

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Prime Neelkanth"**

**"Prime Neelkanth"**, Proposed Residential Cum Commercial Cum Building on Plot No. 137, Sector 26,  
Village – Pushpak Wahal, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India.

**Latitude Longitude: 18°58'02.6"N 73°01'41.4"E**

**Intended User:**

**State Bank of India**

**HLST Belapur Branch**

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

**Our Pan India Presence at :**

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

**Regd. Office**

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

**+91 2247495919**

**mumbai@vastukala.co.in**

**www.vastukala.co.in**



## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLST Belapur Branch / Prime Neelkanth / (13351/2309848) Page 2 of 38

Vastu/SBI/Mumbai/12/2024/13351/2309848

28/20-546-V

Date: 28.12.2024

# MASTER VALUATION REPORT OF "Prime Neelkanth"

**"Prime Neelkanth", Proposed Residential Cum Commercial Cum Building on Plot No. 137, Sector 26,  
Village – Pushpak Wahal, Taluka - Panvel, District - Raigad, Navi Mumbai,  
PIN – 410 206, Maharashtra, India.**

**Latitude Longitude: 18°58'02.6"N 73°01'41.4"E**

**NAME OF DEVELOPER: M/s. Prime Neelkanth LLP.**

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 **27<sup>th</sup> December 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Prime Neelkanth"**, Proposed Residential Cum Commercial Cum Building on Plot No. 137, Sector 26, Village – Pushpak Wahal, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India. It is about 1.3 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:

<b>Name of builder</b>	<b>M/s. Prime Neelkanth LLP.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Prime Neelkanth</b>	<b>P52000055569</b>
<b>Register office address</b>	<b>M/s. Prime Neelkanth LLP.</b> <b>Address:</b> Shop No. 4, <b>"Om Shanti Premises"</b> , Plot No. 10, Sector 23, CBD Belapur, Near Apollo Hospital, Taluka & Dist. – Thane, Navi Mumbai, PIN Code - 400 614, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Suyog Wayangankar (Sales Person – Mobile No. 9011942580)	
<b>E – mail ID &amp; Website</b>		

### 3. Boundaries of the Property:

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



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

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

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 27.12.2024
	b)	Date on which the valuation is made : 28.12.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 17.02.2024 issued by Adv. R.R. Jindal (Jindal & Jindal)
	2.	Copy of Tripartite Agreement date 07.10.2022 b/w. CIDCO (the Lessor) AND Mr. Suryakant K. Deshmukh & others (the Original Licensee) AND M/s. Prime Neelkanth LLP (the New Licensees)
	3.	Copy of Engineer's Certificate issued by Vijay Kumar Singh dated 20.01.2024.
	4.	Copy of Affidavit cum Declaration of Mr. Abhay Gupta date 20.01.2024.
	5.	Copy of Agreement to Lease date 23.03.2022 b/w. CIDCO (the Licensor) AND Mr. Suryakant K. Deshmukh & others (the Licensee)
	6.	Copy of LLP Agreement date 13.11.2021 b/w. Mr. Rahul D. Patel (the 1 <sup>st</sup> Party) AND Mr. Nikunj M. Agarwal & others 3 <sup>rd</sup> Party)
	7.	Copy of MOU year 2024 b/w. Mr. Suryakant K. Deshmukh & others (the Plot Owners) AND M/s. Prime Neelkanth LLP (the Developers)
	8.	Copy of Architect's Certificate date 20.01.2024 issued by Edge Architects
	9.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 121522 / 731967 date 04.01.2023 issued by Airports Authority of India, Valid Upto – 03.01.2031.
	10.	Copy of Fire Brigade Provisional NOC No. CIDCO / FIRE / HQ / 2024 / E-339221 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) dated 09.09.2024.
	11.	Copy of MAHARERA Registration Certificate of Project No. P52000055569 issued by Maharashtra Real Estate Regulatory Authority date 02.04.2024.
	12.	Copy of Amended Commencement Certificate No. CIDCO/BP-18491/TPO(NM & K)/2023/13032 date 24.09.2024 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO).



Since 1989

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

An ISO 9001 : 2015 Certified Company



<p>Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s <b>M/S. PRIME NEELKANTH LLP. Through its Partners SHRI. RAHUL DINESH PATEL +3 , SHOP NO.04, OM SHANTI PREMISES, PLOT NO.10, SECTOR - 23, CBD BELAPUR, NAVI MUMBAI.</b> for Plot No. <b>137 ,Unit No. - , Sector 26 , Node Pushpak .</b> As per the approved plans and subject to the following conditions for the development work of the proposed <b>Mixed in 1Basement Floor + 1Ground Floor + 1Parking + 8Floor</b> Net Builtup Area <b>3630.16 Sq m .</b></p>											
<p>13. Copy of Approved Plan No. CIDCO/BP-18491/TPO(NM &amp; K)/2023/13032 dated 24.09.2024 issued by City &amp; Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four - Sheet No. 1/4 to 4/4)</p> <p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Prime Neelkanth</td> <td>Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Prime Neelkanth	Basement + Ground / Stilt + 1 <sup>st</sup> Floor (Podium) + 2 <sup>nd</sup> to 9 <sup>th</sup> Upper Floors.						
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<p>Project Name (with address &amp; phone nos.)</p>	<p>: <b>"Prime Neelkanth"</b>, Proposed Residential Cum Commercial Cum Building on Plot No. 137, Sector 26, Village – Pushpak Wahal, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India</p>										
<p>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)</p>	<p>: <b>M/s. Prime Neelkanth LLP.</b></p> <p><b>Address:</b> Shop No. 4, <b>"Om Shanti Premises"</b>, Plot No. 10, Sector 23, CBD Belapur, Near Apollo Hospital, Taluka &amp; Dist. – Thane, Navi Mumbai, PIN Code - 400 614, State - Maharashtra, Country - India</p> <p><b>Contact Person :</b> Mr. Suyog Wayangankar (Sales Person – Mobile No. 9011942580)</p>										
<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>	<p>: \</p>										
<p><b>About "Prime Neelkanth" Project:</b> Prime Neelkanth is a budget friendly Project located in Ulwe, Panvel and well connected by major road(s) like Uran Road. The total area in which Prime Neelkanth has been built is 0.29 acre. This project has been developed by Prime Neelkanth LLP who are one of the reputed developers in the Navi Mumbai. The Project current status is New Launch. It has 22 Units. The RERA registration number of this project is P52000055569.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Prime Neelkanth</td> <td>Proposed Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors <b>as per information provided by builder and Area Statment. The building permission as on date is received till Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Prime Neelkanth</td> <td>RCC work upto 1<sup>st</sup> floor is in progress.</td> <td>12%</td> </tr> </tbody> </table>		Project	Number of Floors	Prime Neelkanth	Proposed Basement + Ground / Stilt + 1 <sup>st</sup> Floor (Podium) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors <b>as per information provided by builder and Area Statment. The building permission as on date is received till Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</b>	Project	Present stage of Construction	Percentage of work completion	Prime Neelkanth	RCC work upto 1 <sup>st</sup> floor is in progress.	12%
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Project	Present stage of Construction	Percentage of work completion									
Prime Neelkanth	RCC work upto 1 <sup>st</sup> floor is in progress.	12%									

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>	
Expected completion date as informed by builder is <b>31.12.2028 (As per MAHARERA Certificate)</b>	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
<b>PROPOSED PROJECT AMENITIES:</b>	
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Creche/Day Care</li> <li>➤ Jogging Track</li> <li>➤ Sun Deck</li> <li>➤ Yoga Meditation Area</li> <li>➤ Clubhouse</li> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Jogging Track</li> <li>➤ Indoor Game</li> <li>➤ Children Play Area</li> <li>➤ Fitness Centre</li> <li>➤ Gated Community</li> </ul>	
6.	Location of property :
a)	Plot No. / Survey No. : Plot No 137
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : Plot No. 137, Sector No. 26, Village – Pushpak Wahal
d)	Ward / Taluka : Panvel
e)	Mandal / District : Raigad
7.	Postal address of the property : <b>"Prime Neelkanth"</b> , Proposed Residential Cum Commercial Cum Building on Plot No. 137, Sector 26, Village – Pushpak Wahal, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 206, Maharashtra, India
8.	City / Town : Pushpak Wahal, 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 Wahal

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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	20.00 M. Wide Road	20.00 M. Wide Road	Road & Under Construction Building
	South	Plot No. 142F & 142E	Plot No. 142F & 142E	Open Plot
	East	Plot No. 136	Plot No. 136	Open Plot & Road
	West	Plot No. 138	Plot No. 138	Open Plot & Under Construction Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°58'02.6"N 73°01'41.4"E	
14.	Extent of the site	:	Plot area – 1209.980 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area – 1209.980 Sq. M. (As per Approved Plan & 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	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO/BP-18491/TPO(NM & K)/2023/13032 dated 24.09.2024 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO) (Number of Copies – Four -	

			Sheet No. 1/4 to 4/4)		
			<b>Approved upto:</b>		
			<b>Project</b>	<b>Number of Floors</b>	
			<b>Prime Neelkanth</b>	<b>Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</b>	
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.	:	20.00 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No		
<b>Part – A (Valuation of land)</b>					
1	Size of plot	:	Plot area – 1209.980 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)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 4,750.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>		
6	<b>Estimated value of land</b>	:	<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>
			1209.980	4750	57,47,405.00
<b>Part – B (Valuation of Building)</b>					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:			
	<b>Project</b>		<b>Number of Floors</b>		
	<b>Prime Neelkanth</b>		<b>Proposed Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors as per information provided by builder and Area Statment. The building permission</b>		

		<b>as on date is received till Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</b>				
e)	Plinth area floor-wise	: <b>As per table attached to the report</b>				
f)	Condition of the building	:				
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work 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-18491/TPO(NM & K)/2023/13032 dated 24.09.2024 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	: <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Prime Neelkanth</td> <td>Basement + Ground / Stilt + 1<sup>st</sup> Floor (Podium) + 2<sup>nd</sup> to 9<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Prime Neelkanth	Basement + Ground / Stilt + 1 <sup>st</sup> Floor (Podium) + 2 <sup>nd</sup> to 9 <sup>th</sup> Upper Floors.
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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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	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-18491/TPO(NM & K)/2023/13032 dated 24.09.2024 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO)	
		Approved upto:	
<b>Project</b>	<b>Number of Floors</b>	<b>Project</b>	<b>Number of Floors</b>
Prime Neelkanth	Proposed Basement + Ground / Stilt + 1 <sup>st</sup> Floor (Podium) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.	Prime Neelkanth	Basement + Ground / Stilt + 1 <sup>st</sup> Floor (Podium) + 2 <sup>nd</sup> to 9 <sup>th</sup> 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., City & Industrial Development Corporation of Maharashtra Limited (CIDCO). Accordingly, we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Prime Neelkanth (Approved Plan Inventory):**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Builder		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Chajja Area in Sq. Ft.	Natural Terrace Area in Sq. Ft.							
1	201	2	2 BHK	566	25	62	55	708	779	12500	88,50,000	98,23,500	20500	20,24,880
2	202	2	2 BHK	566	25	62	55	708	779	12500	88,50,000	98,23,500	20500	20,24,880
3	203	2	1 BHK	362	0	71	130	563	619	12500	70,37,500	78,11,625	16500	16,10,180
4	204	2	2 BHK	512	0	87	20	619	681	12500	77,37,500	85,88,625	18000	17,70,340
5	205	2	2 BHK	547	0	85	50	682	750	12500	85,25,000	94,62,750	19500	19,50,520
6	206	2	1 BHK	354	0	57	105	516	568	12500	64,50,000	71,59,500	15000	14,75,760
7	207	2	1 BHK	362	0	71	110	543	597	12500	67,87,500	75,34,125	15500	15,52,980
8	301	3	2 BHK	566	25	63	0	654	719	Land Owner's Share				18,70,440
9	302	3	2 BHK	566	25	63	0	654	719	12550	82,07,700	91,10,547	19000	18,70,440
10	303	3	2 BHK	512	0	88	0	600	660	Land Owner's Share				17,16,000
11	304	3	2 BHK	547	0	86	0	633	696	12550	79,44,150	88,18,007	18500	18,10,380
12	305	3	1 BHK	354	0	60	0	414	455	12550	51,95,700	57,67,227	12000	11,84,040
13	306	3	1 BHK	362	0	71	0	433	476	12550	54,34,150	60,31,907	12500	12,38,380

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Builder		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Chajja Area in Sq. Ft.	Natural Terrace Area in Sq. Ft.							
14	401	4	2 BHK	566	25	63	0	654	719					18,70,440
15	402	4	2 BHK	566	25	63	0	654	719					18,70,440
16	403	4	1 BHK	362	0	71	0	433	476	12600	54,55,800	60,55,938	12500	12,38,380
17	404	4	2 BHK	512	0	88	0	600	660	12600	75,60,000	83,91,600	17500	17,16,000
18	405	4	2 BHK	547	0	86	0	633	696	12600	79,75,800	88,53,138	18500	18,10,380
19	406	4	1 BHK	354	0	60	0	414	455	12600	-	-	0	11,84,040
20	407	4	1 BHK	362	0	71	0	433	476	12600	54,55,800	60,55,938	12500	12,38,380
21	501	5	2 BHK	566	25	63	0	654	719					18,70,440
22	502	5	2 BHK	566	25	63	0	654	719					18,70,440
23	503	5	1 BHK	362	0	71	0	433	476					12,38,380
24	504	5	2 BHK	512	0	88	0	600	660					17,16,000
25	505	5	2 BHK	547	0	86	0	633	696	12650	80,07,450	88,88,270	18500	18,10,380
26	506	5	1 BHK	354	0	60	0	414	455	12650	52,37,100	58,13,181	12000	11,84,040
27	507	5	1 BHK	362	0	71	0	433	476	12650	54,77,450	60,79,970	12500	12,38,380
28	601	6	2 BHK	566	25	63	0	654	719	12700	83,05,800	92,19,438	19000	18,70,440
29	602	6	2 BHK	566	25	63	0	654	719					18,70,440
30	603	6	1 BHK	362	0	71	0	433	476	12700	54,99,100	61,04,001	12500	12,38,380
31	604	6	2 BHK	512	0	88	0	600	660					17,16,000
32	605	6	2 BHK	547	0	86	0	633	696	12700	80,39,100	89,23,401	18500	18,10,380
33	606	6	1 BHK	354	0	60	0	414	455					11,84,040
34	607	6	1 BHK	362	0	71	0	433	476	12700	54,99,100	61,04,001	12500	12,38,380
35	701	7	2 BHK	566	25	63	0	654	719	12750	83,38,500	92,55,735	19500	18,70,440
36	702	7	2 BHK	566	25	63	0	654	719	12750	83,38,500	92,55,735	19500	18,70,440
37	703	7	1 BHK	362	0	71	0	433	476					12,38,380
38	704	7	2 BHK	512	0	88	0	600	660					17,16,000
39	705	7	2 BHK	547	0	86	0	633	696	12750	80,70,750	89,58,533	18500	18,10,380
40	706	7	1 BHK	354	0	60	0	414	455					11,84,040
41	707	7	1 BHK	362	0	71	0	433	476					12,38,380
42	801	8	2 BHK	566	25	63	0	654	719	12800	83,71,200	92,92,032	19500	18,70,440
43	802	8	2 BHK	566	25	63	0	654	719	12800	83,71,200	92,92,032	19500	18,70,440
44	803	8	1 BHK	362	0	71	0	433	476					12,38,380
45	804	8	2 BHK	512	0	88	0	600	660					17,16,000
46	805	8	2 BHK	547	0	86	0	633	696					18,10,380
47	806	8	1 BHK	354	0	60	0	414	455					11,84,040
48	807	8	1 BHK	362	0	71	0	433	476					12,38,380
49	901	9	2 BHK	566	25	63	0	654	719	12850	84,03,900	93,28,329	19500	18,70,440
50	902	9	2 BHK	566	25	63	0	654	719	12850	84,03,900	93,28,329	19500	18,70,440
51	903	9	1 BHK	362	0	71	0	433	476	12850	55,64,050	61,76,096	13000	12,38,380



**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	1 BHK - 23 2 BHK - 32	55	30653	33718	24,41,21,700.00	27,09,75,091.00
Proposed	1 BHK - 11 2 BHK - 10	21	11222	12344	14,53,15,300.00	16,12,99,984.00
<b>Total</b>		<b>76</b>	<b>41875</b>	<b>46063</b>	<b>38,94,37,000.00</b>	<b>43,22,75,075.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	38,94,37,000.00
Final Realizable Value After Completion in ₹	43,22,75,075.00
Cost of Construction (Total Built up area x Rate) 46063 Sq. Ft. x ₹ 2600.00	11,97,62,500.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
12	46063	11,97,62,500.00	1,43,71,500.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 38,94,37,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 43,22,75,075.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,500.00 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 ₹ 12,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



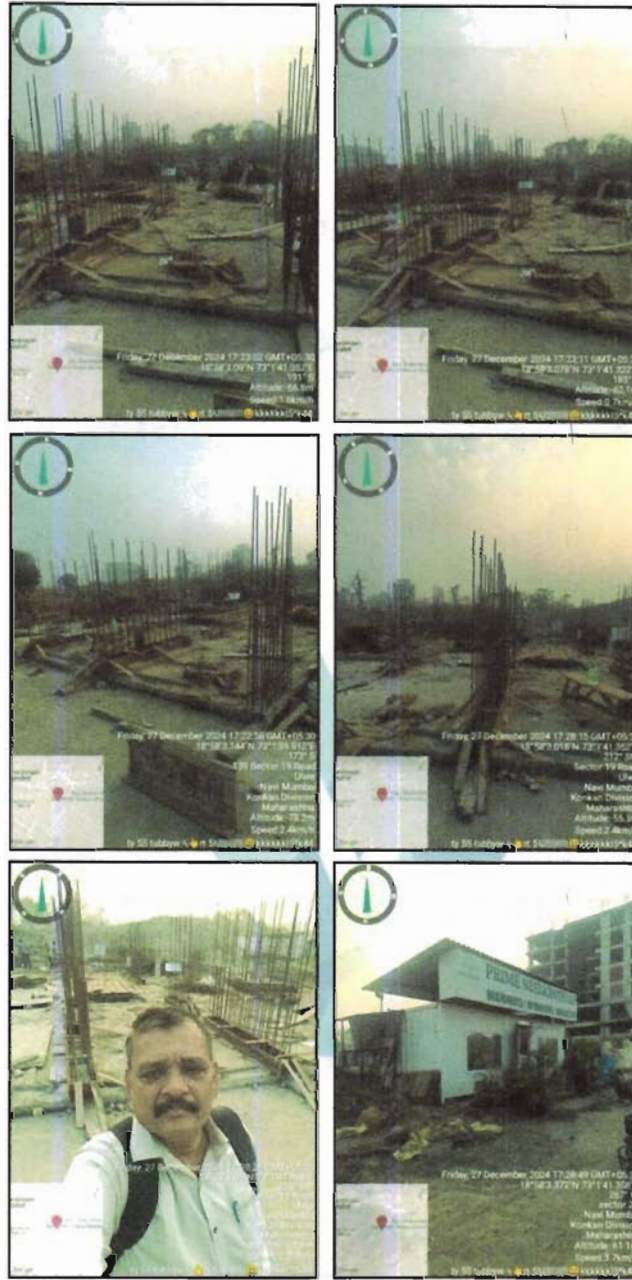
Since 1989

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

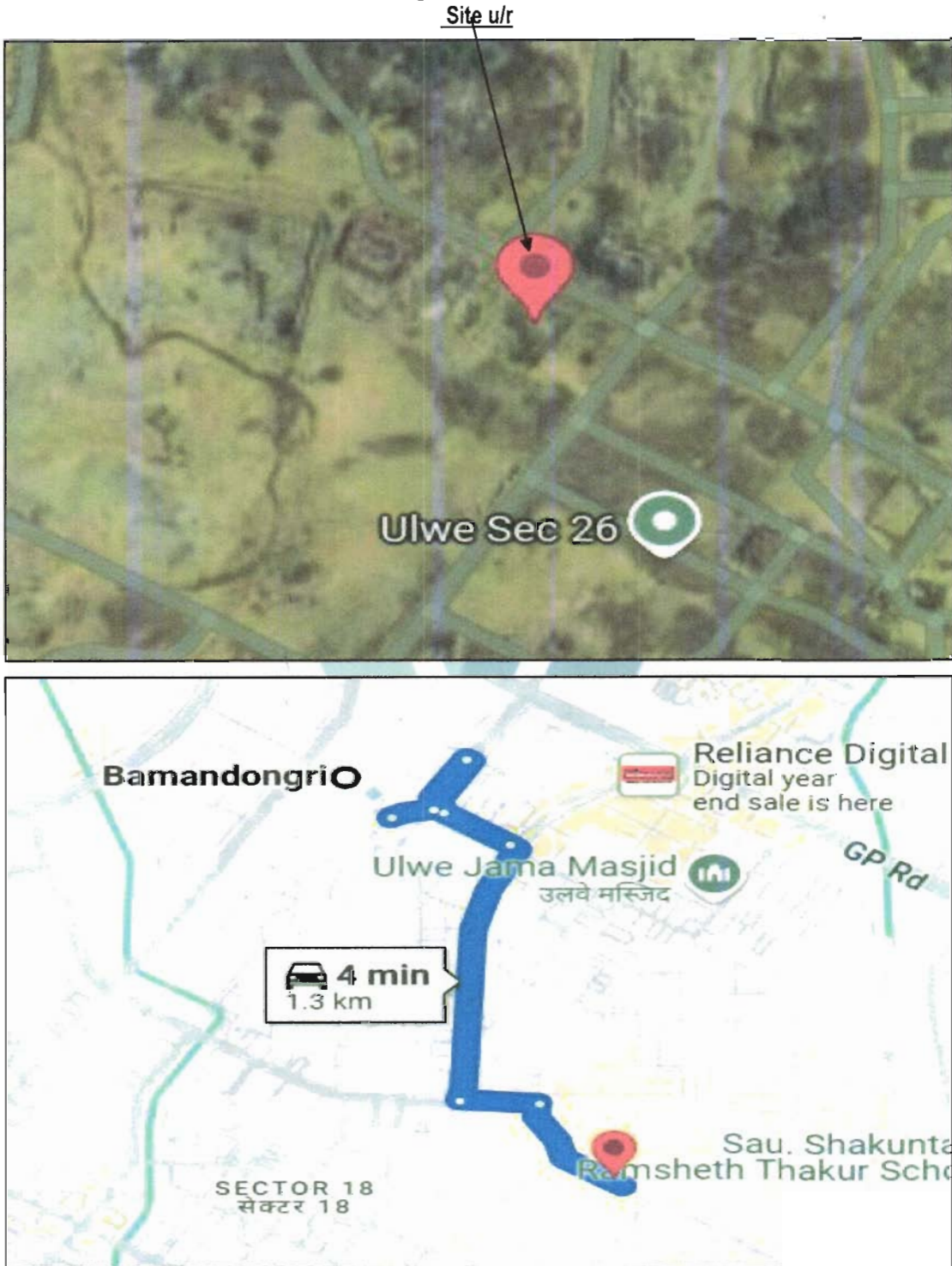
An ISO 9001 : 2015 Certified Company



## Actual Site Photographs



## Route Map of the property



Latitude Longitude: 18°58'02.6"N 73°01'41.4"E

**Note:** The Blue line shows the route to site from nearest railway station (Bamandongari – 1.3 Km.)




Since 1989

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

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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

**Year** 2024-2025 **Language** English


**Selected District** Raigad

**Select Taluka** Panvel

**Select Village** Vahal

**Vibhag Number** 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
कुचने	0-0	81300	चौरस मीटर
कार्यालये	0-0	67600	चौरस मीटर
सार्वजनातील विक्रयार्थी	0-0.00	6110	चौरस मीटर
सुपर्वेवरील खमिनी	0-0	5060	चौरस मीटर
खिन्नेली खमीनी/भूखंड	0-0	4750	चौरस मीटर



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
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Home
Valuation Guidelines | User Manual

**Year** 2024-2025 **Language** English

**Selected District** Raigad

**Select Taluka** Panvel

**Select Village** Vahal

**Vibhag Number** 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
विराजत गेज खमीन	0-1.25	4394400	हेक्टर
विराजत गेज खमीन	1.26-2.50	4479600	हेक्टर
विराजत गेज खमीन	2.51-5.00	4610200	हेक्टर
विराजत गेज खमीन	5.01-7.50	4650400	हेक्टर
विराजत गेज खमीन	7.51-10.00	4724500	हेक्टर
विराजत गेज खमीन	10.01-12.50	4825600	हेक्टर
विराजत गेज खमीन	12.51-15.00	5536800	हेक्टर
विक्रयार्थी	0-0.00	56700	चौरस मीटर



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
137 / 2024	02.01.2024	44,75,000.00	33.49	360.00	12,414.00

12/28/24, 3:05 PM		igr_137	
137398 29-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 137/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : वहाळ</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4475000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2651629.365		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-रायगडइतर वर्णन : इतर माहिती: प्लॉट नं. 603,सहावा मजला,बिल्डिंग- "शुभम एकदंता",प्लॉट नं. 196,सेक्टर नं. 26,"वहाळ",पुष्पक नोड,ता. पनवेल,जी. रायगड,क्षेत्र. 33.49 चौ. मी. कारपेट एरिया + 7.700 चौ. मी. बाल्कनी एरिया.( ( Plot Number : 196 ; SECTOR NUMBER : 26 ; ) )		
(5) क्षेत्रफळ	33.49 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-शुभम रियल्टर्स तर्फे प्रोप्रायटर श्री दर्शन प्रल्हाद शिंदे - वय:-33 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: शॉप नं. 5, सिएरा गॅलेक्सी, प्लॉट नं. 29ए, सेक्टर नं. 20, कामोटे, ता. पनवेल, जी. रायगड., महाराष्ट्र. पिन कोड:-410209 पॅन नं:-BIBPS6879P 2): नाव.-मान्यता देणार- काशिनाथ रामदास पाटील, मनोहर रामदास पाटील आणि श्री. विजय रामदास पाटील तर्फे कु. मू. मे. शुभम रियल्टर्स तर्फे प्रोप्रायटर श्री दर्शन प्रल्हाद शिंदे - वय:-33 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: वाधीवली, पो. धरगाव, ता. पनवेल, जी. रायगड., महाराष्ट्र. पिन कोड:-410206 पॅन नं:-BIBPS6879P		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-विकास रामचंद्र पवार - वय:-46; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गाव अँड पोस्ट. बिचुकले, ता. कोरगाव, जी. सातारा, महाराष्ट्र. पिन कोड:-415524 पॅन नं:-ANKPP4399N 2): नाव.-माधुरी विकास पवार - वय:-37; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गाव अँड पोस्ट. बिचुकले, ता. कोरगाव, जी. सातारा, महाराष्ट्र. पिन कोड:-415524 पॅन नं:-BSFPP1091Q		
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	02/01/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	137/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	268500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per		

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4741 / 2024	27.03.2024	44,95,000.00	37.58	405.00	11,112.00

गावाचे नाव : यहाळ	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4495000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2343864.6
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र-7, दर-56700/- प्रती चौ.मी. सदनिका नं 606, सहावा मजला, ट्रायसिटी बिल्स, प्लॉट नं 340, सेक्टर 26, पुष्पक (उलवे)/वहाळ, नवी मुंबई, ता. फनवेल, जि. रायगड, क्षेत्र 37.58 चौ. मी. रेश कारपेट + 0.00 चौ. मी. एनवर्लोज बाल्कनी/सी बी /एफबी/छज्जा/डेक/सर्व्हिस स्पेस/नॅचरल टेरेस. (सदर दस्तातील लिहून घेणा-या महिला खरेदीदार असून शासन आदेश क्र. मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1 (शोरण) दिनांक-31-03-2021 अन्वये 1% मु.शु सवलत दिलेली आहे.) ( ( Plot Number : 340 ; ) )
(5) क्षेत्रफळ	37.58 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिअल्टी एल एल पी तर्फे भागीदार अर्जुन रेखी तर्फे कु मु म्हणून राकेश आरकडे - - वय:-32 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. 1001/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर 18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं.-AAKFT6601L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतीक्षा सुशील कांबळे - - वय:-33, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. वॉर्ड नं १, परिवर्तन शाळेजवळ, विक्रमशिला नगर, सिंदी (मेघे) वर्धा , महाराष्ट्र, वर्धा. पिन कोड:-442001 पॅन नं.-ATWPT8550B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4741/2024
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	224800
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
838 / 2024	12.01.2024	39,00,000.00	28.99	312.00	12,500.00

12/28/24, 3:08 PM		igr_838	
838398 23-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 838/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : वहाळ</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3900000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1808163		
(4) भू-मापन,पौढहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: सदनिका नं. 206,दुसरा मजला,भार्गव रेसिडेन्सी,प्लॉट नं. 256,सेक्टर 24,मौजे वहाळ,पुष्पक नोड,ता. पनवेल,जि. रायगड,क्षेत्र. 312 चौ. फुट कारपेट एरिया( ( SECTOR NUMBER : 24 ; ) )		
(5) क्षेत्रफळ	312 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माई भार्गव घरत - - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. यु. उलवा,पो. उलवा, बुरुड आळी, ता. पनवेल, जि. रायगड., महाराष्ट्र, राईगाड:(.पिन कोड:-410206 पॅन नं:-AYOPG2619K		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल गणनाथ महाडिक वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. हाऊस नं. 240 ए मुल्ला चाळ पंचायत समिती जवळ, नवीन वसाहत, ता.खालापूर,जि.रायगड , महाराष्ट्र, राईगाड:(.पिन कोड:-410202 पॅन नं:-AYPPM1592C		
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	838/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	234000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.		

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
6688 / 2024	29.08.2024	44,90,000.00	30.63	330.00	13,620.00

12/28/24, 2:47 PM		igr_6688	
668886 02-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>		दुय्यम निबंधक : दु.नि. पनवेल । दस्त क्रमांक : 6688/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वहाळ</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4490000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2005674.615		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :- इतर माहिती: विभाग क्र. 7,दर - 56700/-सदनिका क्र. 509,पाचवा मजला,भावेश्वर वेलेंसिया,प्लॉट नं. 08,सेक्टर - 26,मौजे - पुष्पक - वहाळ,नवी मुंबई,ता. पनवेल,जि. रायगड,चटई क्षेत्र 30.627 चौ.मी.(रेरा प्रमाणे),( ( Plot Number : प्लॉट नं. 08 ; ) )		
(5) क्षेत्रफळ	30.627 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. भावेश्वर कन्स्ट्रक्शन तर्फे भागीदार महेश नानजी फुशी यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजबळ - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ऑफिस नं. डी-402, अशोक विहार को.ऑप.हो.सो.ति., मिलिट्री रोड, मरोळ, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AAMFB4490R		
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योत्सना कुमारी - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मौजे - समसपूर, पोस्ट - समसपूर,वॉर्ड नं - 03,महेश खूंट, खगरिया,बिहार, बिहार, खगरिया. पिन कोड:-851213 पॅन नं:-DMSPK5353M 2): नाव:-सुमित कुमार - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मौजे - समसपूर, पोस्ट - समसपूर,वॉर्ड नं - 03,महेश खूंट, खगरिया,बिहार, बिहार, बिहार, खगरिया. पिन कोड:-851213 पॅन नं:-AVPPK6532K		
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	30/08/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	6688/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	269400		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शैरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.		

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	549.00	66,74,000.00	12,157.00
2 BHK	housing.com	634.00	79,80,000.00	12,587.00

**Bhaveshwar Valencia** RERA

By BHAVESHWAR DEVELOPERS

Ulwé, Navi Mumbai

₹55.0 L - 66.74 L | 12.16 K - ₹17.13 K/sq.ft  
EMI starts at ₹29.13 K

Plus Taxes

Contact Sellers

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

12.16 K - ₹17.13 K/sq.ft Avg. Price

321 - 549 sq.ft. (Carpet Area) Sizes

**Payal Paradise** RERA

By PAYAL GROUP

Sector 17 Plot No.3, Ulwé, Bambavé

₹40.91 L - 79.8 L | ₹12.59 K/sq.ft  
EMI starts at ₹21.66 K

Basic Price

Contact Sellers

1, 1.5, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹12.59 K/sq.ft Avg. Price

325 - 634 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	616.00	79,00,000.00	12,825.00
2 BHK	housing.com	740.00	94,90,000.00	12,825.00

**HOUSING.COM** Buy in Navi Mumbai

Home / Navi Mumbai / Ulwe / Shreeji Cloud

**Shreeji Cloud** REPA

By **SHREEJI LIFESPACES**

Plot No 78, Sector 21, At Ulwe, Navi Mumbai

₹79.0 L - 94.9 L | ₹12.82 K/sq.ft  
EMI starts at ₹39.22 K

(Price excludes maintenance, floor rise c. See More)

[Contact Sellers](#)

COVER IMAGE

SHARE SAVE

2 BHK Apartment Configuration

Jun, 2026 Possession Starts

₹12.82 K/sqft Avg. Price

616 - 740 sq.ft. (Carpet Area) Sizes

5 more

## Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	380.00	48,00,000.00	12,632.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Navi Mumbai > Ulwe > Apartment in Ulwe > 1 BHK > 450 Sq-Ft

₹ 48.0 Lac EMI - ₹ 22k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Jayesh Callisto, [Ulwe, Navi Mumbai](#)



1 Bed
1 Bath
2 Balconies
Unfurnished

Carpet Area

380 sqft  
₹ 12,632/sqft

Floor

7 (Out of 7 Floors)

Furnished Status

Unfurnished

Developer

[Jayesh Infrastructure And Projects Private Limited](#)

Project

[Jayesh Callisto](#)

Transaction Type

Resale

Status

Ready to Move

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 48 Lac   ₹ 2,40,000 Approx. Registration Charges
Booking Amount	₹ 1.0 Lac
Address	jayesh Callisto plot no B 58 sector 16 opp kharkoper station ulwa navi mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 21649 ⓘ <a href="#">Apply for Home Loan</a>

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	482.00	60,00,000.00	12,448.00

**magicbricks** Buy Rent Sell Home Loans

Home > Property in Navi Mumbai > Ulwe > Apartment in Ulwe > 1 BHK > 870 Sq-ft

**₹ 60.0 Lac** EMI - ₹ 27k | Can I afford it?

1 BHK Flat For Sale in RSM Athena, Ulwe, Navi Mumbai



1 Bed 1 Bath Unfurnished

Carpet Area  
482 sqft  
₹12,448/sqft

Floor  
11 (Out of 14 Floors)

Furnished Status  
Unfurnished

Developer  
**Atlantic Builders & Developers**

Project  
**RSM Athena**

Transaction Type  
**Resale**

Age Of Construction  
**Less than 5 years**

Status  
**Ready to Move**

-6 Photos

Contact Owner

Get Phone No.

Last contact made 3 days ago




### More Details

Price Breakup ₹ 60 Lac

Address RSM Athena, Plot No. 338, Sector 19, Ulwe, Navi Mumbai, Maharashtra 410206, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Furnishing Unfurnished

Loan Offered Estimated EMI: ₹ 27061 | Apply for Home Loan




 +3

Age of Construction Less than 5 years

Contact Owner



## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	687.00	94,80,000.00	13,799.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹94.8 Lac** EMI - ₹43k | [How much loan can I get?](#)

2 BHK 1185 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

**Carpet Area**  
687 sqft ~  
₹13,799/sqft

**Floor**  
9 (Out of 13 Floors)

**Lifts**  
3

**Developer**  
[Delta Realty](#)

**Project**  
[Delta Palacio](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Facing**  
East

**Car Parking**  
1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹94.8 Lac   ₹4,74,000 Approx. Registration Charges   ₹5 Monthly
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	near barndongari railway station
Furnishing	Unfurnished

## Price Indicators

### Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	534.00	63,00,000.00	11,798.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Navi Mumbai > Ulwe > Apartment in Ulwe > 1 BHK > 741 Sq-ft

**₹ 63.0 Lac** | EMI - ₹ 28k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Lakhani Royale, Ulwe, Navi Mumbai

🛏 1 Bed
🚿 2 Baths
🏠 Unfurnished

Carpet Area	Developer	Project
534 sqft ~ ₹11,798/sqft	<a href="#">Lakhani Builders Pvt. Ltd.</a>	<a href="#">Lakhani Royale</a>
Floor	Transaction Type	Furnished Status
4(Out of 13 Floors)	Resale	Unfurnished
Age Of Construction	Under Construction	

Contact Owner
Get Phone No.

### More Details

Price Breakup	₹ 63 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

## Price Indicators



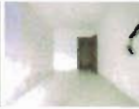

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	690.00	86,00,000.00	12,464.00

**magicbricks** Buy Rent Sell Home Loans

**₹ 86.0 Lac** EMI - ₹ 39k | [Get pre-approved loan](#)

2 BHK 1180 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)

+11 Photos

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 690 sqft ~ ₹12464/sqft	Project <b>Dream Orchid</b>	Transaction Type <b>Resale</b>
Status Ready to Move	Additional Rooms 1 Study Room	Facing <b>North - East</b>
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹ 86 Lac   ₹4,30,000 Approx. Registration Charges   ₹2,900 Monthly
Booking Amount	₹ 86, 000
Address	Dream orchid sector 9 ulwe navi mumbai., Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Bamandongri railway station.
Furnishing	Unfurnished
Flooring	Vitrified
Type of Ownership	Freehold



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 : 28.12.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Errpanelment No.: SME/TCC/38/IBBI/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: 2024.12.28 18:05:39 +05'30'

Auth. Sign.

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

Date

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

Countersigned  
(BRANCH MANAGER)

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



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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 28.12.2024 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 27.12.2024. 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
- n. I have not been convicted of an offence connected with any proceeding under the



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Prime Neelkanth LLP.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 27.12.2024 Valuation Date – 28.12.2024 Date of Report – 28.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.12.2024
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 **28<sup>th</sup> 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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

### **Property Title**



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Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Prime Neelkanth LLP**. 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).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant



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or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.28 18:05:28 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Govt. Registered Valuer

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