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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "ROONGTA ROSEWOOD APARTMENT"

"ROONGTA ROSEWOOD APARTMENT" Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 2, at

Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik,

District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

Latitude Longitude: 20°00'28.7"N 73°44'23.5"E

Intended User:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47,
D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

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

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MASTER VALUATION REPORT OF

"ROONGTA ROSEWOOD APARTMENT"

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Latitude Longitude: 20°00'28.7"N 73°44'23.5"E

NAME OF DEVELOPER: M/s. Shree Tirumala Buildcon

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **18th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"ROONGTA ROSEWOOD APARTMENT"** Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 2, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India It is about 15.5 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, 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	M/s. Shree Tirumala Buildcon	
Project Registration Number	Project	RERA Project Number
	ROONGTA ROSEWOOD APARTMENT	P51600077907
Register office address	M/s. Shree Tirumala Buildcon Address: Unit Number. 1, "SHREE TIRUMALA ASHIRWAD APT" Near Near Kaka Ka Dhabha, Indira Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Yogesh Sir Contact No.+91 7030960713	

3. Boundaries of the Property:

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



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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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
 AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
 Plot No. 45-47, D - Road, MIDC, Satpur, Nashik
 Pin Code – 422 007, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 17.12.2024
	b)	Date on which the valuation is made : 18.12.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Sau. Vidyullata K. Tated dated 18.10.2024 (As per RERA Certificate)
	2.	Copy of MAHARERA Registration Certificate of Project No. P51600077907 issued by Maharashtra Real Estate Regulatory Authority date 13.11.2024.
	3.	Copy of Commencement Certificate No. LND/BP/A1/166/2024 date 27.06.2024 Nashik Municipal Corporation, Nashik.
	4.	Copy of Declaration About Commencement Certificate M/s. Shree Tirumala Buildcon dated 30.09.2024 Issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	5.	Copy of Approved Building Plan Accompanying Commencement Certificate No. A1/BP/166 date 27.06.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.
	Approved upto:	
	Project Name	Wing
	ROONGTA ROSEWOOD APARTMENT	A
		B
	Number of Floors	
	Basement + Ground + 1st to 17th + 18th Recreational Floor	
	Basement + Ground + 1st to 17th + 18th Recreational Floor	
	Project Name (with address & phone nos.)	: "ROONGTA ROSEWOOD APARTMENT" Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 2, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, 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)	: M/s. Shree Tirumala Buildcon Address: Unit Number. 1, "SHREE TIRUMALA ASHIRWAD APT" Near Near Kaka Ka Dhabha, Indira Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code -



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		422 009, State - Maharashtra, Country - India. Contact Person: Mr. Yogesh Sir Contact No.+91 7030960713											
5.	Brief description of the property (Including Leasehold / freehold etc.)												
TYPE OF THE BUILDING:													
<table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">ROONGTA ROSEWOOD APARTMENT</td> <td>A</td> <td>Basement + Ground + 1st to 17th + 18th Recreational Floor</td> </tr> <tr> <td>B</td> <td>Basement + Ground + 1st to 17th + 18th Recreational Floor</td> </tr> </tbody> </table>			Project Name	Wing	Number of Floors	ROONGTA ROSEWOOD APARTMENT	A	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor	B	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor			
Project Name	Wing	Number of Floors											
ROONGTA ROSEWOOD APARTMENT	A	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor											
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LEVEL OF COMPLETEION:													
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Project Name	Wing	Present Stage of Construction	Percentage of work completion										
ROONGTA ROSEWOOD APARTMENT	A	Foundation, Plinth	10%										
	B	Foundation, Plinth	10%										
DATE OF COMPLETION & FUTURE LIFE:													
Expected completion date as informed by builder is 31/03/2030 (As per MAHARERA Certificate)													
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs													
PROPOSED PROJECT AMENITIES:													
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Recreation Facilities ➤ Sub-Station ➤ Gated Community ➤ Storm Water Drains ➤ Water Conservation, Rain water ➤ Electrical meter Room ➤ Fire Fighting System ➤ CCTV ➤ Security. 													
6.	Location of property	:											
a)	Plot No. / Survey No.	: Plot No. 34/ 2/ A/ 1/ 1/ 1/ 2											
b)	Door No.	: Not applicable											
c)	C. T.S. No. / Village	: Village – Aanandwali											
d)	Ward / Taluka	: Taluka - Nashik											
e)	Mandal / District	: Dist. - Nashik											



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7.	Postal address of the property	:	"ROONGTA ROSEWOOD APARTMENT" Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 2, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India.		
8.	City / Town	:	Village – Aanandwali		
	Residential area	:	Yes		
	Commercial area	:	No		
	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	:	Nashik Municipal Corporation, Nashik, Village – Aanandwali		
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 Plan	As per MAHARERA	As per Site
	North		Adj. CTS No. 2124(P)	S. No. 34/ 2/ A/ 1/ 1/ 2	Open Plot
	South		12 M. Wide Road	12 M. Wide Road And Adjacent S. No. 34/ 2/ A/ 1/ 1/ 1/ 1	Road
	East		Adj. CTS No. 2124(P)	S. No. 34/ 2/ A/ 1/ 1/ 2	Road & Open Plot
	West		Adj. CTS No. 38 & 39	Adjacent Survey No 38 And 39	Building
14	Dimensions of the site		N. A. as the land is irregular in shape		
.1				A As per the Deed	B Actuals
	North	:		-	-
	South	:		-	-
	East	:		-	-
	West	:		-	-
14	Latitude, Longitude & Co-ordinates of property	:	20°00'28.7"N 73°44'23.5"E		
.2					
14	Extent of the site	:	Total Plot area – 2778.49 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report		
15	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 2778.49 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report		

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress								
II CHARACTERISTICS OF THE SITE											
1.	Classification of locality	:	Higher 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	:	Rectangular								
7.	Type of use to which it can be put	:	For Residential purpose								
8.	Any usage restriction	:	Residential								
9.	Is plot in town planning approved layout?	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. A1/BP/166 date 27.06.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik. Approved upto:								
			<table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">ROONGTA ROSEWOOD APARTMENT</td> <td>A</td> <td>Basement + Ground + 1st to 17th + 18th Recreational Floor</td> </tr> <tr> <td>B</td> <td>Basement + Ground + 1st to 17th + 18th Recreational Floor</td> </tr> </tbody> </table>	Project Name	Wing	Number of Floors	ROONGTA ROSEWOOD APARTMENT	A	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor	B	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor
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10.	Corner plot or intermittent plot?	:	Corner								
11.	Road facilities	:	Yes								
12.	Type of road available at present	:	B. T. Road								
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Meter DP Road								
14.	Is it a Land – Locked land?	:	No								
15.	Water potentiality	:	Municipal Water supply								
16.	Underground sewerage system	:	Connected to Municipal sewer								
17.	Is Power supply is available in the site	:	Yes								
18.	Advantages of the site	:	Located in developed area								
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No								
Part – A (Valuation of land)											
1	Size of plot	:	Total Plot area – 2778.49 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report								



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	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)	:	₹ 51,000.00 per Sq. M. for Residential ₹ 29,600.00 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 colspan="3">As per RERA</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>2778.49</td> <td>29,600.00</td> <td>8,22,43,304.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2778.49	29,600.00	8,22,43,304.00
As per RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2778.49	29,600.00	8,22,43,304.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure									
	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	:										
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	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 Building Plan Accompanying Commencement Certificate No. A1/BP/166 date 27.06.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>ROONGTA ROSEWOOD APARTMENT</td> <td>A</td> <td>Basement + Ground + 1st to 17th + 18th Recreational</td> </tr> </tbody> </table>	Project Name	Wing	Number of Floors	ROONGTA ROSEWOOD APARTMENT	A	Basement + Ground + 1 st to 17 th + 18 th Recreational			
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				Floor	
				B	Basement + Ground + 1 st to 17 th + 18 th Recreational Floor
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	:	R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	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	:	Proposed Concealed Plumbing
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	



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CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**1) A-Wing:**

Sr. No.	Flat No.	Flo or No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Plan Encl. Balcony Area in Sq. Ft.	Canopy Area in Sq. Ft. (50 %)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	A-101	1	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
2	A-102	1	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
3	A-103	1	2BHK	670	108	48	826	909	8400	69,38,400.00	65,91,480.00	55,50,720.00	14500
4	A-104	1	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
5	A-201	2	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
6	A-202	2	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
7	A-203	2	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
8	A-204	2	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
9	A-301	3	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
10	A-302	3	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
11	A-303	3	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
12	A-304	3	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
13	A-401	4	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
14	A-402	4	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
15	A-403	4	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
16	A-404	4	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
17	A-501	5	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
18	A-502	5	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
19	A-503	5	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
20	A-504	5	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
21	A-601	6	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500



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22	A-602	6	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
23	A-603	6	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
24	A-604	6	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
25	A-701	7	2BHK	785	0	0	785	864	8500	66,72,500.00	63,38,875.00	53,38,000.00	14000
26	A-702	7	2BHK	670	108	0	778	856	8500	66,13,000.00	62,82,350.00	52,90,400.00	14000
27	A-703	7	2BHK	670	108	0	778	856	8500	66,13,000.00	62,82,350.00	52,90,400.00	14000
28	A-704	7	2BHK	785	0	0	785	864	8500	66,72,500.00	63,38,875.00	53,38,000.00	14000
29	A-801	8	2BHK	785	0	0	785	864	8600	67,51,000.00	64,13,450.00	54,00,800.00	14000
30	A-802	8	2BHK	670	108	0	778	856	8600	66,90,800.00	63,56,260.00	53,52,640.00	14000
31	A-803	8	2BHK	670	108	0	778	856	8600	66,90,800.00	63,56,260.00	53,52,640.00	14000
32	A-804	8	2BHK	785	0	0	785	864	8600	67,51,000.00	64,13,450.00	54,00,800.00	14000
33	A-901	9	2BHK	785	0	0	785	864	8700	68,29,500.00	64,88,025.00	54,63,600.00	14000
34	A-902	9	2BHK	670	108	0	778	856	8700	67,68,600.00	64,30,170.00	54,14,880.00	14000
35	A-903	9	2BHK	670	108	0	778	856	8700	67,68,600.00	64,30,170.00	54,14,880.00	14000
36	A-904	9	2BHK	785	0	0	785	864	8700	68,29,500.00	64,88,025.00	54,63,600.00	14000
37	A-1001	10	2BHK	785	0	0	785	864	8800	69,08,000.00	65,62,600.00	55,26,400.00	14500
38	A-1002	10	2BHK	670	108	0	778	856	8800	68,46,400.00	65,04,080.00	54,77,120.00	14500
39	A-1003	10	2BHK	670	108	0	778	856	8800	68,46,400.00	65,04,080.00	54,77,120.00	14500
40	A-1004	10	2BHK	785	0	0	785	864	8800	69,08,000.00	65,62,600.00	55,26,400.00	14500
41	A-1101	11	2BHK	785	0	0	785	864	8900	69,86,500.00	66,37,175.00	55,89,200.00	14500
42	A-1102	11	2BHK	670	108	0	778	856	8900	69,24,200.00	65,77,990.00	55,39,360.00	14500
43	A-1103	11	2BHK	670	108	0	778	856	8900	69,24,200.00	65,77,990.00	55,39,360.00	14500
44	A-1104	11	2BHK	785	0	0	785	864	8900	69,86,500.00	66,37,175.00	55,89,200.00	14500
45	A-1201	12	2BHK	785	0	0	785	864	9000	70,65,000.00	67,11,750.00	56,52,000.00	14500
46	A-1202	12	2BHK	670	108	0	778	856	9000	70,02,000.00	66,51,900.00	56,01,600.00	14500
47	A-1203	12	2BHK	670	108	0	778	856	9000	70,02,000.00	66,51,900.00	56,01,600.00	14500
48	A-1204	12	2BHK	785	0	0	785	864	9000				14500

										70,65,000.00	67,11,750.00	56,52,000.00	
49	A-1301	13	2BHK	785	0	0	785	864	9100	71,43,500.00	67,86,325.00	57,14,800.00	15000
50	A-1302	13	2BHK	670	108	0	778	856	9100	70,79,800.00	67,25,810.00	56,63,840.00	14500
51	A-1303	13	2BHK	670	108	0	778	856	9100	70,79,800.00	67,25,810.00	56,63,840.00	14500
52	A-1304	13	2BHK	785	0	0	785	864	9100	71,43,500.00	67,86,325.00	57,14,800.00	15000
53	A-1401	14	2BHK	785	0	0	785	864	9200	72,22,000.00	68,60,900.00	57,77,600.00	15000
54	A-1402	14	2BHK	670	108	0	778	856	9200	71,57,600.00	67,99,720.00	57,26,080.00	15000
55	A-1403	14	2BHK	670	108	0	778	856	9200	71,57,600.00	67,99,720.00	57,26,080.00	15000
56	A-1404	14	2BHK	785	0	0	785	864	9200	72,22,000.00	68,60,900.00	57,77,600.00	15000
57	A-1501	15	2BHK	785	0	0	785	864	9300	73,00,500.00	69,35,475.00	58,40,400.00	15000
58	A-1502	15	2BHK	670	108	0	778	856	9300	72,35,400.00	68,73,630.00	57,88,320.00	15000
59	A-1503	15	2BHK	670	108	0	778	856	9300	72,35,400.00	68,73,630.00	57,88,320.00	15000
60	A-1504	15	2BHK	785	0	0	785	864	9300	73,00,500.00	69,35,475.00	58,40,400.00	15000
61	A-1601	16	2BHK	785	0	0	785	864	9400	73,79,000.00	70,10,050.00	59,03,200.00	15500
62	A-1602	16	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
63	A-1603	16	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
64	A-1604	16	2BHK	785	0	0	785	864	9400	73,79,000.00	70,10,050.00	59,03,200.00	15500
65	A-1701	17	2BHK	785	0	0	785	864	9500	74,57,500.00	70,84,625.00	59,66,000.00	15500
66	A-1702	17	2BHK	663	108	0	771	848	9500	73,24,500.00	69,58,275.00	58,59,600.00	15500
67	A-1703	17	2BHK	663	108	0	771	848	9500	73,24,500.00	69,58,275.00	58,59,600.00	15500
68	A-1704	17	2BHK	785	0	0	785	864	9500	74,57,500.00	70,84,625.00	59,66,000.00	15500
Total				49456	3672	48	53176	58494		46,72,94,600.00	44,39,29,870.00	37,38,35,680.00	



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B-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Plan Encl. Balcony Area in Sq. Ft.	Canopy Area in Sq. Ft. (50 %)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	B-101	1	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
2	B-102	1	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
3	B-103	1	2BHK	670	108	48	826	909	8400	69,38,400.00	65,91,480.00	55,50,720.00	14500
4	B-104	1	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
5	B-201	2	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
6	B-202	2	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
7	B-203	2	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
8	B-204	2	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
9	B-301	3	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
10	B-302	3	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
11	B-303	3	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
12	B-304	3	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
13	B-401	4	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
14	B-402	4	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
15	B-403	4	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
16	B-404	4	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
17	B-501	5	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
18	B-502	5	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
19	B-503	5	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
20	B-504	5	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
21	B-601	6	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
22	B-602	6	2BHK	670	108	0	778	856	8400	65,35,200.00	62,08,440.00	52,28,160.00	13500
23	B-603	6	2BHK	670	108	0	778	856	8400				13500



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										65,35,200.00	62,08,440.00	52,28,160.00	
24	B-604	6	2BHK	785	0	0	785	864	8400	65,94,000.00	62,64,300.00	52,75,200.00	13500
25	B-701	7	2BHK	785	0	0	785	864	8500	66,72,500.00	63,38,875.00	53,38,000.00	14000
26	B-702	7	2BHK	670	108	0	778	856	8500	66,13,000.00	62,82,350.00	52,90,400.00	14000
27	B-703	7	2BHK	670	108	0	778	856	8500	66,13,000.00	62,82,350.00	52,90,400.00	14000
28	B-704	7	2BHK	785	0	0	785	864	8500	66,72,500.00	63,38,875.00	53,38,000.00	14000
29	B-801	8	2BHK	785	0	0	785	864	8600	67,51,000.00	64,13,450.00	54,00,800.00	14000
30	B-802	8	2BHK	670	108	0	778	856	8600	66,90,800.00	63,56,260.00	53,52,640.00	14000
31	B-803	8	2BHK	670	108	0	778	856	8600	66,90,800.00	63,56,260.00	53,52,640.00	14000
32	B-804	8	2BHK	785	0	0	785	864	8600	67,51,000.00	64,13,450.00	54,00,800.00	14000
33	B-901	9	2BHK	785	0	0	785	864	8700	68,29,500.00	64,88,025.00	54,63,600.00	14000
34	B-902	9	2BHK	670	108	0	778	856	8700	67,68,600.00	64,30,170.00	54,14,880.00	14000
35	B-903	9	2BHK	670	108	0	778	856	8700	67,68,600.00	64,30,170.00	54,14,880.00	14000
36	B-904	9	2BHK	785	0	0	785	864	8700	68,29,500.00	64,88,025.00	54,63,600.00	14000
37	B-1001	10	2BHK	785	0	0	785	864	8800	69,08,000.00	65,62,600.00	55,26,400.00	14500
38	B-1002	10	2BHK	670	108	0	778	856	8800	68,46,400.00	65,04,080.00	54,77,120.00	14500
39	B-1003	10	2BHK	670	108	0	778	856	8800	68,46,400.00	65,04,080.00	54,77,120.00	14500
40	B-1004	10	2BHK	785	0	0	785	864	8800	69,08,000.00	65,62,600.00	55,26,400.00	14500
41	B-1101	11	2BHK	785	0	0	785	864	8900	69,86,500.00	66,37,175.00	55,89,200.00	14500
42	B-1102	11	2BHK	670	108	0	778	856	8900	69,24,200.00	65,77,990.00	55,39,360.00	14500
43	B-1103	11	2BHK	670	108	0	778	856	8900	69,24,200.00	65,77,990.00	55,39,360.00	14500
44	B-1104	11	2BHK	785	0	0	785	864	8900	69,86,500.00	66,37,175.00	55,89,200.00	14500
45	B-1201	12	2BHK	785	0	0	785	864	9000	70,65,000.00	67,11,750.00	56,52,000.00	14500
46	B-1202	12	2BHK	670	108	0	778	856	9000	70,02,000.00	66,51,900.00	56,01,600.00	14500
47	B-1203	12	2BHK	670	108	0	778	856	9000	70,02,000.00	66,51,900.00	56,01,600.00	14500
48	B-1204	12	2BHK	785	0	0	785	864	9000	70,65,000.00	67,11,750.00	56,52,000.00	14500
49	B-1301	13	2BHK	785	0	0	785	864	9100	71,43,500.00	67,86,325.00	57,14,800.00	15000



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50	B-1302	13	2BHK	670	108	0	778	856	9100	70,79,800.00	67,25,810.00	56,63,840.00	14500
51	B-1303	13	2BHK	670	108	0	778	856	9100	70,79,800.00	67,25,810.00	56,63,840.00	14500
52	B-1304	13	2BHK	785	0	0	785	864	9100	71,43,500.00	67,86,325.00	57,14,800.00	15000
53	B-1401	14	2BHK	785	0	0	785	864	9200	72,22,000.00	68,60,900.00	57,77,600.00	15000
54	B-1402	14	2BHK	670	108	0	778	856	9200	71,57,600.00	67,99,720.00	57,26,080.00	15000
55	B-1403	14	2BHK	670	108	0	778	856	9200	71,57,600.00	67,99,720.00	57,26,080.00	15000
56	B-1404	14	2BHK	785	0	0	785	864	9200	72,22,000.00	68,60,900.00	57,77,600.00	15000
57	B-1501	15	2BHK	785	0	0	785	864	9300	73,00,500.00	69,35,475.00	58,40,400.00	15000
58	B-1502	15	2BHK	670	108	0	778	856	9300	72,35,400.00	68,73,630.00	57,88,320.00	15000
59	B-1503	15	2BHK	670	108	0	778	856	9300	72,35,400.00	68,73,630.00	57,88,320.00	15000
60	B-1504	15	2BHK	785	0	0	785	864	9300	73,00,500.00	69,35,475.00	58,40,400.00	15000
61	B-1601	16	2BHK	785	0	0	785	864	9400	73,79,000.00	70,10,050.00	59,03,200.00	15500
62	B-1602	16	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
63	B-1603	16	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
64	B-1604	16	2BHK	785	0	0	785	864	9400	73,79,000.00	70,10,050.00	59,03,200.00	15500
65	B-1701	17	2BHK	785	0	0	785	864	9500	74,57,500.00	70,84,625.00	59,66,000.00	15500
66	B-1702	17	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
67	B-1703	17	2BHK	670	108	0	778	856	9400	73,13,200.00	69,47,540.00	58,50,560.00	15000
68	B-1704	17	2BHK	785	0	0	785	864	9500	74,57,500.00	70,84,625.00	59,66,000.00	15500
Total				49456	3672	48	53190	58509		46,74,27,600.00	44,40,56,220.00	37,39,42,080.00	

Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	2 BHK TOTAL-68	53176	58494	46,72,94,600.00	44,39,29,870.00	37,38,35,680.00
B	2 BHK TOTAL-68	53190	58509	46,74,27,600.00	44,40,56,220.00	37,39,42,080.00
Total	136	106366	117003	93,47,22,200.00	88,79,86,090.00	74,77,77,760.00



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Particulars	Market Value (₹)
Fair Market Value as on date	93,47,22,200.00
Realizable Value as on date	88,79,86,090.00
Distress Sale Value as on date	74,77,77,760.00
Cost of Construction (Total Built up area x Rate) 117463 Sq. Ft. x ₹ 2300.00	27,01,64,900.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
A	10%	58494	46,72,94,600.00	4,67,29,460.00
B	10%	58509	46,74,27,600.00	4,67,42,760.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	Provided as per requirement
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	Provided as per requirement
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	Provided as per requirement
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	



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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	:	
Fair Market Value as on date in ₹		:	₹ 93,47,22,200.00
Realizable Value as on date in ₹		:	₹ 88,79,86,090.00
Distress Sale Value as on date in ₹		:	₹ 74,77,77,760.00

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 comparable 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 ₹ 8,000.00 to ₹ 10,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 8,400.00 per Sq. Ft. on Carpet Area for valuation.



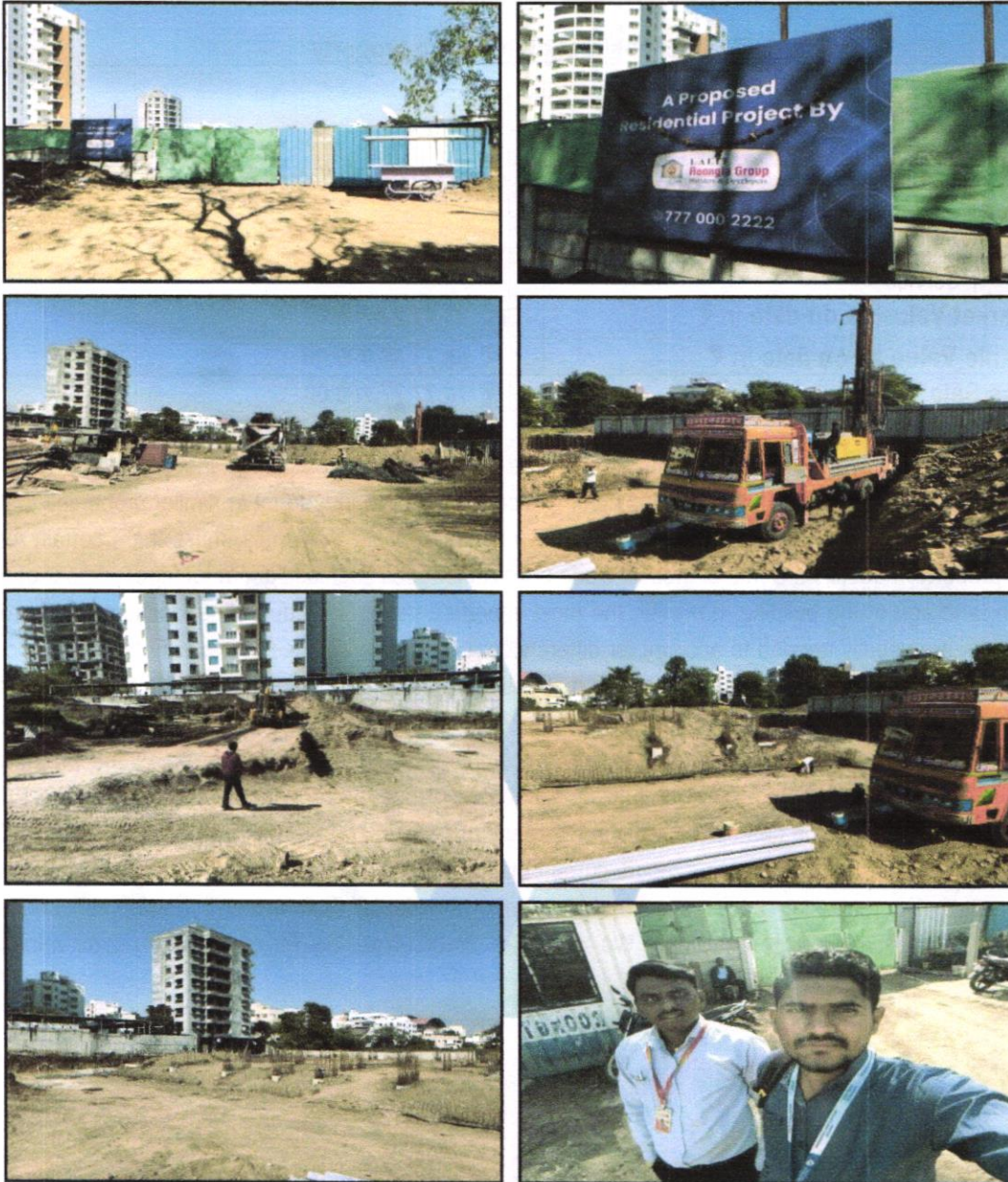
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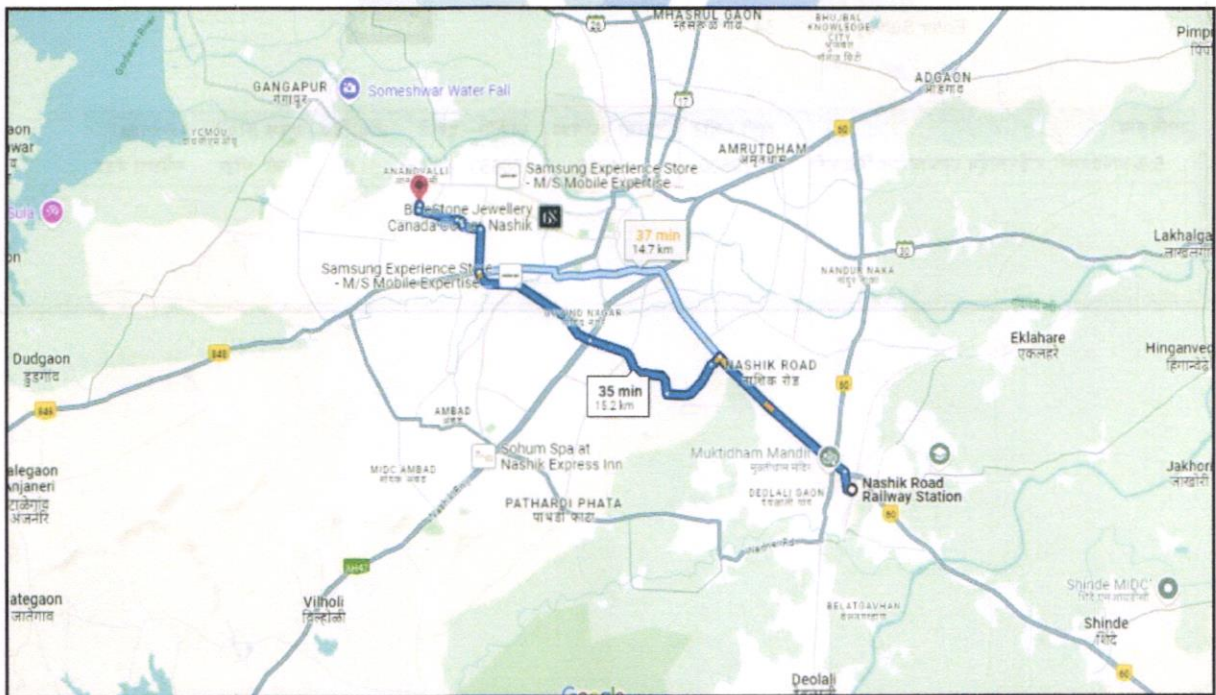
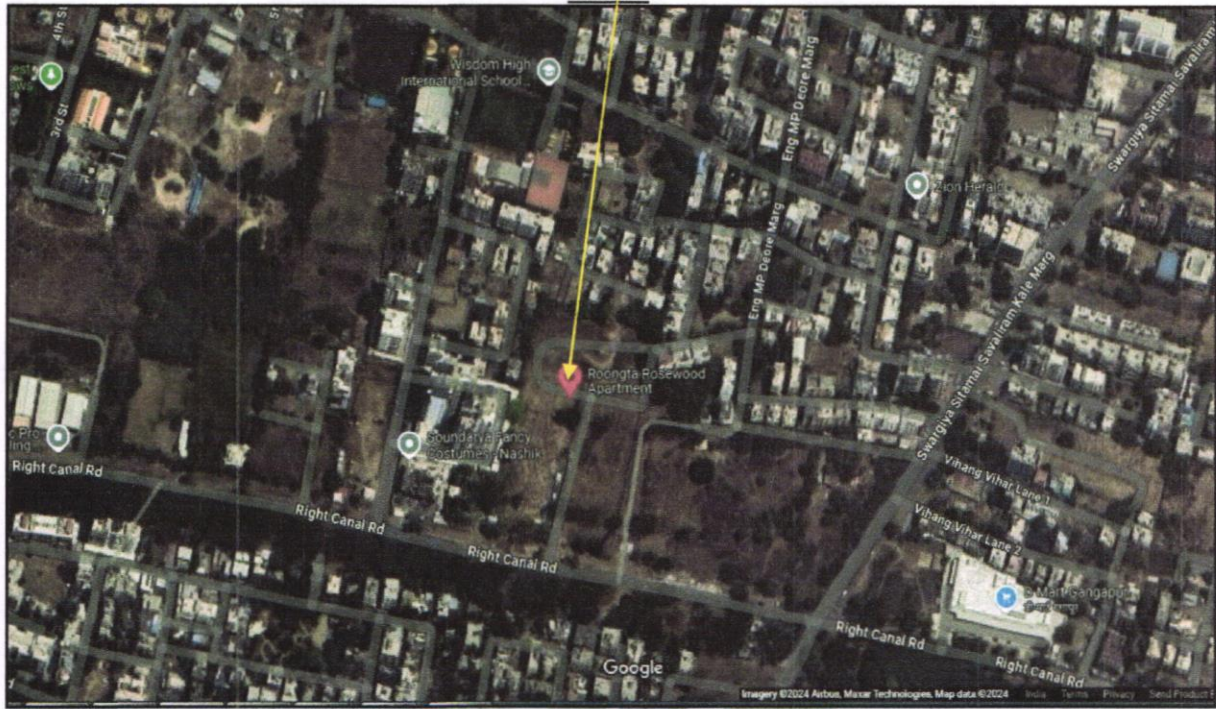


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°00'28.6"N 73°44'23.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 15.2Km.)




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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)

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Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	औद्योगिक	दुकाने	औद्योगिक एकक (Rs./)	Attribute
5.3-आनंदवल्ली पार्कलाईन रस्त्यावरील मिळकती.	29600	51000	58650	63900	0	ची. मीटर सर्वेक्षण नंबर

Price Indicators Projects nearby Locality

magicbricks Buy Sell Home Loans

4.50 Cr EMI: ₹2,001 [Get loan offers from 2+ banks](#)

4 BHK Flat For Sale in Renuka Rivers, Anandvalli, Nashik

4 Beds | 6 Baths | 4 Balconies | Furnished

Contact Owner
Rahul +91-9750000000
[Get Phone No.](#)

Carpet Area: 4000 sqft - 211.20 sqft
Project: Renuka Rivers
Floor: 6 (Out of 7 Floors)
Transaction Type: Resale
Status: Ready to Move
Additional Rooms: 1 Servant Room
Facing: North
Furnished Status: Furnished
Type Of Ownership: Freehold

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago

More Details

Price Breakup: ₹4.5 Cr
Address: 604, Anandvalli, Nashik, Maharashtra
Furnishing: Furnished
Type of Ownership: Freehold
Overlooking: Pool

HOUSING.COM Buy in Nashik

Roongta Exquisite By LALIT ROONGTA GROUP

₹85.7 L - 85.95 L | 4.89 K/sq.ft
EMI starts at ₹2,555

3 BHK Apartment Configuration
Mar. 2026 Possession Starts
4.89 K/sq.ft Avg. Price
1719 - 1794 sq.ft. (Super Builtup Area) Sizes

Overview/Home Highlights Around This Project More About Project About Project Floor Plan Tour This Proj



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Price Indicators Projects nearby Locality

4 BHK Flat
By ABH DEVELOPERS
ABH Treeland Phase 2, Ganapati Nagar, Anandvalli, Nashik

₹2.11 Cr EMI starts at 1.05 Lacs
7.89 K/sq.ft

2675 sq.ft Built Up Area
7.89 K/sq.ft Avg. Price
1 Years Old Age of property
Ready to move Possession status
Higher of 23 floors
East facing Facing
Unfurnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT GBA DEVELOPER CALCULATOR

Property Location
ABH Treeland Phase 2, Ganapati Nagar, Anandvalli, Nashik



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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)**

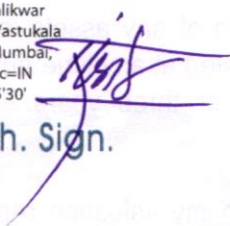
Place: Nashik

Date: 18.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.18 15:24:44 +05'30'



Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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



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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 18.12.2024 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 17.12.2024. 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. Shree Tirumala Buildcon
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik 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 Sanjay Phadol – Regional Technical Head Sachin Raundal – Valuation Engineer Rushikesh Pingle-Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 17.12.2024 Valuation Date - 18.12.2024 Date of Report - 18.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.12.2024
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

Property Title

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



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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.



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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.



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Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
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: 2024.12.18 15:25:04 +05'30'

Auth. Sign.



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