

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: Sapphire Bhoir Jewels

“Sapphire Bhoir Jewels”, B –Wing, Survey No. 229 (part), Old Survey No. 326 (part),
Village – Navagaon Thakuri & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8
(part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West),
Taluka – Kalyan, Dist. – Thane – 421 202

Latitude Longitude: 19°13'32.7"N 73°05'02.3"E

Valuation Done for:

**Punjab National Bank
Matunga Branch**

468A, Hanuman Prasad Bldg., Kings Circle Matunga, Mumbai – 400019,
State – Maharashtra, Country – India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad



Vastu/Mumbai/02/2017/21508
09/04-147-V
Date: 09.02.2017

Work Progress Report

The property bearing "Sapphire Bhoir Jewels", B -Wing, Survey No. 229 (part), Old Survey No. 326 (part), Village - Navagaon Thakurfi & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West), Taluka - Kalyan, Dist. - Thane - 421 202 belongs to M/s. Kailash Construction Company.

Boundaries of the property.

North	Road
South	Tulsi Rai Vihar Tower
East	Mahatma Phule Road
West	Open Plot

The project consists of proposed two wings out of which wing - B is under construction which is considered for project approval. B - Wing consists of proposed Stilt + 12 upper floors. The work completion stage of B - Wing is as follows:

Wing	Present stage of Construction	Percentage of work completion
B	RCC work upto 5 th floor is completed	27%

Wing	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1.	3.	4.	5.
B	58220	11,64,40,272	3,14,38,873.00

The report of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharad B. Chalikwar

C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

[Signature]
DIRECTOR



Mumbai

Ackruti Star, 1st Floor,
121, Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324

mumbai@vastukala.org

Nanded

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

Tel. : +91 2462 244288
Fax : +91 2462 239909

nanded@vastukala.org

Aurangabad

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

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601

aurangabad@vastukala.org

Navi Mumbai

2nd Floor, Admin. Bldg.,
Add. Vegetable Market,
Plot No. 17, Sector-19,
A.P.M.C., Vashi,
Navi Mumbai - 400 703.

Cell : +91 9819670183

navimumbai@vastukala.org

MASTER VALUATION REPORT OF “Sapphire Bhoir Jewels”

“Sapphire Bhoir Jewels”, B –Wing, Survey No. 229 (part), Old Survey No. 326 (part),
Village – Navagaon Thakurli & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6,
3 (part) & 8 (part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West),
Taluka – Kalyan, Dist. – Thane – 421 202

Latitude Longitude: 19°13'32.7"N 73°05'02.3"E

NAME OF DEVELOPER: M/s. Kailash Construction Company

Pursuant to instructions from Punjab National Bank, Matunga Branch, 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 19th January 2017 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West). It is about 5 – 10 minutes travel distance from Dombivli railway station of Central Railway line. Surface transport to the property is by buses, 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 area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Kailash Construction Company
Register office address	Office at 1 st Floor, Kailash Building, M. P. Road, Bhoirwadi, Vishnunagar, Dombivli (West), Taluka – Kalyan, Dist. – Thane
Contact Numbers	Contact Person : Mr. Ganesh Mhatre – 9768429800 Mr. Jayesh Satam - 9321733444
E – mail ID	Kailashkcc2016@gmail.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Tulsi Rai Vihar Tower
On or towards East	Mahatma Phule Road
On or towards West	Open Plot



Project Valuation Report

1. Introduction								
a)	Project Name (with address & phone nos.)	<p>"Sapphire Bhoir Jewels", B – Wing, Survey No. 229 (part), Old Survey No. 326 (part), Village – Navagaon Thakurli & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West), Taluka – Kalyan, Dist. – Thane – 421 202</p> <p>Contact Person : Mr. Ganesh Mhatre– 9768429800 Mr. Jayesh Satam - 9321733444</p>						
b)	Purpose of Valuation	As per request from Punjab National Bank, Matunga Branch to assess fair market value of the property for bank loan purpose.						
c)	Date of Inspection of Property	19.01.2017						
d)	Date of Valuation Report	09.0.2017						
e)	Name of the Developer of Property (in case of developer built properties)	<p>M/s. Kailash Construction Company</p> <p>Office at 1st Floor, Kailash Building, M. P. Road, Bhoirwadi, Vishnunagar, Dombivli (West), Taluka – Kalyan, Dist. – Thane</p>						
2. Physical Characteristics of the Property								
a)	Location of the Property	<p>"Sapphire Bhoir Jewels", B – Wing, Survey No. 229 (part), Old Survey No. 326 (part), Village – Navagaon Thakurli & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West), Taluka – Kalyan, Dist. – Thane – 421 202</p>						
Brief description of the property								
TYPE OF THE BUILDING								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Proposed Stilt + 12 upper floors</td> </tr> </tbody> </table>			Wing	Number of Floors	B	Proposed Stilt + 12 upper floors		
Wing	Number of Floors							
B	Proposed Stilt + 12 upper floors							
LEVEL OF COMPLETEION:								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Wing</th> <th style="width: 40%;">Present stage of Construction</th> <th style="width: 50%;">Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>RCC work upto 5th floor is completed</td> <td style="text-align: center;">27%</td> </tr> </tbody> </table>			Wing	Present stage of Construction	Percentage of work completion	B	RCC work upto 5 th floor is completed	27%
Wing	Present stage of Construction	Percentage of work completion						
B	RCC work upto 5 th floor is completed	27%						
PROPOSED DATE OF COMPLETION & FUTURE LIFE:								
Expected completion date as informed by builder is October – 2019								
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.								
PROPOSED PROJECT AMENITIES:								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 80%;">Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>Granite Kitchen platform with Stainless Steel Sink</td> </tr> </tbody> </table>			Vitrified tiles flooring in all rooms	Granite Kitchen platform with Stainless Steel Sink				
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 doors	
	Concealed wiring	
	Concealed plumbing	
	Garden	
	Gymnasium	
	Children Play Area	
Nearby landmark	Near Vishnunagar Post Office	
Postal Address of the Property	"Sapphire Bhoir Jewels", B – Wing, Survey No. 229 (part), Old Survey No. 326 (part), Village – Navagaon Thakurli & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part) at Village Gaodevi, Bhoirwadi, M. P. Road, Vishnunagar, Dombivli (West), Taluka – Kalyan, Dist. – Thane – 421 202	
Area of the plot/land (supported by a plan)	Plot Area : 7693.58 Sq. M.	
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land	
Independent access/approach to the property etc.	Yes	
Google Map Location of the Property with a neighborhood layout map	Provided	
Details of roads abutting the property	09 M. wide B.T. Road	
Description of adjoining property	Located in middle class locality	
Plot No. Survey No.	Survey No. 229 (part), Old Survey No. 326 (part), Village – Navagaon Thakurli & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part)	
Ward/Village/Taluka	Village Gaodevi, Bhoirwadi & Taluka - Kalyan	
Sub-Registry/Block	Dombivli	
District	Thane	
Any other aspect	-	
b)	Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified	
	As per tae attached to the report	
c)	Boundaries of the Plot	As per Sale Deed/TIR Actual
	North	Details not provided Road
	South	Details not provided Tulsi Rai Vihar Tower
	East	Details not provided Mahatma Phule Road
	West	Details not provided Open Plot



3. Town Planning parameters		
a)	Master Plan provisions related to property in terms of land use	Residential Building
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted: 1.00 Consumed: 1.21
	Ground coverage	As per Approved Plans
	Comment on whether OC-Occupancy Certificate has been issued or not	N.A. Building Construction work is in progress
	Comment on unauthorized constructions if any	N.A. Building Construction work is in progress
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil
	Planning area/zone	Residential
	Developmental controls	Copy of Approved Plan No. KDMP / NRV / BP / DV / 2016-17 / 03 dated 13.04.2016 issued by Kalyan Dombivli Municipal Corporation (Number of Copies – Six – 1/6 to 6/6)
	Zoning regulations	Residential
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	-
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Affidavit cum Declaration of M/s. Kailash Construction Company dated 24.10.2016	
	2. Copy of Title Certificate & Search Report from Ad. S. V. Tarte dated 10.06.2016 for Survey No. 229 (part), Old Survey No. 326 (part) & Old Survey No. 276, New Survey No. 83/2/1, 2 (part), 4,5,6, 3 (part) & 8 (part)	
	3. Copy of Commencement Certificate No. No. KDMP / NRV / BP / KV / 2016 – 17 / 03 dated 13.04.2016 issued by Kalyan Dombivli Municipal Corporation	
	4. Copy of Approved Plan No. KDMP / NRV / BP / DV / 2016- 17 / 03 dated 13.04.2016 issued by Kalyan Dombivli Municipal Corporation (Number of Copies – Six – 1/6 to 6/6) (Wing – A & B)	
	5. Copy of 7/12 extract	
	TIR of the Property	Yes
b)	Name of the Owner/s	M/s. Kailash Construction Company
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	As per TIR
e)	Notification of acquisition if any	As per TIR
f)	Notification of road widening if any	As per approved plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR



i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. KDMP / NRV / BP / DV / 2016-17 / 03 dated 13.04.2016 issued by Kalyan Dombivli Municipal Corporation
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	As per TIR
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Take Legal Opinion
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	As per table attached to the report
	If property is occupied by tenant	N.A. Building Construction work is in progress
	Number of tenants	N. A.
	Since how long (tenant- wise)	N. A.
	Status of tenancy right	Information not available
	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Information not available
	Security charges	Information not available
	Any other aspect	-



6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location <ul style="list-style-type: none"> Sapphire Bhoir Jewels by Kailash Construction situated in Dombivli West, Mumbai. The projects focus on one's sense of open space to create a perfect living space. Each home is open to let the positive vibes come in, with impressive views of lush greenery. Every convenience you need is close at hand. Opulent and Efficient, The project is filled up with tranquility and calmness.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Provided
	Balconies, etc.	Yes
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal Corporation
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to municipal Corporation line
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	N.A. Building Construction work is in progress
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by
9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building facilities provided and its prevailing market rate



	Locational attributes	Developed Area
	Scarcity	Excellent
	Demand and supply of the kind of subject property	Excellent
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	N. A. Building Construction work is in progress
e)	Age of the building	N. A. Building Construction work is in progress
f)	Total life of the building	Building Construction work is in progress
g)	Extent of deterioration	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	As per requirement
i)	Protection against natural disaster viz. earthquakes,	Proposed
j)	Visible damage in the building	N. A. Building Construction work is in progress
k)	System of air-conditioning	N. A. Building Construction work is in progress
l)	Provision of firefighting	Provided in building premises
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Yes
b)	Provision of rain water harvesting	Yes
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal



12. Architectural and aesthetic quality of the Property	
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. Modern Looking
13. Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at. Composite Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available As per table attached to the report
d)	Summary of Valuation
i.	Fair Market Value As per table attached
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:	

Wing – B:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Terrace Area in Sq. ft.	Built up Area in Sq. ft.	Saleable Area in Sq. ft.	Rate per Sq. ft. on Saleable area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
1	101	1	1 BHK	416	60	560	715	8200	58,63,000.00	12000
2	102	1	1 BHK	416	60	560	715	8200	58,63,000.00	12000
3	103	1	2 BHK	610	60	792	1005	8200	82,41,000.00	17000
4	104	1	2 BHK	686	120	943	1210	8200	99,22,000.00	20500
5	105	1	2 BHK	686	120	943	1210	8200	99,22,000.00	20500
6	106	1	2 BHK	594	60	773	1015	8220	83,43,300.00	17500
7	201	2	1 BHK	419	54	557	710	8220	58,36,200.00	12000
8	202	2	1 BHK	419	54	557	710	8220	58,36,200.00	12000
9	203	2	2 BHK	612	54	789	1000	8220	82,20,000.00	17000
10	204	2	1 BHK	419	54	557	710	8220	58,36,200.00	12000
11	205	2	1 BHK	445	54	588	748	8220	61,48,560.00	13000
12	206	2	1 BHK	445	54	588	748	8220	61,48,560.00	13000
13	207	2	1 BHK	419	54	557	710	8220	58,36,200.00	12000
14	208	2	2 BHK	619	54	797	1010	8220	83,02,200.00	17500



15	301	3	1 BHK	416	60	560	715	8240	58,91,600.00	12500
16	302	3	1 BHK	416	60	560	715	8240	58,91,600.00	12500
17	303	3	2 BHK	610	60	792	1005	8240	82,81,200.00	17500
18	304	3	1 BHK	416	60	560	715	8240	58,91,600.00	12500
19	305	3	1 BHK	442	60	591	754	8240	62,12,960.00	13000
20	306	3	1 BHK	442	60	591	754	8240	62,12,960.00	13000
21	307	3	1 BHK	416	60	560	715	8240	58,91,600.00	12500
22	308	3	2 BHK	616	60	800	1015	8240	83,63,600.00	17500
23	401	4	1 BHK	419	54	557	710	8260	58,64,600.00	12000
24	402	4	1 BHK	419	54	557	710	8260	58,64,600.00	12000
25	403	4	2 BHK	612	54	789	1000	8260	82,60,000.00	17000
26	404	4	1 BHK	419	54	557	710	8260	58,64,600.00	12000
27	405	4	1 BHK	445	54	588	748	8260	61,78,480.00	13000
28	406	4	1 BHK	445	54	588	748	8260	61,78,480.00	13000
29	407	4	1 BHK	419	54	557	710	8260	58,64,600.00	12000
30	408	4	2 BHK	619	54	797	1010	8260	83,42,600.00	17500
31	501	5	1 BHK	416	60	560	715	8280	59,20,200.00	12500
32	502	5	1 BHK	416	60	560	715	8280	59,20,200.00	12500
33	503	5	1 BHK	610	60	792	1005	8280	83,21,400.00	17500
34	504	5	1 BHK	416	60	560	715	8280	59,20,200.00	12500
35	505	5	1 BHK	442	60	591	754	8280	62,43,120.00	13000
36	506	5	1 BHK	442	60	591	754	8280	62,43,120.00	13000
37	507	5	1 BHK	416	60	560	715	8280	59,20,200.00	12500
38	508	5	2 BHK	616	60	800	1015	8280	84,04,200.00	17500
39	601	6	1 BHK	419	54	557	710	8300	58,93,000.00	12500
40	602	6	1 BHK	419	54	557	710	8300	58,93,000.00	12500
41	603	6	1 BHK	463	54	610	775	8300	64,32,500.00	13500
42	604	6	1 BHK	419	54	557	710	8300	58,93,000.00	12500
43	605	6	1 BHK	445	54	588	748	8300	62,08,400.00	13000
44	606	6	1 BHK	445	54	588	748	8300	62,08,400.00	13000
45	607	6	1 BHK	419	54	557	710	8300	58,93,000.00	12500
46	608	6	2 BHK	619	54	797	1010	8300	83,83,000.00	17500
47	701	7	1 BHK	416	60	560	715	8320	59,48,800.00	12500
48	702	7	1 BHK	416	60	560	715	8320	59,48,800.00	12500
49	703	7	2 BHK	610	60	792	1005	8320	83,61,600.00	17500
50	704	7	1 BHK	416	60	560	715	8320	59,48,800.00	12500
51	705	7	1 BHK	442	60	591	754	8320	62,73,280.00	13000
52	706	7	1 BHK	442	60	591	754	8320	62,73,280.00	13000



53	707	7	1 BHK	416	60	560	715	8320	59,48,800.00	12500
54	708	7	2 BHK	616	60	800	1015	8320	84,44,800.00	17500
55	801	8	1 BHK	419	54	557	710	8340	59,21,400.00	12500
56	802	8	1 BHK	419	54	557	710	8340	59,21,400.00	12500
57	803	8	1 BHK	463	54	610	775	8340	64,63,500.00	13500
58	804	8	1 BHK	419	54	557	710	8340	59,21,400.00	12500
59	805	8	1 BHK	445	54	588	748	8340	62,38,320.00	13000
60	806	8	1 BHK	445	54	588	748	8340	62,38,320.00	13000
61	807	8	1 BHK	419	54	557	710	8340	59,21,400.00	12500
62	808	8	2 BHK	619	54	797	1010	8340	84,23,400.00	17500
63	901	9	1 BHK	416	60	560	715	8360	59,77,400.00	12500
64	902	9	1 BHK	416	60	560	715	8360	59,77,400.00	12500
65	903	9	2 BHK	610	60	792	1005	8360	84,01,800.00	17500
66	904	9	1 BHK	416	60	560	715	8360	59,77,400.00	12500
67	905	9	1 BHK	442	60	591	754	8360	63,03,440.00	13000
68	906	9	1 BHK	442	60	591	754	8360	63,03,440.00	13000
69	907	9	1 BHK	416	60	560	715	8360	59,77,400.00	12500
70	908	9	2 BHK	616	60	800	1015	8360	84,85,400.00	17500
71	1001	10	1 BHK	419	54	557	710	8380	59,49,800.00	12500
72	1002	10	1 BHK	419	54	557	710	8380	59,49,800.00	12500
73	1003	10	2 BHK	612	54	789	1000	8380	83,80,000.00	17500
74	1004	10	1 BHK	419	54	557	710	8380	59,49,800.00	12500
75	1005	10	1 BHK	445	54	588	748	8380	62,68,240.00	13000
76	1006	10	1 BHK	445	54	588	748	8380	62,68,240.00	13000
77	1007	10	1 BHK	419	54	557	710	8380	59,49,800.00	12500
78	1008	10	2 BHK	619	54	797	1010	8380	84,63,800.00	17500
79	1101	11	1 BHK	416	60	560	715	8400	60,06,000.00	12500
80	1102	11	1 BHK	416	60	560	715	8400	60,06,000.00	12500
81	1103	11	2 BHK	610	60	792	1005	8400	84,42,000.00	17500
82	1104	11	1 BHK	416	60	560	715	8400	60,06,000.00	12500
83	1105	11	1 BHK	442	60	591	754	8400	63,33,600.00	13000
84	1106	11	1 BHK	442	60	591	754	8400	63,33,600.00	13000
85	1107	11	1 BHK	416	60	560	715	8400	60,06,000.00	12500
86	1108	11	2 BHK	616	60	800	1015	8400	85,26,000.00	18000
87	1201	12	1 BHK	419	54	557	710	8420	59,78,200.00	12500
88	1202	12	1 BHK	419	54	557	710	8420	59,78,200.00	12500
89	1203	12	1 BHK	463	54	610	775	8420	65,25,500.00	13500
90	1204	12	1 BHK	419	54	557	710	8420	59,78,200.00	12500



91	1205	12	1 BHK	445	54	588	748	8420	62,98,160.00	13000
92	1206	12	1 BHK	445	54	588	748	8420	62,98,160.00	13000
93	1207	12	1 BHK	419	54	557	710	8420	59,78,200.00	12500
94	1208	12	Open Terrace							
Total				44002		58220	74201		61,65,44,720.00	

Wing	Carpet area in Sq. Ft.	Built up area in Sq. Ft	Saleable area in Sq. Ft	Market Value (₹)
1.	2.	3.	4.	5.
B	44002	58220	74201	61,65,44,720.00

Particulars	Market Value (₹)
Full Value after completion	₹ 61,65,44,720.00
Cost of Construction (Total Built up area x Rate) 58220 Sq. Ft. x ₹ 2000	₹ 11,64,40,272.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1.	2.	3.	4.	5.
B	27	58220	11,64,40,272	3,14,38,873.00

General Remarks:

As per approved plan, there are total two building, Wing -A & B are proposed to be constructed in this project. Out of construction work of only Wing - B is going on at present. We have not been provided details of Wing - A. Hence we have not considered the same for purpose of our valuation.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

Reg. No. (N) CCIT/1-14/52/2008-09



DIRECTOR


e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	Not available
	Remarks	

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 19.01.2017
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

C.S.H.

C.M.D.

S.B. Chalikwar
DIRECTOR



S. B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

Address:

Vastukala Consultants (I) Pvt. Ltd.
Office No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 09.02.2017

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com,99Acres.com, Makan.com etc.	Provided
h)	Any other relevant documents/ extracts	No



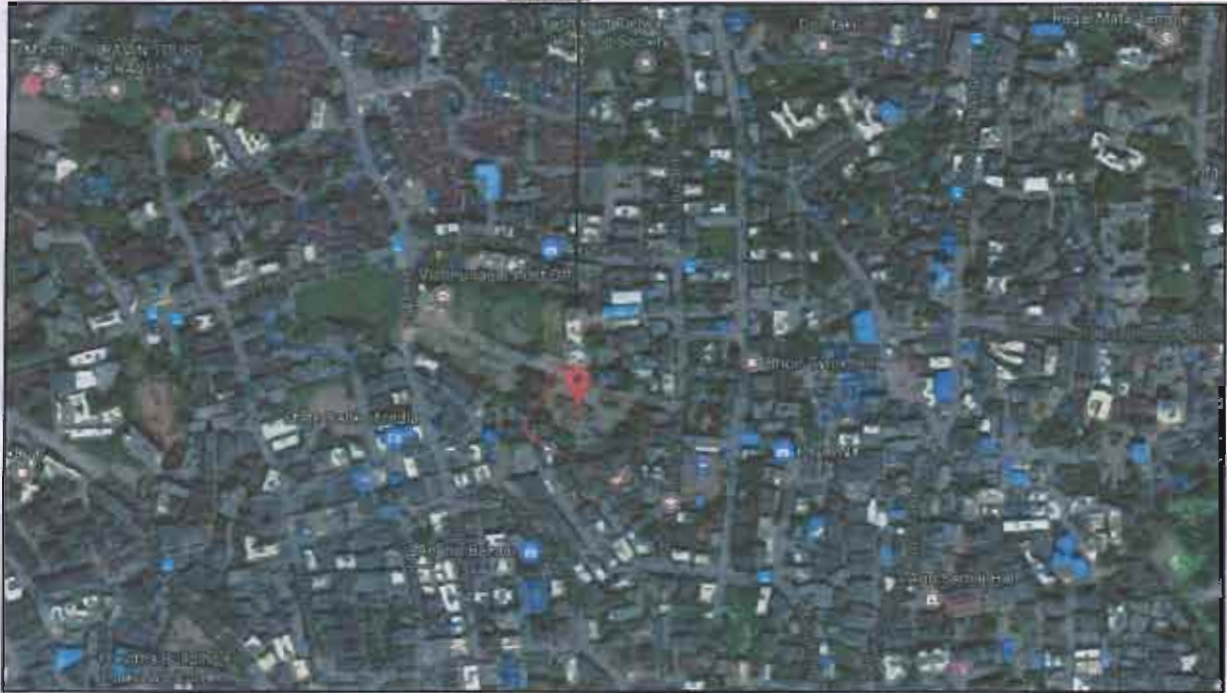
Think:Innovate:Create

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°13'32.7"N 73°05'02.3"E


Note: The Blue line shows the route to site from nearest railway station (Dombivli – 1.0 Km.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2008 Certified Company

Price Indicators



Shree Height
by Sunrise Developers
Vishnu Nagar, Dombivli West

₹75.65 Lacs
EMI starts at ₹47.1K

Config: 2 BHK Apartment
Avg. Rate: ₹ 8.5K / sq.ft.

Sunrise Develop...
Developer

Contact

Shree Height
By Sunrise Developers

Base Price: ₹ 75.65 L
₹ 8,500 per sqft.

OVERVIEW CONFIGS AMENITIES DEVELOPER DISCUSSIONS

CTS No - 808, Jain Colony, Dombivli West.
[Explore Locality](#)

CONFIG TYPE : 2 BHK Apartment
PROJECT AREA : 0.08 Acres
POSSESSION STARTS : Apr, 2016
LAUNCH DATE : Jan, 2013



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **9th February 2017**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.



DIRECTOR

Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

Reg. No. (N) CCIT/1-14/52/2008-09



DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

Reg. No. (N) CCIT/1-14/52/2008-09


DIRECTOR

