| (4) भू.मापन,फोटोहिस्ता व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं- 1403 माळा नं- 14वा मजला विंग- बी इमारतीचे नाव - विंग बी प्रोजेक्टचे नाव- बेल्लीस्सिमो अंधेरी प्रोजेक्ट चा पत्ता- वेस्टर्न एक्सप्रेस हायवे,अंधेरी ईस्ट, मुंबई पार्किंग - सोबत दोन कार पार्किंग( ( C.T.S. Number : 78 A To 78 H व दस्तात नमूद केल्याप्रमाणे : ) )  |
| (5) क्षेत्रफळ  | 153.19 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा  |   |
| (7) दस्तऐवज करून देणा.या/तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मॅकोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. श्रीकांत कांबळे वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412, 4था मजला, 17वी वर्षमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAAACL1490J   |
| (8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                  | 1): नाव:-अनिल हुरकट वय:-61, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 401, कल्पना अपार्टमेंट, बसंत स्टीट, सांताक्रुझ वेस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAPH3670B<br>2): नाव:-सुनिता अनिल हुरकट वय:-58, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 401, कल्पना अपार्टमेंट, बसंत स्टीट, सांताक्रुझ वेस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAPH3668R |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 26/07/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 26/07/2024  |
| (11) अनुक्रमांक,खंड व पृष्ठ  | 13186/2024  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 3175000   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14) शीत   |   |
| 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

| Comp. | Source      | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 2 BHK | housing.com | 724.00                 | 2,53,00,000.00 | 35,000.00                     |
| 3 BHK | housing.com | 1091.00                | 3,82,00,000.00 | 35,000.00                     |

**Vaidya West World Serenity** ✓ RERA

By **VAIDYA SPACES PRIVATE LIMITED**

Gundavali, Andheri East, Western Suburbs, Mumbai

**₹2.53 Cr - 3.82 Cr** | ₹35 K/sq.ft  
EMI starts at ₹1.26 Lacs

Price excludes maintenance, floor rise etc. [See More](#)

[Contact Developer](#)

No Property Images Available  
[Request Photos](#)

2, 2.5, 3 BHK Apartments Configurations      Aug. 2027 Possession Starts      ₹35 K/sq.ft Avg. Price      724 - 1091 sq.ft. {Carpet Area} Sizes

[Overview/Home](#)   [Around This Project](#)   [More About Project](#)   [Recommended Properties](#)   [Floor Plan](#)   [Tour This Project](#)

**Property Location**  
Gundavali, Andheri East, Western Suburbs, Mumbai

**Great choice!** Most viewed project in this area

**Around This Project**

- School**  
St. Arnold's High School & Junior College      4 mins (1.8 km)
- Hospital**  
Seven Hills Hospital      4 mins (1.9 km)

**Contact Seller**  
**Vaidya Spaces Private Limited**  
Developer  
+9122242.....  
[Please share your contact](#)



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators Projects nearby Locality

| Comp. | Source           | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|------------------|------------------------|----------------|-------------------------------|
| 1 BHK | Magickbricks.com | 370.00                 | 1,04,00,000.00 | 28,108.00                     |
| 2 BHK | Housing.com      | 699.00                 | 2,12,00,000.00 | 30,329.00                     |

**magicbricks** Buy Rent Sell Home Loans

₹1.04 Cr EMI-₹47k | Can I afford it? ✓ ZERO BROKERAGE

1 BHK 370 Sq-ft Flat For Sale **Andheri East, Mumbai**

1 Bed 2 Baths Unfurnished

Carpet Area: 370 sqft ₹28,108/sqft

Developer: **Cagangiri Construction** Project: **Aerovista**

Transaction Type: **New Property** Status: **Under Construction** Lifts: **2**

Furnished Status: **Unfurnished**

**HOUSING.COM** Buy in Mumbai

Andheri East Add

Download App List Property Saved

Home / Mumbai / Western Suburbs / Andheri East / Veena Synergy

Last updated: Jun 2, 2024

**Veena Synergy** RERA

By VEENA DEVELOPERS

Andheri East, Western Suburbs, Mumbai

₹2.12 Cr - 2.16 Cr | ₹30.62 K/sq.ft  
EMI starts at ₹1.05 Lacs  
All Inclusive Prices

Contact Sellers

Project four

**VEENA Synergy**  
FEEL THE SYNERGY OF LIFE

+ more

BOOK Exclusive 2 BHK AND GET JULY

2 BHK Apartment Configuration

Dec. 2026 Possession Starts

₹30.62 K/sq.ft Avg. Price

699 sq.ft. (Carpet Area) Size



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators Projects nearby Locality

| Comp. | Source      | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 2 BHK | Housing.com | 630.00                 | 2,27,00,000.00 | 36,000.00                     |
| 1 BHK | Housing.com | 445.00                 | 1,56,00,000.00 | 35,000.00                     |

**Starwing Kaatyayni Imperial Tower F**

By STARWING DEVELOPERS

Andheri East, Western Suburbs, Mumbai

₹1.56 Cr | ₹35 K/sq.ft. EMI starts at ₹77,320

Price excludes maintenance, floor rise c. See More

Contact Developer

1 BHK Apartment Configuration

Oct. 2028 Possession Starts

₹35 K/sq.ft Avg. Price

445 sq.ft. (Carpet Area) Size

**Sri 10 Square**

By SRI GROUP

Final Plot No. 100/1/2 At Andheri East, Western Suburbs, Mumbai

₹2.27 Cr - 4.68 Cr | ₹36 K/sq.ft. EMI starts at ₹1.13 Lacs

Price excludes maintenance, floor rise c. See More

Contact Developer

Become the first to Rate

2, 3, 4 BHK Apartments Configurations

Jun. 2022 Possession Starts

₹36 K/sq.ft Avg. Price

630 sq.ft. - 1300 sq.ft. (Carpet Area) Sizes



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators Projects nearby Locality

| Comp. | Source      | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 2 BHK | housing.com | 818.00                 | 3,27,00,000.00 | 40,000.00                     |
| 3 BHK | housing.com | 1321.00                | 5,28,00,000.00 | 40,000.00                     |

HOUSING.COM Buy In Mumbai

+ Add
Download App
List Property
Saved

### The Kollage

By ZIRE RUSHI CONSTRUCTION

Konkan, Andheri East, Western Suburbs, Mumbai

[Become the first to Rate](#)

**₹3.27 Cr - 5.28 Cr** | ₹40 K/sq.ft

EMI starts at ₹1.62 Lacs

Basic Pricing with 2 parking per flat

[Contact Developer](#)

2, 2.5, 3 BHK Apartments Configurations

Ready to Move Possession Status

₹40 K/sq.ft Avg. Price

818 - 1321 sq. ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai

+ Add
Download App
List Property
Saved

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 2 BHK Flat

### 2 BHK Flat

By MY HOME FOUNDATION GROUP

Puri Selet: Andheri East, Mumbai

**₹3.04 Cr** | EMI starts at ₹1.51 Lacs

₹35.19 K/sq.ft

[Contact Seller](#)

864 sq. ft Built Up Area

₹35.19 K/sq.ft Avg. Price

2 BHK Configuration

24th Oct. 2024 Possession status

Middle of 15 floors

East facing Facing

Unfurnished Furnishing



Since 1989

Vastukala Consultants (I) Pvt. Ltd.





An ISO 9001 : 2015 Certified Company



## Price Indicators

### Projects nearby Locality

| Comp. | Source  | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|---------|------------------------|----------------|-------------------------------|
| 2 BHK | Ghar.tv | 818.00                 | 3,00,00,000.00 | 36,675.00                     |




Select City
Search




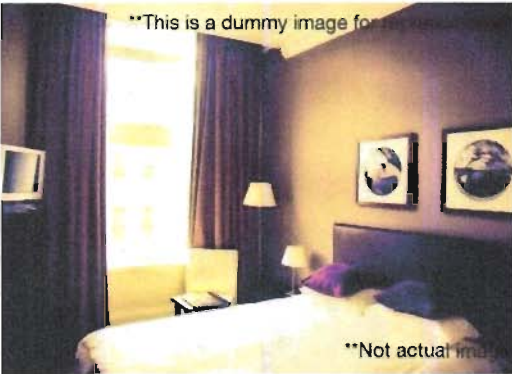
Property in Mumbai / Property in Andheri East / 2 BHK Flat for Sale in The Kollage
Last updated on 26-Jul-2019

### 2 BHK Flat for Sale in The Kollage

Prof NS Phadke Marg, Andheri East, Mumbai - 400069


Building: The Kollage

 RERA
  0% Brokerage



₹ 3.00 Cr

₹ 36675 / Sq.ft



Priya  
Developer

Contact Now

Configuration  
**2 BHK**  
Flat

Carpet Area  
**818 Sq.ft**

Possession  
**Under Construction - Possession Around December 2019**

Bedroom  
**2**

Bathroom  
**2**

Floor Number  
**14**

Furnishing  
**Un-Furnished**


Property Code  
**GHARL44520**

Is there any error or missing information?

Report Error / Add Missing Information

## Price Indicators Projects nearby Locality

| Comp. | Source     | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|------------|------------------------|----------------|-------------------------------|
| 2 BHK | dwello.com | 430.23                 | 1,55,00,000.00 | 36,047.00                     |



Select City

Homes in Mumbai

Homes in Western Suburbs

Homes in Andheri

Homes in Gundavali


Homes in Gundavali by Mahindra Lifespaces






Mahindra Vivante

Andheri

Mumbai

By Mahindra Lifespaces



Configurations

Floor Plans

About

Highlights





Project Stories

Amenities

Specifications

Developer

### CONFIGURATIONS FOR MAHINDRA VIVANTE

|   |   |                        |                 |
|---|---|------------------------|-----------------|
|  | <b>1 BHK</b><br>1 living room, kitchen, 1 bedrooms, 1 bathrooms | 430.23 ft <sup>2</sup> | <b>₹1.55 Cr</b> |
|  | <b>1 BHK</b><br>1 living room, kitchen, 1 bedrooms, 1 bathrooms | 455.31 ft <sup>2</sup> | <b>₹1.85 Cr</b> |
|  | <b>2 BHK</b><br>1 living room, kitchen, 2 bedrooms, 2 bathrooms | 689.21 ft <sup>2</sup> | <b>₹2.85 Cr</b> |
|  | <b>2 BHK</b><br>1 living room, kitchen, 2 bedrooms, 2 bathrooms | 694.6 ft <sup>2</sup>  | <b>₹2.85 Cr</b> |

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: 23.11.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.23 16:51:01 +05'30'

**Auth. Sign.**

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 |



Since 1989

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

An ISO 9001 : 2015 Certified Company





(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.11.2024 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 19.11.2024. 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



Since 1969

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

An ISO 9001 : 2015 Certified Company



- 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



|     | Particulars   | Valuer comment  |
|-----|---|---|
| 1.  | Background information of the asset being valued;   | The property under consideration was purchased by <b>M/s. Vaidya Spaces Private Limited.</b>  |
| 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<br>Chandan Singh – Valuation Engineer<br>Saiprasad Patil – Processing Officer<br>Vinita Surve – Processing 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 – 17.11.2024<br>Valuation Date – 23.11.2024<br>Date of Report – 23.11.2024  |
| 6.  | Inspections and/or investigations undertaken;   | Physical Inspection done on date 19.11.2024   |
| 7.  | Nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>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 **23<sup>rd</sup> 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. Vaidya Spaces Private Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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

An ISO 9001 : 2015 Certified Company



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Vaidya Spaces Private Limited**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 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.



Since 1969

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

An ISO 9001 : 2015 Certified Company



**(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.



Since 1989

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

An ISO 9001 : 2015 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company





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

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  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai  
@mail=manoj@vastukala.org, c=IN  
Date: 2024.11.23 16:50:45 +05'30'

Auth. Sign.



Since 1969

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

