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MSME Reg No: UDYAM-MH-18-008561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "ROONGTA EMINENCE APARTMENT"**

**"ROONGTA EMINENCE APARTMENT"** Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

**Latitude Longitude: 20°00'25.6"N 73°44'22.6"E**

## Intended User: **State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India

**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

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### **Regd. Office**

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

☎ +91 22 47495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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Vastu/SBI/Nashik/02/2025/014588/2310778

27/12-428-RPSP

Date: 27.02.2025

## MASTER VALUATION REPORT OF "ROONGTA EMINENCE APARTMENT"

**"ROONGTA EMINENCE APARTMENT" Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India**

**Latitude Longitude: 20°00'25.6"N 73°44'22.6"E**

**NAME OF DEVELOPER: M/s. Shree Tirumala Buildcon**

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27<sup>th</sup> February 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"ROONGTA EMINENCE APARTMENT"** Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India It is about 15.5 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. 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 locality is middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	M/s. Shree Tirumala Buildcon	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	ROONGTA EMINENCE APARTMENT	P51600079131
<b>Register office address</b>	M/s. Shree Tirumala Buildcon <b>Address:</b> Unit Number. 1, "SHREE TIRUMALA ASHIRWAD APT" Near Near Kaka Ka Dhabha, Indira Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	Builder Person Contact No.+91 7770002222	

### 3. Boundaries of the Property:

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



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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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**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,  
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik  
Pin Code – 422 007, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 24.02.2025
	b)	Date on which the valuation is made : 27.02.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Sau. Vidyullata K. Tated dated 19.10.2024 (As per RERA Certificate)
	2.	Copy of MAHARERA Registration Certificate of Project No. P51600079131 issued by Maharashtra Real Estate Regulatory Authority date 06.02.2025.
	3.	Copy of Commencement Certificate No. LND/BP/B1/BP/40 date 20.12.2024 Nashik Municipal Corporation, Nashik.
	4.	Copy of Declaration About Commencement Certificate M/s. Shree Tirumala Buildcon dated 20.12.2024 Issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	5.	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/BP/40 date 20.12.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.
	<b>Approved upto:</b>	
	<b>Project Name</b>	<b>Wing</b>
	<b>ROONGTA EMINENCE APARTMENT</b>	<b>A</b>
		<b>B</b>
	<b>Number of Floors</b>	
	<b>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</b>	
	<b>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</b>	
	Project Name (with address & phone nos.)	: <b>"ROONGTA EMINENCE APARTMENT"</b> Proposed Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Shree Tirumala Buildcon</b>  <b>Address:</b> Unit Number. 1, <b>"SHREE TIRUMALA ASHIRWAD APT"</b> Near Near Kaka Ka Dhabha, Indira Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India.



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		Contact Person: Builder Person Contact No.+91 7770002222								
5.	Brief description of the property (Including Leasehold / freehold etc.)									
<b>TYPE OF THE BUILDING:</b>										
	<table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">ROONGTA EMINENCE APARTMENT</td> <td>A</td> <td>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</td> </tr> <tr> <td>B</td> <td>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</td> </tr> </tbody> </table>	Project Name	Wing	Number of Floors	ROONGTA EMINENCE APARTMENT	A	Basement + Ground + 1 <sup>st</sup> to 21 <sup>th</sup> Floor	B	Basement + Ground + 1 <sup>st</sup> to 21 <sup>th</sup> Floor	
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<b>LEVEL OF COMPLETEION:</b>										
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ROONGTA EMINENCE APARTMENT	A	Work of said Project Just Started								
	B	Work of said Project Just Started								
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>										
Expected completion date as informed by builder is <b>31/03/2030 (As per MAHARERA Certificate)</b>										
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs										
<b>PROPOSED PROJECT AMENITIES:</b>										
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Recreation Facilities</li> <li>➤ Open Parking</li> <li>➤ Water Conservation, Rain water Harvesting</li> <li>➤ Storm Water Drains</li> <li>➤ 24X7 Water Supply</li> <li>➤ Electrical meter Room</li> <li>➤ Fire Fighting System</li> <li>➤ CCTV</li> <li>➤ Security.</li> </ul>										
6.	Location of property									
	a) Plot No. / Survey No.	: Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1								
	b) Door No.	: Not applicable								
	c) C. T.S. No. / Village	: Village – Aanandwali								
	d) Ward / Taluka	: Taluka - Nashik								
	e) Mandal / District	: Dist. - Nashik								
7.	Postal address of the property	: "ROONGTA EMINENCE APARTMENT" Proposed								



		Residential Building on Plot No. 34/ 2/ A/ 1/ 1/ 1/ 1, at Village – Aanandwali, Near Wisdom High International School, Right Canal Road, Taluka - Nashik, District - Nashik, PIN Code - 422 013, State - Maharashtra, Country – India.			
8.	City / Town	:	Village – Aanandwali		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Higher Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Nashik Municipal Corporation, Nashik, Village – Aanandwali		
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 Plan</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North		S. No. 34/ 2/ A/ 1/ 1/ 2	S. No. 34/ 2/ A/ 1/ 1/ 2	Open Plot
	South		24 M. Wide Road	24 M. Wide Road	Road
	East		S. No. 34/ 2/ A/ 1/ 1/ 2	S. No. 34/ 2/ A/ 1/ 1/ 2	Road & Open Plot
	West		12 Mt Wide Internal Means Of Access And Adj CTS 39	12 Mt Wide Internal Means Of Access And Adj CTS 39	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	:	20°00'25.6"N 73°44'22.6"E		
14	Extent of the site	:	Total Plot area – 3843.51 Sq. M. (As per Approved Plan) Structure - As per table attached to the report		
15	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 3843.51 Sq. M. (As per Approved Plan) Structure - As per table attached to the report		
16	Whether occupied by the owner / tenant? If	:	N.A. Building Construction work is in progress		



	occupied by tenant since how long? Rent received per month.									
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>									
1.	Classification of locality	: Higher 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	: Rectangular								
7.	Type of use to which it can be put	: For Residential purpose								
8.	Any usage restriction	: Residential								
9.	Is plot in town planning approved layout?	: Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/BP/40 date 20.12.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik. <b>Approved upto:</b>								
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10.	Corner plot or intermitten plot?	: Corner								
11.	Road facilities	: Yes								
12.	Type of road available at present	: B. T. Road								
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 24.00 Meter DP Road								
14.	Is it a Land – Locked land?	: No								
15.	Water potentiality	: Municipal Water supply								
16.	Underground sewerage system	: Connected to Municipal sewer								
17.	Is Power supply is available in the site	: Yes								
18.	Advantages of the site	: Located in developed area								
19.	<b>Special remarks, if any like threat of acquisition of land for publics 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	: Total Plot area – 3843.51 Sq. M. (As per Approved Plan) Structure - As per table attached to the report								
	North & South	: -								
	East & West	: -								
2	Total extent of the plot	: As per table attached to the report								



3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 51,000.00 per Sq. M. for Residential ₹ 29,600.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹ )</th> </tr> </thead> <tbody> <tr> <td>3843.51</td> <td>29,600.00</td> <td>11,37,67,896.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹ )	3843.51	29,600.00	11,37,67,896.00
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3843.51	29,600.00	11,37,67,896.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Proposed Residential Cum Commercial									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	Proposed RCC Framed Structure									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/BP/40 date 20.12.2024 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.									
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>ROONGTA EMINENCE APARTMENT</td> <td>A</td> <td>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</td> </tr> </tbody> </table>	Project Name	Wing	Number of Floors	ROONGTA EMINENCE APARTMENT	A	Basement + Ground + 1 <sup>st</sup> to 21 <sup>th</sup> Floor			
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			<b>B</b>	<b>Basement + Ground + 1<sup>st</sup> to 21<sup>th</sup> Floor</b>
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	Proposed Yes
3.	Superstructure	:	Proposed R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	Proposed R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	Proposed R.C.C.
10.	Drainage	:	Proposed Connected to Municipal Sewerage System
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	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	:	Proposed Concealed Plumbing
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**

Since 1989

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

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## 1) A-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Plan Encl. Balcony Area in Sq. Ft.	Open to sky terrace Area in Sq. Ft. (40%)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	301	3	4BHK	1699	71	832	2103	2313	8800	1,85,04,640.00	1,75,79,408.00	1,48,03,712.00	38500
2	302	3	4BHK	1699	71	287	1885	2073	8800	1,65,86,240.00	1,57,56,928.00	1,32,68,992.00	34500
3	401	4	4BHK	1699	71	0	1770	1947	8800	1,55,76,000.00	1,47,97,200.00	1,24,60,800.00	32500
4	402	4	4BHK	1699	71	0	1770	1947	8800	1,55,76,000.00	1,47,97,200.00	1,24,60,800.00	32500
5	501	5	4BHK	1699	71	0	1770	1947	8800	1,55,76,000.00	1,47,97,200.00	1,24,60,800.00	32500
6	502	6	4BHK	1699	71	0	1770	1947	8800	1,55,76,000.00	1,47,97,200.00	1,24,60,800.00	32500
7	601	7	4BHK	1699	71	0	1770	1947	8850	1,56,64,500.00	1,48,81,275.00	1,25,31,600.00	32500
8	602	7	4BHK	1699	71	0	1770	1947	8850	1,56,64,500.00	1,48,81,275.00	1,25,31,600.00	32500
9	701	8	4BHK	1699	71	0	1770	1947	8900	1,57,53,000.00	1,49,65,350.00	1,26,02,400.00	33000
10	702	8	4BHK	1699	71	0	1770	1947	8900	1,57,53,000.00	1,49,65,350.00	1,26,02,400.00	33000
11	801	9	4BHK	1699	71	0	1770	1947	8950	1,58,41,500.00	1,50,49,425.00	1,26,73,200.00	33000
12	802	9	4BHK	1699	71	0	1770	1947	8950	1,58,41,500.00	1,50,49,425.00	1,26,73,200.00	33000
13	901	10	4BHK	1699	71	0	1770	1947	9000	1,59,30,000.00	1,51,33,500.00	1,27,44,000.00	33000
14	902	10	4BHK	1699	71	0	1770	1947	9000	1,59,30,000.00	1,51,33,500.00	1,27,44,000.00	33000
15	1001	11	4BHK	1699	71	0	1770	1947	9050	1,60,18,500.00	1,52,17,575.00	1,28,14,800.00	33500
16	1002	11	4BHK	1699	71	0	1770	1947	9050	1,60,18,500.00	1,52,17,575.00	1,28,14,800.00	33500
17	1201	12	4BHK	1699	71	395	1928	2121	9100	1,75,44,800.00	1,66,67,560.00	1,40,35,840.00	36500
18	1202	12	4BHK	1699	71	377	1921	2113	9100	1,74,79,280.00	1,66,05,316.00	1,39,83,424.00	36500
19	1301	13	4BHK	1699	71	0	1770	1947	9150	1,61,95,500.00	1,53,85,725.00	1,29,56,400.00	33500
20	1302	13	4BHK	1699	71	0	1770	1947	9150	1,61,95,500.00	1,53,85,725.00	1,29,56,400.00	33500
21	1401	14	4BHK	1699	71	0	1770	1947	9200	1,62,84,000.00	1,54,69,800.00	1,30,27,200.00	34000
22	1402	14	4BHK	1699	71	0	1770	1947	9200	1,62,84,000.00	1,54,69,800.00	1,30,27,200.00	34000
23	1501	15	4BHK	1699	71	0	1770	1947	9250	1,63,72,500.00	1,55,53,875.00	1,30,98,000.00	34000
24	1502	15	4BHK	1699	71	0	1770	1947	9250	1,63,72,500.00	1,55,53,875.00	1,30,98,000.00	34000
25	1601	16	4BHK	1699	71	0	1770	1947	9300	1,64,61,000.00	1,56,37,950.00	1,31,68,800.00	34500
26	1602	16	4BHK	1699	71	0	1770	1947	9300	1,64,61,000.00	1,56,37,950.00	1,31,68,800.00	34500
27	1701	17	4BHK	1699	71	0	1770	1947	9350	1,65,49,500.00	1,57,22,025.00	1,32,39,600.00	34500
28	1702	17	4BHK	1699	71	0	1770	1947	9350	1,65,49,500.00	1,57,22,025.00	1,32,39,600.00	34500
29	1801	18	4BHK	1699	71	0	1770	1947	9400	1,66,38,000.00	1,58,06,100.00	1,33,10,400.00	34500
30	1802	18	4BHK	1699	71	0	1770	1947	9400	1,66,38,000.00	1,58,06,100.00	1,33,10,400.00	34500
31	1901	19	4BHK	1699	71	0	1770	1947	9450	1,67,26,500.00	1,58,90,175.00	1,33,81,200.00	35000
32	1902	19	4BHK	1699	71	0	1770	1947	9450	1,67,26,500.00	1,58,90,175.00	1,33,81,200.00	35000
33	2001	20	4BHK	1699	71	0	1770	1947	9500	1,68,15,000.00	1,59,74,250.00	1,34,52,000.00	35000
34	2002	20	4BHK	1699	71	0	1770	1947	9500	1,68,15,000.00	1,59,74,250.00	1,34,52,000.00	35000
35	2101	21	4BHK	1699	71	0	1770	1947	9550	1,69,03,500.00	1,60,58,325.00	1,35,22,800.00	35000
36	2102	21	4BHK	1699	71	0	1770	1947	9550	1,69,03,500.00	1,60,58,325.00	1,35,22,800.00	35000



Total				64476	70924	58,87,24,960.00	55,92,88,712.00	47,09,79,968.00
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**B-Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Plan Encl. Balcony Area in Sq. Ft.	Open to sky terrace Area in Sq. Ft. (40%)	As per Plan Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	301	3	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
2	302	3	3BHK	1038	0	50	0	1088	1197	8800	95,74,400.00	90,95,680.00	76,59,520.00	20000
3	303	3	3BHK	992	68	50	0	1110	1221	8800	97,68,000.00	92,79,600.00	78,14,400.00	20500
4	304	3	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
5	401	4	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
6	402	4	3BHK	1038	0	50	0	1088	1197	8800	95,74,400.00	90,95,680.00	76,59,520.00	20000
7	403	4	3BHK	992	68	50	0	1110	1221	8800	97,68,000.00	92,79,600.00	78,14,400.00	20500
8	404	4	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
9	501	5	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
10	502	5	3BHK	1038	0	50	0	1088	1197	8800	95,74,400.00	90,95,680.00	76,59,520.00	20000
11	503	5	3BHK	992	68	50	0	1110	1221	8800	97,68,000.00	92,79,600.00	78,14,400.00	20500
12	504	5	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
13	601	6	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
14	602	6	3BHK	1038	0	50	0	1088	1197	8800	95,74,400.00	90,95,680.00	76,59,520.00	20000
15	603	6	3BHK	992	68	50	0	1110	1221	8800	97,68,000.00	92,79,600.00	78,14,400.00	20500
16	604	6	3BHK	1109	0	50	0	1159	1275	8800	1,01,99,200.00	96,89,240.00	81,59,360.00	21000
17	701	7	3BHK	1109	0	50	0	1159	1275	8850	1,02,57,150.00	97,44,292.50	82,05,720.00	21500
18	702	7	3BHK	1038	0	50	0	1088	1197	8850	96,28,800.00	91,47,360.00	77,03,040.00	20000
19	703	7	3BHK	992	68	50	0	1110	1221	8850	98,23,500.00	93,32,325.00	78,58,800.00	20500
20	704	7	3BHK	1109	0	50	0	1159	1275	8850	1,02,57,150.00	97,44,292.50	82,05,720.00	21500
21	801	8	3BHK	1109	0	50	0	1159	1275	8900	1,03,15,100.00	97,99,345.00	82,52,080.00	21500
22	802	8	3BHK	1038	0	50	0	1088	1197	8900	96,83,200.00	91,99,040.00	77,46,560.00	20000
23	803	8	3BHK	992	68	50	0	1110	1221	8900	98,79,000.00	93,85,050.00	79,03,200.00	20500
24	804	8	3BHK	1109	0	50	0	1159	1275	8900	1,03,15,100.00	97,99,345.00	82,52,080.00	21500
25	901	9	3BHK	1109	0	50	0	1159	1275	8950	1,03,73,050.00	98,54,397.50	82,98,440.00	21500
26	902	9	3BHK	1038	0	50	0	1088	1197	8950	97,37,600.00	92,50,720.00	77,90,080.00	20500
27	903	9	3BHK	992	68	50	0	1110	1221	8950	99,34,500.00	94,37,775.00	79,47,600.00	20500
28	904	9	3BHK	1109	0	50	0	1159	1275	8950	1,03,73,050.00	98,54,397.50	82,98,440.00	21500
29	1001	10	3BHK	1109	0	50	0	1159	1275	8100	93,87,900.00	89,18,505.00	75,10,320.00	19500
30	1002	10	3BHK	1038	0	50	0	1088	1197	8100	88,12,800.00	83,72,160.00	70,50,240.00	18500
31	1003	10	3BHK	992	68	50	0	1110	1221	8100	89,91,000.00	85,41,450.00	71,92,800.00	18500
32	1004	10	3BHK	1109	0	50	0	1159	1275	8100	93,87,900.00	89,18,505.00	75,10,320.00	19500
33	1201	12	3BHK	1109	0	50	171	1227	1350	8150	1,00,03,310.00	95,03,144.50	80,02,648.00	21000



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34	1202	12	3BHK	1038	0	50	0	1088	1197	8150	88,67,200.00	84,23,840.00	70,93,760.00	18500
35	1203	12	3BHK	992	68	50	0	1110	1221	8150	90,46,500.00	85,94,175.00	72,37,200.00	19000
36	1204	12	3BHK	1109	0	50	171	1227	1350	8150	1,00,03,310.00	95,03,144.50	80,02,648.00	21000
37	1301	13	3BHK	1109	0	50	0	1159	1275	8200	95,03,800.00	90,28,610.00	76,03,040.00	20000
38	1302	13	3BHK	1038	0	50	0	1088	1197	8200	89,21,600.00	84,75,520.00	71,37,280.00	18500
39	1303	13	3BHK	992	68	50	0	1110	1221	8200	91,02,000.00	86,46,900.00	72,81,600.00	19000
40	1304	13	3BHK	1109	0	50	0	1159	1275	8200	95,03,800.00	90,28,610.00	76,03,040.00	20000
41	1401	14	3BHK	1109	0	50	0	1159	1275	8250	95,61,750.00	90,83,662.50	76,49,400.00	20000
42	1402	14	3BHK	1038	0	50	0	1088	1197	8250	89,76,000.00	85,27,200.00	71,80,800.00	18500
43	1403	14	3BHK	992	68	50	0	1110	1221	8250	91,57,500.00	86,99,625.00	73,26,000.00	19000
44	1404	14	3BHK	1109	0	50	0	1159	1275	8250	95,61,750.00	90,83,662.50	76,49,400.00	20000
45	1501	15	3BHK	1109	0	50	0	1159	1275	8300	96,19,700.00	91,38,715.00	76,95,760.00	20000
46	1502	15	3BHK	1038	0	50	0	1088	1197	8300	90,30,400.00	85,78,880.00	72,24,320.00	19000
47	1503	15	3BHK	992	68	50	0	1110	1221	8300	92,13,000.00	87,52,350.00	73,70,400.00	19000
48	1504	15	3BHK	1109	0	50	0	1159	1275	8300	96,19,700.00	91,38,715.00	76,95,760.00	20000
49	1601	16	3BHK	1109	0	50	0	1159	1275	8350	96,77,650.00	91,93,767.50	77,42,120.00	20000
50	1602	16	3BHK	1038	0	50	0	1088	1197	8350	90,84,800.00	86,30,560.00	72,67,840.00	19000
51	1603	16	3BHK	992	68	50	0	1110	1221	8350	92,68,500.00	88,05,075.00	74,14,800.00	19500
52	1604	16	3BHK	1109	0	50	0	1159	1275	8350	96,77,650.00	91,93,767.50	77,42,120.00	20000
53	1701	17	3BHK	1109	0	50	0	1159	1275	8400	97,35,600.00	92,48,820.00	77,88,480.00	20500
54	1702	17	3BHK	1038	0	50	0	1088	1197	8400	91,39,200.00	86,82,240.00	73,11,360.00	19000
55	1703	17	3BHK	992	68	50	0	1110	1221	8400	93,24,000.00	88,57,800.00	74,59,200.00	19500
56	1704	17	3BHK	1109	0	50	0	1159	1275	8400	97,35,600.00	92,48,820.00	77,88,480.00	20500
57	1801	18	3BHK	1109	0	50	0	1159	1275	8450	97,93,550.00	93,03,872.50	78,34,840.00	20500
58	1802	18	3BHK	1038	0	50	0	1088	1197	8450	91,93,600.00	87,33,920.00	73,54,880.00	19000
59	1803	18	3BHK	992	68	50	0	1110	1221	8450	93,79,500.00	89,10,525.00	75,03,600.00	19500
60	1804	18	3BHK	1109	0	50	0	1159	1275	8450	97,93,550.00	93,03,872.50	78,34,840.00	20500
61	1901	19	3BHK	1109	0	50	0	1159	1275	8500	98,51,500.00	93,58,925.00	78,81,200.00	20500
62	1902	19	3BHK	1038	0	50	0	1088	1197	8500	92,48,000.00	87,85,600.00	73,98,400.00	19500
63	1903	19	3BHK	992	68	50	0	1110	1221	8500	94,35,000.00	89,63,250.00	75,48,000.00	19500
64	1904	19	3BHK	1109	0	50	0	1159	1275	8500	98,51,500.00	93,58,925.00	78,81,200.00	20500
65	2001	20	3BHK	1109	0	50	0	1159	1275	8550	99,09,450.00	94,13,977.50	79,27,560.00	20500
66	2002	20	3BHK	1038	0	50	0	1088	1197	8550	93,02,400.00	88,37,280.00	74,41,920.00	19500
67	2003	20	3BHK	992	68	50	0	1110	1221	8550	94,90,500.00	90,15,975.00	75,92,400.00	20000
68	2004	20	3BHK	1109	0	50	0	1159	1275	8550	99,09,450.00	94,13,977.50	79,27,560.00	20500
69	2101	21	3BHK	1109	0	50	0	1159	1275	8600	99,67,400.00	94,69,030.00	79,73,920.00	21000
70	2102	21	3BHK	1038	0	50	0	1088	1197	8600	93,56,800.00	88,88,960.00	74,85,440.00	19500
71	2103	21	3BHK	992	68	50	0	1110	1221	8600	95,46,000.00	90,68,700.00	76,36,800.00	20000
72	2104	21	3BHK	1109	0	50	0	1159	1275	8600	99,67,400.00	94,69,030.00	79,73,920.00	21000
<b>Total</b>								<b>81425</b>	<b>89567</b>		<b>69,54,49,920.00</b>	<b>66,06,77,424.00</b>	<b>55,63,59,936.00</b>	



**Summary of the Project:**

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	4 BHK TOTAL-36	64476	70924	58,87,24,960.00	55,92,88,712.00	47,09,79,968.00
B	3 BHK TOTAL-72	81425	89567	69,54,49,920.00	66,06,77,424.00	55,63,59,936.00
Total	108	145901	160491	1,28,41,74,880.00	1,21,99,66,136.00	1,02,73,39,904.00

Particulars	Market Value (₹)
Fair Market Value as on date	1,28,41,74,880.00
Realizable Value as on date	1,21,99,66,136.00
Distress Sale Value as on date	1,02,73,39,904.00
Cost of Construction (Total Built up area x Rate) 160491 Sq. Ft. x ₹ 2300.00	36,91,29,300.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	Provided as per requirement
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	Provided as per requirement
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	



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Part – F (Services)		Amount in ₹
1.	Water supply arrangements	Provided as per requirement
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Fair Market Value as on date in ₹</b>		:	<b>₹ 1,28,41,74,880.00</b>
<b>Realizable Value as on date in ₹</b>		:	<b>₹ 1,21,99,66,136.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 1,02,73,39,904.00</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 ₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 8,800.00 per Sq. Ft. on Carpet Area for valuation.



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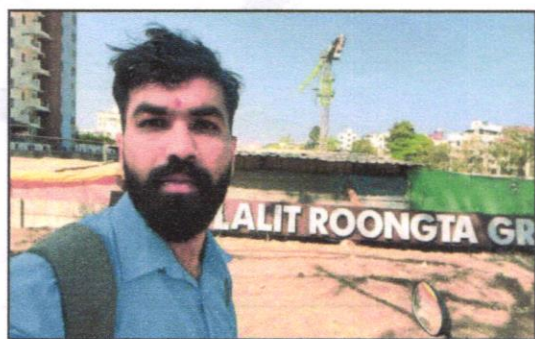
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## Actual Site Photographs



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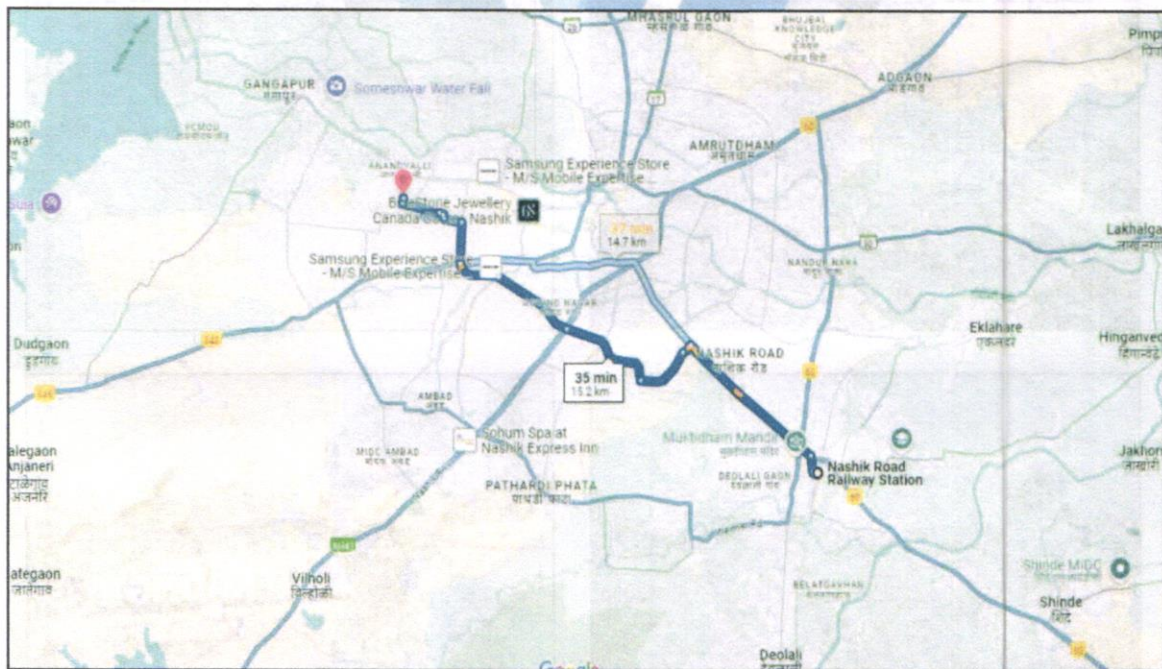
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## Route Map of the property

Site u/r



**Latitude Longitude: 20°00'25.6"N 73°44'22.4"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik- 15.2Km.)



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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  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

वपविभाग	वृत्ती जमीन	निवासी सरदरिका	जॉइंट टुकडे	जॉइंटिव एक (Rs./)	Attribute
5.3-आनंदवल्ली नाईपलाईन रस्त्यावरील मिळकती.	29600	51000	58650 63900	0	चौ. मीटर सर्वेक्षण नंबर



## Price Indicators Projects nearby Locality

**magicbricks** Buy Sell Home Loans Login Post Property

₹ 4.50 Cr **EMI: ₹ 1.20 L** | Get Loan offers from 3+ banks

4 BHK Flat For Sale in **Renuka Divera**, **Anandvalli, Nashik**

4 Beds | 4 Baths | 4 Balconies | Furnished

**Carpet Area:** 4000 sqft - 27120sqft

**Project:** Renuka Divera | **Floor:** 6jOut of 7 Floors

**Transaction Type:** Resale | **Status:** Ready to Move | **Additional Rooms:** 1 Servant Room

**Facing:** North | **Furnished Status:** Furnished | **Type Of Ownership:** Freehold

Contact Owner: **Rahul** - 9197XXXXXXX

Get Phone No.

Last contact made 3 days ago

**More Details**

**Price Breakup:** ₹ 4.5 Cr

**Address:** 604, Anandvalli, Nashik, Maharashtra

**Furnishing:** Furnished

**Type of Ownership:** Freehold

**Overlooking:** Pool

**HOUSING.com** Buy in Nashik

Nashik | Value Download App List Property

Home / Nashik / Anandvalli / Roongta Exquisite

**Roongta Exquisite** - RERA

By **ULF ROONGTA GROUP**

Serene Meadows, Gangapur Road, Nashik

₹85.7 L - 85.95 L | 4.89 K/sq.ft  
EMI starts at 42,05 K

Price includes Maharashtra RERA fee... See More

Contact Developer

View Project

SHARE SAVE

17 more

**3 BHK Apartment Configuration**

**Mar. 2026 Possession Starts**

**4.89 K/sq.ft Avg. Price**

**1719 - 1794 sq.ft. (Super Built-Up Area) Sizes**

Overview/Home Highlights Around This Project More About Project About Project Floor Plan Tour This Proj



## Price Indicators Projects nearby Locality

**HOUSING** | Buy in Nashik | Search | Download App | Log in | Saved

Home / Nashik / Anandvalli / Apartment for Sale in Anandvalli / 4 BHK Flat

**4 BHK Flat** | ₹2.11 Cr | 4 BHK starts at 1.05 Lacs | 7 BHK 1,50.00 sq.ft.

By ADH DEVELOPERS | ADH Treetland Phase 2, Ganpati Nagar, Anandvalli, Nashik

2675 sq.ft Built up Area | 7.89 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Higher of 23 floors | East facing Facing | Unfurnished Furnishing

Overview | Amenities | Ratings and Reviews | Price Trends | Locality | Project Oba | Developer | Calculator

Property Location: ADH Treetland Phase 2, Ganpati Nagar, Anandvalli, Nashik

**99acres** | Buy in Nashik | Add more | Post property

**Pacific Prabhus Atlantis** | Under Construction | Completion in Jun, 2023

1.3 Cr + Charges | 3.4 BHK Apartment | 3 BHK Apartment | 4 BHK Apartment | Price on Request

Download Official Documents | Download Brochure | Download Payment Plan

Developed by Pacific Builders



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

Place: Nashik

Date: 27.02.2025

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

**Manoj  
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.28 10:10:22 +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 &amp; 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 27.02.2025 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 24.02.2025. 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



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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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. Shree Tirumala Buildcon</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik 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 Sanjay Phadol – Regional Technical Head Swapnil Wagh – Valuation Engineer Rushikesh Pingle-Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 24.02.2025 Valuation Date - 27.02.2025 Date of Report - 27.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.02.2025
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 **27<sup>th</sup> February 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shree Tirumala Buildcon**. 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. Shree Tirumala Buildcon**. 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



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conduct the valuation independent of external influences.

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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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



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

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

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

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

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

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

#### **Miscellaneous**

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

#### **Remarks:**

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 40% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation



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We have considered Market Approach for Valuation and Composite Method Valuation. // We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

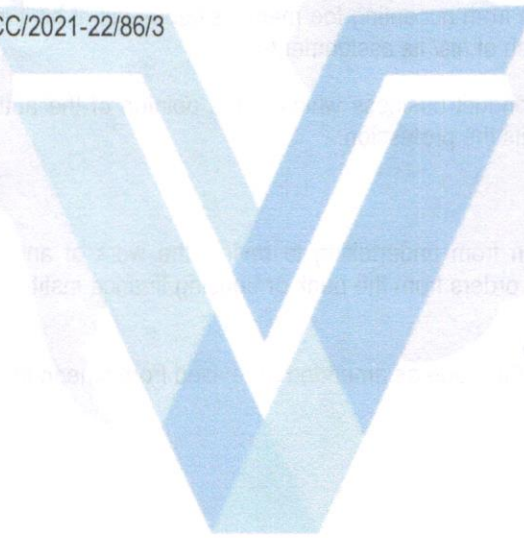
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.28 10:10:10 +05'30'

Auth. Sign.



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