

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Stone Vista"**

"Stone Vista", Development Permission for Residential Cum Commercial Building on Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India.

**Latitude Longitude: 18°58'11.9"N 73°01'47.9"E**

### **Indented User:**

#### **State Bank of India**

#### **Administrative Office South Mumbai**


Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, Maharashtra, India


### **Our Pan India Presence at :**


- |  |  |   |   |
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### **Regd. Office**

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## MASTER VALUATION REPORT OF "Stone Vista"

**"Stone Vista", Development Permission for Residential Cum Commercial Building on Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India.**

**Latitude Longitude: 18°58'11.9"N 73°01'47.9"E**

### NAME OF DEVELOPER: M/s. Pawan Enterprises

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24<sup>th</sup> January 2025** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Stone Vista"**, Development Permission for Residential Cum Commercial Building on Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India. It is about 1.1 Km. travel distance from Bamandongri railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing

#### 2. Developer Details:

Name of builder	M/s. Pawan Enterprises	
Project Registration Number	Project	RERA Project Number
	Stone Vista	PM1270002400086
Register office address	M/s. Pawan Enterprises <b>Address:</b> Unit No. 1, Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India.	
Contact Numbers	<b>Contact Person:</b> Mr. Satish Shinde (Sales Person - Mobile No. 7208118536)	

#### 3. Boundaries of the Property:

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



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
 Mumbai Main Branch Building, Gate No. 1,  
 Horniman Circle, Mumbai Samachar Marg, Fort,  
 Mumbai, Pin – 400 001,  
 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, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 24.01.2025
	b)	Date on which the valuation is made : 25.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Title Report issued by Advocate Anita D. Joshi Dated 17.07.2024
	2.	Copy of MAHARERA certificate No. PM1270002400086 issued by Maharashtra real Estate Regulatory Authority date 08.10.2024.
	3.	Copy of Affidavit from Mr. Chetan V. Patel partner of M/s. Pawan Enterprises dated 06.08.2024
	4.	Copy of Retirement Cum Reconstitution of Partnership date 26.12.2023 b/w. Vasant H. Patel (the other three part under the name and style of M/s. Pawan Enterprises
	5.	Copy of Tripartite Agreement b/w. CIDCO (the Corporation) AND Mr. Janardan G Patil & Others (the Licensee) AND M/s. Pawan Enterprises (the New Licensee) Regd. Doc. No. PVL-2/5960/2018 dated 27.04.2018.
	6.	Copy of Agreement to Lease date 07.07.2017 b/w. CIDCO (the Corporation) AND Mr. Janardan G Patil & Others (the Licensee)
	7.	Copy of CIDCO Letter No. 832 / 2018 / 25665 date 16.05.2018
	8.	Copy of Tripartite Agreement date 27.04.2018 b/w. CIDCO (the Corporation) AND Mr. Janardan Gopal Patil & others (the Original Licensees) AND M/s. Pawan Enterprises (the New Licensees)
	9.	Copy of Agreement to Lease Agreement date 09.08.2017 b/w. City & Industrial Development Corporation (CIDCO) and Mr. Mr. Janardan G. Patil & Others (the Licensee)
	10.	Copy of Height Clearance NOC No. NAVI /WEST / B / 121722 / 732244, issued by Airports Authority of India, dated 10.01.2023, valid upto 09.01.2031 issued by Airports Authority of India
	11.	Copy of Fire Brigade Provisional NOC No. CIDCO / Fire / HQ / 2024 / E- 308958 date 22.05.2024 issued by CIDCO
	12.	Copy of Commencement Certificate No. CIDCO / BP-18901 / TPO (NM & K) / 2024 / 12566 dated 30.05.2024 issued by Associate Planner CIDCO.
	<b>1 Basement + Ground + 14<sup>th</sup> Floors.</b>	
	13.	Copy of Approved Plan No. CIDCO / BP-18901 / TPO (NM &K) / 2024 / 12566 dated 30.05.2024 issued by Associate Planner CIDCO. (Number of Copies – Seven – Sheet No. 1/7 to 7/7)
	<b>Building</b>	<b>Number of Floors</b>
	<b>Stone Vista</b>	<b>Ground (part) / Stilt (part) + 1<sup>st</sup> to 12<sup>th</sup> Floors + 13<sup>th</sup> &amp; 14<sup>th</sup> (Part) Upper Floors.</b>



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	Project Name (with address & phone nos.)	:	"Stone Vista", Development Permission for Residential Cum Commercial Building on Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India																
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Pawan Enterprises</b>  <b>Address:</b> Unit No. 1, Plot No. 272, Sector-19, Village – Ulwe, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Satish Shinde (Sales Person - Mobile No. 7208118536)																
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																	
<p><b>About "Stone Vista " Project:</b> Pawan Stone Vista by Pawan Enterprises Navi Mumbai is a newly launched project in the Navi Mumbai, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Sector 19 Ulwe, which are scheduled for possession in Jul, 2028. Pawan Stone Vista Navi Mumbai is a RERA-registered project with registration number PM1270002400086. Pawan Stone Vista Sector 19 Ulwe has single tower, with 14 floors each and 39 units to offer. This project is spread over an area of 0.26 acres. With all the basic amenities available, Pawan Stone Vista Sector 19 Ulwe, Navi Mumbai offers comfort and a lifestyle at a reasonable price.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Stone Vista</td> <td>Proposed Ground (part) / Stilt (part) + 1<sup>st</sup> to 12<sup>th</sup> Floors + 13<sup>th</sup> &amp; 14<sup>th</sup> (Part) Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Stone Vista</td> <td>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>July - 2028</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr><td>&gt; Vitrified tiles flooring in all rooms</td></tr> <tr><td>&gt; Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>&gt; Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>&gt; Laminated wooden flush doors with Safety door</td></tr> <tr><td>&gt; Concealed wiring</td></tr> <tr><td>&gt; Concealed plumbing</td></tr> </tbody> </table>				Project	Number of Floors	Stone Vista	Proposed Ground (part) / Stilt (part) + 1 <sup>st</sup> to 12 <sup>th</sup> Floors + 13 <sup>th</sup> & 14 <sup>th</sup> (Part) Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Stone Vista	Foundation work is in progress.	0%	> 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
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6.	Location of property	:																	
	a) Plot No. / Survey No.	:	Plot No. 272, Sector 19																

	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 272, Sector 19, Village - Ulwe
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	"Stone Vista", Development Permission for Residential Cum Commercial Building on Plot No. 272, Sector-19, Village - Ulwe, Navi Mumbai, Taluka - Panvel, Dist. - Raigad, Pin Code - 410 206, State - Maharashtra, Country - India
8.	City / Town		:	Ulwe, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Associate Planner CIDCO, Village - Ulwe
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	Plot No. 260 & 261	Plot No. 260 & 261	Padmavati Palacio Building & Road
	South	24.00 Mtr. Wide Road	24.00 Mtr. Wide Road	Road
	East	Plot No. 271	Plot No. 271	Open Plot & Road
	West	Plot No. 273	Plot No. 273	Gurbani Signature Under Construction Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		:	18°58'11.9"N 73°01'47.9"E
14.	Extent of the site		:	Plot area - 1049.88 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A & 14B)		:	Plot area - 1049.88 Sq. M. (As per Approved Plan & RERA Certificate)
16.	Whether occupied by the owner / tenant? If occupied by		:	N.A. Building Construction work not yet

	tenant since how long? Rent received per month.		started.				
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>						
1.	Classification of locality	:	Middle Class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Rectangle				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential & Commercial				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / BP-18901 / TPO (NM &K) / 2024 / 12566 dated 30.05.2024 issued by Associate Planner CIDCO. (Number of Copies – Seven – Sheet No. 1/7 to 7/7).				
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9.	Corner plot or intermittent plot?	:	Intermittent				
10.	Road facilities	:	Yes				
11.	Type of road available at present	:	B. T. Road				
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	24.00 M. wide Road				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developing area				
18.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Plot area – 1049.88 Sq. M. (As per Approved Plan & RERA Certificate)				
	North & South	:	-				
	East & West	:	τ				
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)	:	₹ 23,270.00 per Sq. M. for Land ₹ 85,500.00 per Sq. M. for Residential				
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>				



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6	<b>Estimated value of land</b>	:	<b>As per RERA</b>		
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>
			1049.88	23,270.00	2,44,30,708.00
<b>Part – B (Valuation of Building)</b>					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started		
	c) Year of construction	:	N.A. Building Construction work not yet started		
	d) Number of floors and height of each floor including basement, if any	:			
	<b>Project</b>		<b>Number of Floors</b>		
	<b>Stone Vista</b>		<b>Proposed Ground (part) / Stilt (part) + 1<sup>st</sup> to 12<sup>th</sup> Floors + 13<sup>th</sup> &amp; 14<sup>th</sup> (Part) Upper Floors.</b>		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>		
	f) Condition of the building	:			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP-18901 / TPO (NM &K) / 2024 / 12566 dated 30.05.2024 issued by Associate Planner CIDCO. (Number of Copies – Seven – Sheet No. 1/7 to 7/7).		
	h) Approved map / plan issuing authority	:			
			<b>Project</b>	<b>Number of Floors</b>	
			<b>Stone Vista</b>	<b>Ground (part) / Stilt (part) + 1<sup>st</sup> to 12<sup>th</sup> Floors + 13<sup>th</sup> &amp; 14<sup>th</sup> (Part) Upper Floors.</b>	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes		
	j) Any other comments by our empaneled 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 not yet started.
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 not yet started



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6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started.
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started.
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started.
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started.
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started.
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started.
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CIDCO / BP-18901 / TPO (NM &K) / 2024 / 12566 DATED 30.05.2024 ISSUED BY ASSOCIATE PLANNER CIDCO.**

### 1) Stone Vista:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Other Area (Encl. Balcony + Open Balcony + N. Terrace in Sq. Ft.)								
1	101	1	3.5 BHK	851	322	1173	1290	16300	1,91,19,900	2,10,31,890	1,52,95,920	44,000	33,54,780
2	102	1	2 BHK	522	227	749	824	16300	1,22,08,700	1,34,29,570	97,66,960	28,000	21,42,140
3	201	2	3.5 BHK	850	304	1154	1269	16300	1,88,10,200	2,06,91,220	1,50,48,160	43,000	33,00,440
4	202	2	2 BHK	522	189	711	782	16300	1,15,89,300	1,27,48,230	92,71,440	26,500	20,33,460
5	203	2	2 BHK	685	125	810	891	16300	1,32,03,000	1,45,23,300	1,05,62,400	30,500	23,16,600
6	301	3	3.5 BHK	850	304	1154	1269	16340	1,88,56,360	2,07,41,996	1,50,85,088	43,000	33,00,440
7	302	3	2 BHK	522	189	711	782	16340	1,16,17,740	1,27,79,514	92,94,192	26,500	20,33,460
8	303	3	2 BHK	685	125	810	891	16340	1,32,35,400	1,45,58,940	1,05,88,320	30,500	23,16,600
9	401	4	3.5 BHK	850	304	1154	1269	16380	1,89,02,520	2,07,92,772	1,51,22,016	43,500	33,00,440
10	402	4	2 BHK	522	189	711	782	16380	1,16,46,180	1,28,10,798	93,16,944	26,500	20,33,460
11	403	4	2 BHK	685	125	810	891	16380	1,32,67,800	1,45,94,580	1,06,14,240	30,500	23,16,600



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
				RERA Carpet Area in Sq. Ft.	Other Area (Encl. Balcony + Open Balcony + N. Terrace in Sq. Ft.)									
12	501	5	3.5 BHK	850	304	1154	1269	16420	1,89,48,680	2,08,43,548	1,51,58,944	43,500	33,00,440	
13	502	5	2 BHK	522	189	711	782	16420	1,16,74,620	1,28,42,082	93,39,696	27,000	20,33,460	
14	503	5	2 BHK	685	125	810	891	16420	1,33,00,200	1,46,30,220	1,06,40,160	30,500	23,16,600	
15	601	6	3.5 BHK	850	304	1154	1269	16460	1,89,94,840	2,08,94,324	1,51,95,872	43,500	33,00,440	
16	602	6	2 BHK	522	189	711	782	16460	1,17,03,060	1,28,73,366	93,62,448	27,000	20,33,460	
17	603	6	2 BHK	685	125	810	891	16460	1,33,32,600	1,46,65,860	1,06,66,080	30,500	23,16,600	
18	701	7	3.5 BHK	850	304	1154	1269	16500	1,90,41,000	2,09,45,100	1,52,32,800	43,500	33,00,440	
19	702	7	2 BHK	522	189	711	782	16500	1,17,31,500	1,29,04,650	93,85,200	27,000	20,33,460	
20	703	7	2 BHK	685	125	810	891	16500	1,33,65,000	1,47,01,500	1,06,92,000	30,500	23,16,600	
21	801	8	3.5 BHK	850	304	1154	1269	16540	1,90,87,160	2,09,95,876	1,52,69,728	43,500	33,00,440	
22	802	8	2 BHK	522	189	711	782	16540	1,17,59,940	1,29,35,934	94,07,952	27,000	20,33,460	
23	803	8	2 BHK	685	125	810	891	16540	1,33,97,400	1,47,37,140	1,07,17,920	30,500	23,16,600	
24	901	9	3.5 BHK	850	304	1154	1269	16580	1,91,33,320	2,10,46,652	1,53,06,656	44,000	33,00,440	
25	902	9	2 BHK	522	189	711	782	16580	1,17,88,380	1,29,67,218	94,30,704	27,000	20,33,460	
26	903	9	2 BHK	685	125	810	891	16580	1,34,29,800	1,47,72,780	1,07,43,840	31,000	23,16,600	
27	1001	10	3.5 BHK	850	304	1154	1269	16620	1,91,79,480	2,10,97,428	1,53,43,584	44,000	33,00,440	
28	1002	10	2 BHK	522	189	711	782	16620	1,18,16,820	1,29,98,502	94,53,456	27,000	20,33,460	
29	1003	10	2 BHK	685	125	810	891	16620	1,34,62,200	1,48,08,420	1,07,69,760	31,000	23,16,600	
30	1101	11	3.5 BHK	850	304	1154	1269	16660	1,92,25,640	2,11,48,204	1,53,80,512	44,000	33,00,440	
31	1102	11	2 BHK	522	189	711	782	16660	1,18,45,260	1,30,29,786	94,76,208	27,000	20,33,460	
32	1103	11	2 BHK	685	125	810	891	16660	1,34,94,600	1,48,44,060	1,07,95,680	31,000	23,16,600	
33	1201	12	3.5 BHK	850	304	1154	1269	16700	1,92,71,800	2,11,98,980	1,54,17,440	44,000	33,00,440	
34	1202	12	2 BHK	522	189	711	782	16700	1,18,73,700	1,30,61,070	94,98,960	27,000	20,33,460	
35	1203	12	2 BHK	685	125	810	891	16700	1,35,27,000	1,48,79,700	1,08,21,600	31,000	23,16,600	
36	1301	13	3 BHK	755	379	1134	1247	16740	1,89,83,160	2,08,81,476	1,51,86,528	43,500	32,43,240	
37	1302	13	2 BHK	683	125	808	889	16740	1,35,25,920	1,48,78,512	1,08,20,736	31,000	23,10,880	
38	1401	14	3 BHK	755	317	1072	1179	16780	1,79,88,160	1,97,86,976	1,43,90,528	41,000	30,65,920	
39	1402	14	2 BHK	683	0	683	751	16780	1,14,60,740	1,26,06,814	91,68,592	26,500	19,53,380	
<b>Total</b>				<b>26876</b>	<b>8168</b>	<b>35044</b>	<b>38548</b>			<b>57,87,99,080</b>	<b>63,66,78,988</b>	<b>46,30,39,264</b>		<b>10,02,25,840</b>

**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 ₹	Distress Sale Value in ₹
2 BHK – 25 3 BHK – 02 3.5 BHK – 12	39	35044	38548	57,87,99,080.00	63,66,78,988.00	46,30,39,264.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	57,87,99,080.00
Final Realizable Value After Completion in ₹	63,66,78,988.00
Distress Sale Value in ₹	46,30,39,264.00
Cost of Construction (Total Built up area x Rate) 38548 Sq. Ft. x ₹ 2600.00	10,02,25,840.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started.
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 not yet started.
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 not yet started.
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 not yet started.
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	



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Total	
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**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 57,87,99,080.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 63,66,78,988.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 46,30,39,264.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,500.00 to ₹ 17,500.00 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 ₹ 16,300.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



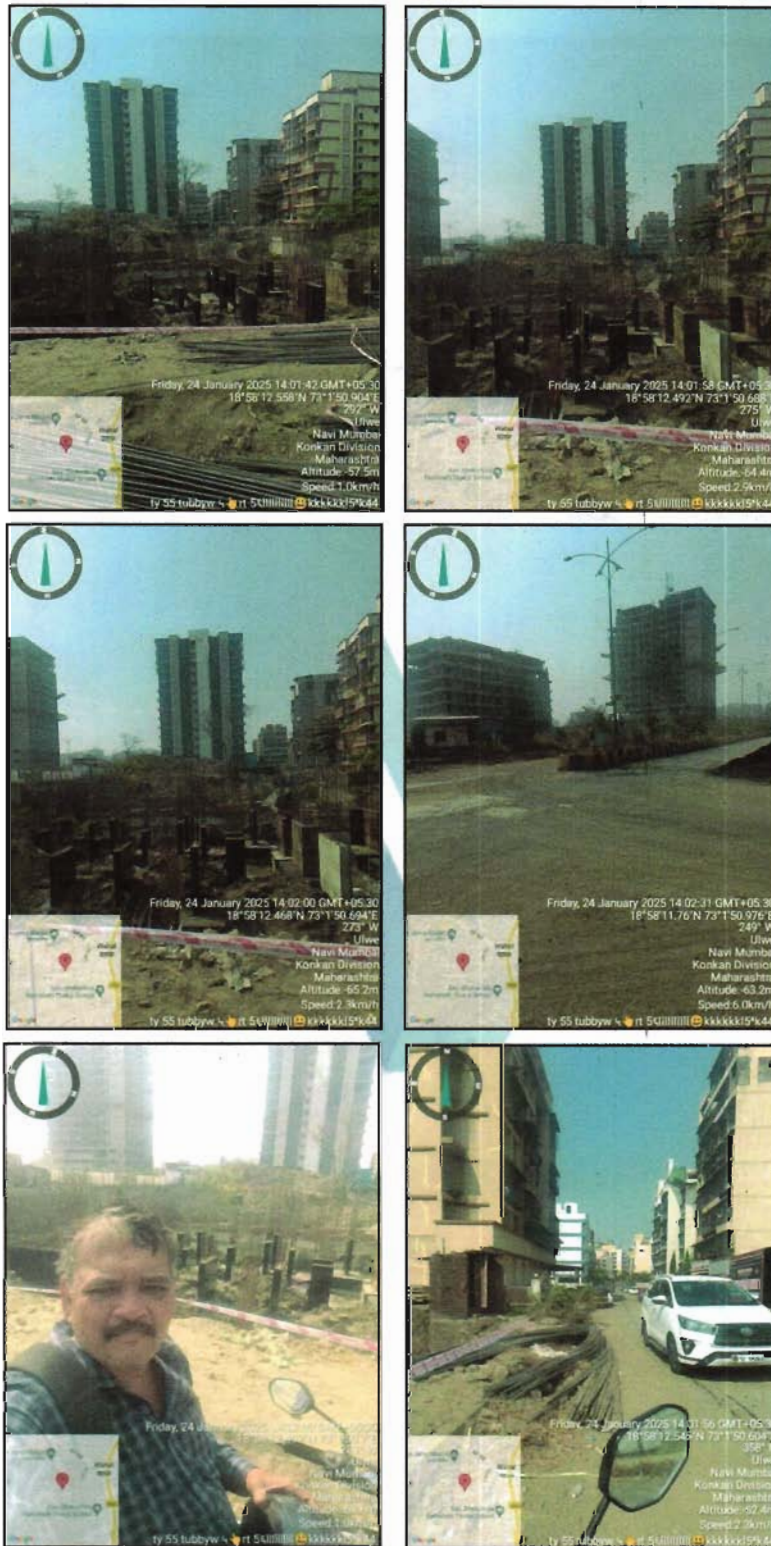
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## Actual Site Photographs

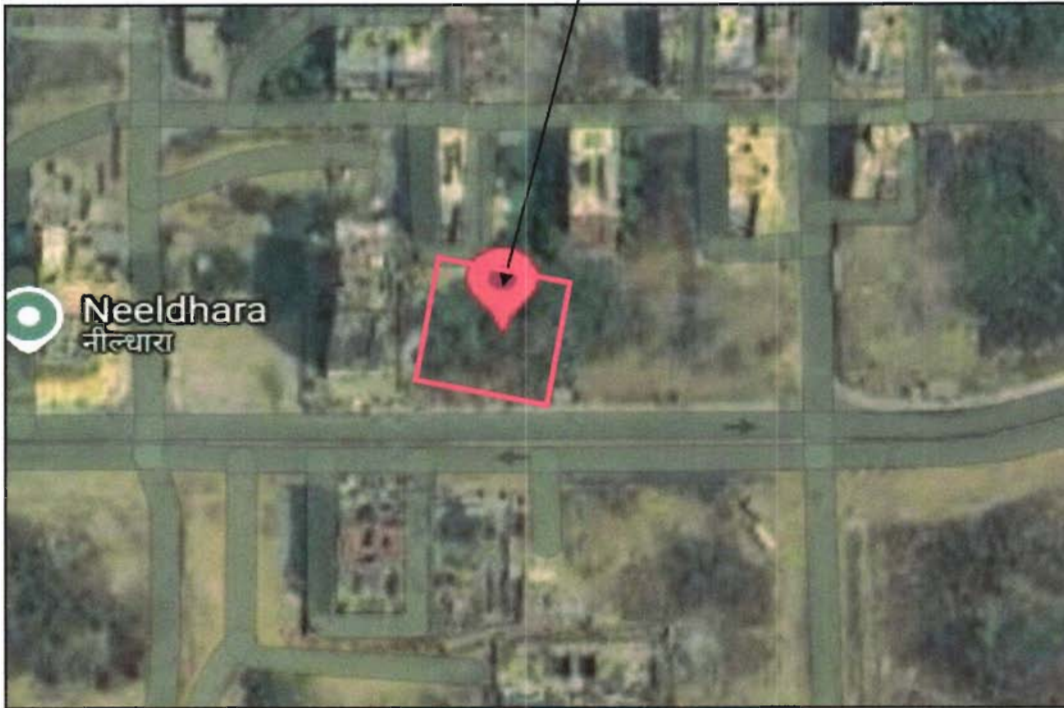


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## Route Map of the property

Site u/r



**Latitude Longitude: 18°58'11.9"N 73°01'47.9"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Bamandongri – 1.1 Km.)




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## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel


Select Village: Ulve, Gavan, Kharkopar

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.20	9.20-सिडको सेक्टर क्र. 20	23270	चौरस मीटर
SurveyNo	9/9.19	9.19-सिडको सेक्टर क्र. 19	23270	चौरस मीटर
SurveyNo	9/9.18	9.18-सिडको सेक्टर क्र. 18	20400	चौरस मीटर
SurveyNo	9/9.17	9.17-सिडको सेक्टर क्र. 17	20400	चौरस मीटर
SurveyNo	9/9.16	9.16-सिडको सेक्टर क्र. 16	20400	चौरस मीटर

1 2 3 4 5 6 7 8


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Ulve, Gavan, Kharkopar

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन	93500	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	103100	चौरस मीटर
SurveyNo	27/27.1	27.1-निवासी सदनिका	82500	चौरस मीटर

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
26728 / 2024	31.12.2024	1,61,98,750.00	82.93	893.00	18,146.00

26728398		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3
14-01-2025			दस्त क्रमांक : 26728/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नोदणी : Regn:63m
<b>गावाचे नाव : उलवे</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	16198750		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8076832		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र 27.1 दर 82500/- प्रति चौ. मी. सदनिका क्र. 604, सहावा मजला, बी-विंग, एन एम एस वन 8 वन, प्लॉट नं. 181, सेक्टर 19, उलवे, ता. पनवेल, जि. रायगड, (क्षेत्र 69.882 चौ. मी. कारपेट एरिया + 13.050 चौ. मी. बाल्कनी, टेरेस आणि नॅच्युरल टेरेस) 1 कार पार्किंग सह. ( Plot Number : 181 ; SECTOR NUMBER : 19 ; )		
(5) क्षेत्रफळ	69.882 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरीया यांच्या तर्फे कु मु मंगेश शंकर खंदारे -- वय:- 34 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1105, एन एम एस टायटॅनियम, प्लॉट नं 74, सेक्टर 15, सी बी डी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 400614 पॅन नं:- AAHFN9167A		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- समीर एच आंबटकर -- वय:- 50; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 202, ब्लूमफिल्ड सी एच एस, प्लॉट नं. 71 आणि 74, सेक्टर-18, उलवे., महाराष्ट्र, राईगाव: (ं). पिन कोड:- 410206 पॅन नं:- AFBPA0782K 2): नाव:- कविता एस आंबटकर वय:- 49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 202, ब्लूमफिल्ड सी एच एस, प्लॉट नं. 71 आणि 74, सेक्टर-18, उलवे., महाराष्ट्र, राईगाव: (ं). पिन कोड:- 410206 पॅन नं:- ATTPA0226E		
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	31/12/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	26728/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	972000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			
मुल्यांकना साठी विचारात घेतलेला तपशील:-			

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
26724 / 2024	31.12.2024	1,15,00,000.00	59.70	643.00	17,900.00

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26724398

14-01-2025

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 26724/2024

नोंदणी :

Regn:63m

**गावाचे नाव : उलवे**

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	11500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7125257
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर माहिती: विभाग क्र 27.1 दर 82500/- प्रति चौ. मी. सदनिका क्र. 903,नववा मजला,ए-विंग,एन एम एस वन 8 वन,प्लॉट नं. 181,सेक्टर 19,उलवे,ता. पनवेल,जि. रायगड,(क्षेत्र 59.693 चौ. मी. कारपेट एरिया + 13.273 चौ. मी. बाल्कनी,टॅरेस आणि नॅच्युरल टॅरेस)। कार पार्किंग सह. परिपत्रक क्र. 2021/UOR.12@CR.1071. M-1 (policy) नुसार महिला खरेदीदारांस 1% मुद्रांक शुल्कामध्ये सुट असल्याने सदर परीपत्रकानुसार सदर दस्तास मुद्रांक शुल्कामध्ये 1 टक्के सुट घेण्यात आली आहे( ( Plot Number : 181 ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	59.693 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी खरिया यांच्या तर्फे कु मु मंगेश शंकर खंदारे - - वय:-34 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. 1105, एन एम एस टायटॉनियम, प्लॉट नं 74, सेक्टर 15, सी बी डी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAHFN9167A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशा राजाराम कुशवाह - - वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं: 84-85, पुष्पाजली नगर, पाणी कि टॅन्की जवळ, भावापुर, जी टी बी नगर, प्रयागराज, उत्तर प्रदेश, उत्तर प्रदेश, आळ्ळा:आबाड. पिन कोड:-211916. पॅन नं:-AZDPK1101C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	31/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	26724/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	575000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-:	



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
120704 / 2024	19.12.2024	80,00,000.00	43.39	467.00	17,130.00

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23-12-2024

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 20704/2024

नोंदणी :

Regn:63m

**गावाचे नाव : उलवे**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4985310
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: विभाग क्र. 27.1,दर 82500/- प्रति चौ. मी. सदनिका क्र.301,तिसरा मजला,ब्लॅन्कोरा,प्लॉट नं. बी 46,सेक्टर 19 बी,उलवे,ता. पनवेल,जि. रायगड,(क्षेत्र 43.386 चौ.मी. कारपेट,एनक्लोज बाल्कनी 7.059 चौ.मी,आणि एस एस एरिया 2.160 चौ.मी.)1 कार पार्किंग सह.( ( Plot Number : बी-46 ; SECTOR NUMBER : 19-बी ; ) )
(5) क्षेत्रफळ	43.386 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एवोनीया रियल्टीकस एल. एल. पी. तर्फे भागीदार रतनशी करमशी चौधरी यांच्या तर्फे कु मु म्हणून आरती विकास बालेकर - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र.1701 बी विंग, प्लॉट नं 20, बेवर्ली पार्क टॉवर, पाम बीच रोड, सेक्टर 06, नेरुळ नवी मुंबई , महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AAHFE7858F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-करूणा गणपत रामगुडे वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: भावीण नं.3 सोसायटी, तळ मजला, बी-विंग, जी/07, विराट नगर, पी पी मार्ग, यशवंत नगर गेट जवळ, विरार वेस्ट., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ANYPR7982F 2): नाव:-गणपत परशुराम रामगुडे वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: भावीण नं.3 सोसायटी, तळ मजला, बी-विंग, जी/07, विराट नगर, पी पी मार्ग, यशवंत नगर गेट जवळ, विरार वेस्ट., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABTPR9588C
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20704/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1134.00	1,81,00,000.00	16,000.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Ulwe » 3 BHK Flats for Sale in Ulwe » 2268 Sq-ft

₹1.81 Cr

EMI - ₹ 82k | [Get pre-approved loan](#)

3 BHK 2268 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



1 Photos

3 Beds
 3 Baths
 4 Balconies
 1 Covered Parking

<p>Carpet Area</p> <p><b>1134 sqft</b></p> <p>₹16,000/sqft</p>	<p>Developer</p> <p><b>Stone Group Builders And Developers</b></p>	<p>Project</p> <p><b>Stone Vista</b></p>
<p>Floor</p> <p><b>4(Out of 14 Floors)</b></p>	<p>Transaction Type</p> <p><b>New Property</b></p>	<p>Facing</p> <p><b>North - East</b></p>
<p>Lifts</p> <p><b>2</b></p>	<p>Furnished Status</p> <p><b>Unfurnished</b></p>	<p>Car Parking</p> <p><b>1 Covered</b></p>

✔ Near By Bamandongri Railway Station

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.81 Cr   ₹9,07,200 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near By Bamandongri Railway Station

## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1116.00	1,78,00,000.00	16,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Ulwe » 3 BHK Flats for Sale in Ulwe » 2232 Sq-ft

**₹ 1.78 Cr** [EMI - ₹ 81k](#) | [How much loan can I get?](#)

3 BHK 2232 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



1 Photos

🛏 3 Beds
🚿 3 Baths
🏠 4 Balconies
🚗 1 Covered Parking

Carpet Area	Developer	Project
1116 sqft ~ ₹16,000/sqft	<b>Stone Group Builders And Developers</b>	<b>Stone Vista</b>
Floor	Transaction Type	Facing
3(Out of 14 Floors)	<b>New Property</b>	<b>North - East</b>
Lifts	Furnished Status	Car Parking
2	<b>Unfurnished</b>	<b>1 Covered</b>

✔ Near By [Bamandongri Railway Station](#)

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 1.78 Cr   ₹ 8,92,800 Approx. Registration Charges   ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near By Bamandongri Railway Station


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	804.00	1,28,00,000.00	16,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.28 Cr** EMI - ₹58k | [How much loan can I get?](#)

2 BHK 1608 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



2 Beds
 2 Baths
 4 Balconies
 1 Covered Parking

Carpet Area	Developer	Project
804 sqft ~ ₹16,000/sqft	<b>Stone Group Builders And Developers</b>	<b>Stone Vista</b>
Floor	Transaction Type	Facing
8(Out of 14 Floors)	<b>New Property</b>	<b>North - East</b>
Lifts	Furnished Status	Car Parking
2	<b>Unfurnished</b>	<b>1 Covered</b>

✔ Near by Bamandongri Railway Station

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.28 Cr   ₹6,43,200 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near by Bamandongri Railway Station


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	732.00	1,17,00,000.00	16,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.17 Cr** [EMI - ₹ 53k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 1464 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



1 Photos

🛏 2 Beds
🚿 2 Baths
🏠 4 Balconies
🚗 1 Covered Parking

<p style="font-size: x-small;">Carpet Area</p> <p><b>732 sqft</b> ▾</p> <p style="font-size: x-small;">₹16,000/sqft</p>	<p style="font-size: x-small;">Developer</p> <p><b><a href="#">Stone Group Builders And Developers</a></b></p>	<p style="font-size: x-small;">Project</p> <p><b><a href="#">Stone Vista</a></b></p>
<p style="font-size: x-small;">Floor</p> <p><b>5(Out of 14 Floors)</b></p>	<p style="font-size: x-small;">Transaction Type</p> <p><b>New Property</b></p>	<p style="font-size: x-small;">Facing</p> <p><b>North - East</b></p>
<p style="font-size: x-small;">Lifts</p> <p><b>2</b></p>	<p style="font-size: x-small;">Furnished Status</p> <p><b>Unfurnished</b></p>	<p style="font-size: x-small;">Car Parking</p> <p><b>1 Covered</b></p>

✔ Near By Bamandongri Railway Station

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.17 Cr   ₹5,85,600 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near By Bamandongri Railway Station

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	885.00	1,36,00,000.00	15,367.00

HOUSING.COM Buy in Navi Mumbai Ulwe  + Add
Download App
List Property Free
Saved

1450.00 sq.ft  
[convert unit](#)  
Built Up Area

₹9.38 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Apr, 2026  
Possession status

Middle  
of 13 floors

East facing  
Facing

Unfurnished  
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
CALCULATOR

**Property Highlights**

- 24x7 Security
- Swimming Pool
- School Proximity
- Close to Railway Station

**Property Location**

**NMS One 8 One, Sector 19, Ulwe, Navi Mumbai**

**Around This Property**

**School**

Radcliffe Group of Schools - Ulwe | CBSE School & Jr...

**1 min**  
(0.0 km)

**Hospital**

Galaxy

**2 mins**  
(0.0 km)

[View more on Maps](#)

**Contact Seller**

**Niyati Real Estate Consultant**  
Housing Expert Pro  
**+9196724....**

**Please share your contact**

Name

+91  Phone

Email

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

**Get Contact Details**

**Still deciding?**  
Shortlist this property for now & easily come back to it later.

**Share**

**Property Overview**

Project Name	Brokerage
<b>NMS One 8 One</b>	<b>No Charge</b> <a href="#">Access Zero Brokerage Properties &gt;</a>
Price	Carpet Area
<b>₹1.36 Cr</b>	<b>885 sq.ft</b>
Bedrooms	Bathrooms
<b>2</b>	<b>2</b>



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## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	716.00	1,07,00,000.00	15,000.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.07 Cr [EMI - ₹ 48k](#) | [How much loan can I get?](#)

2 BHK 1432 Sq-ft Flat For Sale in [Sector 19 Ulwe, Navi Mumbai](#)



2 Beds 1 Bath 1 Balcony 1 Covered Parking

**Carpet Area**  
 716 sqft ~  
 ₹15,000/sqft

**Floor**  
 5 (Out of 14 Floors)

**Transaction Type**  
 New Property

**Facing**  
 North - East

**Lifts**  
 2

**Furnished Status**  
 Unfurnished

**Car Parking**  
 1 Covered

**Type Of Ownership**  
 Freehold

**Age Of Construction**  
 Under Construction

✔ Near By Bamandongri Railway Station

Contact Agent

Get Phone No.

### More Details

**Price Breakup**      ₹1.07 Cr | ₹5,37,000    Approx. Registration Charges | ₹3 Per sq. Unit Monthly

**Booking Amount**      ₹5.0 Lac

**Address**                      ulwe navi mumbai, Sector 19 Ulwe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

**Landmarks**                      Near By Bamandongri Railway Station

## Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	1010.00	1,27,00,000.00	12,574.00
3 BHK	housing.com	2085.00	2,00,00,000.00	9,590.00

**2 BHK Flat**  
By NMS ENTERPRISES  
NMS One 8 One, Sector 19, Ulwe, Navi Mumbai

₹1.27 Cr EMI starts at ₹63.05 K  
₹12.57 K/sq.ft

1010.00 sq.ft Built up Area  
₹12.57 K/sq.ft Avg. Price  
2 BHK Configuration  
31st Dec. 2027 Possession status  
Lower of 14 floors  
East facing Facing  
Unfurnished Furnishing

**3 BHK Flat**  
By NMS ENTERPRISES  
NMS One 8 One, Sector 19, Ulwe, Navi Mumbai

₹2.0 Cr EMI starts at ₹99.29 K  
₹9.59 K/sq.ft

2085.00 sq.ft Built up Area  
₹9.59 K/sq.ft Avg. Price  
3 BHK Configuration  
29th Dec. 2024 Possession status  
Lower of 15 floors  
Unfurnished Furnishing



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1320.00	1,65,00,000.00	12,500.00

**HOUSING.COM** Buy in Navi Mumbai

2200.00 sq.ft **₹7.5 K/sq.ft** 1 Years Old 1 Years Old Ready to move Higher of 13 floors North-West facing Semi Furnished  
 Built Up Area Avg. Price Age of property Possession status of 13 floors Facing Furnishing

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

**Property Location**  
Sector 19, Ulwe, Navi Mumbai

**Around This Property**

- School: Redcliffe Group of Schools - Ulwe | CBSE School & Jr... (2 mins / 1.1 km)
- Hospital: Feenix Hospital (1 min / 0.4 km)

**Property Overview**

- Brokerage: No Charge
- Price: ₹1.65 Cr
- Carpet Area: 1320 sq.ft
- Bedrooms: 3
- Bathrooms: 3
- Parking: 1 Covered and 1 Open Parking

**Contact Seller**  
Mannat Real Estate  
Housing Prime Agent  
+9188282....

**Still deciding?**  
Shortlist this property for now & easily come back to it later.

**Share**



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## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1040.00	1,56,00,000.00	15,000.00

magicbricks


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Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Sector 19 Ulwe » 3 BHK Flats for Sale in Sector 19 Ulwe » 2080 Sq-ft

₹1.56 Cr

EMI - ₹ 70k | [How much loan can I get?](#)

3 BHK 2080 Sq-ft Flat For Sale in [Sector 19 Ulwe, Navi Mumbai](#)



3 Beds
3 Baths
1 Balcony
1 Covered Parking

Carpet Area	Floor	Transaction Type
1040 sqft ₹15,000/sqft	5 (Out of 14 Floors)	New Property
Facing	Lifts	Furnished Status
North - East	2	Unfurnished
Car Parking	Type Of Ownership	Age Of Construction
1 Covered	Freehold	Under Construction

✔ Near By Bamandongri Railway Station

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.56 Cr   ₹7,80,000 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	ulwe navi mumbai, Sector 19 Ulwe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	Near By Bamandongri Railway Station

## Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	1325.00	1,30,00,000.00	9,800.00
3 BHK	nobroker.com	1980.00	1,80,00,000.00	9,000.00

**HOUSING.COM** Buy in Navi Mumbai

Home / Navi Mumbai / Ulwe / Apartment for Sale in Ulwe / 2 BHK Flat

**2 BHK Flat** Last updated: Dec 29, 2024

By NMS ENTERPRISES

NMS One B One, Sector 19, Ulwe, Navi Mumbai

**₹1.3 Cr** EMI starts at ₹64.54 K

₹9.81 K/sq.ft

Contact Seller

Project Images: SHARE SAVE

Others:

1325.00 sq.ft **₹9.81 K/sq.ft** **2 BHK** **29th Dec. 2024** **Lower** **East facing** **Unfurnished**  
 Built Up Area Avg. Price Configuration Possession status of 13 floors Facing Furnishing

**NOBROKER** Post Your Property Sign up Log in

Resale **3 BHK Flat in Marquis Royal Palm For Sale in Ulwe** **₹ 1.8 Crores** **₹ 1.03 Lacs/Month** **1,980** **Need Home Loan?**  
 Sector 18, Ulwe, Navi Mumbai, Maharashtra 410206 Non-negotiable Estimated EMI Sq Ft **Apply Loan**

Home / Flats for Sale in Mumbai / Flats for Sale in Ulwe / 3bhk Flat for Sale in Ulwe / Property Details

Photos Location Shortlist

**3 Bedroom** **Sep 3, 2024**  
 No. of Bedroom Posted On

**3 Bathrooms** **Mar 1, 2025**  
 No. of Bathroom Possession

**NA** **Marquis Royal Palm**  
 Society Apartment

**Bike and Car** **None**  
 Parking Pile Service

**Get Owner Details**

Report what was not correct in this property

Listed by Broker **Sold Out**

Wrong Info



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## Price Indicators

### Projects nearby Locality





Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	1,10,00,000.00	14,667.00

magicbricks

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**₹1.10 Cr** [EMI - ₹ 50k](#) | [Get pre-approved loan](#)

2 BHK Flat For Sale in Dream Heritage, [Sector 19 Ulwe, Navi Mumbai](#)

-9 Photos

2 Beds 2 Baths 4 Balconies Semi-Furnished

<b>Carpet Area</b> 750 sqft ~ ₹14,667/sqft	<b>Developer</b> <b>Shubh Realty</b>	<b>Project</b> <b>Dream Heritage</b>
<b>Floor</b> 6(Out of 7 Floors)	<b>Transaction Type</b> <b>Resale</b>	<b>Status</b> <b>Ready to Move</b>
<b>Facing</b> North - East	<b>Lift</b> 1	<b>Furnished Status</b> <b>Semi-Furnished</b>

[Contact Owner](#)

[Get Phone No.](#)

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.1 Cr
Address	Na, Sector 19 Ulwe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	10 Mins walking distance to Bamandongari Railway Station.
Furnishing	Semi-Furnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹ 49612 <sup>②</sup>

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: 25.01.2025

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.25 12:26:03 +05'30'

**Auth. Sign.**

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

Date

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

Countersigned  
(BRANCH MANAGER)

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



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**(Annexure-I)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.01.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 24.01.2025. 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



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- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Pawan Enterprises</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.01.2025 Valuation Date – 25.01.2025 Date of Report – 25.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.01.2025
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 **25<sup>th</sup> January 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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



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## Property Title

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

## Environmental Conditions

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

## Town Planning

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

## Area

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

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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



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reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.25 12:26:14 +05'30'

  
Auth. Sign.

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



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