

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2064/23-24	Dated 21-Aug-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002593 / 2302127	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				12,390.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

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

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

Remarks:

""BKC Crown"" , Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country - India - M/s. Shreeji Properties (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

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



UPI Virtual ID : **vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "BKC Crown"

"BKC Crown", Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country - India

Latitude Longitude: 19°04'19.7"N 72°52'37.7"E

Valuation Done for:

State Bank of India

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



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

MASTER VALUATION REPORT OF "BKC Crown"

"BKC Crown", Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country - India

Latitude Longitude: 19°04'19.7"N 72°52'37.7"E

NAME OF DEVELOPER: M/s. Shreeji Properties

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20th June 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"BKC Crown"**, Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India. It is about 1.1 Km. travel distance from Kurla Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Shreeji Properties	
Project Registration Number	Project BKC Crown	RERA Project Number P51800023174
Register office address	M/s. Shreeji Properties Plot No. 96, "D'souza Cottage", Prabhat Colony, Road No. 7, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Suhail (Builder Person - Mobile No. 8828265152) Pawan S. Singh (Sales Manager - Mobile No. 9022206654) Mr. Ageel Karim (Sales Head – Mobile No. 77689756609)	
E – mail ID & Website	shreejiproperties9292@gmail.com info@bkccrown.in www.bkccrown.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Equinox Business Park
On or towards East	Ingalwadi Road
On or towards West	Open Plot



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org

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

To,

**The Branch Manager,
State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection	: 20.07.2023
	b) Date on which the valuation is made	: 21.08.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 25.10.2019 from Adv. Jasvant P. Patel	
	2. Copy of Admission Cum Reconstitution Deed date 11.01.2023 b/w. Mr. Faiyaz F. Valikarimwala & others	
	3. Copy of Revised Letter of Intent (LOI) Letter No. SRA / Eng / 2904 / L / PL / LOI date 13.01.2023 issued by Executive Engineer Slum Rehabilitation Authority	
	4. Copy of Affidavit-Cum – Declaration of M/s. Shreeji Properties date 25.02.2023	
	5. Copt of Intimation of Approval Letter No. L / PVT / 0074 / 20170120 / AP date 02.05.2019 issued by Slum Rehabilitation Authority	
	6. Copy of Affirmation Certificate date 22.02.2023	
	7. Copy of Deed of Conveyance date 11.10.2019 b/w. Mohammed Salim M. Maniar (the Vendor) AND M/s. Shreeji Properties (the Purchaser)	
	8. Copy of Admission Cum Reconstitution Deed date 11.01.2023 b/w. Mr. Faiyaz F. Valikarimwala & others	
	9. Copy of Sale Deed date 02.05.2013 b/w. Mr. Anwar M. Maniar (the Vendor) AND M/s. Shreeji Properties (the Purchaser)	
	10. Copy of Indenture date 10.11.2013 b/w. Mrs. Razia B. Giga (the Vendor) AND M/s. Shreeji Properties (the Purchaser)	
	11. Copy of Agreement for sale date 03.11.2012 b/w. Mr. Salim M. Maniar (the Vendor) AND M/s. Shreeji Properties (the Purchaser)	
	12. Copy of CA Certificate date 13.02.2023 issued by CA Hingora & Company Chartered Accountants (As per RERA Certificate)	
	13. Copy of Engineer's Certificate for Quality Assurance date 06.01.2020 issued by Hanware Consultants, Eng. Niyaz A. Hanware (As per RERA Certificate)	
	14. Copy of Architect's Certificate date 06.02.2023 issued by Dalvi & Associates	
	15. Copy of NOC for Height Clearance No. SNCR / WEST / B / 111022 / 725672 date 14.12.2022 issued by Airports Authority of India	

	16. Copy of Fire Protection & Fire Fighting Safety requirement Letter No. P-13527 / 2022 / (82 & Others) / L Ward / Kurla - 4 date 26.11.2022 issued by MCGM Fire Brigade						
	17. Copy of MAHARERA Registration Certificate of Project No. P51800023174 issued by Maharashtra Real Estate Regulatory Authority date 05.12.2019. Last Modified date 15.06.2023						
	18. Copy of Commencement Certificate No. L / PVT / 0074 / 20170120 / AP date 30.10.2019 issued by Executive Engineer Slum Rehabilitation Authority This C.C. is granted upto plinth level of Sale Wing -A & B. Plinth C.C. of Rehab Wing -C of the Composite Building is re-endorsed as per amended plans date 23.01.2023						
	19. Copy of Approved Plan No. L / PVT / 0074 / 20170120 / AP date 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Five - Sheet No. 1/5 to 5/5) Approved upto:						
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground + 1st to 8th upper floors</td> </tr> <tr> <td>C</td> <td>Ground + 1st to 12th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground + 1 st to 8 th upper floors	C	Ground + 1 st to 12 th upper floors.
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A & B	Ground + 1 st to 8 th upper floors						
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	Project Name (with address & phone nos.) : "BKC Crown" , Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country - India						
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Shreeji Properties Address: Plot No. 96, "D'souza Cottage" , Prabhat Colony, Road No. 7, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India Contact Person : Mr. Suhail (Builder Person - Mobile No. 8828265152) Pawan S. Singh (Sales Manager - Mobile No. 9022206654) Mr. Ageel Karim (Sales Head – Mobile No. 77689756609)						
5.	Brief description of the property (Including Leasehold / freehold etc.) :						
	About "BKC Crown" Project: Shreeji BKC Crown, Mumbai Central Suburbs, Mumbai is a brand new project by Shreeji Group that offers 159 Units. The project offers a range of luxurious 1, 2 and 3 BHK apartments that come with a host of features like smart home automation, premium specifications, large.						
	TYPE OF THE BUILDING						
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LEVEL OF COMPLETEION:

Wing	Present stage of Construction	Percentage of work completion
A & B	Foundation work is in progress.	0%
C	Work not yet started	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2025 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

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

6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 82, 82/1-49
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 82, 82/1-49 of Village – Kurla -4
	d) Ward / Taluka	:	Kurla – 4
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	" BKC Crown ", Proposed Composite Building on Plot Bearing CTS No. 82, 82/1-49 of Village – Kurla -4, Behind New Mill Compound, Hutatma Kelaskar Marg, Ambedkar Nagar, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country - India
8.	City / Town	:	Kurla (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Slum Rehabilitation Authority, Village Kurla 4
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	As per Documents	As per RERA Certificate	As per Site
	North	CTS No. 27 & 77	Slum Area
	South	CTS No. 83	Equinox Business Park
	East	Road	Ingalwadi Road
	West	CTS No. 83	Open Plot
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A B
			As per the Deed Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°04'19.7"N 72°52'37.7"E
14.	Extent of the site	:	Plot area – 2215.20 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2215.20 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. L / PVT / 0074 /

			20170120 / AP date 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Five - Sheet No. 1/5 to 5/5) Approved upto:									
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C	Ground + 1 st to 12 th upper floors.											
10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 M. Wide 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.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 2215.20 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,30,710.00 per Sq. M. for Residential ₹ 54,680.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2215.20</td> <td>54680</td> <td>12,11,27,136.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2215.20	54680	12,11,27,136.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2215.20	54680	12,11,27,136.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel	:	N.A. Building Construction work is in									



	Framed)		progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Wing	Number of Floors							
	A & B	Proposed Ground + 1 st to 12 th upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 8 th upper floors.							
	C	Proposed Ground + 1 st to 12 th upper floors.							
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. L / PVT / 0074 / 20170120 / AP date 23.01.2023 issued by Executive Engineer Slum. Rehabilitation Authority (Number of Copies - Five - Sheet No. 1/5 to 5/5)						
	h) Approved map / plan issuing authority	:	Executive Engineer Slum. Rehabilitation Authority (Number of Copies - Five - Sheet No. 1/5 to 5/5) Approved upto:						
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress

9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

As per approved plan, there are total (Wing - A, B & C) of building are proposed to be constructed in this project. Wing – A & B – Sale Building & C – Wing, 1st to 10th Floors Rehab Flats)

Wing	Proposed as per site information	As per Sanctioned Approval Plan				
A & B	Proposed Ground + 1 st to 12 th upper floors.	<p>Copy of Approved Plan No. L / PVT / 0074 / 20170120 / AP date 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority.</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground + 1st to 8th upper floors</td> </tr> </tbody> </table>	Project	Number of Floors	A & B	Ground + 1 st to 8 th upper floors
Project	Number of Floors					
A & B	Ground + 1 st to 8 th upper floors					

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.



1a) A & B - Wing (Approved Inventory):

Sr. No.	Wing	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	A	101	1	1 BHK	452	497					14,91,600
2	A	102	1	1 BHK	446	491					14,71,800
3	A	103	1	2 BHK	657	723					21,68,100
4	A	104	1	1 BHK	460	506	23500	1,08,10,000.00	1,16,74,800.00	24500	15,18,000
5	A	105	1	2 BHK	621	683					20,49,300
6	A	106	1	1 BHK	468	515	23500	1,09,98,000.00	1,18,77,840.00	24500	15,44,400
7	B	107	1	1 BHK	452	497	23500	1,06,22,000.00	1,14,71,760.00	24000	14,91,600
8	B	108	1	2 BHK	649	714					21,41,700
9	B	109	1	1 BHK	453	498					14,94,900
10	B	110	1	1 BHK	445	490					14,68,500
11	B	111	1	1 BHK	453	498	23500	1,06,45,500.00	1,14,97,140.00	24000	14,94,900
12	A	201	2	1 BHK	452	497					14,91,600
13	A	202	2	1 BHK	446	491					14,71,800
14	A	203	2	2 BHK	657	723	23590	1,54,98,630.00	1,67,38,520.00	35000	21,68,100
15	A	204	2	1 BHK	460	506	23590	1,08,51,400.00	1,17,19,512.00	24500	15,18,000
16	A	205	2	2 BHK	621	683					20,49,300
17	A	206	2	1 BHK	468	515	23590	1,10,40,120.00	1,19,23,330.00	25000	15,44,400
18	B	207	2	1 BHK	452	497	23590	1,06,62,680.00	1,15,15,694.00	24000	14,91,600
19	B	208	2	2 BHK	649	714	23590	1,53,09,910.00	1,65,34,703.00	34500	21,41,700
20	B	209	2	1 BHK	453	498	23590	1,06,86,270.00	1,15,41,172.00	24000	14,94,900
21	B	210	2	1 BHK	445	490	23590	1,04,97,550.00	1,13,37,354.00	23500	14,68,500
22	B	211	2	1 BHK	453	498	23590	1,06,86,270.00	1,15,41,172.00	24000	14,94,900
23	A	301	3	1 BHK	452	497	23680	1,07,03,360.00	1,15,59,629.00	24000	14,91,600
24	A	302	3	1 BHK	446	491	23680	1,05,61,280.00	1,14,06,182.00	24000	14,71,800
25	A	303	3	2 BHK	657	723	23680	1,55,57,760.00	1,68,02,381.00	35000	21,68,100
26	A	304	3	1 BHK	460	506	23680	1,08,92,800.00	1,17,64,224.00	24500	15,18,000
27	A	305	3	2 BHK	621	683	23680	1,47,05,280.00	1,58,81,702.00	33000	20,49,300
28	A	306	3	1 BHK	468	515	23680	1,10,82,240.00	1,19,68,819.00	25000	15,44,400
29	B	307	3	1 BHK	452	497	23680	1,07,03,360.00	1,15,59,629.00	24000	14,91,600
30	B	308	3	2 BHK	649	714	23680	1,53,68,320.00	1,65,97,786.00	34500	21,41,700
31	B	309	3	1 BHK	453	498	23680	1,07,27,040.00	1,15,85,203.00	24000	14,94,900
32	B	310	3	1 BHK	445	490	23680	1,05,37,600.00	1,13,80,608.00	23500	14,68,500
33	B	311	3	1 BHK	453	498	23680	1,07,27,040.00	1,15,85,203.00	24000	14,94,900
34	A	401	4	1 BHK	452	497	23770	1,07,44,040.00	1,16,03,563.00	24000	14,91,600

Sr. No.	Wing	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	A	402	4	1 BHK	446	491	23770	1,06,01,420.00	1,14,49,534.00	24000	14,71,800
36	A	403	4	2 BHK	657	723	23770	1,56,16,890.00	1,68,66,241.00	35000	21,68,100
37	A	404	4	1 BHK	460	506	23770	1,09,34,200.00	1,18,08,936.00	24500	15,18,000
38	A	405	4	2 BHK	621	683	23770	1,47,61,170.00	1,59,42,064.00	33000	20,49,300
39	A	406	4	1 BHK	468	515	23770	1,11,24,360.00	1,20,14,309.00	25000	15,44,400
40	B	407	4	1 BHK	452	497	23770	1,07,44,040.00	1,16,03,563.00	24000	14,91,600
41	B	408	4	2 BHK	649	714	23770	1,54,26,730.00	1,66,60,868.00	34500	21,41,700
42	B	409	4	1 BHK	453	498	23770	1,07,67,810.00	1,16,29,235.00	24000	14,94,900
43	B	410	4	1 BHK	445	490	23770	1,05,77,650.00	1,14,23,862.00	24000	14,68,500
44	B	411	4	1 BHK	453	498	23770	1,07,67,810.00	1,16,29,235.00	24000	14,94,900
45	A	501	5	1 BHK	452	497	23860	1,07,84,720.00	1,16,47,498.00	24500	14,91,600
46	A	502	5	1 BHK	446	491	23860	1,06,41,560.00	1,14,92,885.00	24000	14,71,800
47	A	503	5	2 BHK	657	723	23860	1,56,76,020.00	1,69,30,102.00	35500	21,68,100
48	A	504	5	1 BHK	460	506	23860	1,09,75,600.00	1,18,53,648.00	24500	15,18,000
49	A	505	5	2 BHK	621	683	23860	1,48,17,060.00	1,60,02,425.00	33500	20,49,300
50	A	506	5	1 BHK	468	515	23860	1,11,66,480.00	1,20,59,798.00	25000	15,44,400
51	B	507	5	1 BHK	452	497	23860	1,07,84,720.00	1,16,47,498.00	24500	14,91,600
52	B	508	5	2 BHK	649	714	23860	1,54,85,140.00	1,67,23,951.00	35000	21,41,700
53	B	509	5	1 BHK	453	498	23860	1,08,08,580.00	1,16,73,266.00	24500	14,94,900
54	B	510	5	1 BHK	445	490	23860	1,06,17,700.00	1,14,67,116.00	24000	14,68,500
55	B	511	5	1 BHK	453	498	23860	1,08,08,580.00	1,16,73,266.00	24500	14,94,900
56	A	601	6	1 BHK	452	497	23950	1,08,25,400.00	1,16,91,432.00	24500	14,91,600
57	A	602	6	1 BHK	446	491	23950	1,06,81,700.00	1,15,36,236.00	24000	14,71,800
58	A	603	6	2 BHK	657	723	23950	1,57,35,150.00	1,69,93,962.00	35500	21,68,100
59	A	604	6	1 BHK	460	506	23950	1,10,17,000.00	1,18,98,360.00	25000	15,18,000
60	A	605	6	2 BHK	621	683	23950	1,48,72,950.00	1,60,62,786.00	33500	20,49,300
61	A	606	6	1 BHK	468	515	23950	1,12,08,600.00	1,21,05,288.00	25000	15,44,400
62	B	607	6	1 BHK	452	497	23950	1,08,25,400.00	1,16,91,432.00	24500	14,91,600
63	B	608	6	2 BHK	649	714	23950	1,55,43,550.00	1,67,87,034.00	35000	21,41,700
64	B	609	6	1 BHK	453	498	23950	1,08,49,350.00	1,17,17,298.00	24500	14,94,900
65	B	610	6	1 BHK	445	490	23950	1,06,57,750.00	1,15,10,370.00	24000	14,68,500
66	B	611	6	1 BHK	453	498	23950	1,08,49,350.00	1,17,17,298.00	24500	14,94,900
67	A	701	7	1 BHK	452	497	24040	1,08,66,080.00	1,17,35,366.00	24500	14,91,600
68	A	702	7	1 BHK	446	491	24040	1,07,21,840.00	1,15,79,587.00	24000	14,71,800
69	A	703	7	2 BHK	657	723	24040	1,57,94,280.00	1,70,57,822.00	35500	21,68,100

Sr. No.	Wing	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
70	A	704	7	1 BHK	460	506	24040	1,10,58,400.00	1,19,43,072.00	25000	15,18,000
71	A	705	7	2 BHK	621	683		Land Owner's Share			20,49,300
72	A	706	7	1 BHK	468	515					15,44,400
73	B	707	7	1 BHK	452	497	24040	1,08,66,080.00	1,17,35,366.00	24500	14,91,600
74	B	708	7	2 BHK	649	714		Land Owner's Share			21,41,700
75	B	709	7	1 BHK	453	498	24040	1,08,90,120.00	1,17,61,330.00	24500	14,94,900
76	B	710	7	1 BHK	445	490	24040	1,06,97,800.00	1,15,53,624.00	24000	14,68,500
77	B	711	7	1 BHK	453	498	24040	1,08,90,120.00	1,17,61,330.00	24500	14,94,900
78	A	801	8	1 BHK	452	497		Land Owner's Share			14,91,600
79	A	802	8	1 BHK	446	491					14,71,800
80	A	803	8	2 BHK	657	723	24130	1,58,53,410.00	1,71,21,683.00	35500	21,68,100
81	A	804	8	1 BHK	460	506	24130	1,10,99,800.00	1,19,87,784.00	25000	15,18,000
82	A	805	8	2 BHK	621	683	24130	1,49,84,730.00	1,61,83,508.00	33500	20,49,300
83	A	806	8	1 BHK	468	515	24130	1,12,92,840.00	1,21,96,267.00	25500	15,44,400
84	B	807	8	1 BHK	452	497	24130	1,09,06,760.00	1,17,79,301.00	24500	14,91,600
85	B	808	8	2 BHK	649	714	24130	1,56,60,370.00	1,69,13,200.00	35000	21,41,700
86	B	809	8	1 BHK	453	498	24130	1,09,30,890.00	1,18,05,361.00	24500	14,94,900
87	B	810	8	1 BHK	445	490	24130	1,07,37,850.00	1,15,96,878.00	24000	14,68,500
88	B	811	8	1 BHK	453	498		Land Owner's Share			14,94,900
Total					44448	48893		86,08,24,260.00	92,96,90,201.00		14,66,78,400

1b) A & B - Wing (Proposed Inventory):

Sr. No.	Wing	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
89	A	901	9	1 BHK	452	497	24220	1,09,47,440.00	1,18,23,235.00	24500	14,91,600
90	A	902	9	1 BHK	446	491	24220	1,08,02,120.00	1,16,66,290.00	24500	14,71,800
91	A	903	9	2 BHK	657	723	24220	1,59,12,540.00	1,71,85,543.00	36000	21,68,100
92	A	904	9	1 BHK	460	506	24220	1,11,41,200.00	1,20,32,496.00	25000	15,18,000
93	A	905	9	2 BHK	621	683	24220	1,50,40,620.00	1,62,43,870.00	34000	20,49,300
94	A	906	9	1 BHK	468	515	24220	1,13,34,960.00	1,22,41,757.00	25500	15,44,400
95	B	907	9	1 BHK	452	497	24220	1,09,47,440.00	1,18,23,235.00	24500	14,91,600
96	B	908	9	2 BHK	649	714	24220	1,57,18,780.00	1,69,76,282.00	35500	21,41,700
97	B	909	9	1 BHK	453	498	24220	1,09,71,660.00	1,18,49,393.00	24500	14,94,900
98	B	910	9	1 BHK	445	490	24220	1,07,77,900.00	1,16,40,132.00	24500	14,68,500

Sr. No.	Wing	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	B	911	9	1 BHK	453	498	24220	1,09,71,660.00	1,18,49,393.00	24500	14,94,900
100	A	1001	10	1 BHK	452	497	24310	1,09,88,120.00	1,18,67,170.00	24500	14,91,600
101	A	1002	10	1 BHK	446	491	24310	1,08,42,260.00	1,17,09,641.00	24500	14,71,800
102	A	1003	10	2 BHK	657	723	24310	1,59,71,670.00	1,72,49,404.00	36000	21,68,100
103	A	1004	10	1 BHK	460	506	24310	1,11,82,600.00	1,20,77,208.00	25000	15,18,000
104	A	1005	10	2 BHK	621	683	24310	1,50,96,510.00	1,63,04,231.00	34000	20,49,300
105	A	1006	10	1 BHK	468	515	24310	1,13,77,080.00	1,22,87,246.00	25500	15,44,400
106	B	1007	10	1 BHK	452	497	24310	1,09,88,120.00	1,18,67,170.00	24500	14,91,600
107	B	1008	10	2 BHK	649	714	24310	1,57,77,190.00	1,70,39,365.00	35500	21,41,700
108	B	1009	10	1 BHK	453	498	24310	1,10,12,430.00	1,18,93,424.00	25000	14,94,900
109	B	1010	10	1 BHK	445	490	24310	1,08,17,950.00	1,16,83,386.00	24500	14,68,500
110	B	1011	10	1 BHK	453	498	24310	1,10,12,430.00	1,18,93,424.00	25000	14,94,900
111	A	1101	11	1 BHK	452	497	24400	1,10,28,800.00	1,19,11,104.00	25000	14,91,600
112	A	1102	11	1 BHK	446	491	24400	1,08,82,400.00	1,17,52,992.00	24500	14,71,800
113	A	1103	11	2 BHK	657	723	24400	1,60,30,800.00	1,73,13,264.00	36000	21,68,100
114	A	1104	11	1 BHK	460	506	24400	1,12,24,000.00	1,21,21,920.00	25500	15,18,000
115	A	1105	11	2 BHK	621	683	24400	1,51,52,400.00	1,63,64,592.00	34000	20,49,300
116	A	1106	11	1 BHK	468	515	24400	1,14,19,200.00	1,23,32,736.00	25500	15,44,400
117	B	1107	11	1 BHK	452	497	24400	1,10,28,800.00	1,19,11,104.00	25000	14,91,600
118	B	1108	11	2 BHK	649	714	24400	1,58,35,600.00	1,71,02,448.00	35500	21,41,700
119	B	1109	11	1 BHK	453	498	24400	1,10,53,200.00	1,19,37,456.00	25000	14,94,900
120	B	1110	11	1 BHK	445	490	24400	1,08,58,000.00	1,17,26,640.00	24500	14,68,500
121	B	1111	11	1 BHK	453	498	24400	1,10,53,200.00	1,19,37,456.00	25000	14,94,900
122	A	1201	12	1 BHK	452	497	24490	1,10,69,480.00	1,19,55,038.00	25000	14,91,600
123	A	1202	12	1 BHK	446	491	24490	1,09,22,540.00	1,17,96,343.00	24500	14,71,800
124	A	1203	12	2 BHK	657	723	24490	1,60,89,930.00	1,73,77,124.00	36000	21,68,100
125	A	1204	12	1 BHK	460	506	24490	1,12,65,400.00	1,21,66,632.00	25500	15,18,000
126	A	1205	12	2 BHK	621	683	24490	1,52,08,290.00	1,64,24,953.00	34000	20,49,300
127	A	1206	12	1 BHK	468	515	24490	1,14,61,320.00	1,23,78,226.00	26000	15,44,400
128	B	1207	12	1 BHK	452	497	24490	1,10,69,480.00	1,19,55,038.00	25000	14,91,600
129	B	1208	12	2 BHK	649	714	24490	1,58,94,010.00	1,71,65,531.00	36000	21,41,700
130	B	1209	12	1 BHK	453	498	24490	1,10,93,970.00	1,19,81,488.00	25000	14,94,900
131	B	1210	12	1 BHK	445	490	24490	1,08,98,050.00	1,17,69,894.00	24500	14,68,500
132	B	1211	12	1 BHK	453	498	24490	1,10,93,970.00	1,19,81,488.00	25000	14,94,900
Total					22224	24446		54,12,65,520.00	58,45,66,762.00		7,33,39,200



Wing - C:

Sr. No.	Wing	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	C	1101	11	1 BHK	300	330		Land Owner's Share			9,90,000
2	C	1102	11	1 BHK	414	455	24400	1,01,01,600.00	1,09,09,728.00	22500	13,66,200
3	C	1103	11	1 BHK	423	465	24400	1,03,21,200.00	1,11,46,896.00	23000	13,95,900
4	C	1104	11	1 BHK	421	463	24400	1,02,72,400.00	1,10,94,192.00	23000	13,89,300
5	C	1105	11	1 BHK	421	463	24400	1,02,72,400.00	1,10,94,192.00	23000	13,89,300
6	C	1106	11	1 BHK	347	382		Land Owner's Share			11,45,100
7	C	1107	11	1 BHK	355	391		Land Owner's Share			11,71,500
8	C	1108	11	1 BHK	355	391		Land Owner's Share			11,71,500
9	C	1109	11	1 BHK	360	396		Land Owner's Share			11,88,000
10	C	1110	11	1 BHK	375	413	24400	91,50,000.00	98,82,000.00	20500	12,37,500
11	C	1201	12	1 BHK	314	345	24490	-	-	0	10,36,200
12	C	1202	12	1 BHK	414	455	24490	1,01,38,860.00	1,09,49,969.00	23000	13,66,200
13	C	1203	12	1 BHK	423	465	24490	1,03,59,270.00	1,11,88,012.00	23500	13,95,900
14	C	1204	12	1 BHK	421	463	24490	1,03,10,290.00	1,11,35,113.00	23000	13,89,300
15	C	1205	12	1 BHK	421	463	24490	1,03,10,290.00	1,11,35,113.00	23000	13,89,300
16	C	1206	12	1 BHK	347	382	24490	84,98,030.00	91,77,872.00	19000	11,45,100
17	C	1207	12	1 BHK	355	391	24490	86,93,950.00	93,89,466.00	19500	11,71,500
18	C	1208	12	1 BHK	355	391	24490	86,93,950.00	93,89,466.00	19500	11,71,500
19	C	1209	12	1 BHK	360	396	24490	88,16,400.00	95,21,712.00	20000	11,88,000
20	C	1210	12	1 BHK	375	413	24490	91,83,750.00	99,18,450.00	20500	12,37,500
Total					7556	8312		13,51,22,390.00	14,59,32,181.00		2,49,34,800

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Wing - A, B & C (Sale Flat)						
Approved - A & B	1 BHK - 54 2 BHK - 18	72	36117	39729	86,08,24,260.00	92,96,90,201.00
Proposed - A & B	1 BHK - 32 2 BHK - 12	44	22224	24446	54,12,65,520.00	58,45,66,762.00
Approved - C	1 BHK - 14	14	5525	6078	13,51,22,390.00	14,59,32,181.00
Total (a)		130	63866	70253	1,53,72,12,170.00	1,66,01,89,144.00
Wing - A, B & C (Land Owner's Share)						
Approved - A & B	1 BHK - 10 2 BHK - 06	16	8331	9164	-	-



Vastukala Consultants (I) Pvt. Ltd.

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Approved – C	1 BHK - 06	06	2031	2235	-	-
Total (b)		22	10362	11399	-	-
Total (a + b)		152	74228	81652	1,53,72,12,170.00	1,66,01,89,144.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,53,72,12,170.00
Final Realizable Value After Completion in ₹	1,66,01,89,144.00
Cost of Construction (Total Built up area x Rate) 81652 Sq. Ft. x ₹ 3000.00	24,49,56,000.00

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,58,03,11,800.00
Final Realizable Value After Completion in ₹		:	₹ 1,70,67,36,744.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 23,000 to ₹ 25,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serialNumber=1, c=IN, email=manoj@vastukala.com, postalCode=400004, st=Maharashtra,
emailAddress=manoj@vastukala.com, postalCode=400004, postalCode=400004,
#442924294527942784, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 11:03:25 +05'30'

Auth. Sign.



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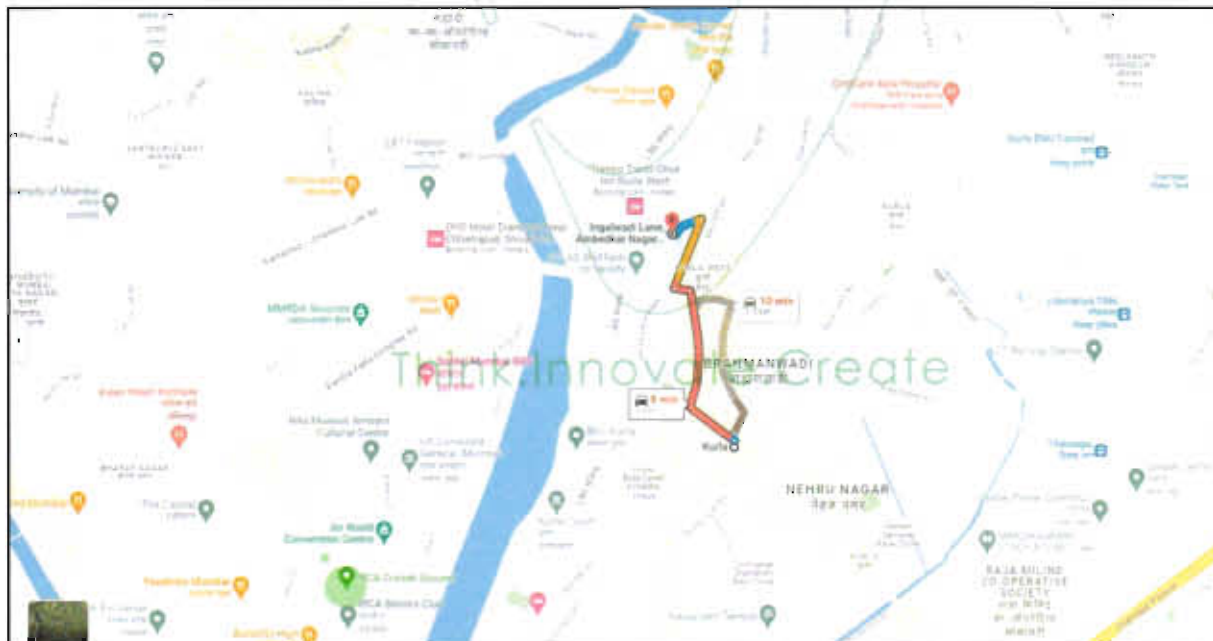
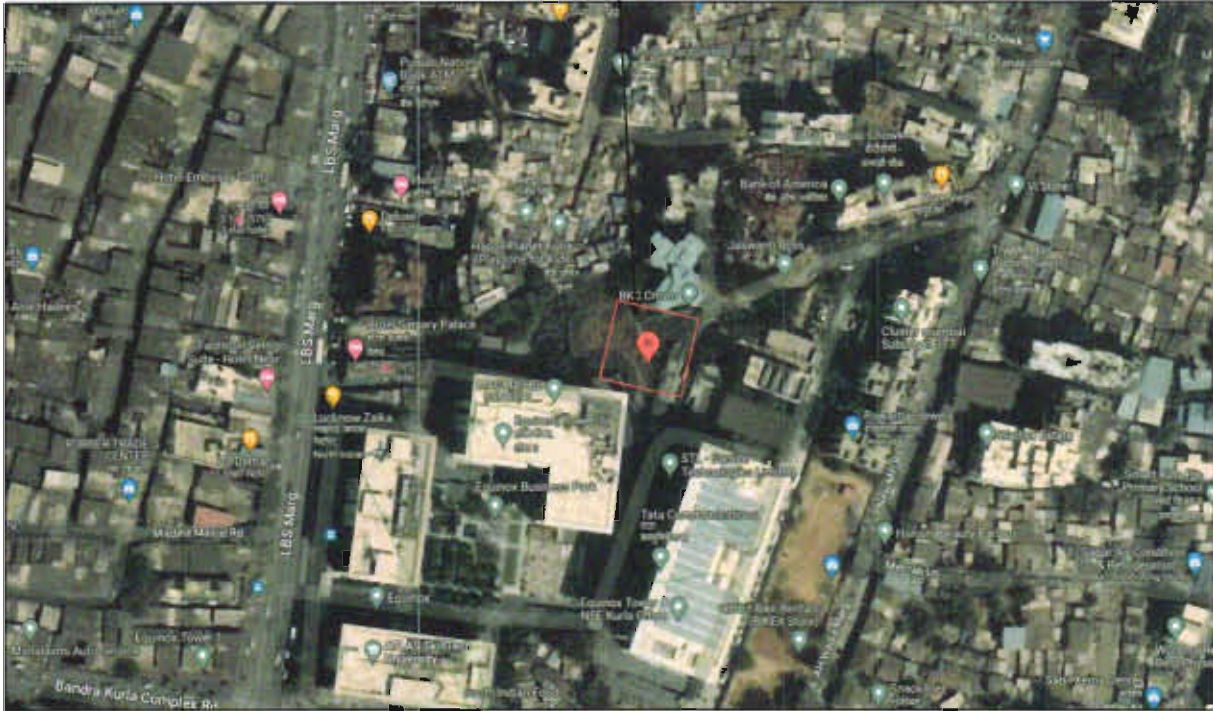


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°04'19.7"N 72°52'37.7"E


Note: The Blue line shows the route to site from nearest railway station (Kurla – 1.1 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024
Language: English

Selected District: MumbaiSubUrban

Select Village: कुर्ली - 4

Search By: Survey No. Location

Enter Survey No: 82 **Search**

उपविभाग	पुणे जमीन	निवासी संपत्तिका	श्रीकीस दुकाने	श्रीचोपिक	एकक (Rs.)	Attribute
108/517 -अभाग: ता.व.वहादुर गा.व.ची नारायणा पूर्वकडील गा.व.चा सर्वे भूभाग.	54680	130710	50320	163390	130710	सि.टी.एम. नंबर

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Price Indicators

HOUSING.COM Shreeji BKC Crown

₹1.09 Cr - 1.61 Cr | ₹24.50 K/sq.ft
Avg. starts at ₹24.50 K/sq.ft

By SHREEJI PROPERTIES

1.2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹24.50 K/sq.ft Avg. Price

445.00 sq.ft - 657.00 sq.ft Carpet Area

MAGICBRICKS Buy Rent Sell Home Loans

₹96.0 Lac EMI: ₹4,616 Can afford? ₹

1 BHK, 648 Sq.ft Flat For Sale **Kurla West, Mumbai**

1 Bed 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area: 465 sqft ₹ 20,513/sqft

Developer: Urban group

Project: BKC Crown

Floor: 10 (Out of 16 Floors)

Transaction Type: New Property

Facing: East

Lifts: 2

Furnished Status: Semi-Furnished

Car Parking: 1 Covered

OFFER: Free Car Parking

Contact Agent Get Phone No. Last contact made 15 days ago

More Details

Price Breakup: ₹96 Lac | ₹ 4,80,000 Approx. Registration Charges | ₹ 3,000 Monthly

Booking Amount: ₹10 Lac **Secure Now**

RERA ID: P51800047648

Address: Kurla West, Mumbai, Kurla West, Mumbai - Central Mumbai, Maharashtra





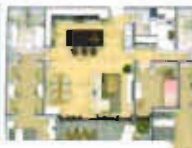
Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurja West > 3 BHK Flats for Sale in Kurja West > 1259 Sq-ft

₹2.19 Cr EMI: ₹99k | Get pre-approved loan

3 BHK 1549 Sq-ft Flat For Sale **Kurja West, Mumbai**

3 Beds 3 Baths 1 Covered Parking Semi-Furnished





Carpet Area 906 sqft * #34772sqft	Developer Urban group	Project BKC Crown	Floor 11 (Out of 12 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurja West > 3 BHK Flats for Sale in Kurja West > 1259 Sq-ft

₹1.39 Cr EMI: ₹61k | Can I afford it?

2 BHK 1251 Sq-ft Flat For Sale **Kurja West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area 657 sqft * #21357sqft	Developer Urban group	Project BKC Crown
Floor 12 (Out of 16 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered

ORR&L Free Modular Kitchen

[Contact Agent](#) [Get Phone No.](#) Last contact made 21 days ago

More Details

Price Breakup: ₹1.39 Cr | ₹6.95,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: ₹1.0 Lac **Secure Now**

REPA ID: P51800047648.

Address: Kurja West, Mumbai, Kurja West, Mumbai - Central Mumbai, Maharashtra

Price Indicators

2BHK Flat/Apartment
BKC Crown
Kurla West, Central Mumbai Suburb, Mumbai

₹1.52 - 1.61 Cr
621 - 657 sq.ft. | New Launch

Unit Type	Area (sq.ft.)	Price (₹)
1 BHK Flat	421 sq.ft.	₹ 1.52 Cr
2 BHK Flat	449 sq.ft.	₹ 1.58 Cr
3 BHK Flat	657 sq.ft.	₹ 1.61 Cr

BKC Crown
Kurla West, Mumbai

₹1.05 - 1.61 Cr + Govt. Charges

CONSTRUCTION STATUS
New Launch
Completion in Dec, 2025

Unit Type	Carpet Area (sq.ft.)	Price (₹)
1 BHK Apartment	445 - 468 sq.ft.	₹ 1.05 - 1.15 Cr + Govt. Charges
2 BHK Apartment	621 - 657 sq.ft.	₹ 1.45 - 1.61 Cr + Govt. Charges

Price Indicators

Shreeji BKC Crown

Kurla, Mumbai

Download Brochure

1.2 BHK
Apartment

445 - 657 sq ft
Carpet Area

₹ 1.09 Cr - ₹ 1.61 Cr
Price per sq ft

Overview Floor Plan Amenities Gallery Neighbourhood

Overview

Dec '25 Possession Start Date	Under Construction Status	0.55 Acres Total Area
143 Total Launch / Apartments	Mar '23 Launch Date	New Launch

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Price Indicators

Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kuria West > 1 BHK Flats for Sale in Kuria West > 450 sq.ft.

₹1.04 Cr EMI: ₹ 57k | Get one-click EMI loan

1 BHK 450 Sq-ft Flat For Sale **Kuria West, Mumbai**

1 Bed 2 Baths 1 Covered Parking Furnished

Carpet Area: 416 sqft - ₹ 25,029/sqft

Floor: 12 (Out of 16 Floors)

Facing: South - East

Developer: **Oria Infrastructure**

Project: **Meru Yojan one**

Transaction Type: **New Property**

Lifts: 4

Additional Rooms: 1 Store Room

Furnished Status: **Furnished**

Contact Agent | Get Phone No.

More Details

Price Breakup: ₹1.04 Cr | ₹5,20,600 Approx. Registration Charges | ₹3,500 Monthly

Booking Amount: ₹2.0 Lac **Secure Now**

RERA ID: P51800028864

Address: next to Equinox Business Park, Kuria West, Mumbai - Central Mumbai, Maharashtra

Landmarks: **Yojan ONE, BKC Crossing HPK Marg, near Equinox Business Park, C Block**

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kuria West > 3 BHK Flats for Sale in Kuria West > 1221 sq.ft.

₹2.14 Cr EMI: ₹ 97k | Can't afford? |

3 BHK 1221 Sq-ft Flat For Sale **Kuria West, Mumbai**

3 Beds 4 Baths 2 Balconies 2 Covered Parking Skydeck Island Kitchn

Carpet Area: 835 sqft - ₹ 25,629/sqft

Floor: 15 (Out of 16 Floors)

Developer: **Oria Infrastructure**

Project: **Meru Yojan one**

Transaction Type: **New Property**

Additional Rooms: 1 Store Room

Facing: **North**

Lifts: 2

Price Indicators Projects nearby Locality




magicbricks Buy Rent Sell Home Loans

Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Kurla West | 1 BHK Flats for Sale in Kurla West | ₹74.50 Cr

Get priority access & benefits with **MB Prime** | Unlock exclusively Reserved Owner Properties | [Join Prime 50% OFF](#)

₹ 90.0 Lac EMI - ₹ 4.9k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Jaswanti Bliss, Kurla West, Mumbai

+8 Photos

1 Bed **2 Baths** **Unfurnished**

Super Built-Up Area
374 sqft ~
₹ 15.679/sqft

Floor
6 (Out of 12 Floors)

Age Of Construction
Under Construction

Developer
Ashray Group

Transaction Type
New Property

Project
Jaswanti Bliss

Furnished Status
Unfurnished

[Contact Owner](#) [Get Phone No.](#)

Newly Constructed Property

More Details

Price Breakup ₹ 90 Lac

Booking Amount ₹ 100000 **Secure Now**

Address Jaswanti Bliss, Behind Equinox, Tanaji Chowk, Ingalwadi, New Mill Rd, Kurla West.

HOUSING Kurla West


PROJECT Think. I Create. Kurla West, Behind Equinox, Tanaji Chowk, Ingalwadi, Mumbai

LivSmart Kurla **₹85.86 L - 1.3 Cr** | ₹22.90 Cr/sqft | 690 sqft at ₹42.62 Cr

By SHREYA REALTY

Phase 1 Plot No. 2, 10, New 63752 Part, 63754 Part, 63755, 63756, 63758 Part, 63759 Part, 63760, 63761 Part, 63762 Part, 63763 Part, 63764 Part, Kurla West, Mumbai, District Mumbai Suburban, Mumbai.

[Book the Flat for Sale](#) [Contact Developer](#)



1, 2 BHK Apartments Configurations

Dec. 2020 Possession Starts

₹22.90 Cr/sqft Avg. Price

582.00 sq.ft. - 678.00 sq.ft. Carpet Area



Price Indicators Projects nearby Locality

HOUSING24x7 | Search for Mumbai

Omkar Vive | ₹1.25 Cr - 1.79 Cr | ₹15,000/sq.ft
 1.2 BHK Apartments | Ready to Move | ₹25.00 K/sq.ft Avg Price | 187.00 sq.ft - 906.00 sq.ft

1.2 BHK Apartments Configurations | Ready to Move Possession Status | ₹25.00 K/sq.ft Avg Price | 187.00 sq.ft - 906.00 sq.ft

magicbricks | Buy | Rent | Sell | Home Loans

₹89.0 Lac | EMI - ₹50k | Get pre-approved loan

1 BHK 812.5 sq.ft Flat For Sale | Kurja West, Mumbai

1 Bed | 2 Baths | 1 Covered Parking | Semi-Furnished

Carpet Area: 360 sqft | Developer: Ashray Group | Project: Jaswanti Bliss

Floor: 8 (Out of 12 Floors) | Transaction Type: New Property | Status: Ready to Move

Facing: East | Furnished Status: Semi-Furnished

East Facing Property | Newly Constructed Property

Contact Agent | Get Phone No. | Last contact made 11 days ago

More Details

Price Breakup: ₹89 Lac | ₹4,45,000 Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹1.0 Lac **Secure Now**

Address: Kurja West, Mumbai, Kurja West, Mumbai - Central Mumbai, Maharashtra

Landmarks: Near equinox

Price Indicators Projects nearby Locality

HOUSING24 PROJECT

Devika Tower
 IN DEVIKA DEVIKATOWERMUMBAI0191
 1 BHK Apartment, Durgamachandi

₹1.15 Cr - 1.25 Cr | ₹24.50 K/sq.ft
 5M+ starts at ₹32.00 K

1 BHK Apartment, Durgamachandi | Jun. 2024 Possession Starts | ₹24.50 K/sq.ft Avg. Price | 399.00 sq.ft. - 432.00 sq.ft. Carpet Area | Sales

magicbricks Buy | Rent | Sell | Home Loans

₹90.0 Lac | EMI: ₹ 4.4k | Can I afford it?

1 BHK Flat For Sale in Jaswanti Bliss, Kuria West, Mumbai

1 Bed | 1 Bath | Semi-Furnished

Super Built-Up Area: 500 sq.ft. | ₹18,000/sq.ft.
 Floor: 9 (Out of 12 Floors)
 Age Of Construction: Under Construction

Developer: Ashray Group | Project: Jaswanti Bliss
 Transaction Type: New Property | Furnished Status: Semi-Furnished

Newly Constructed Property

Contact Owner | Get Phone No.

More Details

Price Breakup	₹90 Lac
Booking Amount	₹100000 Secure Now
Address	Jaswanti Bliss, Behind Equinox, Tanaji Chowk, Ingalwadi, New Mill Rd, Kuria West.

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

Place : Mumbai

Date : 21.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
c=IN,
st=Maharashtra,
serialNumber=4, postalCode=400008,
emailAddress=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM,
Date: 2023.08.21 15:53:36 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.08.2023 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 20.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

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

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



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shreeji Properties
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 20.07.2023 Valuation Date - 21.08.2023 Date of Report - 21.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.07.2023
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 **21st August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

