

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-736/22-23</b>	<b>3-Jun-2022</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES, Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : agmbr.homum@sbi.co.in, cmpac.homum@sbi.co.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>40911/24767</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	10,500.00
				<b>CGST</b>
				<b>SGST</b>
				<b>945.00</b>
				<b>945.00</b>
				<b>12,390.00</b>
				<b>Total</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Twelve Thousand Three Hundred Ninety Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,500.00	9%	945.00	9%	945.00	1,890.00
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

**Remarks:**  
 "Romell Orbis", Proposed Building on Land Bearing  
 CTS No. 365 of Village - Mogra, Vijay Raut Road,  
 Shivaji Nagar, Shankarwadi, Pump House, Near Shre  
 -E-Punjab, Andheri (East), Mumbai, PIN Code - 400  
 069, State - Maharashtra, Country - India - M/s.  
 Romell Properties Pvt. Ltd. (Project Valuation)  
 Company's PAN : **AADCV4303R**  
 Declaration  
**NOTE - AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.**  
 MSME Registration No. - 27222201137



Company's Bank Details  
 A/c Holder's Name :  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

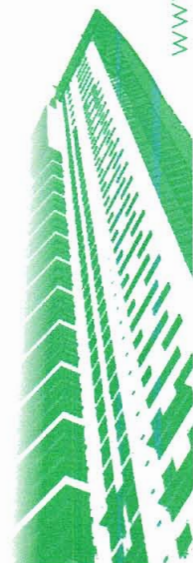
Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

Computer Generated Invoice No Signature Required

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

An ISO 9001:2015 Certified Company



# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Romell Orbis"**

"Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code – 400 069, State - Maharashtra, Country - India

Latitude Longitude: 19°07'52.3"N 72°51'38.0"E

## Valuation Done for:

**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

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## MASTER VALUATION REPORT OF "Romell Orbis"

**"Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code – 400 069, State - Maharashtra, Country - India**

**Latitude Longitude: 19°07'52.3"N 72°51'38.0"E**

**NAME OF DEVELOPER: M/s. Romell Properties Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, 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 **30<sup>th</sup> May 2022** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code – 400 069, State - Maharashtra, Country - India. It is about 1.9 Km. distance from Andheri Metro & Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Romell Properties Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Romell Orbis</b>	<b>P51800023625</b>
<b>Register office address</b>	<b>M/s. Romell Properties Pvt. Ltd.</b> Office No. 101, 1st Floor, B-Wing, "Gharkul CHSL", Near Railway Crossing, Azad Road, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Ruchika Anil Bandel (Sales Person - Mobile No. 7045452491) Deepika Waghela (Builder Person - Mobile No. 9619458844) Nazia Shaikh (Builder Person - Mobile No. 8879646210)	
<b>E – mail ID AND Website</b>	<a href="mailto:customercare@romellgroup.com">customercare@romellgroup.com</a> <a href="mailto:nazia.s@romellgroup.com">nazia.s@romellgroup.com</a> , <a href="mailto:legal@romellgroup.com">legal@romellgroup.com</a> <a href="http://www.romellgroup.com">www.romellgroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Residential Building & Shanti Mahatma Marg Road
On or towards South	Shiv Shakti SRA Building
On or towards East	Rajmata Jijabai Marg
On or towards West	Open Plot



#### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

#### Delhi NCR

L-306, Sispal Vihar,  
A/WHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhinrc@vastukala.org

#### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

#### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
 Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
 5th Floor, C-6, 'G' Block,  
 Bandra Kurla Complex, Bandra (East),  
 Mumbai – 400 051, State - Maharashtra, Country - India

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

I	General							
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.						
2.	a)	Date of inspection : 30.05.2022						
	b)	Date on which the valuation is made : 03.06.2022						
3.	List of documents produced for perusal							
	1.	Copy of Affidavit Cum Declaration of M/s. Romell Properties Pvt. Ltd. date 09.05.2022						
	2.	Copy of Legal Title Report date 15.03.2022 issued by Adv. Merlyn Dias						
	3.	Copy of MAHARERA Registration Certificate of Project No. P51800023625 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021. Last Modified date 27.05.2022						
	4.	Copy of Development Permission Approval Letter No. P-7866 / 2021 / (365) / K / E / Ward / Mogra / 302 / 1 / New date 04.10.2021 issued by Municipal Corporation of Greater Mumbai						
	5.	Copy of NOC for Height Clearance issued by Airports Authority of India						
	6.	Copy of Layout Approval Letter No. P-7866 / 2021 / (365) / K / E / Ward / Mogra / 302 / 1 / New / date 04.10.2021 issued by Municipal Corporation of Greater Mumbai						
	7.	Copy of Amended Plan Approval Letter No. CE / 9495 / BP / WS / AK / 337 / 5 / Amend date 06.01.2022 issued by Municipal Corporation of Greater Mumbai						
	8.	<b>Copy of Commencement Certificate No. CE / 9495 / WS / AK date 29.10.2010 issued by Municipal Corporation of Greater Mumbai</b> <b>This CC is for carrying out the work upto top of plinth for Wing - B on the approved plan date 11.12.2008. This CC is valid upto 10.12.2010</b>						
	9.	Copy of Amended Approved Plan No. CE / 9495 / BP / WS / AK date 06.01.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Ten - Sheet No. 1/10 to 10/10) <b>Approved upto:</b>						
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Stilt + 1<sup>st</sup> to 17<sup>th</sup> upper floors.</td> </tr> <tr> <td>B</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> to 17<sup>th</sup> (part) Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors.	B	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 17 <sup>th</sup> (part) Upper floors.
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	Project Name (with address & phone nos.)	: "Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code – 400 069, State -						



		Maharashtra, Country - India													
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. Romell Properties Pvt. Ltd.</b></p> <p><b>Address:</b> Office No. 101, 1st Floor, B-Wing, "Gharkul CHSL", Near Railway Crossing, Azad Road, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India</p> <p><b>Contact Person :</b> Ruchika Anil Bandel (Sales Person - Mobile No. 7045452491) Deepika Waghela (Builder Person - Mobile No. 9619458844) Nazia Shaikh (Builder Person - Mobile No. 8879646210)</p>													
5.	Brief description of the property (Including Leasehold / freehold etc.)														
<p><b>About "Romell Orbis" Project:</b> Romell Orbis by Romell Group is a newly launched project in the Mumbai Andheri-Dahisar, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Sher E Punjab Colony, which are scheduled for possession in Sep, 2026. Romell Orbis Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800023625. Romell Orbis Price List, a 1 BHK, 2 BHK &amp; 3 BHK Apartment.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Stilt + 1<sup>st</sup> to 20<sup>th</sup> Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1<sup>st</sup> to 17<sup>th</sup> upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground (part) + Stilt (part) + 1<sup>st</sup> to 20<sup>th</sup> Upper floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 1<sup>st</sup> to 17<sup>th</sup> (part) Upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td rowspan="2">Foundation work is in progress.</td> <td rowspan="2">0%</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2023 (As per MAHARERA Certificate)</b></p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <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>➤ Garden</li> <li>➤ Jogging Track</li> </ul>			Wing	Number of Floors	A	Proposed Stilt + 1 <sup>st</sup> to 20 <sup>th</sup> Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors.	B	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> Upper floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 1 <sup>st</sup> to 17 <sup>th</sup> (part) Upper floors.	Wing	Present stage of Construction	Percentage of work completion	A	Foundation work is in progress.	0%	B
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Wing	Present stage of Construction	Percentage of work completion													
A	Foundation work is in progress.	0%													
B															

	➤ Fitness Centre			
	➤ Yoga Studio			
	➤ Indoor Games			
	➤ Library			
	➤ Yoga Room			
	➤ Gymnasium			
	➤ Bunny Hop			
	➤ Balance Walk			
	➤ Side Hop			
	➤ Basket Ball			
	➤ Sand Pit			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	CTS No. 365
	b)	Door No.	:	Not applicable
	c)	C. T. S. No. / Village	:	CTS No. 365 of Village - Mogra
	d)	Ward / Taluka	:	Ward - K/E
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code - 400 069, State - Maharashtra, Country - India
8.	City / Town		:	Andheri, Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai, Village - Mogra
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 MAHARERA</b>	<b>As per Site</b>
	North	CTS No. 155A	CTS No. 155A	Residential Building & Shanti Mahatma Mandir Road
	South	CTS No. 364	CTS No. 364	Shiv Shakti SRA Building
	East	D P Road	D P Road	Rajmata Jijabai Marg
	West	CTS No. 155A	CTS No. 155A	Open Plot
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	19°07'52.3"N 72°51'38.0"E	
14.	Extent of the site	Plot area - 3969.90 Sq. M. (As per Approved Plan) Plot area - 2216.08 (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 - 3969.90 Sq. M. (As per Approved Plan) Plot area - 2216.08 (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS 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. CE / 9495 / BP / WS / AK date 06.01.2022 issued by Municipal Corporation of Greater Mumbai <b>Approved upto:</b>	
		<b>Wing</b>	<b>Number of Floors</b>
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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.	18.30 Mtr. Wide D P Road	
14.	Is it a Land – Locked land?	No	
15.	Water potentiality	Municipal Water supply	
16.	Underground sewerage system	Connected to Municipal sewer	
17.	Is Power supply is available in the site	Yes	
18.	Advantages of the site	Located in developed area	

19.	<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 - 3969.90 Sq. M. (As per Approved Plan) Plot area - 2216.08 (As per 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)	:	₹ 1,56,460.00 per Sq. M. for Residential ₹ 69,960.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3969.90</td> <td>69960</td> <td>27,77,34,204.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2216.08</td> <td>69960</td> <td>1,550,36,957.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3969.90	69960	27,77,34,204.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2216.08	69960	1,550,36,957.00
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2216.08	69960	1,550,36,957.00																			
<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	:																			
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	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. CE / 9495 / BP / WS / AK date 06.01.2022 issued by Municipal Corporation of Greater Mumbai						
h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Stilt + 1<sup>st</sup> to 17<sup>th</sup> upper floors.</td> </tr> <tr> <td>B</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> to 17<sup>th</sup> (part) Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors.	B	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 17 <sup>th</sup> (part) Upper floors.
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B	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 17 <sup>th</sup> (part) 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. (R)						

#### 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.	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	<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	: -
4.	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work is in progress

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

Remarks:		As per Approved Plan	
Wing	Proposed as per site information		
		Copy of Approved Plan No. CE / 9495 / BP / WS / AK date 06.01.2022 issued by Municipal Corporation of Greater Mumbai	
		Approval upto:	
		Wing	Number of Floors
A	Proposed Stilt + 1 <sup>st</sup> to 20 <sup>th</sup> Upper floors	A	Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors.
B	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> Upper floors.	B	Ground (part) + Stilt (part) + 1 <sup>st</sup> to 17 <sup>th</sup> (part) 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 we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Wing - A (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	101	1	1 BHK	425	468				
2	102	1	1 BHK	426	469				
3	103	1	1 BHK	426	469				
4	104	1	1 BHK	426	469				
5	105	1	2 BHK	620	682	26000	1,61,20,000.00	1,77,32,000.00	37000
6	201	2	1 BHK	425	468				
7	202	2	1 BHK	426	469				
8	203	2	1 BHK	426	469				
9	204	2	1 BHK	426	469				
10	205	2	2 BHK	620	682	26120	1,61,94,400.00	1,78,13,840.00	37000
11	301	3	1 BHK	425	468				
12	302	3	1 BHK	426	469				
13	303	3	1 BHK	426	469				
14	304	3	1 BHK	426	469				
15	305	3	2 BHK	620	682	26240	1,62,68,800.00	1,78,95,680.00	37500
16	401	4	1 BHK	425	468				
17	402	4	1 BHK	426	469				
18	403	4	1 BHK	426	469				
19	404	4	1 BHK	426	469				
20	405	4	2 BHK	620	682	26360	1,63,43,200.00	1,79,77,520.00	37500
21	501	5	1 BHK	425	468				
22	502	5	1 BHK	426	469				



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
23	503	5	1 BHK	426	469				
24	504	5	1 BHK	426	469				
25	505	5	2 BHK	620	682	26480	1,64,17,600.00	1,80,59,360.00	37500
26	601	6	1 BHK	425	468				
27	602	6	1 BHK	426	469				
28	603	6	1 BHK	426	469				
29	604	6	1 BHK	426	469				
30	605	6	2 BHK	620	682	26600	1,64,92,000.00	1,81,41,200.00	38000
31	701	7	1 BHK	425	468	26720	1,13,56,000.00	1,24,91,600.00	26000
32	702	7	1 BHK	426	469				
33	703	7	1 BHK	426	469				
34	704	7	1 BHK	426	469				
35	705	7	2 BHK	620	682	26720	1,65,66,400.00	1,82,23,040.00	38000
36	802	8	2 BHK	615	677	26840	1,65,06,600.00	1,81,57,260.00	38000
37	803	8	1 BHK	426	469	26840	1,14,33,840.00	1,25,77,224.00	26000
38	804	8	1 BHK	426	469	26840	1,14,33,840.00	1,25,77,224.00	26000
39	805	8	2 BHK	620	682	26840	1,66,40,800.00	1,83,04,880.00	38000
40	901	9	1 BHK	425	468	26960	1,14,58,000.00	1,26,03,800.00	26500
41	902	9	1 BHK	426	469	26960	1,14,84,960.00	1,26,33,456.00	26500
42	903	9	1 BHK	426	469	26960	1,14,84,960.00	1,26,33,456.00	26500
43	904	9	1 BHK	426	469	26960	1,14,84,960.00	1,26,33,456.00	26500
44	905	9	2 BHK	620	682	26960	1,67,15,200.00	1,83,86,720.00	38500
45	1001	10	1 BHK	425	468	27080	1,15,09,000.00	1,26,59,900.00	26500
46	1002	10	1 BHK	426	469	27080	1,15,36,080.00	1,26,89,688.00	26500
47	1003	10	1 BHK	426	469	27080	1,15,36,080.00	1,26,89,688.00	26500
48	1004	10	1 BHK	426	469	27080	1,15,36,080.00	1,26,89,688.00	26500
49	1005	10	2 BHK	620	682	27080	1,67,89,600.00	1,84,68,560.00	38500
50	1101	11	1 BHK	425	468	27200	1,15,60,000.00	1,27,16,000.00	26500
51	1102	11	1 BHK	426	469	27200	1,15,87,200.00	1,27,45,920.00	26500
52	1103	11	1 BHK	426	469	27200	1,15,87,200.00	1,27,45,920.00	26500
53	1104	11	1 BHK	426	469	27200	1,15,87,200.00	1,27,45,920.00	26500
54	1105	11	2 BHK	620	682	27200	1,68,64,000.00	1,85,50,400.00	38500
55	1201	12	1 BHK	425	468	27320	1,16,11,000.00	1,27,72,100.00	26500
56	1202	12	1 BHK	426	469	27320	1,16,38,320.00	1,28,02,152.00	26500
57	1203	12	1 BHK	426	469	27320	1,16,38,320.00	1,28,02,152.00	26500
58	1204	12	1 BHK	426	469	27320	1,16,38,320.00	1,28,02,152.00	26500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
59	1205	12	2 BHK	620	682	27320	1,69,38,400.00	1,86,32,240.00	39000
60	1301	13	1 BHK	425	468	27440	1,16,62,000.00	1,28,28,200.00	26500
61	1302	13	1 BHK	426	469	27440	1,16,89,440.00	1,28,58,384.00	27000
62	1303	13	1 BHK	426	469	27440	1,16,89,440.00	1,28,58,384.00	27000
63	1304	13	1 BHK	426	469	27440	1,16,89,440.00	1,28,58,384.00	27000
64	1305	13	2 BHK	620	682	27440	1,70,12,800.00	1,87,14,080.00	39000
65	1401	14	1 BHK	425	468	27560	1,17,13,000.00	1,28,84,300.00	27000
66	1402	14	1 BHK	426	469	27560	1,17,40,560.00	1,29,14,616.00	27000
67	1403	14	1 BHK	426	469	27560	1,17,40,560.00	1,29,14,616.00	27000
68	1404	14	1 BHK	426	469	27560	1,17,40,560.00	1,29,14,616.00	27000
69	1405	14	2 BHK	620	682	27560	1,70,87,200.00	1,87,95,920.00	39000
70	1502	15	2 BHK	615	677	27680	1,70,23,200.00	1,87,25,520.00	39000
71	1503	15	1 BHK	426	469	27680	1,17,91,680.00	1,29,70,848.00	27000
72	1504	15	1 BHK	426	469	27680	1,17,91,680.00	1,29,70,848.00	27000
73	1505	15	2 BHK	620	682	27680	1,71,61,600.00	1,88,77,760.00	39500
74	1601	16	1 BHK	425	468	27800	1,18,15,000.00	1,29,96,500.00	27000
75	1602	16	1 BHK	426	469	27800	1,18,42,800.00	1,30,27,080.00	27000
76	1603	16	1 BHK	426	469	27800	1,18,42,800.00	1,30,27,080.00	27000
77	1604	16	1 BHK	426	469	27800	1,18,42,800.00	1,30,27,080.00	27000
78	1605	16	2 BHK	620	682	27800	1,72,36,000.00	1,89,59,600.00	39500
79	1701	17	1 BHK	425	468	27920	1,18,66,000.00	1,30,52,600.00	27000
80	1702	17	1 BHK	426	469	27920	1,18,93,920.00	1,30,83,312.00	27500
81	1703	17	1 BHK	426	469	27920	1,18,93,920.00	1,30,83,312.00	27500
82	1704	17	1 BHK	426	469	27920	1,18,93,920.00	1,30,83,312.00	27500
83	1705	17	2 BHK	620	682	27920	1,73,10,400.00	1,90,41,440.00	39500
<b>Total</b>				<b>39019</b>	<b>42921</b>		<b>74,89,29,080.00</b>	<b>82,38,21,988.00</b>	

## 1b) Wing - A: (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
84	1801	18	1 BHK	425	468	28040	1,19,17,000.00	1,31,08,700.00	27500
85	1802	18	1 BHK	426	469	28040	1,19,45,040.00	1,31,39,544.00	27500
86	1803	18	1 BHK	426	469	28040	1,19,45,040.00	1,31,39,544.00	27500
87	1804	18	1 BHK	426	469	28040	1,19,45,040.00	1,31,39,544.00	27500
88	1805	18	2 BHK	620	682	28040	1,73,84,800.00	1,91,23,280.00	40000



Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
89	1901	19	1 BHK	425	468	28160	1,19,68,000.00	1,31,64,800.00	27500
90	1902	19	1 BHK	426	469	28160	1,19,96,160.00	1,31,95,776.00	27500
91	1903	19	1 BHK	426	469	28160	1,19,96,160.00	1,31,95,776.00	27500
92	1904	19	1 BHK	426	469	28160	1,19,96,160.00	1,31,95,776.00	27500
93	1905	19	2 BHK	620	682	28160	1,74,59,200.00	1,92,05,120.00	40000
94	2001	20	1 BHK	425	468	28280	1,20,19,000.00	1,32,20,900.00	27500
95	2002	20	1 BHK	426	469	28280	1,20,47,280.00	1,32,52,008.00	27500
96	2003	20	1 BHK	426	469	28280	1,20,47,280.00	1,32,52,008.00	27500
97	2004	20	1 BHK	426	469	28280	1,20,47,280.00	1,32,52,008.00	27500
<b>Total</b>				<b>6349</b>	<b>6984</b>		<b>1,62,79,88,400.00</b>	<b>1,79,07,87,240.00</b>	

## 2a) Wing - B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	101	1	2 BHK	615	677	26000	1,59,90,000.00	1,75,89,000.00	36500
2	102	1	2 BHK	612	673	26000	1,59,12,000.00	1,75,03,200.00	36500
3	103	1	2 BHK	635	699	26000	1,65,10,000.00	1,81,61,000.00	38000
4	104	1	3 BHK	858	944	26000	2,23,08,000.00	2,45,38,800.00	51000
5	201	2	2 BHK	615	677	26120	1,60,63,800.00	1,76,70,180.00	37000
6	202	2	2 BHK	612	673	26120	1,59,85,440.00	1,75,83,984.00	36500
7	203	2	2 BHK	635	699	26120	1,65,86,200.00	1,82,44,820.00	38000
8	204	2	3 BHK	858	944	26120	2,24,10,960.00	2,46,52,056.00	51500
9	301	3	2 BHK	615	677	26240	1,61,37,600.00	1,77,51,360.00	37000
10	302	3	2 BHK	612	673	26240	1,60,58,880.00	1,76,64,768.00	37000
11	303	3	2 BHK	635	699	26240	1,66,62,400.00	1,83,28,640.00	38000
12	304	3	3 BHK	858	944	26240	2,25,13,920.00	2,47,65,312.00	51500
13	401	4	2 BHK	615	677	26360	1,62,11,400.00	1,78,32,540.00	37000
14	402	4	2 BHK	612	673	26360	1,61,32,320.00	1,77,45,552.00	37000
15	403	4	2 BHK	635	699	26360	1,67,38,600.00	1,84,12,460.00	38500
16	404	4	3 BHK	858	944	26360	2,26,16,880.00	2,48,78,568.00	52000
17	501	5	2 BHK	615	677	26480	1,62,85,200.00	1,79,13,720.00	37500
18	502	5	2 BHK	612	673	26480	1,62,05,760.00	1,78,26,336.00	37000
19	503	5	2 BHK	635	699	26480	1,68,14,800.00	1,84,96,280.00	38500
20	504	5	3 BHK	858	944	26480	2,27,19,840.00	2,49,91,824.00	52000
21	601	6	2 BHK	615	677	26600	1,63,59,000.00	1,79,94,900.00	37500



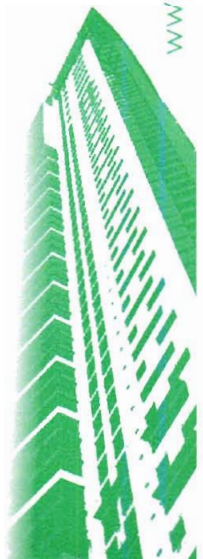
Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
22	602	6	2 BHK	612	673	26600	1,62,79,200.00	1,79,07,120.00	37500
23	603	6	2 BHK	635	699	26600	1,68,91,000.00	1,85,80,100.00	38500
24	604	6	3 BHK	858	944	26600	2,28,22,800.00	2,51,05,080.00	52500
25	701	7	2 BHK	615	677	26720	1,64,32,800.00	1,80,76,080.00	37500
26	702	7	2 BHK	612	673	26720	1,63,52,640.00	1,79,87,904.00	37500
27	703	7	2 BHK	635	699	26720	1,69,67,200.00	1,86,63,920.00	39000
28	704	7	3 BHK	858	944	26720	2,29,25,760.00	2,52,18,336.00	52500
29	803	8	2 BHK	635	699	26840	1,70,43,400.00	1,87,47,740.00	39000
30	804	8	3 BHK	858	944	26840	2,30,28,720.00	2,53,31,592.00	53000
31	901	9	2 BHK	615	677	26960	1,65,80,400.00	1,82,38,440.00	38000
32	902	9	2 BHK	612	673	26960	1,64,99,520.00	1,81,49,472.00	38000
33	903	9	2 BHK	635	699	26960	1,71,19,600.00	1,88,31,560.00	39000
34	904	9	3 BHK	858	944	26960	2,31,31,680.00	2,54,44,848.00	53000
35	1001	10	2 BHK	615	677	27080	1,66,54,200.00	1,83,19,620.00	38000
36	1002	10	2 BHK	612	673	27080	1,65,72,960.00	1,82,30,256.00	38000
37	1003	10	2 BHK	635	699	27080	1,71,95,800.00	1,89,15,380.00	39500
38	1004	10	3 BHK	858	944	27080	2,32,34,640.00	2,55,58,104.00	53000
39	1101	11	2 BHK	615	677	27200	1,67,28,000.00	1,84,00,800.00	38500
40	1102	11	2 BHK	612	673	27200	1,66,46,400.00	1,83,11,040.00	38000
41	1103	11	2 BHK	635	699	27200	1,72,72,000.00	1,89,99,200.00	39500
42	1104	11	3 BHK	858	944	27200	2,33,37,600.00	2,56,71,360.00	53500
43	1201	12	2 BHK	615	677	27320	1,68,01,800.00	1,84,81,980.00	38500
44	1202	12	2 BHK	612	673	27320	1,67,19,840.00	1,83,91,824.00	38500
45	1203	12	2 BHK	635	699	27320	1,73,48,200.00	1,90,83,020.00	40000
46	1204	12	3 BHK	858	944	27320	2,34,40,560.00	2,57,84,616.00	53500
47	1301	13	2 BHK	615	677	27440	1,68,75,600.00	1,85,63,160.00	38500
48	1302	13	2 BHK	612	673	27440	1,67,93,280.00	1,84,72,608.00	38500
49	1303	13	2 BHK	635	699	27440	1,74,24,400.00	1,91,66,840.00	40000
50	1304	13	3 BHK	858	944	27440	2,35,43,520.00	2,58,97,872.00	54000
51	1401	14	2 BHK	615	677	27560	1,69,49,400.00	1,86,44,340.00	39000
52	1402	14	2 BHK	612	673	27560	1,68,66,720.00	1,85,53,392.00	38500
53	1403	14	2 BHK	635	699	27560	1,75,00,600.00	1,92,50,660.00	40000
54	1404	14	3 BHK	858	944	27560	2,36,46,480.00	2,60,11,128.00	54000
55	1502	15	Studio	340	374	27680	94,11,200.00	1,03,52,320.00	21500
56	1503	15	2 BHK	635	699	27680	1,75,76,800.00	1,93,34,480.00	40500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
57	1504	15	3 BHK	858	944	27680	2,37,49,440.00	2,61,24,384.00	54500
58	1601	16	2 BHK	615	677	27800	1,70,97,000.00	1,88,06,700.00	39000
59	1602	16	2 BHK	612	673	27800	1,70,13,600.00	1,87,14,960.00	39000
60	1603	16	2 BHK	635	699	27800	1,76,53,000.00	1,94,18,300.00	40500
61	1604	16	3 BHK	858	944	27800	2,38,52,400.00	2,62,37,640.00	54500
62	1701	17	2 BHK	615	677	27920	1,71,70,800.00	1,88,87,880.00	39500
63	1702	17	2 BHK	612	673	27920	1,70,87,040.00	1,87,95,744.00	39000
64	1703	17	2 BHK	635	699	27920	1,77,29,200.00	1,95,02,120.00	40500
65	1704	17	3 BHK	858	944	27920	2,39,55,360.00	2,63,50,896.00	55000
<b>Total</b>				<b>44126</b>	<b>48539</b>		<b>1,18,91,45,560.00</b>	<b>1,30,80,60,116.00</b>	

**2b) Wing - B (Proposed Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
66	1801	18	2 BHK	615	677	28040	1,72,44,600.00	1,89,69,060.00	39500
67	1802	18	2 BHK	612	673	28040	1,71,60,480.00	1,88,76,528.00	39500
68	1803	18	2 BHK	635	699	28040	1,78,05,400.00	1,95,85,940.00	41000
69	1804	18	3 BHK	858	944	28040	2,40,58,320.00	2,64,64,152.00	55000
70	1901	19	2 BHK	615	677	28160	1,73,18,400.00	1,90,50,240.00	39500
71	1902	19	2 BHK	612	673	28160	1,72,33,920.00	1,89,57,312.00	39500
72	1903	19	2 BHK	635	699	28160	1,78,81,600.00	1,96,69,760.00	41000
73	1904	19	3 BHK	858	944	28160	2,41,61,280.00	2,65,77,408.00	55500
74	2001	20	2 BHK	615	677	28280	1,73,92,200.00	1,91,31,420.00	40000
75	2002	20	2 BHK	612	673	28280	1,73,07,360.00	1,90,38,096.00	39500
76	2003	20	2 BHK	635	699	28280	1,79,57,800.00	1,97,53,580.00	41000
<b>Total</b>				<b>7302</b>	<b>8032</b>		<b>20,55,21,360.00</b>	<b>22,60,73,496.00</b>	



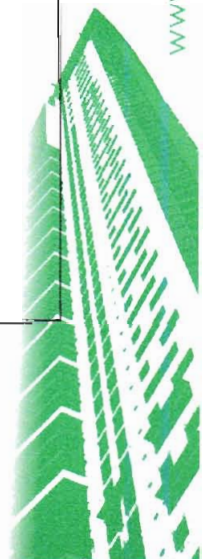
**Summary of the Project:**

Wing	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 ₹
Land Owner's Share - A	1 BHK - 27	27	11496	12646	-	-
Approved - A	1 BHK - 37 2 BHK - 19	56	27523	30292	74,89,29,080.00	82,38,21,988.00
Proposed - A	1 BHK - 12 2 BHK - 02	14	6349	6984	17,87,13,440.00	19,65,84,784.00
<b>Total (a)</b>		<b>97</b>	<b>45368</b>	<b>49905</b>	<b>92,76,42,520.00</b>	<b>1,02,04,06,772.00</b>
Approved - B	Studio - 01 2 BHK - 47 3 BHK - 17	65	44126	48539	1,18,91,45,560.00	1,30,80,60,116.00
Proposed - B	2 BHK - 09 3 BHK - 02	11	7302	8032	20,55,21,360.00	22,60,73,496.00
<b>Total (b)</b>		<b>76</b>	<b>51428</b>	<b>56571</b>	<b>1,39,46,66,920.00</b>	<b>1,53,41,33,612.00</b>
<b>Grand Total (a + b)</b>		<b>173</b>	<b>96796</b>	<b>106476</b>	<b>2,32,23,09,440.00</b>	<b>2,55,45,40,384.00</b>
Typical Refuge Floor - 8th Floor & 15th Floor - Flat No. 1 (Wing -A)						
Typical Refuge Floor - 8th Floor - Flat No. 1 & 2 & 15th Floor - Flat No. 1 (Wing -B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,32,23,09,440.00
Final Realizable Value After Completion in ₹	2,55,45,40,384.00
Cost of Construction (Total Built up area x Rate) 106476 Sq. Ft. x ₹ 3000	31,94,28,000.00

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	



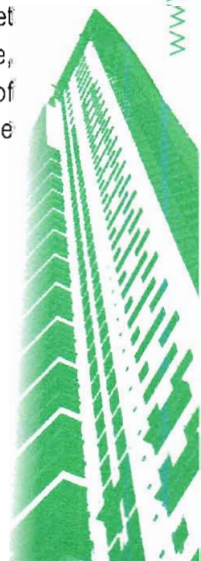


Total		
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

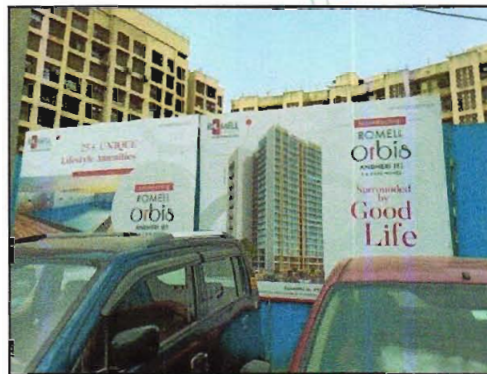
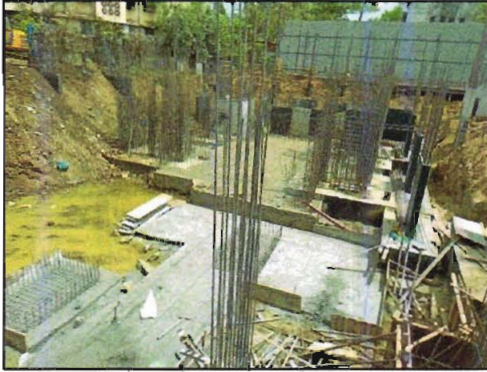
**Total abstract of the entire property**

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>₹ 2,32,23,09,440.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 2,55,45,40,384.00</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 ₹ 25,500 to ₹ 30,000.00 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 ₹ 26,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

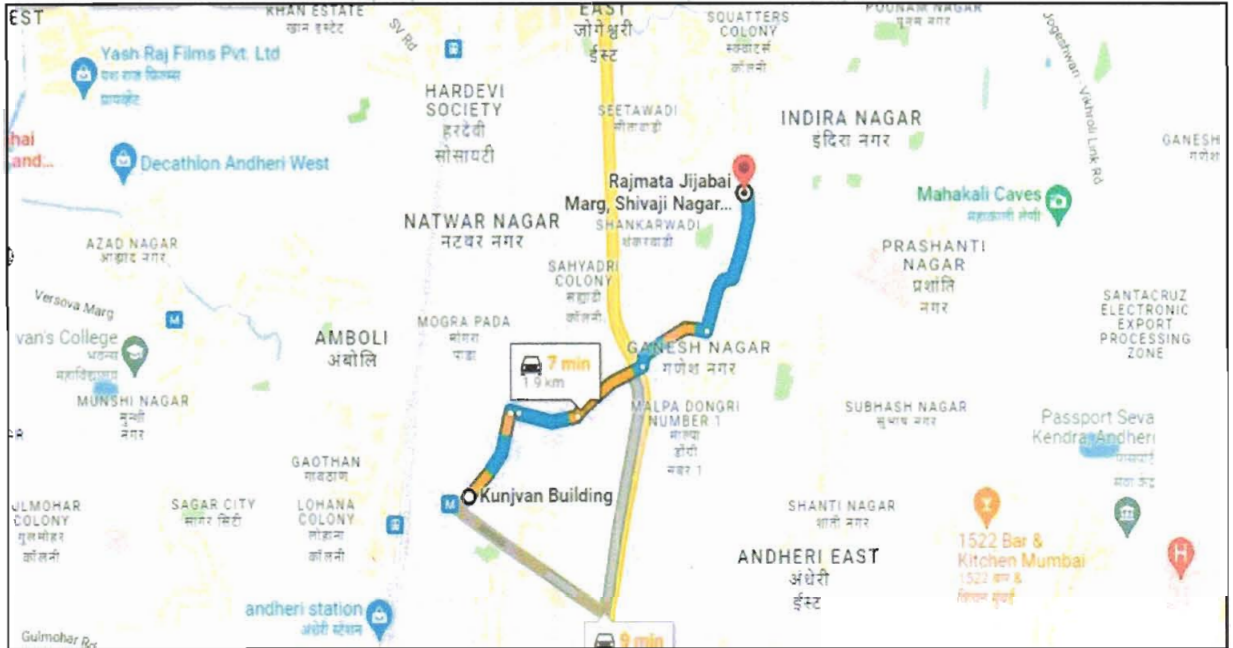
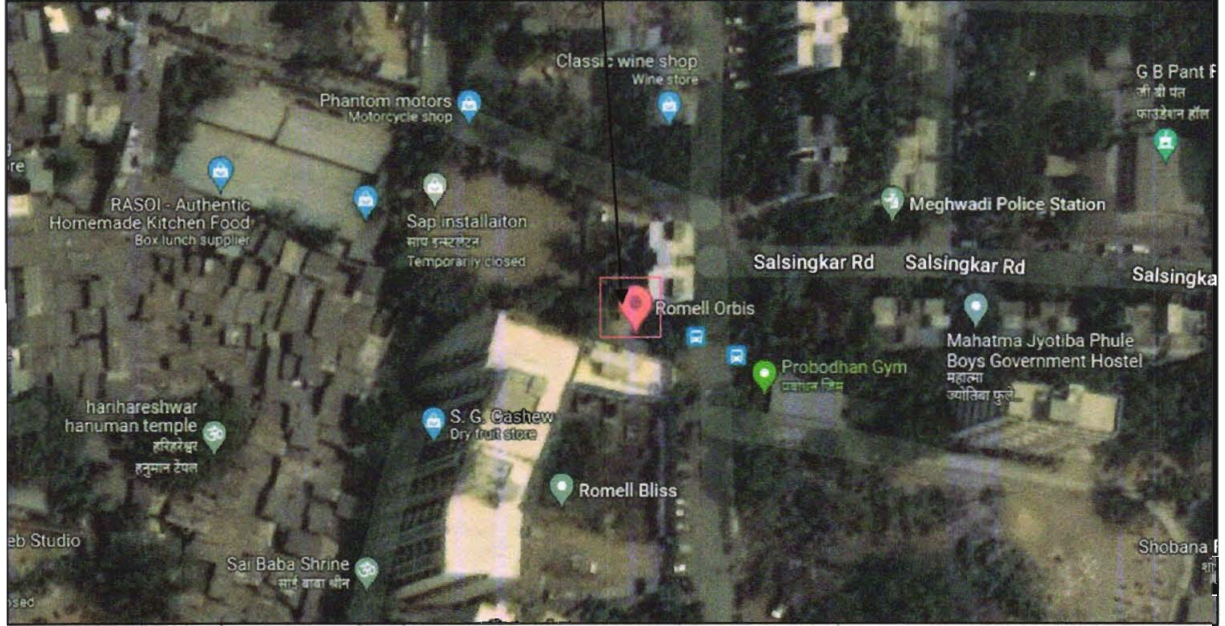


## Actual Site Photographs



## Route Map of the property

Site, u/r




**Latitude Longitude: 19°07'52.3"N 72°51'38.0"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Andheri – 1.9 Mtr.)



## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

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महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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Year: 2022/2023

Selected District: मुंबई(उपनगर)


Select Village: भोगरा ( अंधेरी )

Search By:  Survey No  Location

Enter Survey No: 365

Language: English

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
46/227-मुभाप: उत्तरेस गावाची हद्द, पुर्वेस व दक्षिणेस शेरे पंचाव कोलनीचे पश्चिमेकडील दक्षिणेत्तर 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस हुतगती मार्ग.	69960	156460	179930	195580	156460	चौरस मीटर	सि.टी.एँस. नंबर



**Department of Registration & Stamps**  
Government of Maharashtra

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महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Close
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Year: 2022/2023

Selected District: मुंबई(उपनगर)

Select Village: भोगरा ( अंधेरी )

Search By:  Survey No  Location

Language: English

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	46/227A-मुभाप - ओझिरा विन्डींग ऑफ द प्रोजेक्ट गॉस अन्व विगाँड फेज 2 मुद्रांकनातील समाविष्ट मिळकती	64320	145310	767100	181630	149820	चौरस मीटर
SurveyNo	46/227-मुभाप: उत्तरेस गावाची हद्द, पुर्वेस व दक्षिणेस शेरे पंचाव कोलनीचे पश्चिमेकडील दक्षिणेत्तर 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस हुतगती मार्ग.	69960	156460	179930	195580	156460	चौरस मीटर

12

34771, 328, 381A, 381B, 394, 376, 374, 373, 372, 365, 364, 360, 361, 377, 357, 353, 279, 380, 381, 385, 359, 342, 353, 389, 390, 391, 395, 396, 399, 386, 340, 324, 325, 327, 329, 330, 332, 333, 334, 338, 336, 341, 345, 344, 348, 355, 356, 357, 337, 354, 384, 378, 375, 371, 362, 358



## Price Indicators

**HOUSING.COM** Buy in Mumbai  + Add Download App



Home / Mumbai / Western Suburbs / Andheri East / Romell Orbis

**Romell Orbis** By ROMELL GROUP

Romell Orbis, Mogra Village, Close to Sher-E-Punjab, Near Maghbad, Police Station, Andheri East, Western Suburbs, Mumbai.

₹1.23 Cr - 1.87 Cr | 24.54 K/sq.ft  
EMI starts at 61.06 K

[Contact Seller](#)

Project Images  [SHARE](#) [SAVE](#)  [11 more](#)

1, 2 BHK Apartments Configurations | Jun. 2024 Possession Starts | 24.54 K/sq.ft Avg. Price | 426.00 sq.ft - 615.00 sq.ft (Carpet Area) [View](#)

**HOUSING.COM** Buy in Mumbai  + Add Download App

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



**2 BHK Apartment** By ROMELL GROUP

Romell Orbis, Tarun Bharat, Andheri East, Mumbai.

**₹1.75 Cr** EMI starts at 86.88 K

[Contact Seller](#)

**OFFER** Attractive payment scheme Pay 20% now and 80% on possession. Know More

984 sq.ft Build Up Area | 17.78 K/sq.ft Avg. Price | 2 BHK Configuration | 4th Sep. 2026 Possession status | Lower of 20 floors | West facing Facing | Unfurnished Furnishing

**HOUSING.COM** Buy in Mumbai  + Add Download App

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



**2 BHK Apartment** By ROMELL GROUP

Romell Orbis, Tarun Bharat, Andheri East, Mumbai.

**₹1.55 Cr** EMI starts at 76.95 K

[Contact Seller](#)

**OFFER** No Brokerage, No Commission Know More

  [7 more](#)

700 sq.ft Build Up Area | 22.14 K/sq.ft Avg. Price | 2 BHK Configuration | 31st Dec. 2024 Possession status | Lower of 20 floors | South-West facing Facing | Semi Furnished Furnishing



## Price Indicators

HOUSING.COM Buy in Mumbai

Andheri East

1 BHK Apartment

By ROMELL GROUP  
Romell Orbis, Tarun Bharat, Andheri East, Mumbai

₹1.12 Cr EMI starts at 55.00 K

520 sq.ft Build Up Area | 21.54 ₹/sq.ft Avg. Price | 1 BHK Configuration | 31st Dec, 2024 Possession status | Lower of 20 floors | South-West facing Facing | Semi Furnished Furnishing

HOUSING.COM Buy in Mumbai

Andheri East

3 BHK Apartment

By ROMELL GROUP  
Romell Orbis, Tarun Bharat, Andheri East, Mumbai

₹2.25 Cr EMI starts at 112 Lacs

1372 sq.ft Build Up Area | 16.40 ₹/sq.ft Avg. Price | 3 BHK Configuration | 31st Mar, 2025 Possession status | Middle of 20 floors | East facing Facing | Semi Furnished Furnishing

modular kitchen, zero loan processing fee, flexi payment plan, 20...

HOUSING.COM Buy in Mumbai

Andheri East

1 BHK Apartment

By ROMELL GROUP  
Romell Orbis, Tarun Bharat, Andheri East, Mumbai

₹1.1 Cr EMI starts at 54.61 K

681 sq.ft Build Up Area | 16.15 ₹/sq.ft Avg. Price | 1 BHK Configuration | 31st Dec, 2025 Possession status | Middle of 20 floors | East facing Facing | Semi Furnished Furnishing

modular kitchen, zero loan processing fee, flexi payment plan Know More




## Price Indicators

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign in My Activity - Post Property FREE

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mogra Village > 2 BHK Flats for Sale in Mogra Village > 835 Sq-ft

**1.54 Cr** **2 BHK 835 Sq-ft Flat** Agent Name: Prahlad Sharma 100+ Buyers Served  
 Certified Agent  
 Trusted by users Genuine Listings Market knowledge [Contact Now](#)

See Other Charges Free Property Valuation For Sale Mogra Village, Mumbai


PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Bedrooms 2 <a href="#">See Dimensions</a>	Bathrooms 2	
	Carpet area 635 sqft @ 24,299/sqft	Loading 23%	
	Developer Romell Group	Project Romell Orbis	
	Transaction type New Property <a href="#">Free Legal Title Check</a>	Floor 1 (Out of 20 floors)	Car parking 1 Covered Furnished status Unfurnished

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign in My Activity - Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mogra Village > 1 BHK Flats for Sale in Mogra Village > 625 Sq-ft

**1.06 Cr** **1 BHK 625 Sq-ft Flat** Agent Name: Prahlad Sharma 100+ Buyers Served  
 Certified Agent  
 Trusted by users Genuine Listings Market knowledge [Contact Now](#)

See Other Charges Free Property Valuation For Sale Mogra Village, Mumbai


PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Bedroom 1 <a href="#">See Dimension</a>	Bathrooms 2	
	Carpet area 425 sqft @ 24,941/sqft	Loading 32%	
	Developer Romell Group	Project Romell Orbis	
	Transaction type New Property <a href="#">Free Legal Title Check</a>	Floor Upper Basement (Out of 2...)	Car parking 1 Covered Furnished status Unfurnished

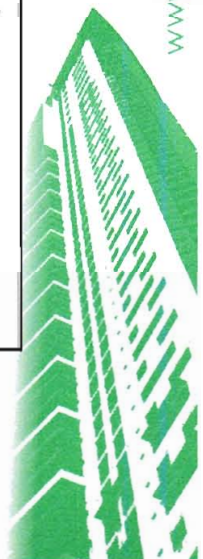
**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign in My Activity - Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 2 BHK Flats for Sale in Andheri East > 615 Sq-ft

**1.53 Cr** **2 BHK 615 Sq-ft Flat** Builder Romell Group [Contact Now](#)

Free Property Valuation For Sale Andheri East, Mumbai

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	BUILDER DETAILS
	Bedrooms 2	Bathrooms 2		
	Carpet area 615 sqft @ 24,878/sqft			
	Developer Romell Group	Project Romell Orbis		
	Status Under Construction	Possession by Sep '26	Transaction type New Property <a href="#">Free Legal Title Check</a>	Car parking None



## Price Indicators Projects nearby Locality

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**Kaatyayni Heights**

By STARVING DEVELOPERS PVT LTD

Near Sona Udyan, Parsa Panchayat Road, Andheri East, Western Suburbs, Mumbai


Last updated: Apr 25, 2022

**₹1.36 Cr - 3.25 Cr** | 28.00 K/sq.ft

EMI starts at: 67.52 K


All Inclusive Price

Contact Seller



Project Images

SHARE SAVE



Project Images

+ 19 more

1, 2, 3 BHK Apartments Configurations

Dec. 2022 Possession Starts

28.00 K/sq.ft Avg. Price

412.00 sq.ft - 860.00 sq.ft (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

+

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List Proj

**2 BHK Apartment**

Space New Vrindavan Spaces, Chakala, Andheri East, Mumbai


Stamp duty and registration inclusive Know More

Last updated: Feb 8, 2022


**₹1.75 Cr** EMI starts at: 86,88 K

20.92 K/sq.ft

Contact Owner



Others



Others

+ 13 more

650 sq.ft Build Up Area

26.92 K/sq.ft Avg. Price

2 BHK Configuration

31st Jul, 2022 Possession status

Lower of 9 floors

East facing Facing

Unfurnished Furnishing

HOUSING.COM Buy in Mumbai

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Download App
List Proj

**3 BHK Apartment**

By STARVING DEVELOPERS PVT LTD

Kaatyayni Heights, Jasmata Colony, Andheri East, Mumbai


Zero brokerage Know More

Last updated: Apr 23, 2022


**₹2.64 Cr** EMI starts at: 1.51 Lacs

22.41 K/sq.ft

Contact Seller



Others



Others

+ 19 more

1178 sq.ft Build Up Area

22.41 K/sq.ft Avg. Price

3 BHK Configuration

1st Dec, 2024 Possession status


Middle of 23 floors

Furnished Furnishing





## Price Indicators Projects nearby Locality



[My Bookings](#) | [Pa. Rent](#) | [Post Your Property](#)

**1 BHK Flat For Sale In Sangam Veda In Andheri East**

Gandevi Bhandi Galli, Gundavali Gaothan, Andheri East, Mumbai, Maharashtra, INDIA.

Home / Mumbai / Andheri east / 1bhk / Property Details

₹ 1.75 Crores

Negotiable

₹ 1 Lacs/Month

Estimated EMI


825

Sq Ft

Need home loan?


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[Photos](#) | [Location](#)



1 Bedroom	Feb 11, 2022
2 Bathroom	Immediately
NA	Sangam Veda

Get Owner Details



[My Bookings](#) | [Pa. Rent](#) | [Post Your Property](#)

**3 BHK Flat For Sale In Silver Springs Apartment In Jeevan Vikas Kendr...**

Jeevan Vikas Kendra hospital, Andheri East

Home / Mumbai / Property Details

₹ 2.35 Crores

Negotiable

₹ 1.35 Lacs/Month

Estimated EMI

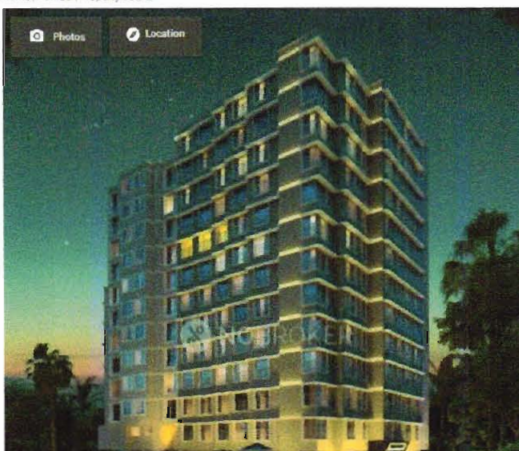

919

Sq Ft

Need home loan?

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[Photos](#) | [Location](#)


3 Bedroom	Feb 22, 2022
3 Bathroom	Delayed
NA	Silver Springs
None	Full

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info



[My Bookings](#) | [Pa. Rent](#) | [Post Your Property](#)

**2 BHK Flat For Sale In Apartment In Vile Parle East**

NEAR Prabodhankar, Thakkeray, Kanda Sanku

Home / Mumbai / Vile parle east / 2bhk / Property Details

₹ 2.25 Crores

Negotiable

₹ 1.29 Lacs/Month

Estimated EMI

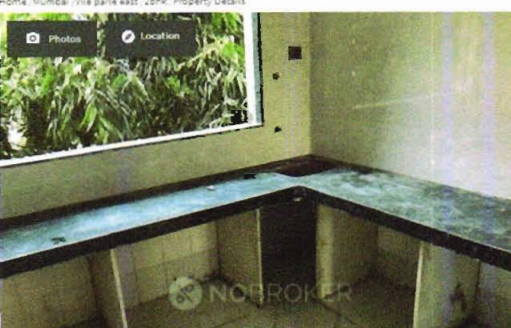

930

Sq Ft

Need home loan?

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[Photos](#) | [Location](#)

2 Bedroom	Feb 20, 2022
2 Bathroom	Immediately
NA	Apartment
Car	None

Get Owner Details

Price trends by NBEstimate



## Price Indicators Projects nearby Locality

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE

Home - Property for Sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in Andheri East - 3 BHK Flats for Sale in Andheri East - 1330 Sq-ft

### 3 BHK Flat

For Sale Andheri East, Mumbai - PREMIUM PROJECT

**₹ 3.42 Cr** 1330 Sq-ft 3 BHK  
₹ 25764 / sqft Carpet Area 3 Bathrooms

- Jogging and Strolling Track
- Visitor Parking
- Service/Goods Lift
- Lift

Agent name: Buildstone Re... 8500+ Buyers Served  
Certified Agent Locality Superstar  
Maximum options in Andheri East Rd

Contact Agent Save for Later

**Buildstone Realty Adv...**  
Certified Agent  
Locality Superstar  
+91-91XXXXXX65  
Contact Agent

Bedrooms 3 <a href="#">See Dimensions</a>	Bathrooms 3	Balcony 1
--	----------------	--------------

Carpet area  
1330 sqft - ₹ 25,764/sqft

Developer: **Oberoi Realty Ltd.** Project: **Oberoi Maxima**

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE

Home - Property for Sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in JVLR Jogeshwari Vikhroli Link Road - 6 BHK Flats for Sale in JVLR Jogeshwari Vikhroli Link Road - 2774 Sq-ft

### 6 BHK Flat

For Sale JVLR Jogeshwari Vikhroli Link Road, Mumbai - PREMIUM PROJECT

**₹ 7.30 Cr** 2774 Sq-ft 6 BHK  
₹ 26316 / sqft Carpet Area 6 Bathrooms

- Jogging and Strolling Track
- Visitor Parking
- Laundry Service
- Intercom Facility

Agent name: Ashu (I) 2000+ Buyers Served  
Certified Agent  
Trusted by Users - Genuine Listings - Market Knowledge

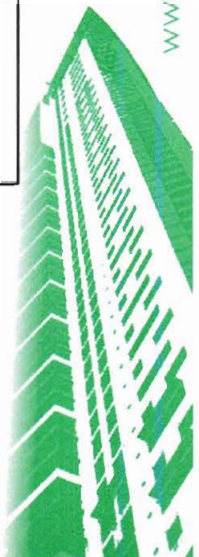
Contact Agent Save for Later

**Ashu**  
Certified Agent  
+91-75XXXXXX35  
Save for Later

Bedrooms 6 <a href="#">See Dimensions</a>	Bathrooms 6	Balconies 2	Puja Room 1
--	----------------	----------------	----------------

Carpet area  
2774 sqft - ₹ 26,316/sqft

Loading 40%



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 : 03.06.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=9E22B6C4AD35D03A0C739C26665913490C74D3341333  
115279617a18b6652, postalCode=400069, st=Maharashtra,  
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94e282c29a3278a2934c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.06.04 18:25:56 +05'30'




Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

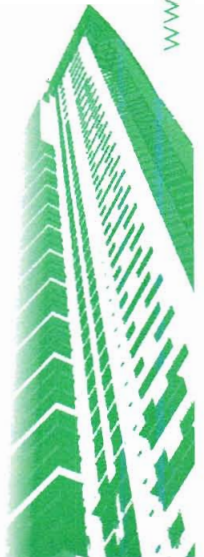
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

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

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

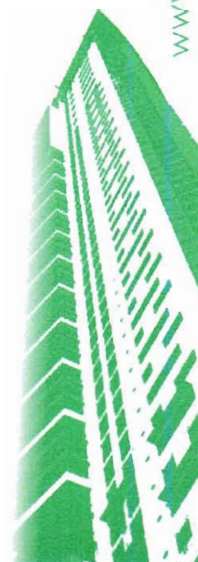


(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

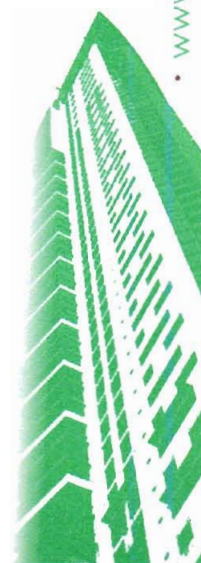
I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- 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 03.06.2022 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 30.05.2022. 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



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.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Romell Properties Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 Bhavika Chavan – Valuation Engineer Vinita Surve – Processing 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 - 30.05.2022 Valuation Date - 03.06.2022 Date of Report - 03.06.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.05.2022
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 **03<sup>rd</sup> June 2022** 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. Romell Properties Pvt. Ltd.**. 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

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

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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





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

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.

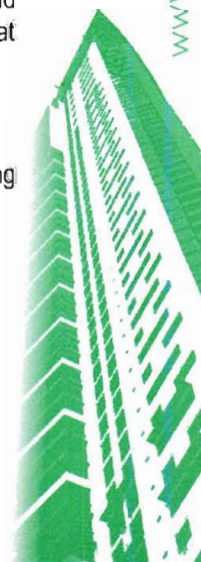
### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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.



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

An ISO 9001:2015 Certified Company



**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



conduct the valuation independent of external influences.

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

#### Confidentiality

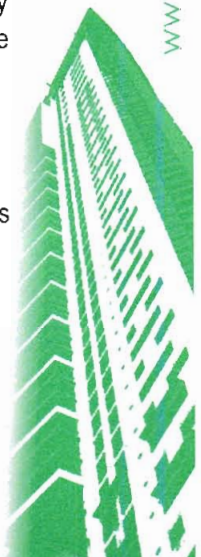
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### Information Management

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

#### Gifts and hospitality:

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



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

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

#### **Remuneration and Costs.**

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

#### **Occupation, employability and restrictions.**

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

#### **Miscellaneous**

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



Think.Innovate.Create



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **03<sup>rd</sup> June 2022**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are: R

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
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2e394e28262943275625d5c, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2022.06.04 10:33:38 +05'30'

**Auth. Sign.**



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

An ISO 9001:2015 Certified Company

