Navi Mumbai Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 276061
Proposal Code : NMMCC-23-89952

Permit No. : NMMCC/RB/2024/APL/00060
Date : 04/10/2024

Reference:- Building Permission No. : NMMCC/B/2023/APL/00357
Approval date : 10/11/2023

Building Name :	MATRIX LIFESTYLE(Mixed)	Floors :	GROUND,FIRST,TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR,14TH FLOOR,15TH FLOOR,8TH FLOOR REFUSE AREA ON 8TH AND 9TH MID LANDING,13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING

To,
i)M/s. Matrix Lifestyle,rahul Ganesh Mehta,
PLOT NO. 37 + 38, SECTOR - 13, NERUL, NAVI MUMBAI.
ii) Atul Patel (Architect)

Sir/Madam,

With reference to your application No **RNMMCC202400167**, dated **04-07-2024** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **PLOT NO 37 + 38**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **PLOT NO 37 + 38**, Final Plot No. **PLOT NO 37 + 38**, Sector No. **13**, Mouje **NERUL** situated at Road / Street **-**, Society **-** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable

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13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by SOMNATH SHANTARAM KEKAN
Date: 2024.10.04 19:19:17 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code : NMMCC-23-89952
Application Number : RNMMC202400167
Proposal Number : 276061
Certificate Number : NMMCC/RB/2024/APL/00060

Assistant Director Town Planning,
Navi Mumbai Municipal Corporation,

Scan QR code for verification of authenticity.

Ph.(02354) 299485
9422053945 | 9823053945
vankaryogesh99@gmail.com

Yogesh R. Vankar

B.E.(Civil), A.M.I.E., F.I.V.

• Govt. Regd. Valuer • Chartered Engineer • Building Planner

Mumbai : 808, Sai Dutta CHS., Building A/D, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069
Ratnagiri : Rahate, 02, 1st Floor, D. A. Bhosale Plaza, Shivaji Nagar, Ratnagiri, Tal. & Dist. Ratnagiri - 415 612
Devrukh : Near State Bank, A/p. Devrukh, Tal. Sangmeshwar, Dist. Ratnagiri - 415 804

SBI/Home Loans Sales Branch/2024/305
Date: 27.03.2024

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 Project for bank loan purpose.
2.	a)	Date of inspection	:	18.03.2024
	b)	Date on which the valuation is made	:	27.03.2024
3.	List of documents produced for perusal			
	1. Legal Title Report from Adv. Abhimanyu Jadhav date 09.12.2023			
	2. Deed of Partnership b/w Mr. Rahul G Mehta & others date 24.01.2022			
	3. Agreement of Lease b/w CIDCO (the Corporation) & M/S. Matrix Lifestyle (the Developer) date 29.05.2023			
	4. Search Report from Adv. Abhimanyu H. Jadhav, date 09.12.2023.			
	5. Provisional NOC Fire Protection No. FIRE / HO / VASHI / 630 / 2023 date 14.09.2023 issued by NMMC Fire Service			
	6. NOC for Height Clearance NAVI / WEST / B / 073022 / 687619 date 24.08.2022 issued by Airports Authority of India (AAI)			
	7. MAHARERA Registration Certificate of Project No. P51700054466 date 25.01.2024.			
	8. CA Certificate date 19.02.2024 issued by KMR & Associates LLP.			
	9. Commencement Certificate No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (NMMC).			
	10. Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (NMMC). **Ground + 1st to 4th Floor Upper Floors as per Approved Plan.**			
	Project Name (with address & phone nos.)		:	Project **"Matrix Imperial"**, Building on Plot No 37 + 38, Sector 13, Village - Nerul, Taluka – Thane, Dist. – Thane, Nerul, Navi Mumbai – 400 706

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4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	**M/s. Matrix Lifestyle** **Address:** 1500, "Infinity Building", Plot No. 396 to 400, Plot No. 406 to 408, Sector - 36, Seawoods, Navi Mumbai – 400 706
5.	Brief description of the property (Including Leasehold / freehold etc.):		

TYPE OF THE BUILDING

Number of floors
Proposed Ground + 1st to 15th Residential Upper Floors as per builder information. **Ground + 1st to 4th upper floors as per Approved Plan.**

LEVEL OF COMPLETEION:

Present stage of Construction	Percentage of work completion
Foundation work is in progress.	**0%**

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December – 2028 (As per RERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

Vitrified flooring tiles for the living, bedroom and kitchen
Anti-skid tiles for the toilets along with decorative tiles on the walls
Anodized aluminum sliding windows of high quality
Reputed sanitary fitting and bath fittings
Gypsum finished internal walls
Reputed hardware fittings on doors
ISI grade and above electric switches
Earthquake resistant structure as per government norms
Alternative electricity as emergency backup for common areas
Landscape Garden
Community Hall
Jogging track
Multipurpose court
Swimming Pool
Box Cricket
Swimming Pool

6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No 37 + 38, Sector No. 13
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No 37 + 38, Sector No. 13, Village - Nerul
	d)	Ward / Taluka	:	Thane
	e)	Mandal / District	:	Thane
7.	Postal address of the property		:	Project **"Matrix Imperial"**, Building on Plot No 37 + 38, Sector 13, Village - Nerul, Taluka – Thane, Dist. – Thane, Nerul, Navi Mumbai – 400 706

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8.	City / Town	:	Nerul, Navi 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	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Navi Mumbai Municipal Corporation (NMMC) Village – Nerul
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.

13.	**Boundaries of the property**	**RERA / As per Agreement**	**As per Site**	
	North	Plot No. 39 & 40	Bank of India Colony	
	South	12.00 Mtr. Wide Road	Open Plot	
	East	Plot No. 36	Hotel Silver Palace	
	West	15.00 Mtr. Wide Road	Internal Road	
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°02'07.5"N 73°01'39.8"E	
14.	Extent of the site	:	Plot area = 1059.82 Sq. M. Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area = 1059.82 Sq. M.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	**CHARACTERSTICS OF THE SITE**			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	

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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?	:	Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (NMMC) **Approved Upto:** **Ground + 1st to 4th Floor Upper Floors as per approved Plan.**
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	BT Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15.00 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 1059.82 Sq. M.
	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 (evidence thereof to be enclosed)	:	Rs. 37,400.00 per Sq. M. for Land Rs. 1,03,800 per Sq. M. for Residential Flat
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	**Estimated value of land**	:	**Plot Area in Sq. M.** / **Rate in Sq. M** / **Value (₹)** 1059.82 / 37,400.00 / 3,96,37,268.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	As per Brief Description

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	e) Plinth area floor-wise	:	**As per table attached to the report**
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (NMMC) **Approved Upto:** **Ground + 1st to 4th Floor Upper Floors as per approved Plan**
	h) Approved map / plan issuing authority	:	Navi Mumbai Municipal Corporation.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A.
3.	Superstructure	:	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 Wooden Door
5.	RCC Works	:	Proposed RCC Slab work
6.	Plastering	:	Proposed Cement
7.	Flooring, Skirting, dado	:	Proposed Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	Yes
10.	Drainage	:	Connected with
2.	**Compound Wall**	:	
	Height	:	Proposed
	Length	:	
	Type of construction	:	
3.	**Electrical installation**	:	Proposed Concealed
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed Concealed
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	**Plumbing installation**		
	a) No. of water closets and their type	:	Proposed Concealed
	b) No. of wash basins		

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	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Remarks:

	Part – C (Extra Items)	:	Amount in Rs.
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 Rs.
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 Rs.
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 Rs.
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 below table attached in the report**
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

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Matrix Imperial (As per Approved Plan)

Sr. No.	Flat No.	Floor No.	Comp.	Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value Flat of in ₹	Final Realizable after completion of flat (including GST, Other Charges & Parking) in ₹	Expected Rent per month in ₹ (After Completion)	Cost of Construction in ₹
1	101	1	2 BHK	421	463	18500	77,88,500	83,33,695	17500	11,57,750
2	102	1	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
3	103	1	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
4	104	1	2 BHK	495	545	18500	91,57,500	97,98,525	20500	13,61,250
5	105	1	2 BHK	547	602	18500	1,01,19,500	1,08,27,865	22500	15,04,250
6	201	2	2 BHK	421	463	18500	77,88,500	83,33,695	17500	11,57,750
7	202	2	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
8	203	2	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
9	204	2	2 BHK	495	545	18500	91,57,500	97,98,525	20500	13,61,250
10	205	2	2 BHK	547	602	18500	1,01,19,500	1,08,27,865	22500	15,04,250
11	301	3	2 BHK	421	463	18500	77,88,500	83,33,695	17500	11,57,750
12	302	3	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
13	303	3	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
14	304	3	2 BHK	495	545	18500	91,57,500	97,98,525	20500	13,61,250
15	305	3	2 BHK	547	602	18500	1,01,19,500	1,08,27,865	22500	15,04,250
16	401	4	2 BHK	421	463	18500	77,88,500	83,33,695	17500	11,57,750
17	402	4	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
18	403	4	1 BHK	351	386	18500	64,93,500	69,48,045	14500	9,65,250
19	404	4	2 BHK	495	545	18500	91,57,500	97,98,525	20500	13,61,250
20	405	4	2 BHK	547	602	18500	1,01,19,500	1,08,27,865	22500	15,04,250
TOTAL				**8660**	**9526**		**16,02,10,000**	**17,30,26,800**		**2,38,15,000**

TOTAL SUMMARY

Total Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft	Fair Market Value Flat of in ₹	Final Realizable after completion of flat in ₹
08 - 1 BHK **12 - 2 BHK** **Total Flat – 20**	**8660**	**9526**	**16,02,10,000.00**	**17,30,26,800.00**

Cost of Construction **(Built up area x Rate in ₹)** **9526 Sq. Ft. x 2500**	**2,38,15,000.00**

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Site Photographs







R. VANKAR
Reg. No.
- 1 - 208
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Map of the property

Site u/r

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Ready Reckoner 2023 – 2024

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 2023-2024

Language English

Selected District Thane

Select Taluka Thane

Select Village Gavache Nav : Nerul (Navi Mumbai M

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	26 / 285- नेरुळ नोड सेक्टर नंबर 17	47000	103800	128300	155600	128300	चौ. मीटर
SurveyNo	26 / 286- नेरुळ नोड सेक्टर नं. 1अ, 1, 3, 5, 7, 13	37400	103800	142400	186300	142400	चौ. मीटर
SurveyNo	26 / 287- नेरुळ नोड सेक्टर नंबर 27	46300	117500	135200	174600	135200	चौ. मीटर
SurveyNo	26 / 288-नेरुळ नोड अंतर्गत सारसोळे गा.वि .यो. शिरवणे गा.वि .यो. करावे गा.वि .यो.दारावे गा.वि .यो. वा चार गावा करिता	18300	52500	60700	70800	60700	चौ. मीटर
SurveyNo	26 / 289 - नेरुळ नोड सेक्टर नंबर-29 (नेरुळ रेल्वे लाईनलगत)	55400	136100	146500	170100	146500	चौ. मीटर

12345678910...

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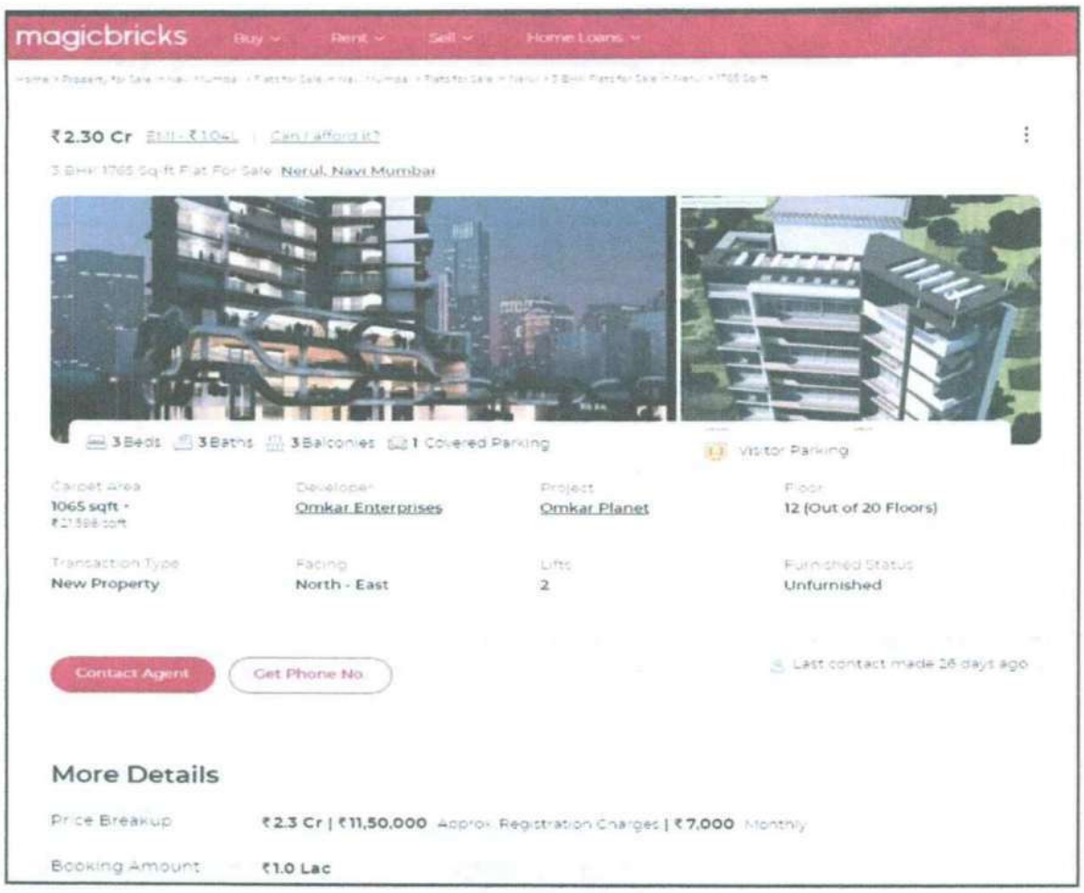
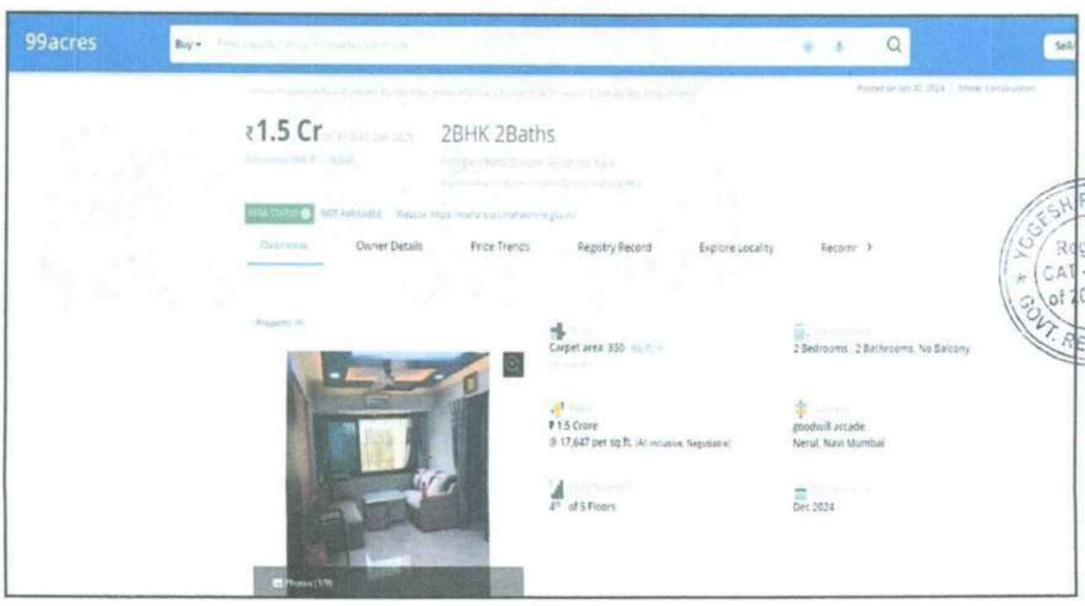
Price Indicators Nearby





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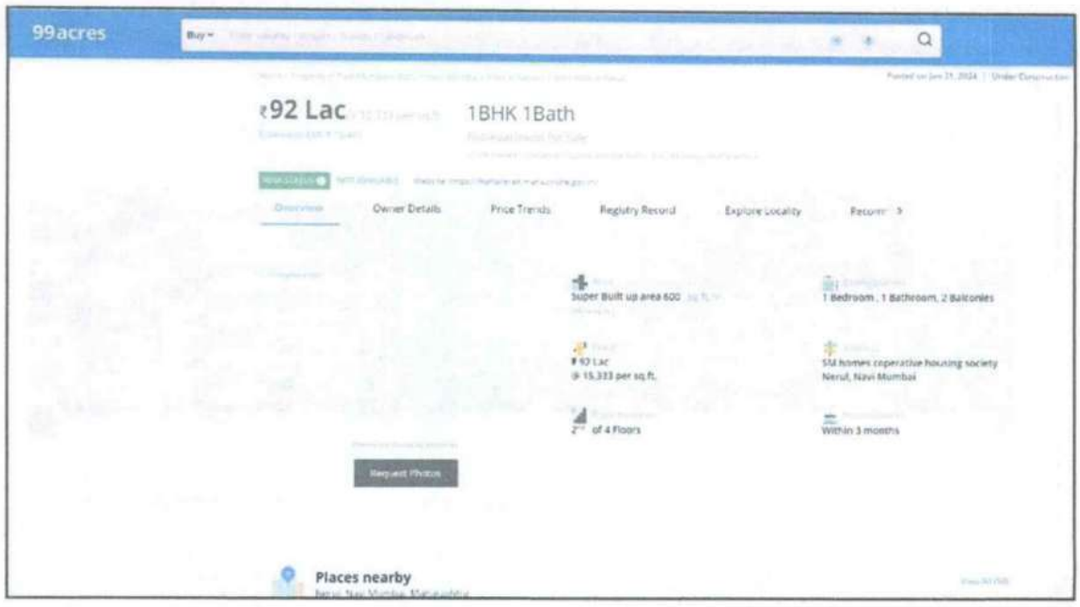
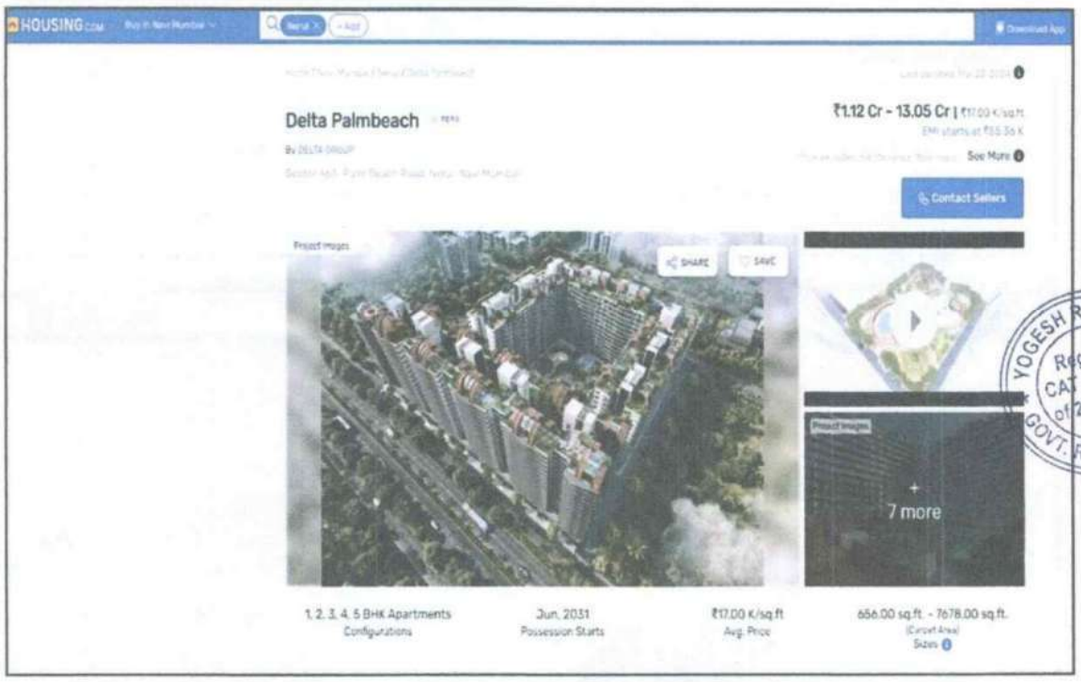
Price Indicators Nearby





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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 27.03.2024

YOGESH R. VANKAR
Reg. No.
CAT - I - 208
of 2013 - 14
GOVT. REGD. VALUER

Yogesh R. Vankar
Govt. Reg. Valuer
Building Planner & Chartered Engineer (India)

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, Yogesh Vankar 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 27.03.2024 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 18.03.2024. 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 Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number as applicable is ACUPV9792L
o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
q. 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.
r. 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.
s. 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)
t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
v. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
x. Further, I hereby provide the following information

YOGESH R. VANKAR Reg. No. CAT - I - 208 of 2013 - 14 GOVT. REGD. VALUER

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Matrix Lifestyle.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Yogesh Vankar – Regd. Valuer
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 – 18.03.2024 Valuation Date – 27.03.2024 Date of Report – 27.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.03.2024
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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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

Yogesh R. Vankar
Govt. Reg. Valuer
Building Planner & Chartered Engineer (India)

YOGESH R. VANKAR Reg. No. CAT - I - 208 of 2013 - 14 GOVT. REGD. VALUER

(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.

YOGESH R. VANKAR
Reg. No. CAT-1-208 of 2013-14
GOVT. REGD. VALUER

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.
26. 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).
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

YOGESH R. VANKAR
Reg. No. CAT-I-208 of 2013-14
GOVT. REG. VALUER

Yogesh R. Vankar
Govt. Reg. Valuer
Building Planner & Chartered Engineer (India)

MASTER VALUATION REPORT

Details of the property under consideration:

Name of Project: "Matrix Imperial"

"Matrix Imperial", Building on Plot No 37 + 38, Sector 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°02'07.5"N 73°01'39.8"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

Vastu/SBI/Mumbai/03/2024/7757/2305733
26/11-481-SSPV
Date: 26.03.2024

MASTER VALUATION REPORT OF "Matrix Imperial"

"Matrix Imperial", Building on Plot No 37 +38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°02'07.5"N 73°01'39.8"E

NAME OF DEVELOPER: M/s. Matrix Lifestyle.

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 **18th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Matrix Imperial"**, Building on Plot No 37 +38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India. It is about 2.7 Km. travel distance from Nerul Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	**M/s.Matrix Lifestyle**
Project Registration Number	**Project**: **Matrix Imperial** — **RERA Project Number**: **P51700054466**
Register office address	**M/s. Matrix Lifestyle** **Address:** Office at 1500, **"Infinity Building"**, Plot No. 396-400 & 406-408, Sector - 36, Seawoods, Navi Mumbai, Pin – 400 706, State - Maharashtra, Country - India.
Contact Numbers	Contact Person : Mr. Vikram (Sales Person - Mobile No. - 8239923177) Mr. Sanket Bhosale (Builder Person - Mobile No. 7977482090)
E – mail ID & Website	info@matrixdevelopers.in www.matrixdevelopers.in

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Bank of India Colony
On or towards South	Open Plot
On or towards East	Hotel Silver Palace Inn.
On or towards West	Road & Open Plot

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
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	:	18.03.2024
	b)	Date on which the valuation is made	:	26.03.2024
3.	List of documents produced for perusal			
	1. Copy of Legal Title Report issued by Adv. Abhimanyu H. Jadhav date 09.12.2023			
	2. Copy of CA Certificate date 19.02.2024 issued by KMR & Associates LLP.			
	3. Copy of Letter of Allotment of Residential + Commercial Plot, issued by CIDCO, date 19.07.2022. Document No. 23090 / 1001095 / 1383			
	4. Copy of Search Report issued by Adv. Abhimanyu H. Jadhav, date 09.12.2023.			
	5. Copy of Agreement of Lease for Residentail & Commercial Plot b/w CIDCO & M/S. Matrix Lifestyle, date 29.05.2023, Document No. TNN / 6 / 8250 / 2023.			
	6. Copy of Deed of Partnership b/w Mr. Rahul G Mehta (Party of First Part) & Mr. Pratapsingh R Deshmukh (Party of Second part) & Mr. Rajendrakumar M Samar (Party of Third part) & Mr. Ankit A Jain (Party of Fourth part), date 24.01.2022			
	7. Copy of NOC for Height Clearance No. NAVI / WEST / B / 073022 / 687619 date 24.08.2022 issued by Airports Authority of India			
	8. Copy of Fire Brigade Pr ovisional NOC No. Fire / HO / Vashi / 630 / 2023 date 14.09.2023 issued by Divisional Fire Officer, Navi Mumbai Municipal Corporation			
	9. Copy of MAHARERA Registration Certificate of Project No. P51700054466 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024. Last Modified 25.01.2024.			
	10. Copy of Commencement Certificate No. NMMCC / B / 2023 / APL / 00357 date 10.11.2023 issued by Assistant Director of Town Plannng, by Navi Mumbai Municipal Corporation			
	11. Copy of Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Two – Sheet No. 1 / 2 to 2 / 2) **Approved upto:** **Building** – **Number of Floors** **Matrix Imperial** – **Ground + 1st to 4th Floor Upper Floors.**			
	Project Name		:	**"Matrix Imperial"**, Building on Plot No 37 +38,

	(with address & phone nos.)		Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	**M/s.Matrix Lifestyle** **Address:** Office at 1500, **"Infinity Building"**, Plot No. 396-400 & 406-408, Sector - 36, Seawoods, Navi Mumbai, Pin – 400 706, State - Maharashtra, Country – India. Contact Person : Mr. Vikram (Sales Person - Mobile No. - 8239923177) Mr. Sanket Bhosale (Builder Person - Mobile No. 7977482090)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	

TYPE OF THE BUILDING

Building	Number of Floors
Matrix Imperial	Proposed Ground + 1st to 15th Upper Floors **as per information provided by builder. The building permission as on date is received till Ground + 1st to 4th Upper Floors.** **Hence we have considered the area up to Ground + 1st to 4th Upper Floors only for the purpose of valuation.**

LEVEL OF COMPLETEION:

Building	Present stage of Construction	Percentage of work completion
Matrix Imperial	Foundation work is in progress	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Garden
- Club House
- Gymnasium
- Kids Play Area
- Library
- Swimming Pool
- Jogging Track
- Yoga & Meditation Area

15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 1059.82 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
II	**CHARACTERSTICS OF THE SITE**		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Two – Sheet No. 1 / 2 to 2 / 2) **Approved upto:** **Building: Matrix Imperial** — **Number of Floors: Ground + 1st to 4th Floor Upper Floors.**
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15.00 Mtr. Wide Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	**Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)**	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area – 1059.82Sq. 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	:	As per table attached to the report Details of recent transactions/online listings are

	➢ Cricket Ground ➢ Indoor Games			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No 37 + 38, Sector No. 13
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No 37 + 38, Sector No. 13, Village - Nerul
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	**"Matrix Imperial"**, Building on Plot No 37 + 38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India
8.	City / Town		:	Nerul, 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		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Navi Mumbai Municipal Corporation, Village - Nerul
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.

13.	**Boundaries of the property**	**As per Documents**	**As per RERA Certificate**	**As per Site**
	North	Plot No. 39 & 40	Plot No. 39 & 40	Road & Bank of India Colony
	South	12.00 Mtr. Wide Road	12.00 Mtr. Wide Road	Open Plot
	East	Plot No. 36	Plot No. 36	Hotel Silver Palace Inn.
	West	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & 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°02'07.5"N 73°01'39.8"E	
14.	Extent of the site	:	Plot area – 1059.82 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	

	adjacent properties in the areas)		attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,03,800.00 per Sq. M. for Residential ₹ 37,400.00 per Sq. M. for Land
5	Assessed / adopted rate of valuation	:	**As per table attached to the report**
6	**Estimated value of land**	:	**As per Approved Plan & RERA Certificate** Land Area in Sq. M. / Rate in Sq. M. / Value in (₹) 1059.82 / 37,400.00 / 3,96,37,268.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress
	c) Year of construction	:	N.A. Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	Building / **Number of Floors** **Matrix Imperial** / Proposed Ground + 1st to 15th Upper Floors **as per information provided by builder. The building permission as on date is received till Ground + 1st to 4th Upper Floors.** **Hence we have considered the area up to Ground + 1st to 4th Upper Floors only for the purpose of valuation.**		
	e) Plinth area floor-wise	:	**As per table attached to the report**
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. NMMCC / B / 2023 / APL / 00357 dated 10.11.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Thirty Five – Sheet No. 1 / 2 to 2 / 2).
	h) Approved map / plan issuing authority	:	**Approved upto:** **Building** / **Number of Floors** **Matrix Imperial** / **Ground + 1st to 4th Floor residential Plan.**
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements

4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	**Compound Wall**	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	**Electrical installation**	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	**Plumbing installation**		
	a) No. of water closets and their type	:	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:

1) **Matrix Imperial:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	421	463	17500	73,67,500	78,09,550	16500	12,04,060
2	102	1	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
3	103	1	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
4	104	1	2 BHK	495	545	17500	86,62,500	91,82,250	19000	14,15,700
5	105	1	2 BHK	547	602	17500	95,72,500	1,01,46,850	21000	15,64,420
6	201	2	2 BHK	421	463	17500	73,67,500	78,09,550	16500	12,04,060
7	202	2	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
8	203	2	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
9	204	2	2 BHK	495	545	17500	86,62,500	91,82,250	19000	14,15,700
10	205	2	2 BHK	547	602	17500	95,72,500	1,01,46,850	21000	15,64,420
11	301	3	2 BHK	421	463	17500	73,67,500	78,09,550	16500	12,04,060

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in 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 ₹
12	302	3	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
13	303	3	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
14	304	3	2 BHK	495	545	17500	86,62,500	91,82,250	19000	14,15,700
15	305	3	2 BHK	547	602	17500	95,72,500	1,01,46,850	21000	15,64,420
16	401	4	2 BHK	421	463	17500	73,67,500	78,09,550	16500	12,04,060
17	402	4	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
18	403	4	1 BHK	351	386	17500	61,42,500	65,11,050	13500	10,03,860
19	404	4	2 BHK	495	545	17500	86,62,500	91,82,250	19000	14,15,700
20	405	4	2 BHK	547	602	17500	95,72,500	1,01,46,850	21000	15,64,420
Total				**8660**	**9526**		**15,15,50,000**	**16,06,43,000**		**2,47,67,600**

Summary of the Project:

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 ₹
1 BHK - 08 2 BHK - 12	20	**8660**	**9526**	**15,15,50,000.00**	**16,06,43,000.00**

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	**15,15,50,000.00**
Final Realizable Value After Completion in ₹	**16,06,43,000.00**
Cost of Construction (Total Built up area x Rate) 9526 Sq. Ft. x ₹ 2600.00	**2,47,67,600.00**

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

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. Building Construction work is in progress
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		

7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		

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

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

Total abstract of the entire property

Part – A	Land	:	**As per table attached to the report**
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	**₹ 15,15,50,000.00**
Final Realizable Value After Completion in ₹		:	**₹ 16,06,43,000.00**

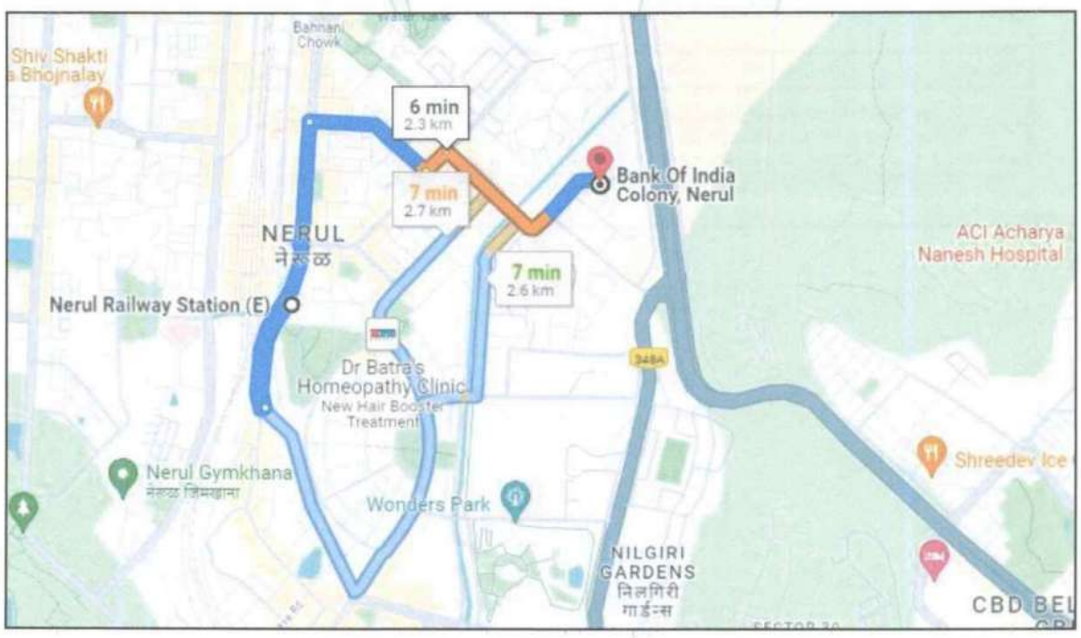
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 18,000.00 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 ₹ 17,500.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs

Think.Innovate.Create

Route Map of the property

Site u/r



Latitude Longitude: 19°02'07.5"N 73°01'39.8"E

Note: The Blue line shows the route to site from nearest railway station (Nerul – 2.3 Km.)

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 2023-2024 | Language English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Nerul (Navi Mumbai M

Search By: Survey No. / Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	26 / 285- नेरुळ नोड सेक्टर नंबर 17	47000	103800	128300	155600	128300	चौ. मीटर
SurveyNo	26 / 286- नेरुळ नोड सेक्टर नं. 1अ, 1, 3, 5, 7, 13	37400	103800	142400	186300	142400	चौ. मीटर
SurveyNo	26 / 287- नेरुळ नोड सेक्टर नंबर 27	46300	117500	135200	174600	135200	चौ. मीटर
SurveyNo	26 / 288-नेरुळ नोड अंतर्गत सारसोळे गा.वि .यो. शिरवणे गा.वि .यो. करावे गा.वि .यो.दारावे गा.वि .यो. या चार गावा करिता	18300	52500	60700	70800	60700	चौ. मीटर
SurveyNo	26 / 289 - नेरुळ नोड सेक्टर नंबर-29 (नेरुळ रेल्वे लाईनलगत)	55400	136100	146500	170100	146500	चौ. मीटर

12345678910

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Sales Intance

630394 26-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 11 दस्त क्रमांक : 630/2024 नोदंणी : Regn:63m

गावाचे नाव : नेरुळ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	9921503.735
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र.1303,तेरावा मजला,प्लॅटीनम मॅनशंझ,प्लॉट क्र.36,37,38,सेक्टर 25,नेरूळ,नवी मुंबई. क्षेत्र 67.015 चौ.मी. कारपेट((Plot Number : 36, 37, 38 ; SECTOR NUMBER : 25 ;))
(5) क्षेत्रफळ	67.015 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:-मे. एक्सपेरीओ वेंचर्स तर्फे भागीदार प्रतिक गिरीश छेडा यांचे कु.मु. म्हणून अक्षय राम पाटील - वय:-28 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.८२, से.१७, कळंबोली, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०४). पिन कोड:-410218 पॅन नं:-AAIFE5842Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शादाब अहमद शेख - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.१२०१, एन.एम.हाईट्स, प्लॉट क्र.७५ ए, ७६, से.५० ई, सीवूड्स, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BTGPS9788F
(9) दस्तऐवज करुन दित्याचा दिनांक	12/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	630/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	606000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Intance

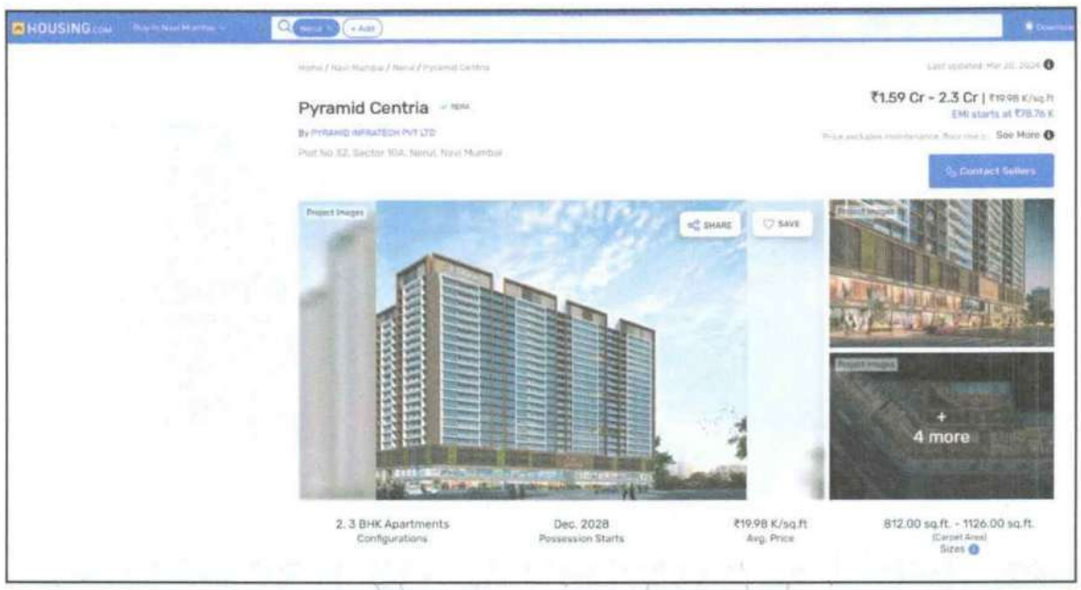
3476394 26-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 11 दस्त क्रमांक : 3476/2024 नोंदणी : Regn:63m

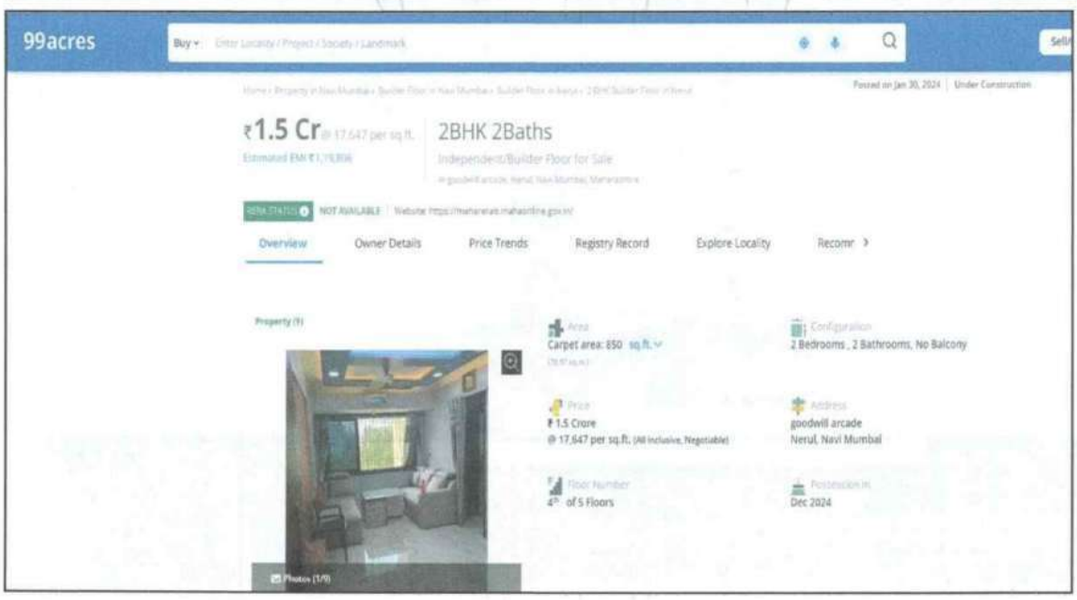
गावाचे नाव : नेरुळ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14700000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	14612436.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र.602,सहावा मजला,प्लॅटीनम मॅनशंझ,प्लॉट क्र.36,37,38,सेक्टर 25,नेरूळ,नवी मुंबई. क्षेत्र 101.055 चौ.मी. कारपेट((Plot Number : 36, 37, 38 ; SECTOR NUMBER : 25 ;))
(5) क्षेत्रफळ	101.055 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:-मे. एक्सपेरीओ वेंचर्स तर्फे भागीदार प्रतिक गिरीश छेडा यांचे कु.मु. म्हणून अक्षय राम पाटील - वय:-28 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.८२, से.१७, कळंबोली, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाइ:(ंः). पिन कोड:-410218 पॅन नं:-AAIFE5842Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जुबेदा ईसरार अहमद खान - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-३/३-३, विघ्नहर सी.एच.एस., से.२१, नेरूळ, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AABPA7258H 2): नाव:-मोहिनुद्दीन ईसरार अहमद खान - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-३/३-३, विघ्नहर सी.एच.एस., से.२१, नेरूळ, नवी मुंबई., ब्लॉक नं: -, रोड नं: --, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BAWPK9864M
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3476/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	882000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators

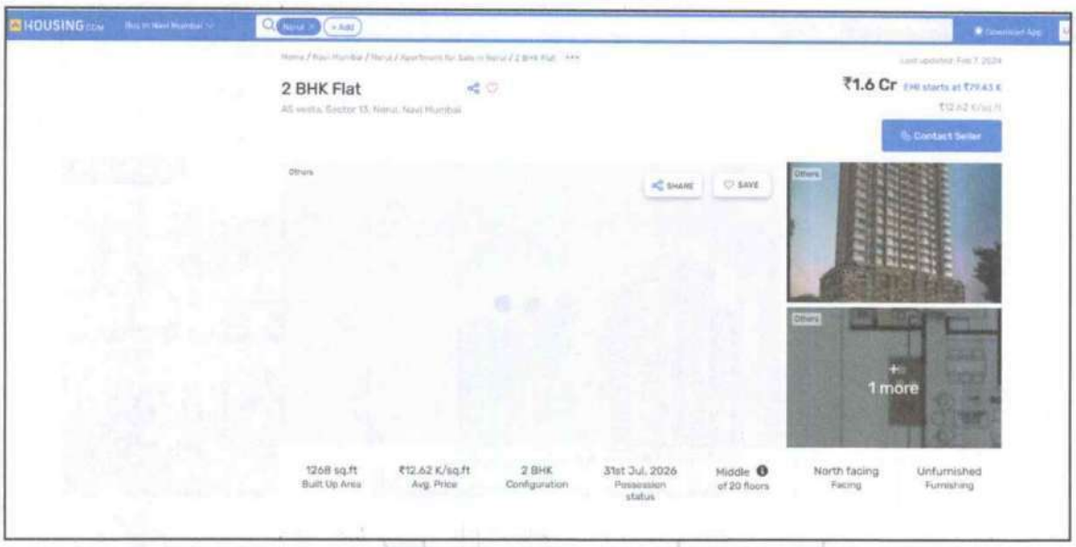
Projects nearby Locality

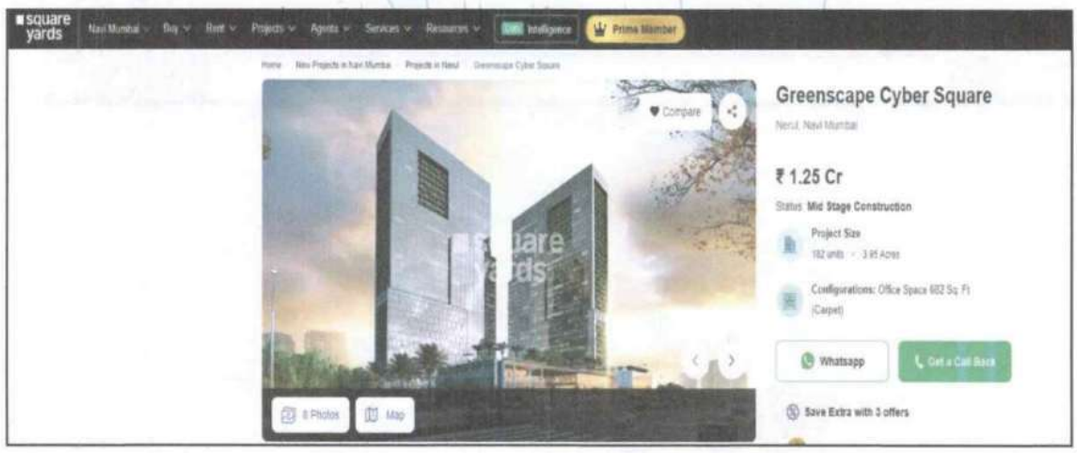


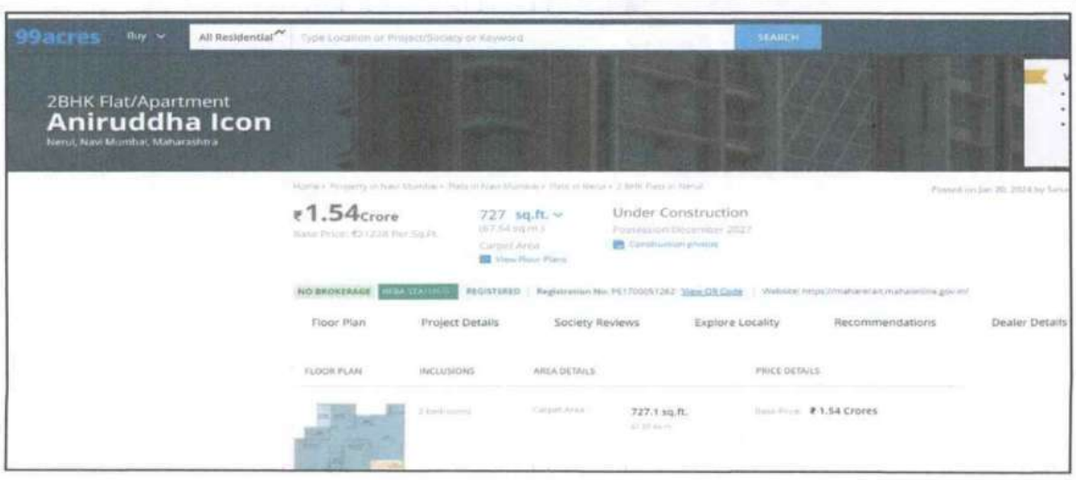


Price Indicators

Projects nearby Locality

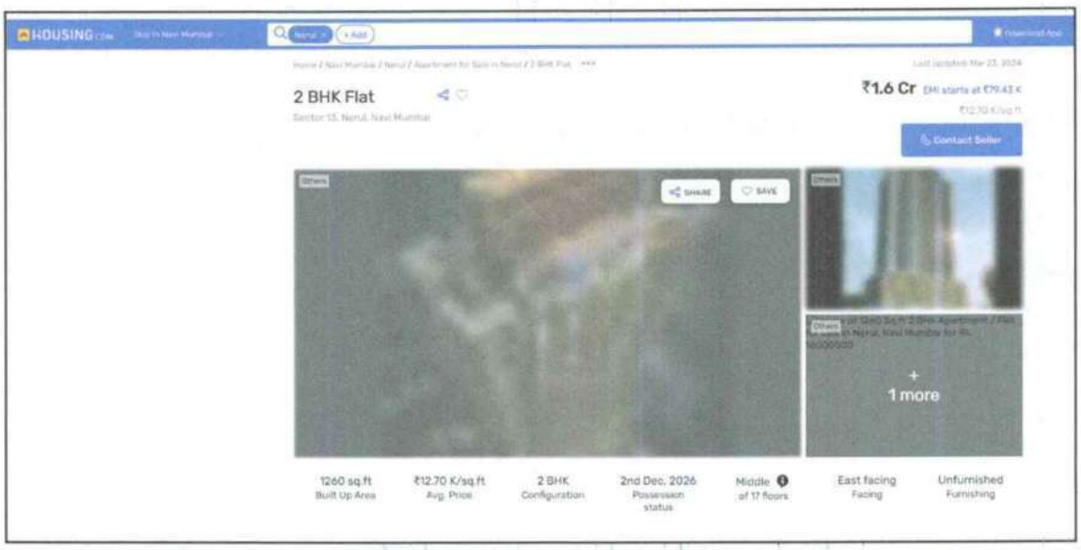


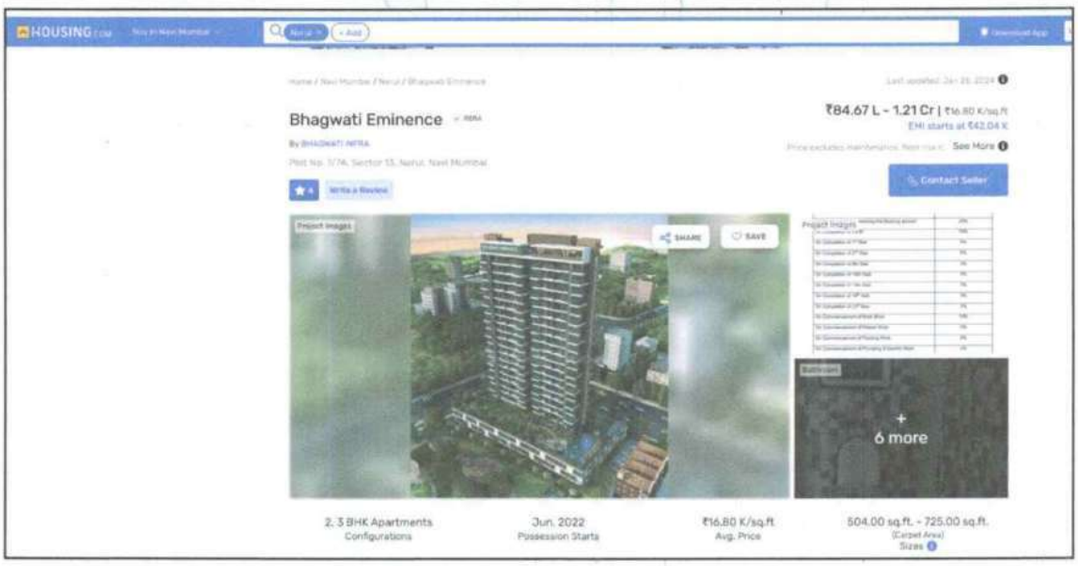




Price Indicators

Projects nearby Locality





As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 26.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.03.26 16:04:28 +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 26.03.2024 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 18.03.2024. 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

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 **M/s. Matrix Lifestyle**
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 Rajesh Ghadi – Valuation Engineer Saiprasad Patil – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 18.03.2024 Valuation Date - 26.03.2024 Date of Report - 26.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.03.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th March 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. Matrix Lifestyle.** 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. Matrix Lifestyle.** 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.

(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.

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: 2024.03.26 16:04:21 +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

DATE – 06.11.2024

TO WHOMSOEVER IT MAY CONCERN

Name of Owner : M/S.MATRIX LIFESTYLE

Location Of Plot : Plot No. 37&38, Sector-13, NERUL , Navi Mumbai.

Area of Plot : 1059.82 Sq.Mt.

The Area of Each Unit Is as Shown Below:

Ref No –

Amended Commencement Certificate no. NMMCC/RB/2024/APL/00060

DATE-04-10-2024

PLOT NO.37+38, SECTOR-13,NERUL, NAVI MUMBAI							
Floor	**Shop No. / Flat No.**	**Carpet Area Including Internal Walls (As Per RERA)**	**Enclose Balcony Area**	**Projected Balcony**	**Otla Area**	**Natural Terrace**	**Non - Accessible Chajja**
GR	1	17.515	0.000	0.000	3.742	0.000	0.000
	2	22.032	0.000	0.000	2.160	0.000	0.000
	3	22.032	0.000	0.000	2.160	0.000	0.000
	4	23.181	0.000	0.000	2.329	0.000	0.000
	5	22.387	0.000	0.000	2.329	0.000	0.000
	6	16.798	0.000	0.000	2.329	0.000	0.000
	7	16.798	0.000	0.000	2.329	0.000	0.000
	8	14.877	0.000	0.000	2.063	0.000	0.000
	9	14.877	0.000	0.000	2.063	0.000	0.000
	10	14.877	0.000	0.000	2.063	0.000	0.000
	11	28.878	0.000	0.000	7.713	0.000	0.000
	12	32.051	0.000	0.000	2.854	0.000	0.000
	13	29.832	0.000	0.000	4.837	0.000	0.000

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DATE – 06.11.2024

PLOT NO.37+38, SECTOR-13,NERUL, NAVI MUMBAI							
Floor	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Enclose Balcony Area	Projected Balcony	Otla Area	Natural Terrace	Non - Accessible Chajja
1ST	101	40.506	2.359	0.000	0.000	14.317	1.650
	102	32.595	0.000	0.000	0.000	11.187	2.994
	103	32.595	0.000	0.000	0.000	11.187	2.994
	104	45.960	0.000	0.000	0.000	14.912	1.796
	105	50.826	0.000	0.000	0.000	30.054	0.000
2ND	201	40.506	2.359	2.331	0.000	0.000	2.904
	202	32.595	0.000	2.919	0.000	0.000	2.994
	203	32.595	0.000	2.919	0.000	0.000	2.994
	204	45.960	0.000	2.740	0.000	0.000	5.436
	205	50.826	0.000	2.700	0.000	0.000	4.200
3RD	301	40.506	2.359	2.331	0.000	0.000	2.904
	302	32.595	0.000	2.919	0.000	0.000	2.994
	303	32.595	0.000	2.919	0.000	0.000	2.994
	304	45.960	0.000	2.740	0.000	0.000	5.436
	305	50.826	0.000	2.700	0.000	0.000	4.200
4TH	401	40.506	2.359	2.331	0.000	0.000	2.904
	402	32.595	0.000	2.919	0.000	0.000	2.994
	403	32.595	0.000	2.919	0.000	0.000	2.994
	404	45.960	0.000	2.740	0.000	0.000	5.436
	405	50.826	0.000	2.700	0.000	0.000	4.200
5TH	501	40.506	2.359	2.331	0.000	0.000	2.904
	502	32.595	0.000	2.919	0.000	0.000	2.994
	503	32.595	0.000	2.919	0.000	0.000	2.994
	504	45.960	0.000	2.740	0.000	0.000	5.436
	505	50.826	0.000	2.700	0.000	0.000	4.200
6TH	601	40.506	2.359	2.331	0.000	0.000	2.904
	602	32.595	0.000	2.919	0.000	0.000	2.994
	603	32.595	0.000	2.919	0.000	0.000	2.994
	604	45.960	0.000	2.740	0.000	0.000	5.436
	605	50.826	0.000	2.700	0.000	0.000	4.200
7TH	701	40.506	2.359	2.331	0.000	0.000	2.904
	702	32.595	0.000	2.919	0.000	0.000	2.994
	703	32.595	0.000	2.919	0.000	0.000	2.994
	704	45.960	0.000	2.740	0.000	0.000	5.436
	705	50.826	0.000	2.700	0.000	0.000	4.200
8TH	801	40.506	2.359	2.331	0.000	0.000	2.904
	802	32.595	0.000	2.919	0.000	0.000	2.994
	803	32.595	0.000	2.919	0.000	0.000	2.994
	804	45.960	0.000	2.740	0.000	0.000	5.436
	805	50.826	0.000	2.700	0.000	0.000	4.200
9TH	901	40.506	2.359	2.331	0.000	0.000	2.904
	902	32.595	0.000	2.919	0.000	0.000	2.994
	903	32.595	0.000	2.919	0.000	0.000	2.994
	904	45.960	0.000	2.740	0.000	0.000	5.436
	905	50.826	0.000	2.700	0.000	0.000	4.200

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DATE – 06.11.2024

PLOT NO.37+38, SECTOR-13,NERUL, NAVI MUMBAI							
Floor	Shop No. / Flat No.	Carpet Area Including Internal Walls (As Per RERA)	Enclose Balcony Area	Projected Balcony	Otla Area	Natural Terrace	Non - Accessible Chajja
10TH	1001	40.506	2.359	2.331	0.000	0.000	2.904
	1002	32.595	0.000	2.919	0.000	0.000	2.994
	1003	32.595	0.000	2.919	0.000	0.000	2.994
	1004	45.960	0.000	2.740	0.000	0.000	5.436
	1005	50.826	0.000	2.700	0.000	0.000	4.200
11TH	1101	40.506	2.359	2.331	0.000	0.000	2.904
	1102	32.595	0.000	2.919	0.000	0.000	2.994
	1103	32.595	0.000	2.919	0.000	0.000	2.994
	1104	45.960	0.000	2.740	0.000	0.000	5.436
	1105	50.826	0.000	2.700	0.000	0.000	4.200
12TH	1201	40.506	2.359	2.331	0.000	0.000	2.904
	1202	32.595	0.000	2.919	0.000	0.000	2.994
	1203	32.595	0.000	2.919	0.000	0.000	2.994
	1204	45.960	0.000	2.740	0.000	0.000	5.436
	1205	50.826	0.000	2.700	0.000	0.000	4.200
13TH	1301	40.506	2.359	2.331	0.000	0.000	2.904
	1302	32.595	0.000	2.919	0.000	0.000	2.994
	1303	32.595	0.000	2.919	0.000	0.000	2.994
	1304	45.960	0.000	2.740	0.000	0.000	5.436
	1305	48.149	2.678	2.700	0.000	0.000	2.400
14TH	1401	40.506	2.359	2.331	0.000	0.000	2.904
	1402	32.595	0.000	2.919	0.000	0.000	2.994
	1403	32.595	0.000	2.919	0.000	0.000	2.994
	1404	45.960	0.000	2.740	0.000	0.000	5.436
	1405	48.149	2.678	2.700	0.000	0.000	2.400
15TH	1501	40.506	2.359	2.331	0.000	0.000	2.904
	1502	32.595	0.000	2.919	0.000	0.000	2.994
	1503	32.595	0.000	2.919	0.000	0.000	2.994
	1504	45.960	0.000	2.740	0.000	0.000	5.436
	1505	47.294	1.912	2.700	0.000	1.140	2.400

Thanking You,
Yours Sincerely,

FOR, **ATUL PATEL ARCHITECTS**

ATUL PATEL
(ARCHITECT)(CA/2003/32480)

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SHEET NO. 1/6

FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.60	1.40	0.00	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.60	1.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	1695.71	1483.74	0.00	0.00	1810.47	129.60	5119.52	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1695.71	1483.74	0.00	0.00	1785.62	129.60	5094.67	0.00	5094.67
9.6 Index Consumed	1.60	1.40	0.00	0.00	0.00	0.00	3.00	0.00	0.00

Parking Check As Per Multiplying Factor 0.86 (note : 1) 6 scooter equals to 1 car, proposed composite parking for car= 19)							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	55	0	0	92	6	0	OK

Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
MATRIX LIFESTYLE	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	45	22.50	45.00	-
MATRIX LIFESTYLE	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	30	15.00	30.00	-
MATRIX LIFESTYLE	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	276.14	5.52	16.57	-
Total	-	-	-	-	-	43.02	91.57	-
Visitors parking(5%)	-	-	-	-	-	1.88	3.75	-
Total	-	-	-	-	-	44.90	95.32	0.00

Project Details

Proposal code -NMMCC-23-89952

Zone Type - Industrial Zone

Location - Non-Congested

Name of service - Revised Building Permission

Sub service - I To R Provision

Cts No./Survey No. - —

Tahsil : NODE NERUL

Mouza : SECTOR 1 SHIRVANE GAOTHAN, 1 GES, 1A, 2, 3, 4, 5, 6 SARSOLE GAOTHAN, 6 GES, 6 DRS, 7, 8, 8A, 9, 10,

Prorata Value : 0.00

Signature valid

Digitally signed by SOMNATH SHANTARAM KEKAN
Date: 2024.10.04 19:18:50 IST
Reason: Approved Drawing Plan
Designation : Assistant Director Town Planning
Location: Navi Mumbai Municipal Corporation
Project Code : NMMCC-23-89952
Application Number : RNMMCC20240167
Proposal Number : 276061
Certificate Number : NMMCC/RB/2024/APL/00060

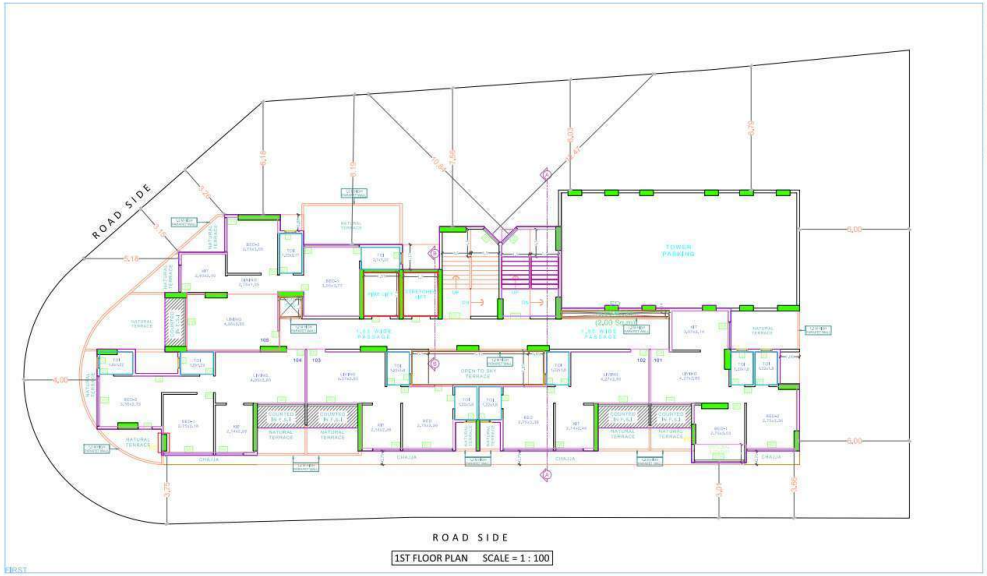
Telecom Room			
Building	Req. Size	Prop. Size	Status
MATRIX LIFESTYLE	ShallowRoom	0.60X2.60	OK
MATRIX LIFESTYLE	TelecomRoom	3.00X3.40	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
MATRIX LIFESTYLE	V	0.60	1.20	40

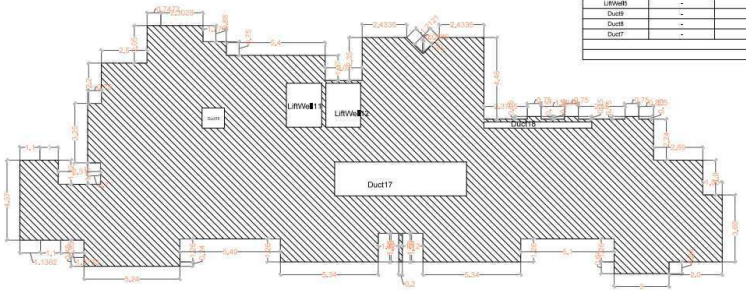
Deputy Engineer

Junior Engineer

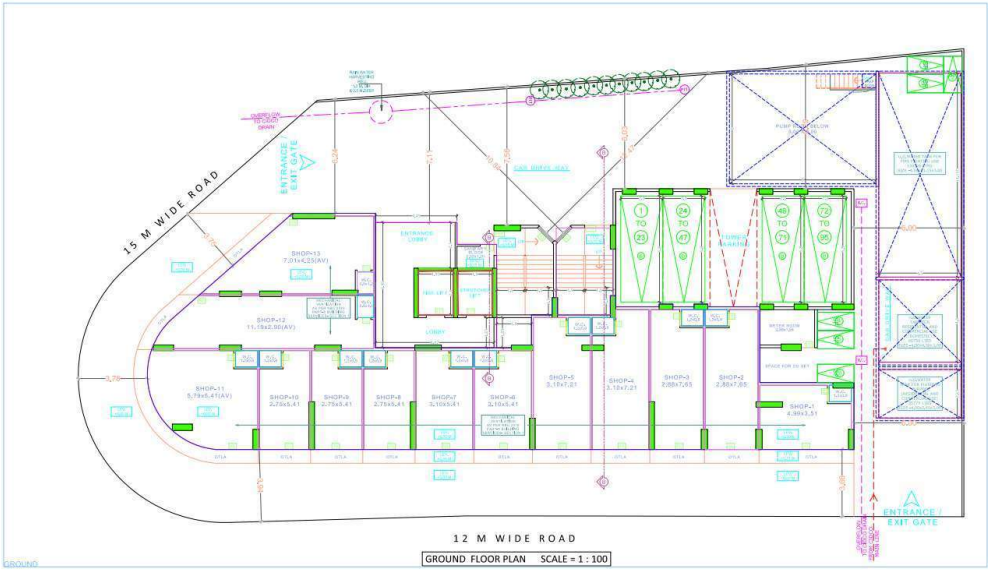
MATRIX LIFESTYLE															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
MATRIX LIFESTYLE	13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING	0.00	359.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19	16.66	0.00	18.52	315.36
MATRIX LIFESTYLE	8TH FLOOR REFUSE AREA ON 8TH AND 9TH MID LANDING	0.00	359.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19	16.66	0.00	18.52	315.36
MATRIX LIFESTYLE	FIRST	0.00	341.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19	16.66	0.00	0.00	315.36
MATRIX LIFESTYLE	GROUND	291.59	42.74	0.00	0.00	0.00	0.00	0.00	0.00	9.19	9.19	0.00	0.00	0.00	325.14
MATRIX LIFESTYLE	15TH FLOOR	0.00	380.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19	16.66	0.00	0.00	354.39
MATRIX LIFESTYLE	14TH FLOOR	0.00	341.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19	16.66	0.00	0.00	315.36
MATRIX LIFESTYLE	TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR	0.00	3412.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.90	166.60	0.00	0.00	3153.70
MATRIX LIFESTYLE	TOTAL	291.59	5237.06	0.00	0.00	0.00	0.00	0.00	0.00	9.19	147.04	249.90	0.00	37.04	5094.67

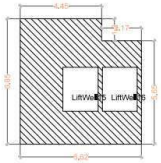


BUILT UP AREA CALCULATION FOR FIRST MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.36	13.55	341.21
BLOCK AREA TOTAL =341.21Sq.M			
LiftWell6	-	-	4.56
LiftWell5	-	-	4.63
Duct9	-	-	2.00
Duct8	-	-	13.32
Duct7	-	-	1.34
TOTAL Deduction =25.85Sq.M			
Net BuiltUp Area =315.36 Sq.M			



BUILT-UP AREA CALCULATION FIRST MATRIX LIFESTYLE

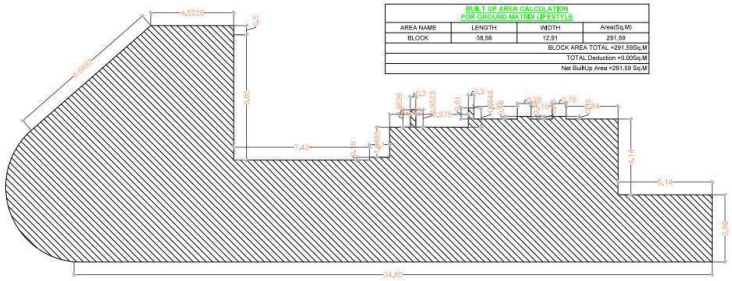




BUILT UP AREA CALCULATION FOR GROUND MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.85	6.62	42.74
BLOCK AREA TOTAL =42.74Sq.M			
LiftWell8	-	-	4.56
LiftWell7	-	-	4.63
TOTAL Deduction =9.19Sq.M			
Net BuiltUp Area =33.55 Sq.M			

BUILT-UP AREA CALCULATION GROUND MATRIX LIFESTYLE

BUILT UP AREA CALCULATION FOR GROUND MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.58	12.91	291.59
BLOCK AREA TOTAL =291.59Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =291.59 Sq.M			



BUILT-UP AREA CALCULATION GROUND MATRIX LIFESTYLE

Owner Details		
Owner Name	Postal Address	Contact Number
M/S. MATRIX LIFESTYLE	Grain Merchant Society E - 41,Plot No 26 - 35 Sector 17,Vashi,Thane,Maharashtra-400703	9821268891
RAHUL GANESH MEHTA	1500, INFINITY BUILDING, PLOT NO. 396-400 & 406-408, sector-36, SEAWOODS, NAVI MUMBAI.	7666388566

LEGENDS:

PROFORMA - I : AREA STATEMENT

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING COMPLEX ON PLOT NO-37 + 38, SECTOR-21,NERUL, NAVI MUMBAI.

	AREA STATEMENT				
1)	Area of plot	1059.820			
	(a) As per ownership document	1059.820			
	(b) as per measurement sheet	1059.820			
	(c) as per site	1059.820			
2)	Deductions for				
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000			
	(b) Any D.P. Reservation area	0.000			
	(Total a+b)	0.000			
3)	Balance area of plot (1-2)	1059.820			
4)	Amenity Space (if applicable)	N.A.			
	(a) Required	0.000			
	(b) Adjustment of 2(b), if any	0.000			
	(c) Balance Proposed	0.000			
5)	Net Plot Area (3-4 (c))	1059.820			
6)	Recreational Open space (if applicable)	N.A.			
	(a) Required	0.000			
	(b) Proposed	0.000			
7)	Internal Road area				
8)	Plotable area (if applicable)				
9)	(a) Built up area with reference to Basic F.S.I. as per front road width	1589.730			
	(b) Existing built up area	0.000			
	(c) Balance Base FSI area	1589.730			
10)	Addition of FSI on payment of	Permissible		Proposed	
	(a) Enhancement of base FSI as per [illegible]	105.982		105.982	
	(a) Maximum permissible premium FSI - 0.50 (0.5 - Proposed)	829.910		829.910	
	(b) TDR as per road -0.9 (0.9- Proposed)	953.838		953.838	
11)	Total entitlement of FSI				
	(a) [9c+10(a+b)]	3179.460		3179.460	
		Comm	Resi	Comm	Resi
		476.919	2702.541	162.000	3017.457
	(b) Ancillary Area FSI upto 60%		1621.525		1810.474
	(c) Ancillary Area FSI upto 80%	381.535		129.602	
	total entitlement	858.454	4324.066	291.605	4827.932
	(d) Proposed Ancillary Area FSI	2003.060		1940.077	
	(e) Total entitlement (a+d)	5180.520		5119.537	
	(a) Existing Built-up Area	0.000			
	(b) Proposed Built-up Area	5094.670			
	(c) Total (a+b)	5094.670			
	Balance area	24.867			
	Residential unit	75			
	Commercial unit	13			

HEIGHT OF BUILDING : 48.00 M

SCHEDULE OF DOOR & WINDOWS

LIGHT AND VENTILATION STATEMENT

TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT				
FLOOR	FLAT/SHOP NO.	NO'S OF FLATS	BUILT UP AREA OF PER FLAT	CARPET AREA OF PER FLAT
GROUND FLOOR	SHOP-1	1	18.995	17.515
	SHOP-2	1	25.451	22.032
	SHOP-3	1	25.244	22.032
	SHOP-4	1	24.539	23.181
	SHOP-5	1	23.671	22.387
	SHOP-6	1	17.820	16.798
	SHOP-7	1	17.819	16.798
	SHOP-8	1	15.782	14.877
	SHOP-9	1	15.561	14.877
	SHOP-10	1	15.561	14.877
	SHOP-11	1	29.440	28.878
	SHOP-12	1	33.427	32.051
	SHOP-13	1	31.427	29.832
TOTAL		13	290.737	276.135
1ST FLR	101	1	47.296	40.506
	102	1	36.323	32.595
	103	1	36.323	32.595
	104	1	50.407	45.960
	105	1	55.988	50.826
2ND TO 12TH FLR	201,301,401,501,601,701,801,901,1001,1101,1201	11	50.020	40.506
	202,302,402,502,602,702,802,902,1002,1102,1202	11	39.719	32.595
	203,303,403,503,603,703,803,903,1003,1103,1203	11	39.719	32.595
	204,304,404,504,604,704,804,904,1004,1104,1204	11	53.565	45.960
	205,305,405,505,605,705,805,905,1005,1105,1205	11	59.351	50.826
13TH & 14TH FLOOR	1301,1401	2	50.020	40.506
	1302,1402	2	39.719	32.595
	1303,1403	2	39.719	32.595
	1304,1404	2	53.565	45.960
	1305,1405	2	59.351	68.149
15TH FLOOR	1501	1	50.020	40.506
	1502	1	39.719	32.595
	1503	1	39.719	32.595
	1504	1	53.565	45.960
	1505	1	57.911	47.294
TOTAL FLATS		75		

Postal Address : Grain Merchant Society E - 41,Plot No 26 - 35 Sector 17,Vashi,Thane,Maharashtra-400703,1500, INFINITY BUILDING, PLOT NO. 396-400 & 406-408, sector-36, SEAWOODS, NAVI MUMBAI

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.---

SITE ADDRESS :
PLOT NO. 37 + 38, SECTOR - 13, NERUL, NAVI MUMBAI.

Name Of Architect : ATUL MANUBHAI PATEL

LOGO	ADDRESS OF OFFICE
	OFFICE - 1201, ONE PLATINUM, PLOT NO. 08, SECTOR 15, CBD BELAPUR, NAVI MUMBAI 400 614.

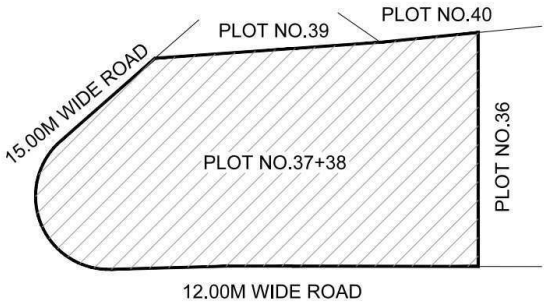
OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified for applicant M/S.MATRIX LIFESTYLE	Signature valid

SCALE - 1:100	Date: 26/06/24
JOB NO - NMMCC-23-89952	CHECK BY - -

SUBMISSION DRAWING

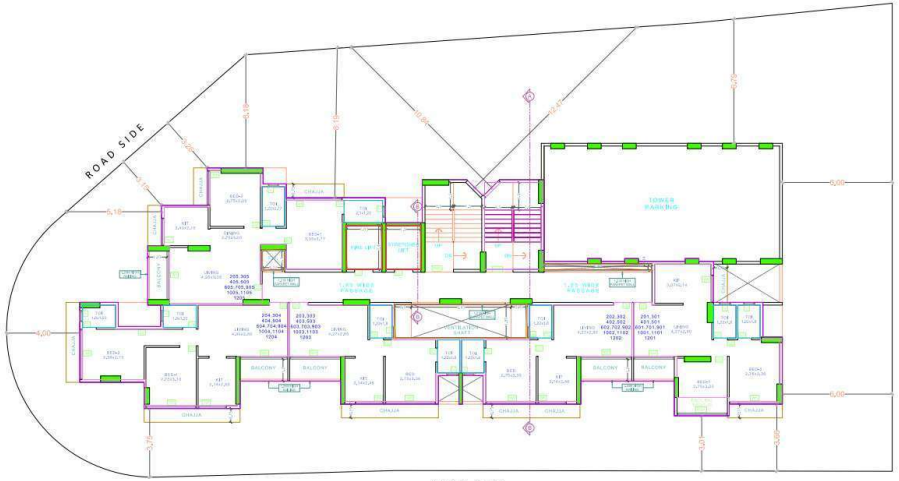
SHEET NO. 3/6

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA Order dated 22/12/2023 passed by the Hon'ble Mumbai High Court in PIL No. 123/2016 as modified by NMMC						
SR. NO.	REQUIRED PARKING RATE	TOTAL NO.OF FLAT	PARKING SPACE NON CONGESTED		PARKING SPACE PROP. NON CONGESTED AREA	
			CAR	SCOOTER	CAR	SCOOTER
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	45	2.00	2.00	45.00	45.00
4	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30	2.00	2.00	30.00	30.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0	1.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction there of	276.14	2.00	6.00	6.00	17.00
Parking Requirement (quantum)		Residential			75	75
		Commercial			6	17
5% visitor parking only for Residential					4	4
TOTAL					85	96
With Multiplying Factor on total parking as per Table 8C - 0.8 (only for commercial)			Multiplying Factor Not applicable for scooter parking		5	14
PARKING REQUIREMENT					CAR	SCOOTER
					84	92
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.					0	0
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					15	90
TOTAL REQUIRED PARKING (After Conversion)					99	2
TOTAL PROPOSED PARKING			BIG CAR 100	SMALL CAR 0	100	6



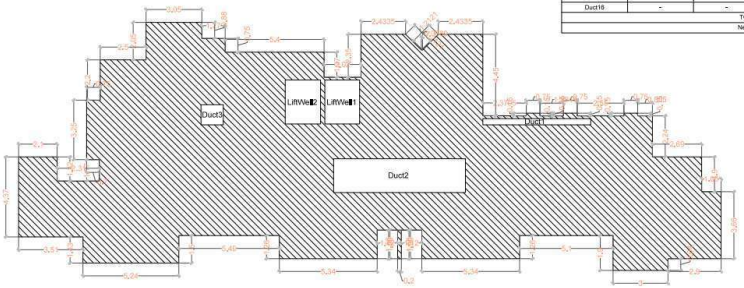
Project Details
Proposal code -NMMCC-23-69952
Zone Type - Industrial Zone
Location - Non-Congested
Name of service - Revised Building Permission
Sub service - I To R Provision
Cts No./Survey No. - ---
Tahal : NODE NERUL
Mouza : SECTOR 1 SHIRVANE GAOTHAN, 1 GES, 1A, 2, 3, 4, 5, 6 SARSOLE GAOTHAN, 8 GES, 6 DRS, 7, 8, 8A, 9, 10,
Prorata Value : 0.00

LOCATION PLAN SCALE = 1 : 200

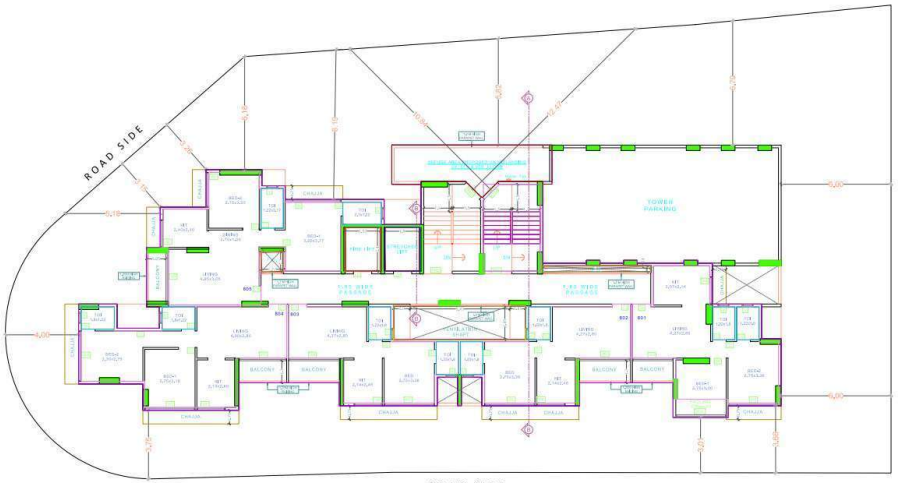


TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR PLAN SCALE = 1 : 100

BUILT UP AREA CALCULATION FOR TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.36	12.55	341.22
BLOCK AREA TOTAL =341.22Sq.M			
LiftWell14	-	-	4.63
LiftWell13	-	-	4.56
Duct18	-	-	1.34
Duct17	-	-	13.32
Duct16	-	-	2.00
TOTAL Deduction =25.85Sq.M			
Net BuiltUp Area =315.37 Sq.M			

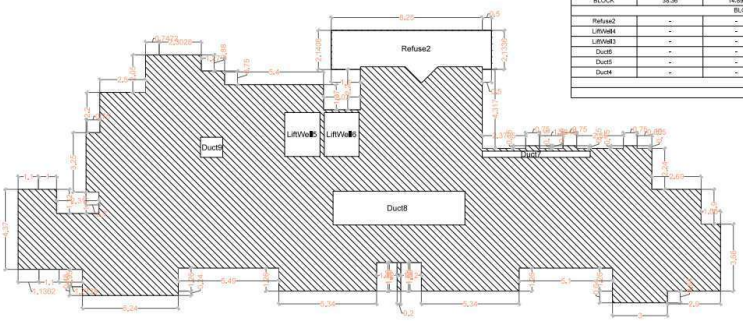


BUILT-UP AREA CALCULATION TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR MATRIX LIFESTYLE



REFUSE 8TH FLOOR PLAN SCALE = 1 : 100

BUILT UP AREA CALCULATION FOR 8TH FLOOR REFUSE AREA ON 8TH AND 9TH MID LANDING MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.36	14.89	359.73
BLOCK AREA TOTAL =359.73Sq.M			
Refuse2	-	-	15.52
LiftWell4	-	-	4.56
LiftWell3	-	-	4.63
Duct6	-	-	1.34
Duct5	-	-	13.32
Duct4	-	-	2.00
TOTAL Deduction =44.37Sq.M			
Net BuiltUp Area =315.36 Sq.M			



BUILT-UP AREA CALCULATION 8TH FLOOR REFUSE AREA ON 8TH AND 9TH MID LANDING MATRIX LIFESTYLE

Signature valid

Digitally signed by SOBRATH SHAH SHAIKH ABDUL RAZAK KHAN
Date: 26.06.2024 16:18:11 IST
Location: Navi Mumbai, IN-MH
Designation : Assistant Director Town Planning
Location: Navi Mumbai, Navi Mumbai Municipal Corporation
Application Number : 69952 Application Type : NEW
Proposal Number : 270901
Certificate Number : NMMCCORB0102NAPL00080

Node Engineer
Date: 26/06/2024

Zonal Engineer
Date: 26/06/2024

Postal Address : Grace Merchant Society E - 41 Plot No 26 + 35 Sector 17 Vashi, Thane,Maharashtra-400703,1.500, BP NIT1 (BLDING PLOT NO.396+400 & 496+498, sector-06, SEAWOODS(S),NAVI MUMBAI

DESCRIPTION OF PROJECT :

Type of Proposal - Mixed
BUILDING ON CTS. NO./SURVEY NO.---

SITE ADDRESS :
PLOT NO. 37 + 38, SECTOR - 13, NERUL, NAVI MUMBAI.

NAME OF OWNER : JAYA MANJIBHAI PATEL

INDEX	ADDRESS OF OFFICE
	OFFICE - 1201, ONE PLATINUM, PLOT NO. 08, SECTOR 15, CBD BELAPUR, NAVI MUMBAI 400 614.

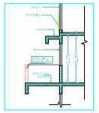
OWNERS SIGN - Notarial upload

TECHNICAL PERSON SIGN Signature valid

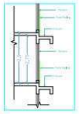
M/S.MATRIX LIFESTYLE

SCALE - 1:100	Date: 26/06/24
JOB NO - NMMCC-69952	CHECK BY - -

SUBMISSION DRAWING

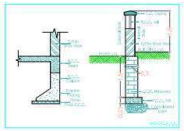


OPEN TO SKY TERRACE



CHAJJA SECTION

BALCONY SECTION

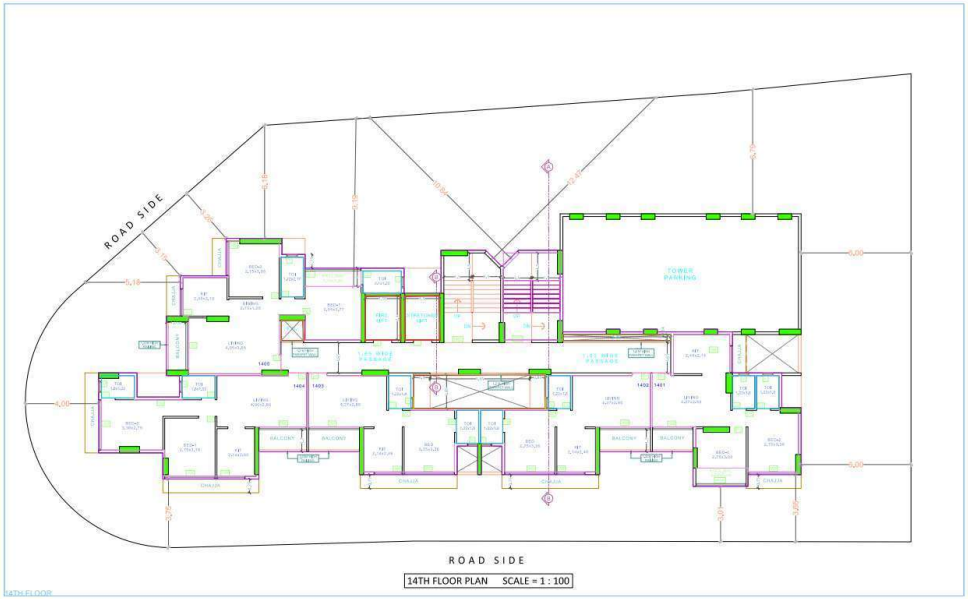


COMPOUND WALL

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
MATRIX LIFESTYLE	GROUND	SHOP NO. 1	1	17.51	0.00	0.00	0.00	17.51
MATRIX LIFESTYLE	GROUND	SHOP NO 2	1	22.03	0.00	0.00	0.00	22.03
MATRIX LIFESTYLE	GROUND	SHOP NO 3	1	22.03	0.00	0.00	0.00	22.03
MATRIX LIFESTYLE	GROUND	SHOP NO 4	1	23.18	0.00	0.00	0.00	23.18
MATRIX LIFESTYLE	GROUND	SHOP NO 5	1	22.38	0.00	0.00	0.00	22.38
MATRIX LIFESTYLE	GROUND	SHOP NO 6	1	16.79	0.00	0.00	0.00	16.79
MATRIX LIFESTYLE	GROUND	SHOP NO 7	1	16.79	0.00	0.00	0.00	16.79
MATRIX LIFESTYLE	GROUND	SHOP NO 8	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 9	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 10	1	14.87	0.00	0.00	0.00	14.87
MATRIX LIFESTYLE	GROUND	SHOP NO 11	1	28.87	0.00	0.00	0.00	28.87
MATRIX LIFESTYLE	GROUND	SHOP NO 12	1	32.05	0.00	0.00	0.00	32.05
MATRIX LIFESTYLE	GROUND	SHOP NO 13	1	29.83	0.00	0.00	0.00	29.83
MATRIX LIFESTYLE	FIRST	101	1	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	FIRST	102	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	FIRST	103	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	FIRST	104	1	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	FIRST	105	1	50.82	0.00	0.00	0.00	50.82
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	201;301;401;501;601;701;801;901;1001;1101;1201	11	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	202;302;402;502;602;702;802;902;1002;1102;1202	11	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	203;303;403;503;603;703;803;903;1003;1103;1203	11	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	204;304;404;504;604;704;804;904;1004;1104;1204	11	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	TYPICAL 2ND TO 12TH FLOOR	205;305;405;505;605;705;805;905;1005;1105;1205	11	50.82	0.00	0.00	0.00	50.82
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1301;1401	2	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1302;1402	2	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1303;1403	2	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1304;1404	2	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	TYPICAL 13TH AND 14TH FLOOR	1305;1405	2	48.14	0.00	0.00	0.00	48.14
MATRIX LIFESTYLE	15TH FLOOR	1501	1	40.50	0.00	0.00	0.00	40.50
MATRIX LIFESTYLE	15TH FLOOR	1502	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	15TH FLOOR	1503	1	32.59	0.00	0.00	0.00	32.59
MATRIX LIFESTYLE	15TH FLOOR	1504	1	45.96	0.00	0.00	0.00	45.96
MATRIX LIFESTYLE	15TH FLOOR	1505	1	47.29	0.00	0.00	0.00	47.29

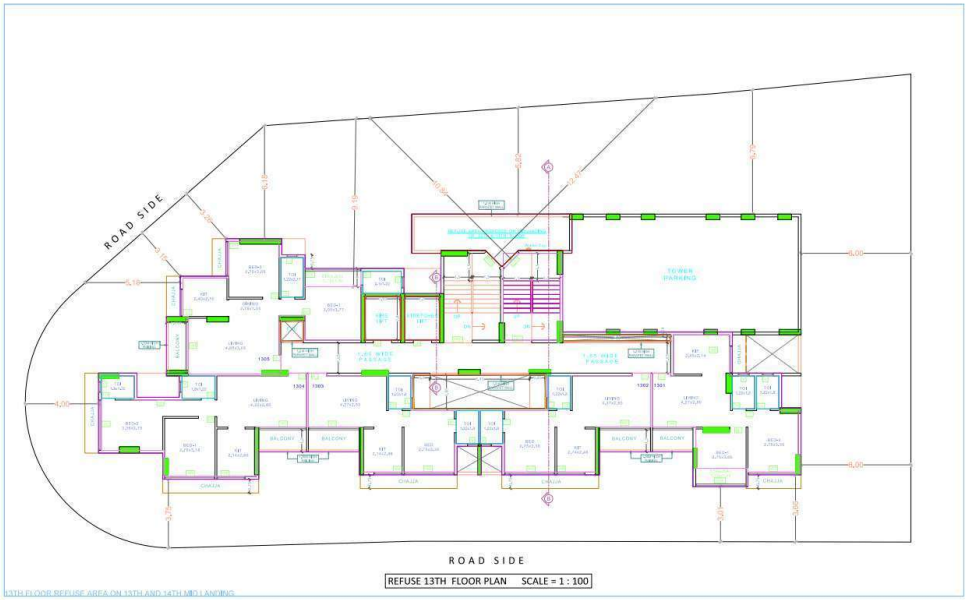
Project Details

Proposal code -MMMCC-01-b98952
Zone Type - Industrial Zone
Location - Non-Congested
Name of service - Revised Building Permission
Sub service - 1 To 5 Provision
City No./Survey No. - ---
Taluqa - NODE NERUL
Mouza - SECTOR 1 SHRIVANE GAOTHAN, 1 GES, 1A 2, 3, 4, 5, 6 SARSOLE GAOTHAN, 6 GES, 6 DRS, 7, 8, 8A, 9, 10.
Provide Value - 0.00



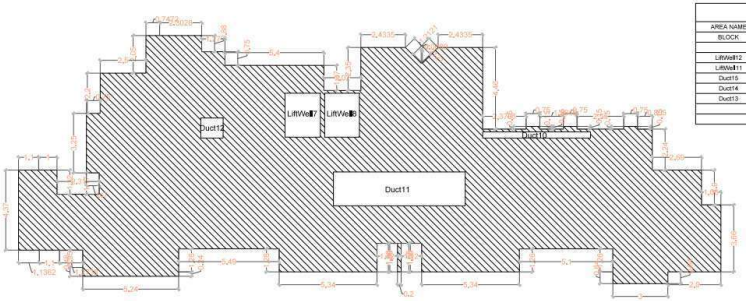
14TH FLOOR PLAN SCALE = 1 : 100

14TH FLOOR



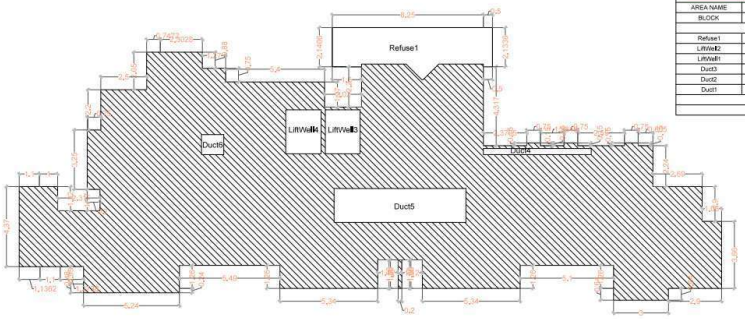
REFUSE 13TH FLOOR PLAN SCALE = 1 : 100

13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING



BUILT-UP AREA CALCULATION 14TH FLOOR MATRIX LIFESTYLE

BUILT UP AREA CALCULATION FOR 14TH FLOOR MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.36	13.55	341.21
BLOCK AREA TOTAL =341.21Sq.M			
LiftWell12	-	-	4.56
LiftWell11	-	-	4.63
Duct15	-	-	1.34
Duct14	-	-	13.32
Duct13	-	-	2.00
TOTAL Deduction =25.85Sq.M			
Net BuiltUp Area =315.36 Sq.M			



BUILT-UP AREA CALCULATION 13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING MATRIX LIFESTYLE

BUILT UP AREA CALCULATION FOR 13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING MATRIX LIFESTYLE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.36	14.89	359.73
BLOCK AREA TOTAL =359.73Sq.M			
Refuse1	-	-	18.52
LiftWell2	-	-	4.63
LiftWell1	-	-	4.56
Duct3	-	-	1.34
Duct2	-	-	13.32
Duct1	-	-	2.00
TOTAL Deduction =44.37Sq.M			
Net BuiltUp Area =315.36 Sq.M			

Signature valid

Digitally signed by SOBRATH DHAR[illegible]
Date: 26.06.2024 16:18:11 IST
Reason: Approved [illegible]
Designation : Assistant Town [illegible] Planning
Location: Navi Mumbai, [illegible] Corporation
Application Date : 19-03-2024
Application Number : 1940167
Proposal Number : 270801
Certificate Number : MMMCC/R/00124/APL/00080

Name Engineer
Date: 26/06/2024

Name Engineer
Date: 26/06/2024

Postal Address : Grare Merchant Society E - 41 Plot No 26 + 35 Sector 17,Vashi, Thane,Maharashtra-400703,1500, (NP/M17) BUILDING PLOT NO.,396-400 & 436-488, sector-36, SEAWOODS, NAVI MUMBAI

DESCRIPTION OF PROJECT :

Type of Proposal - Mixed
BUILDING ON CTS. NO./SURVEY NO.---

SITE ADDRESS
PLOT NO. 37 + 38, SECTOR - 13, NERUL, NAVI MUMBAI.

NAME OF ARCHITECT : ANIL MANUSHA PATIL

INDEX	ADDRESS OF OFFICE
	OFFICE - 1201, ONE PLATINUM, PLOT NO. 08, SECTOR 15, CBD BELAPUR, NAVI MUMBAI 400 614.

OWNERS SIGN - Notification upload

TECHNICAL PERSON SIGN Signature valid
Sobrath Dhar
Date: 2024.06.26 16:18:11 IST

M/S.MATRIX LIFESTYLE

SCALE - 1:100	Date: 26/06/24
JOB NO.- MMMCC-01-b98952	CHECK BY - -

SUBMISSION DRAWING

MATRIX
LIFESTYLE
WHERE DREAMS MEET REALTY

B - 604 & 605, Shelton Sapphire,
Plot No. 18 & 19, Near Sessions Court,
Sector 15, CBD Belapur,
Navi Mumbai - 400614

022 460 12122
7879 799 799
info@matrixdevelopers.in

NAME OF THE PROJECT:- MATRIX IMPERIAL
PLOT NO. 37+38, SECTOR 13, NERUL, NAVI MUMBAI- 400706
Cost Sheet of Each Type of Flat

Sr No.	Flat Type	Carpet Area In Sq Mtrs	Total No. of Flat	Value of Each Flat	Stamp Duty	Registration	GST	Total Cost of Each Flat
1	1BHK	32.595	30	1,00,00,000	6,00,000	30,000	5,00,000	1,11,30,000
2	2BHK	40.506	15	1,25,00,000	7,50,000	30,000	6,25,000	1,39,05,000
3	2BHK	45.906	15	1,45,00,000	8,70,000	30,000	7,25,000	1,61,25,000
4	2BHK	47.294	1	1,53,00,000	9,18,000	30,000	7,65,000	1,70,13,000
5	2BHK	48.149	2	1,53,00,000	9,18,000	30,000	7,65,000	1,70,13,000
6	2BHK	50.826	12	1,55,00,000	9,30,000	30,000	7,75,000	1,72,35,000
7	SHOP	17.515	1	38,00,000	2,28,000	30,000	1,90,000	42,48,000
8	SHOP	22.032	2	43,30,500	2,59,830	30,000	2,16,525	48,36,855
9	SHOP	23.181	1	44,30,000	2,65,800	30,000	2,21,500	49,47,300
10	SHOP	22.387	1	44,30,000	2,65,800	30,000	2,21,500	49,47,300
11	SHOP	16.798	2	31,50,000	1,89,000	30,000	1,57,500	35,26,500
12	SHOP	14.877	3	30,00,000	1,80,000	30,000	1,50,000	33,60,000
13	SHOP	28.878	1	66,00,000	3,96,000	30,000	3,30,000	73,56,000
14	SHOP	32.051	1	62,00,000	3,72,000	30,000	3,10,000	69,12,000
15	SHOP	29.832	1	62,00,000	3,72,000	30,000	3,10,000	69,12,000

For M/s. MATRIX LIFESTYLE
For MATRIX LIFESTYLE
PARTNER