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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tejas Vaishnavi"

"Tejas Vaishnavi", Proposed Commercial Cum Residential Building on Plot No. 42, Sector 06, Village – Pushpak, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India.

Latitude Longitude: 18°57'51.1"N 73°04'15.8"E

Intended User:

State Bank of India

HLST Belapur Branch

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

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

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MASTER VALUATION REPORT OF "Tejas Vaishnavi"

"Tejas Vaishnavi", Proposed Commercial Cum Residential Building on Plot No. 42, Sector 06, Village – Pushpak, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India.

Latitude Longitude: 18°57'51.1"N 73°04'15.8"E

NAME OF DEVELOPER: M/s. Tejas Enterprises.

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 **24th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Tejas Vaishnavi", Proposed Commercial cum Residential Building on Plot No. 42, Sector 06, Village – Pushpak, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India. It is about 7.3 KM. travel distance from Bamandongri railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Tejas Enterprises.	
Project Registration Number	Project	RERA Project Number
	Tejas Vaishnavi	P52000055176
Register office address	M/s. Tejas Enterprises. Address: Office Nos. 1902 / 1903, The Affaires, Plot No. 09, Sector-17, Sanpada, Navi Mumbai.	
Contact Numbers	Contact Person : Mr. Ashok (Sales Person – Mobile No. 9892585755)	
E – mail ID & Website		

3. Boundaries of the Property:

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



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

To,

The Branch Manager,**State Bank of India****HLST Belapur Branch**Administrative Office, 5th Floor,

Belapur Railway Station Complex,

CBD Belapur, Navi Mumbai, PIN - 400 614,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection	: 24.12.2024
	b) Date on which the valuation is made	: 26.12.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report dated 02.11.2023, issued by Adv. Nilesh Pawar (High Court Bombay).	
	2. Copy of Engineer's Certificate issued by Jalindar Jayappa Karpe dated 31.03.2024.	
	3. Copy of Affidavit cum Declaration by Mr. Tejas Sangram Patil on behalf of Late Mr. Sangram Vilasrao Patil Proprietor of M/s. Tejas Enterprises date 21.03.2024.	
	4. Copy of CA certificate issued by A T Upadhye & Company dated 30.04.2024.	
	5. Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 110222 / 724398 date 25.11.2022 issued by Airports Authority of India , Valid Upto – 24.11.2030.	
	6. Copy of Fire Department Provisional NOC No. CIDCO/Fire/HQ/2023/E-240861 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) dated 05.09.2023.	
	7. Copy of Final Allotment letter issued by CIDCO, Maharashtra Doc. No. CIDCO/V-22.5%/KUN-8/2023/1319 dated 08.05.2023.	
	8. Copy of MAHARERA Registration Certificate of Project No. P52000055176 issued by Maharashtra Real Estate Regulatory Authority date 05.06.2024.	
	9. Copy of Commencement Certificate No. CIDCO/BP-18565/TPO(NM & K)/2023 / 11364 dated 20.10.2023 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO).	
<p><u>COMMENCEMENT CERTIFICATE</u></p> <p>Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s Mr. Balaram P Waskar, Mr. Subhash P Waskar, Mr. Sangram V Patil- Prop. M/s. Tejas Enterprises , 1902 & 1903, The Affaires, plot 09, Sector-17, Sanpada, Navi Mumbai for Plot No. Select ,Unit No. 42 , Sector 6, Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed Mixed in 1Basement Floor + 1Ground Floor + 10Floor Net Builtup Area 7562.7 Sq m .</p>		

10. Copy of Approved Plan No. CIDCO/BP-18565/TPO(NM & K)/2023/11364 dated 20.10.2023 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4)		
Approved upto:		
Project	Number of Floors	
Tejas Vaishnavi	Basement + Ground + 1st & 2nd Floors (Part Residential / Part Commercial) + 3rd to 10th Upper Floors.	
Project Name (with address & phone nos.)	: "Tejas Vaishnavi" , Proposed Commercial cum Residential Building on Plot No. 42, Sector No. 06, Village – Pushpak, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, 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. Tejas Enterprises. Address: Office Nos. 1902 / 1903, The Affaires, Plot No. 09, Sector-17, Sanpada, Navi Mumbai. Contact Person : Mr. Ashok (Sales Person – Mobile No. 9892585755)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
<p>About "Tejas Vaishnavi" Project: Check out Tejas Vaishnavi in Pushpak Nagar, one of the upcoming under-construction housing societies in Navi Mumbai. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. Brought to you by Tejas Builders and Developers, Tejas Vaishnavi is scheduled for possession in May, 2027. This housing society has multiple property options to offer, in varied price range, making it one of the most suitable addresses to own, that too in your budget. Being a RERA-registered society, the project details and other important information is also available on state RERA portal. The RERA registration number of this project is P52000055176. Here's everything you need to know about the must-know features of this housing society along with Tejas Vaishnavi, Photos, Floor Plans, Payment Plans and other exciting facts about your future home:</p> <p>Features & Amenities Tejas Vaishnavi at Pushpak Nagar housing society is G+12 single tower. There is 1 phase in this project. Tejas Vaishnavi Navi Mumbai has some great amenities to offer such as Lift(s) and Car Parking. Some popular transit points closest to Tejas Vaishnavi are Dapoli railway station and Targhar railway station. Out of this, Dapoli railway station is the nearest from this location.</p>		
TYPE OF THE BUILDING		
Project	Number of Floors	
Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 12 th Upper Floors as per information provided by builder and Area Statment. The building permission as on date is received till Basement + Ground + 1st & 2nd Floors (Part Residential / Part Commercial) + 3rd to 12th Upper Floors.	
LEVEL OF COMPLETEION:		
Project	Present stage of Construction	Percentage of work completion
Tejas Vaishnavi	Plinth work is completed.	10%

DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is 20.10.2028 (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 M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Creche/Day Care ➤ Jogging Track ➤ Sun Deck ➤ Yoga Meditation Area ➤ Clubhouse ➤ Gymnasium ➤ Garden ➤ Jogging Track ➤ Indoor Game ➤ Children Play Area ➤ Fitness Centre ➤ Gated Community 	
6.	Location of property :
a)	Plot No. / Survey No. : Plot No 42
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : Plot No. 42, Sector No. 06, Village – Pushpak
d)	Ward / Taluka : Panvel
e)	Mandal / District : Raigad
7.	Postal address of the property : "Tejas Vaishnavi" , Proposed Commercial cum Residential Building on Plot No. 42, Sector No. 06, Village – Pushpak, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, Maharashtra, India.
8.	City / Town : Pushpak, Panvel, Navi Mumbai
	Residential area : Yes
	Commercial area : Yes
	Industrial area : No
9.	Classification of the area :
	i) High / Middle / Poor : Middle Class
	ii) Urban / Semi Urban / Rural : Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality : City & Industrial Development Corporation of Maharashtra Limited (CIDCO), Village – Pushpak, Panvel

11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	18 M. Wide Road	18 M. Wide Road	JNPT Road
	South	Plot No 44	Plot No 44	Open Plot
	East	Plot No 41	Plot No 41	Open Plot
	West	Plot No 43	Plot No 43	JNPT Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°57'51.1"N 73°04'15.8"E	
14.	Extent of the site	:	Plot area – 2,339.07 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)	:	Plot area – 2,339.07 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	:	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	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO/BP-18565/TPO(NM & K) / 2023 / 11364 dated 20.10.2023 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4)	

		Approved upto:		
		Project	Number of Floors	
		Tejas Vaishnavi	Basement + Ground + 1st & 2nd Floors (Part Residential / Part Commercial) + 3rd to 10th Upper Floors.	
10.	Corner plot or intermittent plot?	:	Intermittent	
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.	:	15.00 Mtr. Wide 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 developing 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	:	Plot area – 2,339.07 Sq. M. (As per Approved Plan & RERA Certificate)	
	North & South	:	-	
	East & West	:	-	
2	Total extent of the plot	:	As per table attached to the report	
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.	
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 21,060.00 per Sq. M. for Land	
5	Assessed / adopted rate of valuation	:	As per table attached to the report	
6	Estimated value of land	:	Land Area in Sq. M.	Rate in Sq. M.
			2,339.07	21060
				Value in (₹)
				4,92,60,814.00
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)	:	N.A. Building Construction work is in progress	
	c) Year of construction	:	N.A. Building Construction work is in progress	
	d) Number of floors and height of each floor including basement, if any	:		

Project	Number of Floors				
Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 12 th Upper Floors as per information provided by builder and Area Statment. The building permission as on date is received till Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 12 th Upper Floors.				
e) Plinth area floor-wise	: As per table attached to the report				
f) Condition of the building	:				
i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. CIDCO/BP-18565/TPO(NM & K) / 2023 / 11364 dated 20.10.2023 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4)				
h) Approved map / plan issuing authority	: Approved upto:				
	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tejas Vaishnavi</td> <td>Basement + Ground + 1st & 2nd Floors (Part Residential / Part Commercial) + 3rd to 10th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 10 th Upper Floors.
Project	Number of Floors				
Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 10 th Upper Floors.				
i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:

3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

Proposed as per site information & Area Statement		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. CIDCO/BP-18565/TPO(NM & K)/2023/11364 dated 20.10.2023 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4)	
		Approved upto:	
Project	Number of Floors	Project	Number of Floors
Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 12 th Upper Floors.	Tejas Vaishnavi	Basement + Ground + 1 st & 2 nd Floors (Part Residential / Part Commercial) + 3 rd to 10 th Upper Floors.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e., Municipal Corporation of Greater Mumbai. Accordingly, we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Tejas Vaishnavi (Approved Plan Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Chajja Area in Sq. Ft.	Total Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	640	66	20	36	762	838	13000	99,08,210	1,12,95,359	23500	21,79,806
2	104	1	2 BHK	640	66	20	36	762	838	13000	99,08,210	1,12,95,359	23500	21,79,806
3	105	1	2 BHK	640	66	20	36	762	838	13000	99,08,210	1,12,95,359	23500	21,79,806
4	106	1	3 BHK	732	98	22	37	890	979	13000	1,15,70,104	1,31,89,919	27500	25,45,423
5	107	1	2 BHK	650	98	22	18	788	867	13000	1,02,44,000	1,16,78,160	24500	22,53,680
6	108	1	2 BHK	640	66	20	36	762	838	13000	99,08,210	1,12,95,359	23500	21,79,806
7	201	2	2 BHK	640	66	20	36	762	838	13050	99,46,671	1,13,39,205	23500	21,79,883

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Chajja Area in Sq. Ft.	Total Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
8	204	2	2 BHK	640	66	20	36	762	838	13050	99,46,671	1,13,39,205	23500	21,79,883
9	205	2	2 BHK	640	66	20	36	762	838	13050	99,46,671	1,13,39,205	23500	21,79,883
10	206	2	3 BHK	732	98	22	37	890	979	13050	1,16,14,187	1,32,40,173	27500	25,45,331
11	207	2	2 BHK	650	98	22	18	788	867	13050	1,02,83,674	1,17,23,388	24500	22,53,740
12	208	2	2 BHK	640	66	20	36	762	838	13050	99,46,671	1,13,39,205	23500	21,79,883
13	301	3	2 BHK	640	66	20	36	762	838	13100	99,84,296	1,13,82,097	23500	21,79,778
14	302	3	3 BHK	857	102	20	43	1022	1124	13100	1,33,84,165	1,52,57,948	32000	29,22,039
15	303	3	3 BHK	857	102	20	43	1022	1124	13100	1,33,84,165	1,52,57,948	32000	29,22,039
16	304	3	2 BHK	640	66	20	36	762	838	13100	99,84,296	1,13,82,097	23500	21,79,778
17	305	3	2 BHK	640	66	20	36	762	838	13100	99,84,296	1,13,82,097	23500	21,79,778
18	306	3	3 BHK	732	98	22	37	890	979	13100	1,16,59,105	1,32,91,379	27500	25,45,423
19	307	3	2 BHK	650	98	22	18	788	867	13100	1,03,28,865	1,17,74,906	24500	22,55,004
20	308	3	2 BHK	640	66	20	36	762	838	13100	99,84,296	1,13,82,097	23500	21,79,778
21	401	4	2 BHK	640	66	20	36	762	838	13150	1,00,22,536	1,14,25,690	24000	21,79,806
22	402	4	3 BHK	857	102	20	43	1022	1124	13150	1,34,35,197	1,53,16,125	32000	29,22,028
23	403	4	3 BHK	857	102	20	43	1022	1124	13150	1,34,35,197	1,53,16,125	32000	29,22,028
24	404	4	2 BHK	640	66	20	36	762	838	13150	1,00,22,536	1,14,25,690	24000	21,79,806
25	405	4	2 BHK	640	66	20	36	762	838	13150	1,00,22,536	1,14,25,690	24000	21,79,806
26	406	4	3 BHK	732	98	22	37	890	979	13150	1,16,99,055	1,33,36,923	28000	25,44,433
27	407	4	2 BHK	650	98	22	18	788	867	13150	1,03,68,262	1,18,19,819	24500	22,54,998
28	408	4	2 BHK	640	66	20	36	762	838	13150	1,00,22,536	1,14,25,690	24000	21,79,806
29	501	5	2 BHK	640	66	20	36	762	838	13200	1,00,60,644	1,14,69,134	24000	21,79,806
30	502	5	3 BHK	857	102	20	43	1022	1124	13200	1,34,86,282	1,53,74,361	32000	29,22,028
31	503	5	3 BHK	857	102	20	43	1022	1124	13200	1,34,86,282	1,53,74,361	32000	29,22,028
32	504	5	2 BHK	640	66	20	36	762	838	13200	1,00,60,644	1,14,69,134	24000	21,79,806
33	505	5	2 BHK	640	66	20	36	762	838	13200	1,00,60,644	1,14,69,134	24000	21,79,806
34	506	5	3 BHK	732	98	22	37	890	979	13200	1,17,43,538	1,33,87,634	28000	25,44,433
35	507	5	2 BHK	650	98	22	18	788	867	13200	1,04,07,685	1,18,64,761	24500	22,54,998
36	508	5	2 BHK	640	66	20	36	762	838	13200	1,00,60,644	1,14,69,134	24000	21,79,806
37	601	6	2 BHK	640	66	20	36	762	838	13250	1,00,98,753	1,15,12,578	24000	21,79,806
38	602	6	3 BHK	857	102	20	43	1022	1124	13250	1,35,37,366	1,54,32,597	32000	29,22,028
39	603	6	3 BHK	857	102	20	43	1022	1124	13250	1,35,37,366	1,54,32,597	32000	29,22,028
40	604	6	2 BHK	640	66	20	36	762	838	13250	1,00,98,753	1,15,12,578	24000	21,79,806
41	605	6	2 BHK	640	66	20	36	762	838	13250	1,00,98,753	1,15,12,578	24000	21,79,806
42	606	6	3 BHK	732	98	22	37	890	979	13250	1,17,88,022	1,34,38,345	28000	25,44,433
43	607	6	2 BHK	650	98	22	18	788	867	13250	1,04,47,108	1,19,09,703	25000	22,54,998
44	608	6	2 BHK	640	66	20	36	762	838	13250	1,00,98,753	1,15,12,578	24000	21,79,806
45	701	7	2 BHK	640	66	20	36	762	838	13300	1,01,36,861	1,15,56,022	24000	21,79,806



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Chajja Area in Sq. Ft.	Total Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
46	702	7	3 BHK	857	102	20	43	1022	1124	13300	1,35,88,450	1,54,90,833	32500	29,22,028
47	703	7	3 BHK	857	102	20	43	1022	1124	13300	1,35,88,450	1,54,90,833	32500	29,22,028
48	704	7	2 BHK	640	66	20	36	762	838	13300	1,01,36,861	1,15,56,022	24000	21,79,806
49	705	7	2 BHK	640	66	20	36	762	838	13300	1,01,36,861	1,15,56,022	24000	21,79,806
50	706	7	3 BHK	732	98	22	37	890	979	13300	1,18,32,505	1,34,89,055	28000	25,44,433
51	707	7	2 BHK	650	98	22	18	788	867	13300	1,04,86,531	1,19,54,646	25000	22,54,998
52	708	7	2 BHK	640	66	20	36	762	838	13300	1,01,36,861	1,15,56,022	24000	21,79,806
53	801	8	2 BHK	640	66	20	36	762	838	13350	1,01,74,970	1,15,99,465	24000	21,79,806
54	802	8	3 BHK	857	102	20	43	1022	1124	13350	1,36,39,535	1,55,49,070	32500	29,22,028
55	803	8	3 BHK	857	102	20	43	1022	1124	13350	1,36,39,535	1,55,49,070	32500	29,22,028
56	804	8	2 BHK	640	66	20	36	762	838	13350	1,01,74,970	1,15,99,465	24000	21,79,806
57	805	8	2 BHK	640	66	20	36	762	838	13350	1,01,74,970	1,15,99,465	24000	21,79,806
58	806	8	3 BHK	732	98	22	37	890	979	13350	1,18,76,988	1,35,39,766	28000	25,44,433
59	807	8	2 BHK	650	98	22	18	788	867	13350	1,05,25,954	1,19,99,588	25000	22,54,998
60	808	8	2 BHK	640	66	20	36	762	838	13350	1,01,74,970	1,15,99,465	24000	21,79,806
61	901	9	2 BHK	640	66	20	36	762	838	13400	1,02,13,078	1,16,42,909	24500	21,79,806
62	902	9	3 BHK	857	102	20	43	1022	1124	13400	1,36,90,619	1,56,07,306	32500	29,22,028
63	903	9	3 BHK	857	102	20	43	1022	1124	13400	1,36,90,619	1,56,07,306	32500	29,22,028
64	904	9	2 BHK	640	66	20	36	762	838	13400	1,02,13,078	1,16,42,909	24500	21,79,806
65	905	9	2 BHK	640	66	20	36	762	838	13400	1,02,13,078	1,16,42,909	24500	21,79,806
66	906	9	3 BHK	732	98	22	37	890	979	13400	1,19,21,471	1,35,90,477	28500	25,44,433
67	907	9	2 BHK	650	98	22	18	788	867	13400	1,05,65,377	1,20,44,530	25000	22,54,998
68	908	9	2 BHK	640	66	20	36	762	838	13400	1,02,13,078	1,16,42,909	24500	21,79,806
69	1001	10	2 BHK	640	66	20	20	746	821	13450	1,00,33,996	1,14,38,755	24000	21,33,623
70	1002	10	3 BHK	857	102	20	20	999	1099	13450	1,34,35,272	1,53,16,210	32000	28,56,868
71	1003	10	3 BHK	857	102	20	20	999	1099	13450	1,34,35,272	1,53,16,210	32000	28,56,868
Total				49828	5831	1473	2457	59589	65548		78,79,74,271	89,82,90,663		17,04,24,180

1b) Tejas Vaishnavi (Proposed Inventory, Pending Approval):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Chajja Area in Sq. Ft.	Total Area Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	1004	10	2 BHK	640	66	20	20	746	821	13450	1,00,33,996	1,14,38,755	24000	21,33,623
73	1005	10	2 BHK	640	66	20	20	746	821	13450	1,00,33,996	1,14,38,755	24000	21,33,623
74	1006	10	3 BHK	732	98	22	22	875	963	13450	1,17,72,462	1,34,20,607	28000	25,03,289
75	1007	10	2 BHK	650	98	22	22	793	872	13450	1,06,61,855	1,21,54,515	25500	22,67,131
76	1008	10	2 BHK	640	66	20	20	746	821	13450	1,00,33,996	1,14,38,755	24000	21,33,623

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Chajja Area in Sq. Ft.	Total Area Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
77	1101	11	2 BHK	640	66	20	20	746	821	13500	1,00,71,297	1,14,81,279	24000	21,33,623
78	1102	11	3 BHK	857	102	20	20	999	1099	13500	1,34,85,218	1,53,73,148	32000	28,56,868
79	1103	11	3 BHK	857	102	20	20	999	1099	13500	1,34,85,218	1,53,73,148	32000	28,56,868
80	1104	11	2 BHK	640	66	20	20	746	821	13500	1,00,71,297	1,14,81,279	24000	21,33,623
81	1105	11	2 BHK	640	66	20	20	746	821	13500	1,00,71,297	1,14,81,279	24000	21,33,623
82	1106	11	3 BHK	732	98	22	22	875	963	13500	1,18,16,226	1,34,70,498	28000	25,03,289
83	1107	11	2 BHK	650	98	22	22	793	872	13500	1,07,01,491	1,21,99,699	25500	22,67,131
84	1108	11	2 BHK	640	66	20	20	746	821	13500	1,00,71,297	1,14,81,279	24000	21,33,623
85	1201	12	2 BHK	640	66	20	20	746	821	13550	1,01,08,598	1,15,23,802	24000	21,33,623
86	1202	12	3 BHK	857	102	20	20	999	1099	13550	1,35,35,163	1,54,30,086	32000	28,56,868
87	1203	12	3 BHK	857	102	20	20	999	1099	13550	1,35,35,163	1,54,30,086	32000	28,56,868
88	1204	12	2 BHK	640	66	20	20	746	821	13550	1,01,08,598	1,15,23,802	24000	21,33,623
89	1205	12	2 BHK	640	66	20	20	746	821	13550	1,01,08,598	1,15,23,802	24000	21,33,623
90	1206	12	3 BHK	732	98	22	22	875	963	13550	1,18,59,990	1,35,20,388	28000	25,03,289
91	1207	12	2 BHK	650	98	22	22	793	872	13550	1,07,41,126	1,22,44,883	25500	22,67,131
92	1208	12	2 BHK	640	66	20	20	746	821	13550	1,01,08,598	1,15,23,802	24000	21,33,623
Total				14614	1720	437	434	17206	18926		23,24,15,478	26,49,53,647		4,92,08,585

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 ₹
Approved	2 BHK - 46 3 BHK - 25	71	59589	65548	78,79,74,271.00	89,82,90,663.00
Proposed	2 BHK - 14 3 BHK - 07	21	17206	18926	23,24,15,478.00	26,49,53,647.00
Total		92	76795	84474	1,02,03,89,749.00	1,16,32,44,310.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,02,03,89,749.00
Final Realizable Value After Completion in ₹	1,16,32,44,310.00
Cost of Construction (Total Built up area x Rate) 84474 Sq. Ft. x ₹ 2600.00	21,96,32,765.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,02,03,89,749.00
Final Realizable Value After Completion in ₹		₹ 1,16,32,44,310.00

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 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 ₹ 12,500.00 to ₹ 14,000.00 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 ₹ 13,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



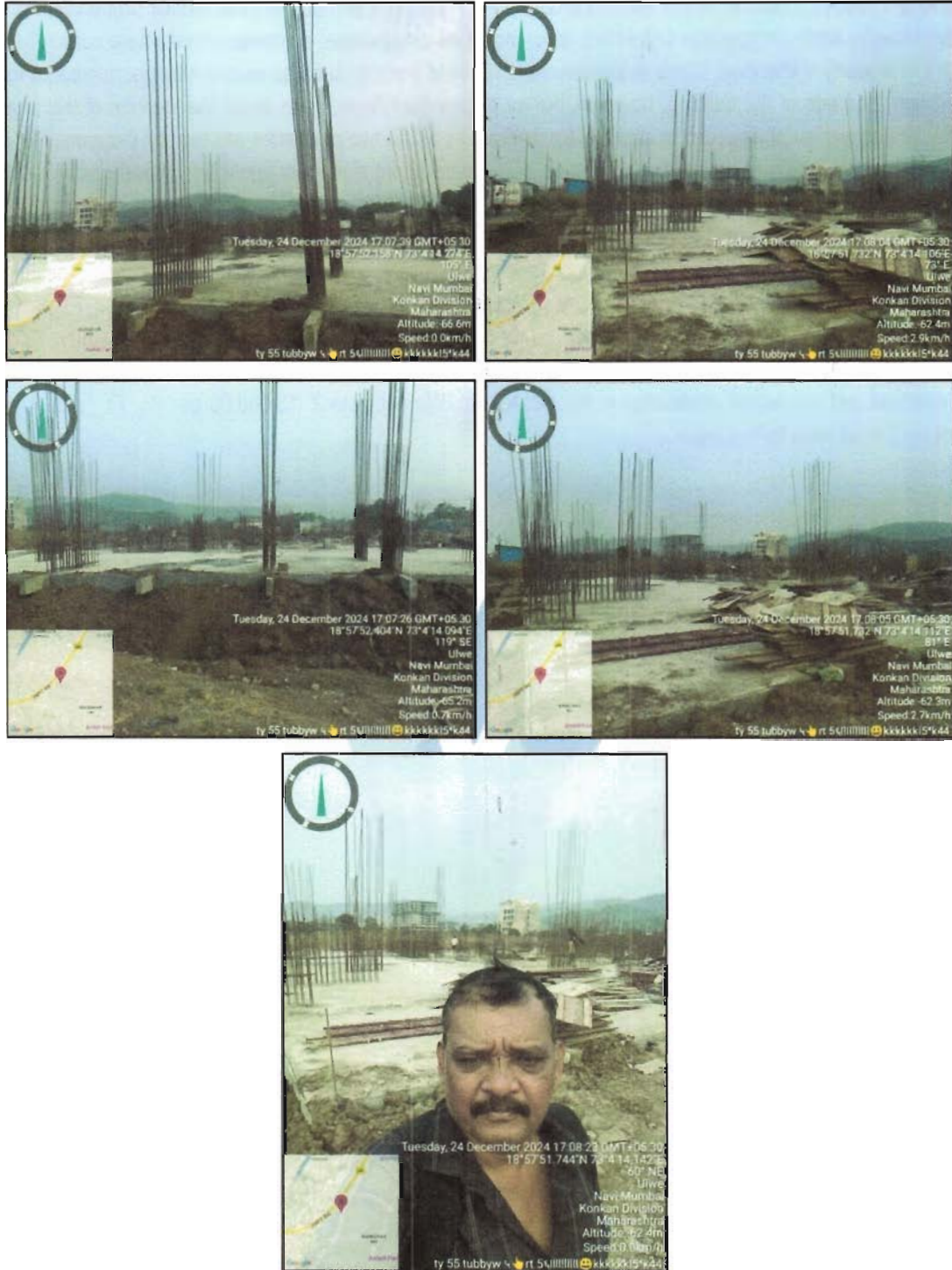
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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°57'51.1"N 73°04'15.8"E

Note: The Blue line shows the route to site from nearest railway station (Bamandongari – 7.3 Km.)




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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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Year 2024-2025 **Language** English

Selected District Raigad

Select Taluka Panvel

Select Village Ulve, Gavan, Kharkopar

Search By Survey No. Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.10	9.10-सिडको सेक्टर क्र. 10	15990	चौरस मीटर
SurveyNo	9/9.9	9.9-सिडको सेक्टर क्र. 9	20400	चौरस मीटर
SurveyNo	9/9.8	9.8-सिडको सेक्टर क्र. 8	20400	चौरस मीटर
SurveyNo	9/9.7	9.7-सिडको सेक्टर क्र. 7	21060	चौरस मीटर
SurveyNo	9/9.6	9.6-सिडको सेक्टर क्र. 6	21060	चौरस मीटर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
176379 / 2024	24.10.2024	62,73,250.00	44.52	479.00	13,000.00

गावाचे नाव : दापोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6273250
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2591375.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्रभाव क्षेत्र विभाग क्र 6 दर 49400/- प्रति चौ. मी. सदनिका क्र.206, दुसरा मजला, भगवती एलेसीया 1, प्लॉट नं 39, सेक्टर नं 5, पुष्पक नगर, ता. पनवेल, जि. रायगड. (क्षेत्र 44.52 चौ.मी. कारपेट एरिया)। स्टील कार पार्किंग सह. (सदर दस्तातील लिहून घेणा-या महिला खरेदीदार असून शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण) दिनांक-31-03-2021 व 26/05/2023 अन्वये 1% मु.शु सवलत दिलेली आहे.) (Plot Number : 39 ; SECTOR NUMBER : 5 ;)
(5) क्षेत्रफळ	44.52 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या घक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.श्रीजी डेव्हलपर्स तर्फे भागीदार रॉकी रसिकलाल वोरा तर्फे कु.मु. म्हणून मंगेश शंकर खंदारे वय:-35 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 303/304, कैलास पॅलेस, हिंवाला लेन च्या बाजूला, घाटकोपर ईस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-ADOF595343
(8) दस्तऐवज करून घेणा-या घक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रुपाली प्रवेश दळवी - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्र.एच 4-502, वॅली शिल्प सी एच एस, सेक्टर-36, खारघर, नवी मुंबई, महाराष्ट्र, राईगाड (े). पिन कोड:-410210 पॅन नं:-ANZPDS930A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17637/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	313700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
24079 / 2024	20.12.2024	37,50,000.00	27.77	299.00	12,550.00

गावाचे नाव : वडघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3750000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1488372.6
(4) भू-मापन, फोटोहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्रं -6 दर 49400/- प्रचौमी सदनिका क्रं 407, चौथा मजला, सारंग वेरबेना, प्लॉट नं.-25, सेक्टर -आर 5, पुष्पक नगर वडघर, ता पनवेल, जिल्हा रायगड क्षेत्र 23.64 चौ मी कारपेट व 4.125 चौ मी बाल्कनी ((Plot Number : 25 ; SECTOR NUMBER : R - 5 ;))
(5) क्षेत्रफळ	23.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सारंग क्रिष्णा व्हेचर्स तर्फे भागीदार राहुल देडिया व जिग्नेश केनिया यांचे तर्फे अख्यारी हितेश ठक्कर - - वय:-47 पत्ता:-प्लॉट नं:- शॉप नं:- 04/05, माळा नं:- इमारतीचे नाव: सारंग वेरबेना, ब्लॉक नं:- प्लॉट नं:- 25, सेक्टर -आर 5, रोड नं:- पुष्पक वडघर, करंजाडे, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगड () . पिन कोड:-410206 पॅन नं:- ADQFS4053C 2): नाव:-मान्यता देणार:- चेतन राम पाटील यांचे तर्फे अख्यारी मे सारंग क्रिष्णा व्हेचर्स तर्फे भागीदार राहुल देडिया यांचे तर्फे अख्यारी हितेश ठक्कर - - वय:-47 पत्ता:-प्लॉट नं:- रूम नं:-344, माळा नं:- इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- कोपर कोल्ही, गणेश मंदिर जवळ, पारगाव, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगड () . पिन कोड:-410206 पॅन नं:-BWOPP2326M
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-किसन पांडुरंग शेलार - - वय:-56, पत्ता:-प्लॉट नं:- प्लॉट नं:- सी -203, माळा नं:- इमारतीचे नाव:- न्यू ओम शक्ती सी एच एस, ब्लॉक नं:-, रोड नं:- पाली देवद, सुकापूर, जिल्हा रायगड, महाराष्ट्र, राईगड () . पिन कोड:-410206 पॅन नं:-BUWPS1491J 2): नाव:-गणेश किसन शेलार - - वय:-29, पत्ता:-प्लॉट नं:- प्लॉट नं:- सी -203, माळा नं:- इमारतीचे नाव:- न्यू ओम शक्ती सी एच एस, ब्लॉक नं:-, रोड नं:- पाली देवद, सुकापूर, जिल्हा रायगड, महाराष्ट्र, राईगड () . पिन कोड:-410206 पॅन नं:-LYNPS0859J
(9) दस्तावेज करून दिल्याचा दिनांक	19/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	24079/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

https://api.real-value.co.in/5001/igr/Search/6767f2e149a0a70d234fbd7

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Squareyards.com	885.00	89,31,000.00	10,092.00

The screenshot shows a real estate listing on the Squareyards website. The listing is for a project named 'Tejas Vaishnavi' located in Pushpak Nagar, Navi Mumbai. The price is listed as ₹67.32 Lac - 89.31 Lac. The carpet area is 275 Sq. Ft. to 885 Sq. Ft. (Carpet). The listing includes a large image of the building, a floor plan, and a video thumbnail. The website header shows 'square yards' and navigation options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', 'Resources', 'Intelligence', and 'Get the Best Property'. The listing also has a 'Request More Information or a Callback' button.



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Price Indicators

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Squareyards.com	1265.00	85,00,000.00	6,720.00

The screenshot shows a real estate listing on the Square Yards website. The listing is for a 2-bedroom apartment in Sector 6, Pushpak Nagar, Mumbai. The price is listed as ₹ 85 L. The built-up area is 1265 Sq.Ft. The listing includes details such as 2 bedrooms, unfurnished, 2 bathrooms, road view, and 8th floor out of 12 floors. The listing ID is #6573039. The agent's name is Gokul Joshi. There are buttons for 'Whatsapp' and 'Request for Call'. The listing has 61 views and 6 photos.




Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	429.00	55,80,000.00	13,000.00





magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 55.8 Lac [EMI - ₹ 25k](#) | [Get pre-approved loan](#)

1 BHK 429 Sq-ft Flat For Sale [Pushpak Nagar, Navi Mumbai](#)


 +6 Photos

 1 Bed
 1 Bath
 1 Balcony
 1 Covered Parking

Carpet Area 429 sqft ~ ₹13,000/sqft	Developer Dani Enterprises	Project Dani Sky
Floor 5(Out of 11 Floors)	Transaction Type New Property	Facing North - East
Lift 1	Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open


Contact Builder

Get Phone No.

 Last contact made 3 days ago

More Details

Price Breakup	₹55.8 Lac ₹3 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52000055395
Address	Pushpak Nagar, Navi Mumbai, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Bank, ATM, DMart Close to 1km Radius.
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Marble, Vitrified




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuer & Appraiser
Zoning & Planning
Chartered Engineer (CE)
Licence No. 13291/2309796


Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1029.00	1,15,00,000.00	11,176.00

magicbricks
Buy
Rent
Sell
Home Loans

₹1.15 Cr EMI - ₹ 52k | [Get pre-approved loan](#)

3 BHK 1029 Sq-ft Flat For Sale [Pushpak Nagar, Navi Mumbai](#)



3 Beds
3 Baths
2 Balconies
Unfurnished

Carpet Area	Developer	Project
1029 sqft ~ ₹11,176/sqft	Girija Realtors LLP	Sky Empire
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent
Get Phone No.


Last contact made 2 days ago

More Details

Price Breakup	₹1.15 Cr
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Pushpak Nagar, Navi Mumbai. Covered area is 1029.0 Sq-ft. This property belongs to "Sky Empire".

Contact Agent




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Rajendra Prasad
Chartered Engineer
REG. NO. MH2019 PTC29189

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	Urbanohomes.com	438.00	52,00,000.00	11,872.00

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Advanced Search Map View Instant Loan About Us Privacy Policy

Home Flat Residential Delta Elite Pushpak Nagar

Delta Elite, Pushpak Nagar

Starting From **₹52,00,000**

BUY OFFERS INSIDE

Depot: Maharashtra, India

Ritunjay Sengar
View Listings

Name
Phone
Email

Hello, I am interested in [Delta Elite, Pushpak Nagar]

Select

By submitting this form I agree to [Terms of Use](#)

Send Email

Overview

Flat, Residential 1/2/3 1/2/3 1 438-2433.3 12/2026

Property Type: Bedroom Bathroom Parking 1sqft Possession

Price Indicators Projects nearby Locality

Comp.	Source	Built Up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	1650.00	84,00,000.00	5090.00

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

Property in Navi Mumbai for sale in Navi Mumbai for sale in Pushpak Nagar 3 BHK Flat for sale in Pushpak Nagar

Posted on Oct 29, 2024 Under Construction

₹ 84 Lac

Estimated EMI ₹ 67,091

3BHK 3Baths

Flat, Apartment for Sale

In green height, Pushpak Nagar, Navi Mumbai

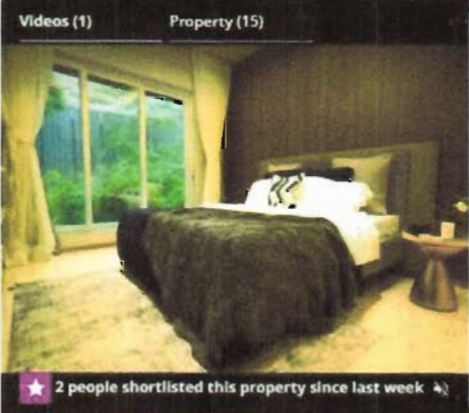
IBRA STATUS NOT AVAILABLE website: <https://maharaja.maharashtra.gov.in/>

Contact Dealer FREE

Shortlist

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Recommend

Videos (1)



Property (15)

Area

Built Up area: 1650 sq.ft.

(153.29 sq.m)

Configuration

3 Bedrooms , 3 Bathrooms, 3 Balconies

Price

₹ 84 Lac

@ 5,090 per sq.ft. (Negotiable)

Address

golden heights

Pushpak Nagar, Navi Mumbai

Floor Number

7th of 14 Floors

Facing

North-East

Overlooking

Pool, Park/Garden, Main Road, Others, Club

Possession in

Apr 2026


Places nearby

Pushpak Nagar, Navi Mumbai

C.B.D.Belapur Railway Station
 Dapoli railway station
 Targhar railway station

Why you should consider this property?

View All (3)




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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	1050.00	1,30,00,000.00	12,380.00

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

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 3 BHK Flats for sale in Pushpak Nagar

Posted on Dec 12, 2024 | Under Construction

₹1.3 Cr @ 12,380 per sq.ft
Estimated EMI ₹ 1,03,832

3BHK 3Baths
Flat/Apartment for Sale
Bhagwati Elysia 3 Pushpak Nagar, Navi Mumbai

HERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Locality Reviews Recomi >

Property (2)

- Area:** Carpet area: 1050 sq.ft. (37.28 sq.m.)
- Configuration:** 3 Bedrooms, 3 Bathrooms, 2 Balconies. [View Floor Plan](#)
- Price:** ₹ 1.3 Crore+ Govt Charges & Tax @ 12,380 per sq.ft. (Negotiable)
- Address:** Bhagwati Elysia 3 Pushpak Nagar, Navi Mumbai
- Floor Number:** 4th of 12 Floors
- Facing:** North-West
- Overlooking:** Main Road
- Possession in:** Dec 2027

Places nearby Pushpak Nagar, Navi Mumbai [View All \(3\)](#)

- C.B.D.Belapur Railway Station
- Dapoli railway station
- Targhar railway station



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	770.00	95,00,000.00	12,337.00

99acres Buy - Enter Locality / Project / Society / Landmark. Post property Profile Menu

Home > Property > India > Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Ulwe > Flats for sale in Sector 17 Ulwe > 2 BHK Flats for sale in Sector 17 Ulwe

Posted on Oct 14, 2024 | Ready to move

₹95 Lac @ 12,337 per sq.ft. **2BHK 2Baths** Contact Owner FREE

Estimated EMI ₹ 75,877 Flat/Apartment for sale Shortlist

1 Bath, 2 Balconies, 2 Bedrooms, 2 Toilets, 2000 Sq.ft. Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview Society Owner Details Price Trends Explore Locality Recommendation >

Property (18) **Society (7)**

Area
Super Built up area 1120 sq.ft. 114.35 sq.m
Carpet area: 770 sq.ft. 71.34 sq.m

Configuration
2 Bedrooms , 2 Bathrooms, 3 Balconies

Price
₹ 95 Lac+ Govt Charges & Tax
@ 12,337 per sq.ft. (All inclusive, Negotiable) View Price Details

Address
Bathija Tulsia Namdev Residency
Sector 17 Ulwe, Navi Mumbai

Floor Number
4th of 8 Floors

Facing
North-East

Overlooking
Main Road, Club

Property Age
1 to 5 Year Old View Construction Status

Photos (1/18)

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	675.00	81,00,000.00	12,000.00

99acres Buy | Enter Locality / Project / Society / Landmark | Post property

Home > Property in Navi Mumbai > Flat for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 2BHK Flat for sale in Pushpak Nagar

Posted on Dec 14, 2024 | Under Construction

₹81 Lac @ 12,000 per sq ft. **2BHK 2Baths**

Estimated EMR ₹ 64,695

Flat/Apartment for Sale

in Bhagwati Elysia 1 | Pushpak Nagar, Navi Mumbai

REGISTRATION No. P52000029446 | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Videos (1) | **Property (8)** | **Society (13)**

Area: Carpet area: 675 sq.ft.

Price: ₹ 81 Lac+ Govt Charges & Tax @ 12,000 per sq.ft.

Floor Number: 7th of 12 Floors

Overlooking: Park/Garden, Main Road

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies

Address: Bhagwati Elysia 1, Pushpak Nagar, Navi Mumbai

Facing: East

Property Age: Under Construction

Places nearby: 001, Pushpak Nagar, Navi Mumbai

Kharkopar Railway Station | Belapur Terminal | V Times Square | JNPT Rd | R.Z.P. School shelghar | D Y Patil Dec



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	1050.00	1,30,00,000.00	12,380.00

The screenshot shows a property listing on the 99acres website. The main details are:

- Price:** ₹ 1.3 Cr @ 12,380 per sq. ft.
- Estimated EMI:** ₹ 1,03,832
- Property Type:** 3BHK 3Baths Flat/Apartment for Sale
- Location:** Bhagwati Elysia 3, Pushpak Nagar, Navi Mumbai
- Configuration:** 3 Bedrooms, 3 Bathrooms, 2 Balconies
- Address:** Bhagwati Elysia 3, Pushpak Nagar, Navi Mumbai
- Floor Number:** 4th of 12 Floors
- Overlooking:** Main Road
- Facing:** North-West
- Possession in:** Dec 2027
- Area:** Carpet area: 1050 sq.ft.
- Price Breakdown:** ₹ 1.3 Crore+ Govt Charges & Tax @ 12,380 per sq. ft. (Negotiable)

Additional features include a floor plan, a 'Places nearby' section listing C.B.D. Belapur Railway Station, Dapoli railway station, and Targhar railway station, and a 'BBA STATUS' of 'NOT AVAILABLE'.



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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 : Mumbai

Date : 26.12.2024

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

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.26 16:54:37 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned 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 26.12.2024 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 24.12.2024. 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. Tejas Enterprises.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil – 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 – 23.12.2024 Valuation Date – 26.12.2024 Date of Report – 26.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.12.2024
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th December 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 advice 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. Tejas Enterprises**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.26 16:55:44 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3



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