

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-2404/23-24</b>	Dated <b>6-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> 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	Buyer's Order No.	Dated
	Dispatch Doc No. <b>3438 /2302469</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>MASTER VALUATION</b>		18 %	<b>10,500.00</b>
	<b>CGST</b>			<b>945.00</b>
	<b>SGST</b>			<b>945.00</b>
	<b>Total</b>			<b>₹ 12,390.00</b>

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
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**

Remarks:

"Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Near MCF Joggers Park, Borivali (West), Mumbai, PIN – 400 092, Taluka- Borivali, State - Maharashtra, Country - India - M/s. Chitalia Builders (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



UPI Virtual ID : vastukala@icici

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

Gitanjali

Kulaye

Authorised Signatory

This is a Computer Generated Invoice



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# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Jaykant Bliss"**

"Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Near MCF Joggers Park, Borivali (West), Mumbai, PIN – 400 092, Taluka- Borivali, State - Maharashtra, Country - India

**Latitude Longitude: 19°14'13.8"N 72°50'53.0"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 "Jaykant Bliss"

"Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Near MCF Joggers Park , Borivali (West), Mumbai, PIN – 400 092, Taluka- Borivali, State - Maharashtra, Country - India

Latitude Longitude: 19°14'13.8"N 72°50'53.0"E

### NAME OF DEVELOPER: M/s. Chitalia Builders

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 **29<sup>th</sup> August 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Near MCF Joggers Park, Borivali (West), Mumbai, PIN – 400 092, Taluka- Borivali, State - Maharashtra, Country - India. It is about 1.0 Km. travel distance from Eksar Metro Station of Western 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. Chitalia Builders	
Project Registration Number	Project	RERA Project Number
	Jaykant Bliss	P51800051199
Register office address	M/s. Chitalia Builders Shop No.- 8, "Borivali Shopping Centre", Chandavarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Hetal Chitalia (Builder Person – Mobile No. 9892106706) Tel.No. – 02228901180, 02228911180 Hema – (Builder Person – Mobile No. 7557755788)	
E – mail ID & Website	chitaliabuilders@yahoo.com	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road and Neelgiri Apartment
On or towards South	New Gagangiri Society
On or towards East	Van Udyan Road and Garden
On or towards West	Lata Palace Chs Ltd.



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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**

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 : 29.08.2023
	b)	Date on which the valuation is made : 09.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report Circular No. 28/2021 from Adv. Smitesh M. Bane dated 29.04.2023
	2.	Copy of Registration Certificate No. 27AACFC8508P1Z0 dated 03.01.2019,
	3.	Copy of Development Agreement date 05.10.2018 b/w. Bombay Municipal Corporation Employees Sheetal Co-Operative Housing Society Ltd. (the Society) AND Mr. Arun B. Malave & 25 others (the Members) AND M/s. Chitalia Builders (the Developer)
	4.	Copy of Affidavit – Cum – Declaration date 26.07.2023 of M/s. Chitalia Builders
	5.	Copy of Plinth Completion Certificate Ref No. P-264/ Struct – Stability Certificate / Plinth – Completion / 01 / RO date 14.07.2023
	6.	Copy of MAHARERA Registration Certificate of Project No. P51800051199 issued by Maharashtra Real Estate Regulatory Authority date 01.06.2023. Last Modified date 25.05.2023
	7.	Copy of Architect's Certificate date 06.01.2023 issued by Chamunda Consultant (As per RERA Certificate)
	8.	Copy of NOC for Height Clearance No. JUHU/ WEST/ B/ 110721/ 633902 date 21.12.2021 issued by Airports Authority Of India.
	9.	Copy of Fire- fighting and fire protection requirement for the proposed construction of high rise residential building Ref No. No. P – 3497/ 2019/ (2227 and Other)/ R/ C/ Ward/ EKSAR- S- CFO/1/ New date 23.03.2021 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
	10.	Copy Of Intimation Of Disapproval issued under SEC.346 OF M.M.C. ACT, as amended issued under No. P-3497/ 2019/ (2227 and Other)/ R/ C/ Ward/ EKSAR- S/ IOD/1/ Amend date 04.04.2022
	11.	Copy of Revised IOD Drawing No. P/ 3497/ 2019/ R/ C/ Ward/ EKSAR- S date 04.04.2022 issued by Municipal Corporation of Greater Mumbai.
	12.	Copy of Commencement Certificate No. P – 3497/ 2019/ (2227 and Other)/ R/ C/ Ward/ EKSAR- S/ CC/ 1/ New date 11.09.2019 issued by Municipal Corporation of Greater Mumbai <b>This C.C. is granted for upto plinth level (part) for shops and still slab level (part) only, as per approved IOD plans dated 04.04.2022. This CC is Valid upto 05.03.2024</b>
	13.	Copy of Revised IOD Drawing No. P/ 3497/ 2019/ R/ C/ Ward/ EKSAR- S date 04.04.2022 issued by Municipal Corporation of Greater Mumbai. (Number of Copies Sheet No. 1/11 to 11/11)

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<u>Approved upto:</u>		
Project	Number of Floors	
Jaykant Bliss	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential Floors.	
Project Name (with address & phone nos.)	: "Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Near MCF Joggers Park, Borivali (West), Mumbai, PIN – 400 092, Taluka- Borivali, 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. Chitalia Builders</b>  <b>Address:</b> Shop No.- 8, "Borivali Shopping Centre", Chandavarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country – India.  <b>Contact Person :</b> Mr. Hetal Chitalia (Builder Person – Mobile No. 9892106706) Tel.No. – 02228901180, 02228911180	
5. Brief description of the property (Including Leasehold / freehold etc.)	: <b>About "Jaykant Bliss" Project:</b> Chitalia Jaykant Bliss is a budget friendly Project located in Borivali West, Mumbai Western Suburbs and well connected by major road(s) like New Link Road, Western Express Highway. The total area in which Chitalia Jaykant Bliss has been built is 0.52 acre. Available configurations include 1 BHK and 2 BHK Apartment, as per the area plan. This project has been developed by Chitalia Builders who are one of the reputed developers in the Mumbai. The Project current status is New Launch. It has 66 Units This project meets all mandates as required by the state authority. RERA ID of Jaykant Bliss is P51800051199.	
<b>TYPE OF THE BUILDING</b>		
Project	Number of Floors	
Jaykant Bliss	Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 19 <sup>th</sup> Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential Floors.	
<b>LEVEL OF COMPLETEION:</b>		
Project	Present stage of Construction	Percentage of work completion
Jaykant Bliss	RCC work upto 1 <sup>st</sup> floor slab is completed	12%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>December - 2026 (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>				
➤ Italian Marble 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				
➤ Swimming Pool				
➤ Senior Citizen Corner Area				
➤ Jogging Track				
➤ Fitness Centre				
➤ Gymnasium				
➤ Tennis Court				
➤ Senior Citizen Sitout				
➤ Meditation Area				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.T.S. No. 2227 & 2229A
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 2227 & 2229A of Village – Eksar
	d)	Ward / Taluka	:	Borivali
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Jaykant Bliss", Proposed Amalgamation & Redevelopment of Plot bearing C.T.S. No. 2227 & 2229A of Village – Eksar, D P Road, Van Udyan Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India.
8.	City / Town		:	Borivali (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		:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Neelgiri Apartment	Neelgiri Apartment	Road and Neelgiri Apartment

	South	New Gagangiri Chs Ltd.	New Gagangiri Chs Ltd.	New Gagangiri Society
	East	Garden and DP Road	Garden and DP Road	Van Udyan Road and Garden
	West	CTS No. 2227	CTS No. 2227	Lata Palace Chs Ltd
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°14'13.8"N 72°50'53.0"E	
14.	Extent of the site		: Total Plot area – 2129.90 Sq. M. (As per Approved Plan & as per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 2129.90 Sq. M. (As per Approved Plan & as per RERA Certificate)	
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	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For Residential and Commercial purpose	
8.	Any usage restriction		: Residential and Commercial	
9.	Is plot in town planning approved layout?		: Copy of Revised IOD Drawing No. P/ 3497/ 2019/ R/ C/ Ward/ EKSAR- S date 04.04.2022 issued by Municipal Corporation of Greater Mumbai. (Number of Copies Sheet No. 1/11 to 11/11) <b>Approved upto:</b>	
			<b>Project</b>	<b>Number of Floors</b>
			Jaykant Bliss	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential 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.		: Existing 13.40 Mtr. Wide Road	

14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Total Plot area – 2129.90 Sq. M. (As per Approved Plan & as per 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)	:	₹ 1,56,900.00 per Sq. M. for Residential ₹ 72,470.00 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 Approved Plan &amp; RERA Certificate</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>2129.90</td> <td>72470</td> <td>15,43,53,853.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2129.90	72470	15,43,53,853.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2129.90	72470	15,43,53,853.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	<b>Project</b>		<b>Number of Floors</b>									
	<b>Jaykant Bliss</b>		Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 19 <sup>th</sup> Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential Floors.									
	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 Revised IOD Drawing No. P/ 3497/ 2019/ R/ C/ Ward/ EKSAR- S date 04.04.2022				
h)	Approved map / plan issuing authority	:	issued by Municipal Corporation of Greater Mumbai. (Number of Copies Sheet No. 1/11 to 11/11) <b>Approved upto:</b>				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaykant Bliss</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Commercial / Part Residential) + 2<sup>nd</sup> to 15<sup>th</sup> Upper Residential Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Jaykant Bliss	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential Floors.
Project	Number of Floors						
Jaykant Bliss	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential Floors.						
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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
a)	No. of water closets and their type	:	N.A. Building Construction work is in progress
b)	No. of wash basins	:	

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

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

Proposed as per site information		As per Approved Plan	
<b>Project</b>	<b>Number of Floors</b>	Copy of Revised IOD Drawing No. P/ 3497/ 2019/ R/ C/ Ward/ EKSAR- S date 04.04.2022 issued by Municipal Corporation of Greater Mumbai	
Jaykant Bliss	Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 19 <sup>th</sup> Upper Residential Floors.	<b>Approval upto:</b>	
		<b>Project</b>	<b>Number of Floors</b>
		Jaykant Bliss	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part Commercial / Part Residential) + 2 <sup>nd</sup> to 15 <sup>th</sup> Upper Residential 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. Municipal Corporation of Greater Mumbai we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Jaykant Bliss (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area In Sq. Ft.	Built up Area In Sq. Ft.	Rate per Sq. ft. on 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	101	1	1 BHK	320	352					10,56,000
2	102	1	2 BHK	436	480					14,38,800
Land Owner's Share										
3	103	1	1 RK	248	273	25000	62,00,000.00	66,96,000.00	14000	8,18,400
4	106	1	1 RK	272	299	25000	68,00,000.00	73,44,000.00	15500	8,97,600
5	201	2	1 BHK	320	352					10,56,000
6	202	2	2 BHK	452	497					14,91,600
7	203	2	1 BHK	359	395					11,84,700
Land Owner's Share										
8	204	2	2 BHK	503	553	25080	1,26,15,240.00	1,36,24,459.00	28500	16,59,900
9	205	2	2 BHK	503	553	25080	1,26,15,240.00	1,36,24,459.00	28500	16,59,900
10	206	2	1 BHK	336	370					11,08,800
11	301	3	1 BHK	320	352					10,56,000
12	302	3	2 BHK	462	508					15,24,600
13	303	3	1 BHK	359	395					11,84,700
Land Owner's Share										
14	304	3	2 BHK	503	553					16,59,900
15	305	3	2 BHK	503	553					16,59,900
16	306	3	1 BHK	336	370					11,08,800
17	401	4	1 BHK	320	352					10,56,000



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
18	402	4	2 BHK	480	528					15,84,000
19	403	4	1 BHK	366	403					12,07,800
20	404	4	2 BHK	527	580					17,39,100
21	405	4	2 BHK	503	553	Land Owner's Share				16,59,900
22	406	4	1 BHK	416	458	25240	1,04,99,840.00	1,13,39,827.00	23500	13,72,800
23	501	5	1 BHK	394	433	25320	99,76,080.00	1,07,74,166.00	22500	13,00,200
24	502	5	2 BHK	500	550	Land Owner's Share				16,50,000
25	503	5	1 BHK	366	403	Land Owner's Share				12,07,800
26	504	5	2 BHK	529	582	Land Owner's Share				17,45,700
27	505	5	2 BHK	529	582	Land Owner's Share				17,45,700
28	506	5	1 BHK	416	458	25320	1,05,33,120.00	1,13,75,770.00	23500	13,72,800
29	601	6	1 BHK	394	433	25400	1,00,07,600.00	1,08,08,208.00	22500	13,00,200
30	602	6	2 BHK	503	553	Land Owner's Share				16,59,900
31	603	6	1 BHK	417	459	25400	1,05,91,800.00	1,14,39,144.00	24000	13,76,100
32	604	6	2 BHK	534	587	Land Owner's Share				17,62,200
33	605	6	2 BHK	546	601	Land Owner's Share				18,01,800
34	606	6	1 BHK	416	458	25400	1,05,66,400.00	1,14,11,712.00	24000	13,72,800
35	701	7	1 BHK	394	433	25480	1,00,39,120.00	1,08,42,250.00	22500	13,00,200
36	702	7	2 BHK	503	553	Land Owner's Share				16,59,900
37	703	7	1 BHK	417	459	25480	1,06,25,160.00	1,14,75,173.00	24000	13,76,100
38	704	7	2 BHK	546	601	Land Owner's Share				18,01,800
39	705	7	2 BHK	546	601	Land Owner's Share				18,01,800
40	706	7	1 BHK	416	458	25480	1,05,99,680.00	1,14,47,654.00	24000	13,72,800
41	801	8	1 BHK	394	433	25560	1,00,70,640.00	1,08,76,291.00	22500	13,00,200
42	802	8	2 BHK	539	593	Land Owner's Share				17,78,700
43	803	8	1 BHK	417	459	25560	1,06,58,520.00	1,15,11,202.00	24000	13,76,100
44	804	8	2.5 BHK	661	727	25560	1,68,95,160.00	1,82,46,773.00	38000	21,81,300
45	901	9	1 BHK	394	433	25640	1,01,02,160.00	1,09,10,333.00	22500	13,00,200
46	902	9	2 BHK	547	602	Land Owner's Share				18,05,100
47	903	9	1 BHK	417	459	25640	1,06,91,880.00	1,15,47,230.00	24000	13,76,100
48	904	9	2 BHK	546	601	Land Owner's Share				18,01,800
49	905	9	2 BHK	557	613	Land Owner's Share				18,38,100
50	906	9	1 BHK	416	458	25640	1,06,66,240.00	1,15,19,539.00	24000	13,72,800
51	1001	10	1 BHK	394	433	25720	1,01,33,680.00	1,09,44,374.00	23000	13,00,200



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
52	1002	10	2 BHK	547	602		Land Owner's Share			18,05,100
53	1003	10	1 BHK	417	459	25720	1,07,25,240.00	1,15,83,259.00	24000	13,76,100
54	1004	10	2 BHK	557	613		Land Owner's Share			18,38,100
55	1005	10	2 BHK	557	613		Land Owner's Share			18,38,100
56	1006	10	1 BHK	416	458	25720	1,06,99,520.00	1,15,55,482.00	24000	13,72,800
57	1101	11	1 BHK	394	433	25800	1,01,65,200.00	1,09,78,416.00	23000	13,00,200
58	1102	11	2 BHK	547	602		Land Owner's Share			18,05,100
59	1103	11	1 BHK	417	459	25800	1,07,58,600.00	1,16,19,288.00	24000	13,76,100
60	1104	11	2 BHK	609	670		Land Owner's Share			20,09,700
61	1105	11	2 BHK	557	613		Land Owner's Share			18,38,100
62	1106	11	1 BHK	416	458	25800	1,07,32,800.00	1,15,91,424.00	24000	13,72,800
63	1201	12	1 BHK	394	433	25880	1,01,96,720.00	1,10,12,458.00	23000	13,00,200
64	1202	12	2 BHK	547	602	25880	1,41,56,360.00	1,52,88,869.00	32000	18,05,100
65	1203	12	1 BHK	417	459	25880	1,07,91,960.00	1,16,55,317.00	24500	13,76,100
66	1204	12	2 BHK	609	670		Land Owner's Share			20,09,700
67	1205	12	2 BHK	609	670		Land Owner's Share			20,09,700
68	1206	12	1 BHK	416	458	25880	1,07,66,080.00	1,16,27,366.00	24000	13,72,800
69	1301	13	1 BHK	394	433	25960	1,02,28,240.00	1,10,46,499.00	23000	13,00,200
70	1302	13	2 BHK	547	602	25960	1,42,00,120.00	1,53,36,130.00	32000	18,05,100
71	1303	13	1 BHK	417	459	25960	1,08,25,320.00	1,16,91,346.00	24500	13,76,100
72	1304	13	2 BHK	609	670	25960	1,58,09,640.00	1,70,74,411.00	35500	20,09,700
73	1305	13	2 BHK	609	670	25960	1,58,09,640.00	1,70,74,411.00	35500	20,09,700
74	1306	13	1 BHK	416	458	25960	1,07,99,360.00	1,16,63,309.00	24500	13,72,800
75	1401	14	1 BHK	394	433	26040	1,02,59,760.00	1,10,80,541.00	23000	13,00,200
76	1402	14	2 BHK	547	602	26040	1,42,43,880.00	1,53,83,390.00	32000	18,05,100
77	1403	14	1 BHK	417	459	26040	1,08,58,680.00	1,17,27,374.00	24500	13,76,100
78	1404	14	2 BHK	609	670	26040	1,58,58,360.00	1,71,27,029.00	35500	20,09,700
79	1405	14	2 BHK	609	670	26040	1,58,58,360.00	1,71,27,029.00	35500	20,09,700
80	1406	14	1 BHK	416	458	26040	1,08,32,640.00	1,16,99,251.00	24500	13,72,800
81	1505	15	2.5 BHK	720	792	26120	1,88,06,400.00	2,03,10,912.00	42500	23,76,000
82	1506	15	1 BHK	416	458	26120	1,08,65,920.00	1,17,35,194.00	24500	13,72,800
<b>Total</b>				<b>38038</b>	<b>41842</b>		<b>49,51,36,360.00</b>	<b>53,47,47,269.00</b>		<b>3,47,42,400</b>



**1b) Jaykant Bliss (Proposed Inventory):**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
83	1501	15	1 BHK	394	433	26120	1,02,91,280.00	1,11,14,582.00	23000	13,00,200
84	1502	15	2 BHK	547	602	26120	1,42,87,640.00	1,54,30,651.00	32000	18,05,100
85	1503	15	1 BHK	417	459	26120	1,08,92,040.00	1,17,63,403.00	24500	13,76,100
86	1601	16	1 BHK	394	433	26200	1,03,22,800.00	1,11,48,624.00	23000	13,00,200
87	1602	16	2 BHK	547	602	26200	1,43,31,400.00	1,54,77,912.00	32000	18,05,100
88	1603	16	1 BHK	417	459	26200	1,09,25,400.00	1,17,99,432.00	24500	13,76,100
89	1604	16	2 BHK	610	671	26200	1,59,82,000.00	1,72,60,560.00	36000	20,13,000
90	1605	16	2 BHK	610	671	26200	1,59,82,000.00	1,72,60,560.00	36000	20,13,000
91	1606	16	1 BHK	416	458	26200	1,08,99,200.00	1,17,71,136.00	24500	13,72,800
92	1701	17	1 BHK	394	433	26280	1,03,54,320.00	1,11,82,666.00	23500	13,00,200
93	1702	17	2 BHK	547	602	26280	1,43,75,160.00	1,55,25,173.00	32500	18,05,100
94	1703	17	1 BHK	417	459	26280	1,09,58,760.00	1,18,35,461.00	24500	13,76,100
95	1704	17	2 BHK	610	671	26280	1,60,30,800.00	1,73,13,264.00	36000	20,13,000
96	1705	17	2 BHK	610	671	26280	1,60,30,800.00	1,73,13,264.00	36000	20,13,000
97	1706	17	1 BHK	416	458	26280	1,09,32,480.00	1,18,07,078.00	24500	13,72,800
98	1801	18	1 BHK	394	433	26360	1,03,85,840.00	1,12,16,707.00	23500	13,00,200
99	1802	18	2 BHK	547	602	26360	1,44,18,920.00	1,55,72,434.00	32500	18,05,100
100	1803	18	1 BHK	417	459	26360	1,09,92,120.00	1,18,71,490.00	24500	13,76,100
101	1804	18	2 BHK	610	671	26360	1,60,79,600.00	1,73,65,968.00	36000	20,13,000
102	1805	18	2 BHK	610	671	26360	1,60,79,600.00	1,73,65,968.00	36000	20,13,000
103	1806	18	1 BHK	416	458	26360	1,09,65,760.00	1,18,43,021.00	24500	13,72,800
104	1901	19	1 BHK	394	433	26440	1,04,17,360.00	1,12,50,749.00	23500	13,00,200
105	1902	19	1 BHK	433	476	26440	1,14,48,520.00	1,23,64,402.00	26000	14,28,900
<b>Total</b>				<b>11167</b>	<b>12284</b>		<b>29,33,83,800.00</b>	<b>31,68,54,505.00</b>		<b>3,68,51,100</b>



**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 ₹
Approved - Sale Flat	1 RK - 02 1 BHK - 30 2 BHK - 09 2.5 BHK - 02	43	19253	21178	49,51,36,360.00	53,47,47,269.00
Proposed - Sale Flat	1 BHK - 13 2 BHK - 10	23	11167	12284	29,33,83,800.00	31,68,54,505.00
<b>Total (a)</b>		<b>66</b>	<b>30420</b>	<b>33462</b>	<b>78,85,20,160.00</b>	<b>85,16,01,774.00</b>
Approved - Land Owner's Share (b)	1 BHK - 10 2 BHK - 29	39	18785	20664	-	-
<b>Total (a + b)</b>		<b>105</b>	<b>49205</b>	<b>54126</b>	<b>78,85,20,160.00</b>	<b>85,16,01,774.00</b>
Refuge Floor - 8 <sup>th</sup> Floor - Flat Nos. 5 & 6						
Refuge Floor - 15 <sup>th</sup> Floor - Flat No. 4						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	78,85,20,160.00
Final Realizable Value After Completion in ₹	85,16,01,774.00
Cost of Construction (Total Built up area x Rate) 54126 Sq. Ft. x ₹ 3000.00	16,23,78,000.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Jaykant Bliss	12	54126	16,23,78,000.00	1,94,85,360.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 78,85,20,160.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 85,16,01,774.00</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 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 ₹ 24,000.00 to ₹ 27,000.00 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 ₹ 25,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



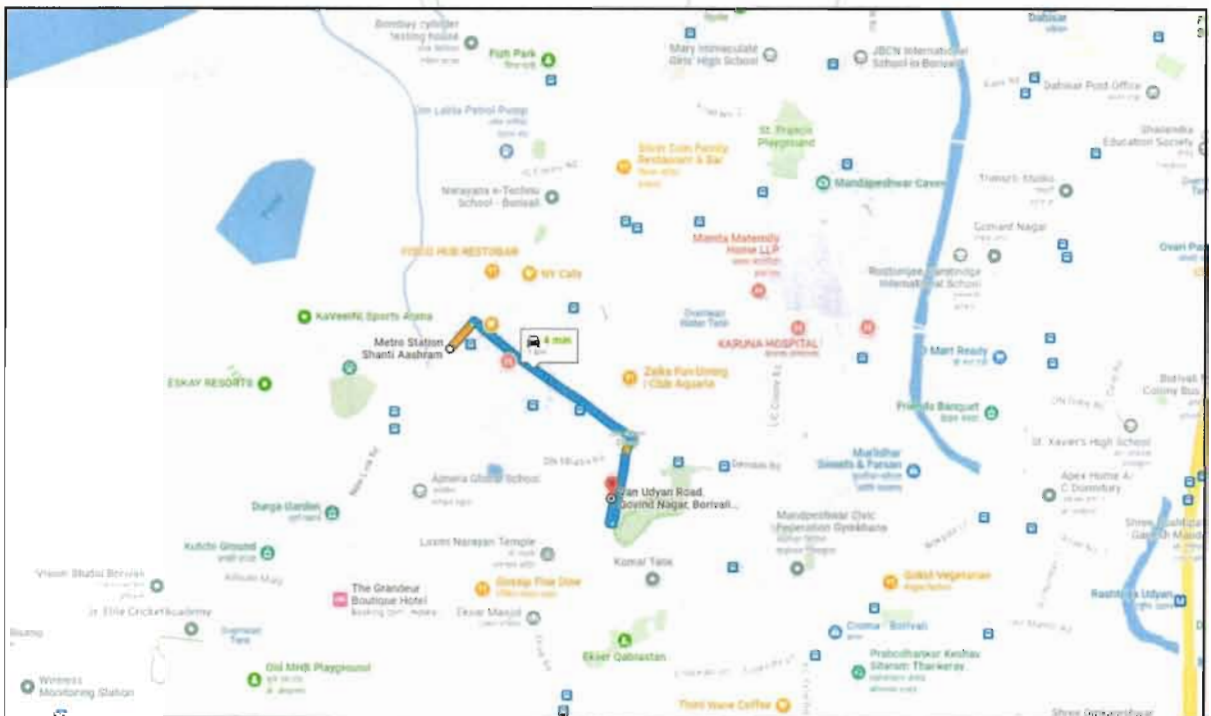
## Actual Site Photographs







## Route Map of the property Site u/r



**Latitude Longitude: 19°14'13.8"N 72°50'53.0"E**

**Note:** The Blue line shows the route to site from nearest metro station (Ekar- 1.00 Km.)



## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

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Enter Survey No: 2227

उपविभाग	बुली जमीन	निवासी सहनिचा	बॉडीस	दुकाने	बीचोरिक	एकक (Rs./)	Attribute
87/406-मुभाग: उत्तरेस देविदास मार्ग, पुर्वकडे बोरीवली गाव हद्द, पश्चिमेस कडे एकसर रोड .	72470	156900	180430	228700	156900	चौरस मीटर	मि.टी.एस. नंबर



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SurveyNo	87/406-मुभाग: उत्तरेस देविदास मार्ग, पुर्वकडे बोरीवली गाव हद्द, पश्चिमेस कडे एकसर रोड .	72470	156900	180430	228700	156900	चौरस मीटर

1 2 3 4 5

Survey Number

2078, 2081, 2082, 2084, 2085, 2086, 2088, 2089, 2090, 2091, 2092, 2093, 2105, 2106, 2121, 2129, 2131, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2142, 2143, 2144, 2150, 2160, 2161, 2174, 2176, 2177, 2178, 2179, 2180, 2181, 2184, 2185, 2186, 2187, 2188, 2192, 2193, 2194, 2198, 2199, 2209, 2210, 2212, 2213B, 2213, 2213A, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2228B, 2228A, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2237, 2238, 2238A, 2238C, 2239, 2240, 2242, 2243, 2244, 2245, 2245B, 2246A, 2246, 2247, 2247B, 2248, 2248B, 2250A, 2250, 2250B, 2251, 2252, 2254, 2255

## Price Indicators

**HOUSING.COM** | Buy in Member | Search: (Barvali West) | Add | Download App | List Property

Barvali West / Barvali West / Chitalia Jaykant Bliss | Last updated: Jul 17, 2022

**Chitalia Jaykant Bliss** | ₹98.54 L - 1.52 Cr | ₹25.00 K/sq.ft | EMI starts at ₹48,92 ₹

By CHITALIA BUILDERS | Type: Triggers Park, Off Divdasi Lane, Barvali West, Western Suburbs, Mumbai | [Contact Sellers](#)

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1.2 BHK Apartments Configurations | Dec. 2026 Possession Starts | ₹25.00 K/sq.ft Avg. Price | 394.00 sq.ft. - 610.00 sq.ft. (Carpet Area) Sizes | [9 more](#)

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Barvali West, Mumbai | Under Construction | Possession by Dec. 2026

₹92.0 Lac - ₹1.04 Cr | [Contact Agent](#)

Rent ₹1500 - ₹1500 | Flats

Individual | Agent



## Price Indicators

**HOUSING.COM** Buy in Mumbai

2 BHK Flat ₹1.6 Cr EMI starts at ₹7943 x

By CHITALA BUILDERS

Chitala Jaykant Bliss, Phase, Borivali West, Mumbai

**WYS** Best Deal Guaranteed Know More

823 sq ft Built Up Area | ₹19.44 K/sq.ft Avg. Price | 2 BHK Configuration | 31st May, 2025 Possession status | Higher of 19 floors | West facing Facing | Unfurnished Furnishing

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1 BHK 595 Sq-ft Flat For Sale **Borivali West, Mumbai**

1 Bed 2 Baths 1 Balcony Unfurnished

Carpet Area **394 sqft** ₹24,873/sqft

Project **Jaykant Bliss** Floor **5 (Out of 19 Floors)**

Transaction Type **New Property** Facing **East** Lifts **3**

Furnished Status **Unfurnished** Car Parking **1 Open** Type Of Ownership **Co-operative Society**

East Facing Property

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

**More Details**

Price Breakup **₹98 Lac | ₹2,800 Monthly**

Booking Amount **₹51,000**

RERA ID **P51800051199**

Address **Devidas Road, Borivali West, Mumbai, Borivali West, Mumbai - Western 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 Borivali West > 1 BHK Flats for Sale in Borivali West > 394 Sq.ft

**₹98.5 Lac** EMI - ₹44k [How much loan can I get?](#)

1 BHK 394 Sq-ft Flat For Sale **Borivali West, Mumbai**

+10 Photos

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area **394 sqft** ₹25,000/sqft

Transaction Type **New Property**

Furnished Status **Unfurnished**

Project **Jaykant Bliss**

Facing **East**

Car Parking **1 Covered**

Floor **9 (Out of 22 Floors)**

Lifts **3**

Type Of Ownership **Co-operative Society**

East Facing Property Near MCF Joggers Park Devidas Lane Borivali West

[Contact Agent](#) [Get Phone No.](#) Last contact made 30 days ago

**More Details**





Price Breakup	₹98.5 Lac   ₹4,92,500 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800051199
Address	Jaykant Bliss Devidas Lane Near Joggers Park Borivali West, Borivali West, Mumbai - Western Mumbai, Maharashtra

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 1 BHK Flats for Sale in Borivali West > 410 Sq.ft

**₹1.04 Cr** EMI - ₹47k [Get Loan offers from 34+ Banks](#)

1 BHK 410 Sq-ft Flat For Sale **Borivali West, Mumbai**

+5 Photos

1 Bed 2 Baths Unfurnished

Carpet Area **410 sqft** ₹25,366/sqft

Transaction Type **New Property**

Furnished Status **Unfurnished**

Project **Jaykant Bliss**

Facing **East**

Car Parking **1 Open**

Lifts **3**

Type Of Ownership **Freehold**

Age Of Construction **Under Construction**

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 10 days ago

**More Details**

Price Breakup	₹1.04 Cr   ₹3,200 Monthly
Booking Amount	₹5.0 Lac
RERA ID	51800051199
Address	devidas lane, opp MCF garden, Borivali West, Mumbai - Western Mumbai, Maharashtra



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www.vastukala.org



## Price Indicators

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Prop

Home Property for Sale in Mumbai Property for Sale in Borivali West Property for Sale in Chitalia Jaykant Bliss Mumbai 2 Bedroom 610 Sq Ft Apartment in Borivali West Mumbai

139 Views Compare

**Chitalia Jaykant Bliss**  
**2 Bedroom 610 Sq.Ft. Apartment**  
 in Borivali West Mumbai  
 Listing ID #5002923

**₹ 1.6 Cr.**

2 Bedrooms  
 Unfurnished  
 610 Sq Ft (Carpet Area)  
 Garden View

Need Loan? Get Free Credit Score

2 Photos

Map View

Get Instant Home Loan Request for Call

Overview Amenities Agent Overview About Project Commute Time Borivali West Reviews

**PROPTIGER** Mumbai Mumbai Mumbai

Interested to buy property in **Borivali West ?**

Name

+91 Mobile No

I agree to be contacted by PropTiger via WhatsApp, SMS, Email or

**GET CALL BACK**

**Assured Callback in 5 mins**  
 Get an assured callback in 5 mins from sales expert (9 AM - 6 PM IST)

Contact Helpline or WhatsApp/Chat Only **+91-96939-69347**

Chitalia Jaykant Bliss

Borivali West, Mumbai

Download brochures

1.2 BHK  
 394 - 610 sq ft  
 ₹ 98.54 L - ₹ 1.52 Cr


## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 2 BHK Flats for Sale in Borivali West > 547 Sq-ft

**₹1.37 Cr** EMI - ₹ 62k | [How much loan can I get?](#)

2 BHK 547 Sq-ft Flat For Sale **Borivali West, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area  
547 sqft ~  
₹ 25,046/sqft

Transaction Type  
**New Property**

Furnished Status  
Unfurnished

Project  
**Jaykant Bliss**

Floor  
12 (Out of 22 Floors)

Facing  
**East**

Lifts  
**3**

Car Parking  
**1 Covered**

Type Of Ownership  
**Co-operative Society**

East Facing Property

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

Last contact made 74 days ago

**More Details**

Price Breakup: ₹1.37 Cr | ₹ 6,85,000 Approx. Registration Charges | ₹10 Per sq. Unit Monthly

Booking Amount: ₹ 2.0 Lac

RERA ID: P51800051199


Address: Jaykant Bliss Devidas Lane Near MCF Joggers Park Borivali west, Borivali West, Mumbai - Western Mumbai, Maharashtra

**magicbricks** Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 2 BHK Flats for Sale in Borivali West > 950 Sq-ft

**₹1.64 Cr** EMI - ₹ 74k | [Get pre-approved loan](#)

2 BHK 950 Sq-ft Flat For Sale **Borivali West, Mumbai**



2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area  
810 sqft ~  
₹ 27,006/sqft

Transaction Type  
**New Property**

Furnished Status  
Unfurnished

Project  
**Jaykant Bliss**

Floor  
5 (Out of 19 Floors)

Facing  
**East**

Lifts  
**3**

Car Parking  
**1 Open**

Type Of Ownership  
**Co-operative Society**

East Facing Property

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

Last contact made 5 days ago

**More Details**

Price Breakup: ₹1.64 Cr | ₹ 8,23,750 Approx. Registration Charges | ₹ 4,500 Monthly

Booking Amount: ₹ 51,000

RERA ID: P51800051199

Address: Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra



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## Price Indicators Projects nearby Locality

**Shivoham Avyukta Breeze**  
By SHIVOHAM GROUP  
Plot No. 344g At Borival West, Western Suburbs, Mumbai

₹1.52 Cr - 1.75 Cr | ₹27.00 K/sq.ft.  
EMI starts at ₹75.37 k

2 BHK Apartment Configuration

Sep. 2025 Possession Starts

₹27.00 K/sq.ft Avg. Price

562.00 sq.ft. - 650.00 sq.ft. (Carpet Area) Sizes

**Shivoham Avyukta Neelkamal**  
By SHIVOHAM GROUP  
Plot No. 344g At Borival West, Western Suburbs, Mumbai

₹1.13 Cr - 2.52 Cr | ₹27.00 K/sq.ft.  
EMI starts at ₹55.85 k

1, 2, 3 BHK Apartments Configurations

Sep. 2026 Possession Starts

₹27.00 K/sq.ft Avg. Price

417.00 sq.ft. - 932.00 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

The screenshot displays the Magicbricks website interface for the Krishna Palace project. The header includes navigation options like Buy, Rent, Sell, Home Loans, Property Services, MB Advice, and Help. A prominent banner image shows a tall apartment building. Below the banner, there are buttons for 'Follow' and '8 Photos'. A navigation menu lists 'Overview', 'Properties', 'About Project', 'Amenities', 'Floor Plan & Units', 'Project Details', 'About Locality', 'Properties Snapshot', and 'Abr'. The main content area features the project name 'Krishna Palace' with a 'Write a review' button. It identifies the developer as 'The Makwana Group' and the location as 'Borivali West, Mumbai'. The project status is 'Under Construction' with completion in Dec. 2018. The price is listed as '₹ 99.0 Lac Onwards' with a 'Contact Agent' button and a 'Download Brochure' link. A sidebar on the right offers a 'View on Map' and '2 Videos'.

The screenshot displays the Magicbricks website interface for the Zen Enclave project. The header is identical to the previous screenshot. The main banner area is mostly blank, with a 'View on Map' button on the right. Below the banner, there is a 'REBA APPROVED' badge and a 'Project Locality Video' player. The navigation menu is the same. The project name 'Zen Enclave' is prominently displayed with a 'Write a review' button. The developer is 'Konark Shakti Group' and the location is 'Borivali West, Mumbai'. The project status is 'Under Construction' with possession by Dec. 2023. The price is '₹ 1.34 Cr - ₹ 2.10 Cr' with a 'Contact Agent' button and a 'Download Brochure' link. The sidebar on the right includes 'View on Map' and 'Home' options.

## Price Indicators Projects nearby Locality

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or R

Home New Projects in Mumbai Property in Mumbai Projects in Borivali West Khandelwal Passcode Fusion

16 Photos

**Khandelwal Passcode Fusion**  
Borivali West, Mumbai

₹ 78.00 Lac to 1.27 Cr

Status: **New Launch**

Project Size: 320 units - 2 Acres

Configurations: 1.2 BHK Flat from 405 Sq. Ft to 595 Sq. Ft (Carpet)

259325 Views | 2190 Enquiries

Request a Call Back

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or R

Home New Projects in Mumbai Property in Mumbai Projects in Borivali West Paradigm Ananda Park

6 Photos

**Paradigm Ananda Park**  
Borivali West, Mumbai

₹ 99.00 Lac to 1.52 Cr

Status: **Early Stage Construction**

Project Size: 298 units - 1.05 Acres

Configurations: 1.2 BHK Flat from 413 Sq. Ft to 634 Sq. Ft (Carpet)

22866 Views | 290 Enquiries

GET A CALL BACK

**Why Invest through Square Yards?**

- Zero Brokerage - 100% Service - 0% Brokerage - We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.



## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

**DGS Sheetal Meghdoot**  
By DGS GROUP  
Borivali West, Western Suburbs, Mumbai

₹1.11 Cr - 2.17 Cr | ₹26.00 K/sq.ft  
EMI starts at ₹4.88 K

Project Images:

1, 2 BHK Apartments Configurations  
Dec. 2026 Possession Starts  
₹26.00 K/sq.ft Avg. Price  
425.00 sq.ft. - 834.00 sq.ft. (Carpet Area) Sizes

Contact Seller

**PROPTIGER** Mumbai

Interested to buy property in **Borivali West ?**

Name: \_\_\_\_\_  
+91 \_\_\_\_\_ Mobile No: \_\_\_\_\_

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc.

**GET CALL BACK**

**Assured Callback in 5 mins**  
Get an assured callback in 5 mins from 10AM to 6 PM IST

**Shri Mahavir Krupa Chsl Ltd**  
By Shri Real Estate

Borivali West, Mumbai

1, 2, 3 BHK: 3 - 368 sq.ft | ₹ 1.03 Cr

Contact Helpdesk or WhatsApp/Chat Only: **+91-96939-69347**

## Price Indicators Projects nearby Locality

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Property Login

Home [Property for Sale in Mumbai](#) [Property for Sale in Yogi Nagar](#) 2 Bedroom 665 Sq.Ft. Apartment in Yogi Nagar Mumbai

81 Views Compare

**2 Bedroom 665 Sq.Ft. Apartment in Yogi Nagar Mumbai**  
Listing ID #4756902

**₹ 1.92 Cr.**

**Need Loan?**  
Get Your Credit Score

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 665 Sq.Ft. (Carpet Area)
- West

Get Instant Home Loan Request for Call

Map View

Overview Amenities Agent Overview Commute Time

**PROPTIGER** Mumbai Get a Home Loan

Interested to buy property in **Avirahi Wing A ?**

Name

91 (Mobile No.)

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc.

**GET CALL BACK**

**Assured Callback in 5 mins**  
(Get an assured callback in 5 mins, from 9:00 AM to 6:00 PM IST)

**Authorised Channel Partner**  
Proptiger is an authorized channel partner for this project.

**Fortune Avirahi Wing A** ❤️  
by Fortune Constructions

Borival West, Mumbai [View on map](#)

3, 4 BHK 1,192 - 1,453 sq ft ₹ 3.22 Cr - ₹ 3.92 Cr

Contact Helpdesk on WhatsApp/Chat Only **+91-96939-69347**

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 : 09.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Vastukala  
2.5.4.20=9F22B664ad356d38e0279e3885931490c7d33d0133311  
5279b17a18b6632\_postalCode=400004, ou=Maharashtra,  
serialNumber=11, cn=MANOJ BABURAO CHALIKWAR  
#282637932706250fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.09 16:10:22 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.09.2023 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 29.08.2023. 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Chitalia Builders</b>
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 Bhavika Chavan – 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 - 29.08.2023 Valuation Date – 09.09.2023 Date of Report - 09.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.08.2023
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 **09<sup>th</sup> September 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. Chitalia Builders**. 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. Chitalia Builders**. 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
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