

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-2497/23-24	Dated 15-Sep-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. 003638 / 2302575	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:

""La Serena"", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village Kandivali, MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India - M/s. Pebble Park Developers LLP (Master 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: "La Serena"

"La Serena", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village - Kandivali, MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°12'22.7"N 72°50'35.7"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 "La Serena"

**"La Serena", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village Kandivali,
MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067,
State - Maharashtra, Country - India**

Latitude Longitude: 19°12'22.7"N 72°50'35.7"E

NAME OF DEVELOPER: M/s. Pebble Park Developers LLP

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 **14th September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "La Serena", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village Kandivali, MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India. It is about 2 Km. travel distance from Kandivali 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. Pebble Park Developers LLP	
Project Registration Number	Project	RERA Project Number
	La Serena	P51800050593
Register office address	M/s. Pebble Park Developers LLP 5 th Floor, "Raheja Chamber", Linking Road and Main Avenue, Santacruz (West), Mumbai, Pin - 400 054, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Vikas (Builder Person – Mobile No. 9987851548) Ms. Simoni Creado (Builder Person - Mobile No. 8850688316) Mr. Sanjay Ramugade (Manager - Mobile No.9820627945)	
E – mail ID & Website	simoni@vraheja.com , sanjay@vraheja.com www.vraheja.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Smruti CHSL
On or towards South	Ratna Rajul CHSL
On or towards East	MG Cross Road
On or towards West	Open Plot & Raghukrupa Building



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 : 11.09.2023
	b)	Date on which the valuation is made : 15.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 25.01.2023 from Adv. Satish Dedhia
	2.	Copy of Registration certificate date 07.12.2022 of M/s. Pebble Park Developers LLP
	3.	Copy of Affidavit-Cum – Declaration of M/s. Pebble Park Developers LLP date 17.07.2023
	4.	Copy of Intimation of Disapproval No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI R / C / CC / 1 / New date 01.07.2022 issued by Municipal Corporation of Greater Mumbai
	5.	Copy of Admission Cum Retirement Deed date 15.04.2021 b/w. Mr. Vijay B. Raheja and Mrs. Gurleen Raheja and M/s Queens Construction Pvt. Ltd
	6.	Copy of Limited Liability Partnership Deed of M/s. Pebble Park Developers LLP date 21.05.2018 b/w. Mr. Vijay B. Raheja and M/s Queens Construction Pvt. Ltd
	7.	Copy of Certificate of incorporation No. AAM- 6173
	8.	Copy of Agreement for sale date 03.11.2012 b/w. M/s. Pebble Park Developers LLP (the Developers) AND Patel Nagar Co-operative Housing society Ltd. (said Society- Purchasers)
	9.	Copy of Engineer's Certificate date 14.07.2023 issued by Eng.Mr. Deepak Shah (As per RERA Certificate)
	10.	Copy of Architect's Certificate date 13.07.2023 issued by Ar. Arun Pagnis (As per REA Certificate)
	11.	Copy of NOC for Height Clearance No. JUHU / WEST / B / 020922 / 653591 date 07.04.2022, Valid upto: 06.04.2030 issued by Airports Authority of India.
	12.	Copy of Fire Safety requirements Letter No. P-9243 / 2021 / (1084) / (R/C) Ward / Kandivali / R/C-CFO / 1 New date 23.03.2022 issued by MCGM Fire Brigade
	13.	Copy of MAHARERA Registration Certificate of Project No. P51800050593 issued by Maharashtra Real Estate Regulatory Authority date 14.06.2023. Last Modified date 28.07.2023
	14.	Copy of IOD No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI R / C / IOD / 1 NEW dated 25.08.2022 issued by Municipal Corporation of Greater Mumbai
	15.	Copy of Amended Plan Approval Letter No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C / 337 / 1 / Amend dated 25.08.2022 issued by Municipal Corporation of Greater Mumbai

	<p>16. Copy of Commencement Certificate No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C / CC / 1 / Amend dated 01.11.2021 issued by Municipal Corporation of Greater Mumbai</p> <p>This C.C. is granted for work of part plinth only as per plinth plan attached and as per approved amended plans date 25.08.2022</p> <p>This C.C. is granted for work upto top of 5th Podiums for Wings 1st to 7th only, as per approved amended plans date 25.08.2023. This CC is valid upto 27.06.2024</p>							
	<p>17. Copy of Approved Plan No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C date 25.08.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven- Sheet No. 11/15 to 15/15)</p> <p>Approved upto:</p> <table border="1" data-bbox="344 698 1294 811"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> <tr> <td>6 & 7</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.	6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.	
Tower	Number of Floors							
5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.							
6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.							
	<p>Project Name (with address & phone nos.)</p>	<p>: "La Serena", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village Kandivali, MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India</p>						
4.	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>	<p>: M/s. Pebble Park Developers LLP</p> <p>Address: 5th Floor, "Raheja Chamber", Linking Road and Main Avenue, Santacruz (West), Mumbai, Pin - 400 054, State - Maharashtra, Country – India</p> <p>Contact Person : Mr. Vikas (Builder Person – Mobile No. 9987851548) Ms. Simoni Creado (Builder Person - Mobile No. 8850688316) Mr. Sanajy Ramugade (Manager - Mobile No.9820627945)</p>						
5.	<p>Brief description of the property (Including Leasehold / freehold etc.)</p>							
	<p>About "La Serena" Project: Pebble La Serena Tower 5 Tower 6 And Tower 7 offers Apartment as property type. The project has been developed in an area of 2.37 Acres . It is currently Under Construction. Available configurations include 2 BHK, 3 BHK, 4 BHK. Pebble La Serena Tower 5 Tower 6 And Tower 7 was launched in April 2023. Pebble La Serena Tower 5 Tower 6 And Tower 7 possession is Dec, 2028. Altogether, there are 165 units available. There are 3 buildings in this property. The address of Pebble La Serena Tower 5 Tower 6 And Tower 7 is MG Cross Road, Kandivali West. Pebble La Serena Tower 5 Tower 6 And Tower 7 is approved by the state regulatory authority and the RERA ID is P51800050593.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="296 1923 1441 1957"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>		Tower	Number of Floors				
Tower	Number of Floors							

5	Proposed Ground + 1 st to 5 th floors (Podiums) + 23 rd upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.
6 & 7	Proposed Ground + 1 st to 5 th floors (Podiums) + 23 rd upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.

LEVEL OF COMPLETEION:

Tower	Present stage of Construction	Percentage of work completion
5,6,7	Excavation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (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	:	Think.Innovate.Create
a)	Plot No. / Survey No.	:	C.T.S. No. 1084
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	C.T.S. No. 1084, Village Kandivali
d)	Ward / Taluka	:	Borivali
e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"La Serena", Proposed Redevelopment of Society at Plot bearing C.T.S. No. 1084, Village Kandivali, MG Cross Road No. 4, Amrut Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India
8.	City / Town	:	Kandivali (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.	Boundaries of the property		
	As per Documents	As per RERA Certificate	As per Site
	North	CTS No. 1085/B	Shree Lucky Building
	South	CTS No. 1082 & 1086	9 M Wide Fire Driveway
	East	M. G. Cross Road No. 4	18.3 M Wide Road
	West	CTS No. 1072, 1074 & 108	9.15 M Wide Road
			Smruti CHSL
			Ratna Rajul CHSL
			MG Cross Road
			Open Plot & Raghukrupa Building
14.1	Dimensions of the site	N. A. as the land is irregular in shape	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°12'22.7"N 72°50'35.7"E	
14.	Extent of the site	Plot area – 9591.70 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 – 9591.70 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. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C date 25.08.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven- Sheet No. 11/15 to 15/15) Approved upto:									
			<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> <tr> <td>6 & 7</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.	6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.			
Tower	Number of Floors											
5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.											
6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 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.	:	18.3 M. 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.	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-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 9591.70 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)	:	₹ 1,43,500.00 per Sq. M. for Residential ₹ 67,730.00 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>9591.70</td> <td>67730</td> <td>64,96,45,841.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9591.70	67730	64,96,45,841.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
9591.70	67730	64,96,45,841.00										

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 Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floor	:							
	e) Area and height of each floor including basement, if any	:							
	Tower		Number of Floors						
	5		Proposed Ground + 1 st to 5 th floors (Podiums) + 23 rd upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 5th floors (Podiums) + 6th upper floors.						
	6 & 7		Proposed Ground + 1 st to 5 th floors (Podiums) + 23 rd upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 5th floors (Podiums) + 6th upper floors.						
	f) Plinth area floor-wise	:	As per table attached to the report						
	g) 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						
	h) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C date 25.08.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven- Sheet No. 11/15 to 15/15)						
	i) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> <tr> <td>6 & 7</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.	6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.
Tower	Number of Floors								
5	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.								
6 & 7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors.								
	j) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	k) 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	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:						
Tower	Proposed as per site information	As per Sanctioned Approval Plan				
5, 6, 7	Proposed Ground + 1 st to 5 th floors (Podiums) + 23 rd upper floors.	<p>Copy of Approved Plan No. P- 9243 / 2021 / (1084) / R / C Ward / KANDIVALI / R / C date 25.08.2022 issued by Municipal Corporation of Greater Mumbai</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>5,6,7</td> <td>Ground + 1st to 5th floors (Podiums) + 6th upper floors</td> </tr> </tbody> </table>	Project	Number of Floors	5,6,7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors
Project	Number of Floors					
5,6,7	Ground + 1 st to 5 th floors (Podiums) + 6 th upper floors					
<p><u>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. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.</u></p>						



1a) Tower - 5 (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per 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	601	6	2 BHK	715	787	22000	1,57,30,000.00	1,69,88,400.00	35500	23,59,500
2	602	6	2 BHK	765	842	22000	1,68,30,000.00	1,81,76,400.00	38000	25,24,500
3	603	6	2 BHK	715	787	22000	1,57,30,000.00	1,69,88,400.00	35500	23,59,500
4	604	6	2 BHK	725	798	22000	1,59,50,000.00	1,72,26,000.00	36000	23,92,500
Total				2920	3212		6,42,40,000.00	6,93,79,200.00		96,36,000

1b) Tower - 5 (Proposed Inventory):

Sr. No.	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 ₹
5	701	7	2 BHK	715	787	22080	1,57,87,200.00	1,70,50,176.00	35500	23,59,500
6	702	7	2 BHK	765	842	22080	1,68,91,200.00	1,82,42,496.00	38000	25,24,500
7	703	7	2 BHK	715	787	22080	1,57,87,200.00	1,70,50,176.00	35500	23,59,500
8	704	7	2 BHK	725	798	22080	1,60,08,000.00	1,72,88,640.00	36000	23,92,500
9	801	8	2 BHK	715	787	22160	1,58,44,400.00	1,71,11,952.00	35500	23,59,500
10	802	8	2 BHK	765	842	22160	1,69,52,400.00	1,83,08,592.00	38000	25,24,500
11	803	8	2 BHK	715	787	22160	1,58,44,400.00	1,71,11,952.00	35500	23,59,500
12	901	9	2 BHK	715	787	22240	1,59,01,600.00	1,71,73,728.00	36000	23,59,500
13	902	9	2 BHK	765	842	22240	1,70,13,600.00	1,83,74,688.00	38500	25,24,500
14	903	9	2 BHK	715	787	22240	1,59,01,600.00	1,71,73,728.00	36000	23,59,500
15	904	9	2 BHK	725	798	22240	1,61,24,000.00	1,74,13,920.00	36500	23,92,500
16	1001	10	2 BHK	715	787	22320	1,59,58,800.00	1,72,35,504.00	36000	23,59,500
17	1002	10	2 BHK	765	842	22320	1,70,74,800.00	1,84,40,784.00	38500	25,24,500
18	1003	10	2 BHK	715	787	22320	1,59,58,800.00	1,72,35,504.00	36000	23,59,500
19	1004	10	2 BHK	725	798	22320	1,61,82,000.00	1,74,76,560.00	36500	23,92,500
20	1101	11	2 BHK	715	787	22400	1,60,16,000.00	1,72,97,280.00	36000	23,59,500
21	1102	11	2 BHK	765	842	22400	1,71,36,000.00	1,85,06,880.00	38500	25,24,500
22	1103	11	2 BHK	715	787	22400	1,60,16,000.00	1,72,97,280.00	36000	23,59,500
23	1104	11	2 BHK	725	798	22400	1,62,40,000.00	1,75,39,200.00	36500	23,92,500
24	1201	12	2 BHK	715	787	22480	1,60,73,200.00	1,73,59,056.00	36000	23,59,500
25	1202	12	2 BHK	765	842	22480	1,71,97,200.00	1,85,72,976.00	38500	25,24,500
26	1203	12	2 BHK	715	787	22480	1,60,73,200.00	1,73,59,056.00	36000	23,59,500
27	1204	12	2 BHK	725	798	22480	1,62,98,000.00	1,76,01,840.00	36500	23,92,500

Sr. No.	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 ₹
28	1401	14	2 BHK	715	787	22560	1,61,30,400.00	1,74,20,832.00	36500	23,59,500
29	1402	14	2 BHK	765	842	22560	1,72,58,400.00	1,86,39,072.00	39000	25,24,500
30	1403	14	2 BHK	715	787	22560	1,61,30,400.00	1,74,20,832.00	36500	23,59,500
31	1404	14	2 BHK	725	798	22560	1,63,56,000.00	1,76,64,480.00	37000	23,92,500
32	1501	15	2 BHK	715	787	22640	1,61,87,600.00	1,74,82,608.00	36500	23,59,500
33	1502	15	2 BHK	765	842	22640	1,73,19,600.00	1,87,05,168.00	39000	25,24,500
34	1503	15	2 BHK	715	787	22640	1,61,87,600.00	1,74,82,608.00	36500	23,59,500
35	1504	15	2 BHK	725	798	22640	1,64,14,000.00	1,77,27,120.00	37000	23,92,500
36	1601	16	2 BHK	715	787	22720	1,62,44,800.00	1,75,44,384.00	36500	23,59,500
37	1602	16	2 BHK	765	842	22720	1,73,80,800.00	1,87,71,264.00	39000	25,24,500
38	1603	16	2 BHK	715	787	22720	1,62,44,800.00	1,75,44,384.00	36500	23,59,500
39	1701	17	2 BHK	715	787	22800	1,63,02,000.00	1,76,06,160.00	36500	23,59,500
40	1702	17	2 BHK	765	842	22800	1,74,42,000.00	1,88,37,360.00	39000	25,24,500
41	1703	17	2 BHK	715	787	22800	1,63,02,000.00	1,76,06,160.00	36500	23,59,500
42	1704	17	2 BHK	725	798	22800	1,65,30,000.00	1,78,52,400.00	37000	23,92,500
43	1801	18	2 BHK	715	787	22880	1,63,59,200.00	1,76,67,936.00	37000	23,59,500
44	1802	18	2 BHK	765	842	22880	1,75,03,200.00	1,89,03,456.00	39500	25,24,500
45	1803	18	2 BHK	715	787	22880	1,63,59,200.00	1,76,67,936.00	37000	23,59,500
46	1804	18	2 BHK	725	798	22880	1,65,88,000.00	1,79,15,040.00	37500	23,92,500
47	1901	19	2 BHK	715	787	22960	1,64,16,400.00	1,77,29,712.00	37000	23,59,500
48	1902	19	2 BHK	765	842	22960	1,75,64,400.00	1,89,69,552.00	39500	25,24,500
49	1903	19	2 BHK	715	787	22960	1,64,16,400.00	1,77,29,712.00	37000	23,59,500
50	1904	19	2 BHK	725	798	22960	1,66,46,000.00	1,79,77,680.00	37500	23,92,500
51	2001	20	2 BHK	715	787	23040	1,64,73,600.00	1,77,91,488.00	37000	23,59,500
52	2002	20	2 BHK	765	842	23040	1,76,25,600.00	1,90,35,648.00	39500	25,24,500
53	2003	20	2 BHK	715	787	23040	1,64,73,600.00	1,77,91,488.00	37000	23,59,500
54	2004	20	2 BHK	725	798	23040	1,67,04,000.00	1,80,40,320.00	37500	23,92,500
55	2101	21	2 BHK	715	787	23120	1,65,30,800.00	1,78,53,264.00	37000	23,59,500
56	2102	21	2 BHK	765	842	23120	1,76,86,800.00	1,91,01,744.00	40000	25,24,500
57	2103	21	2 BHK	715	787	23120	1,65,30,800.00	1,78,53,264.00	37000	23,59,500
58	2104	21	2 BHK	725	798	23120	1,67,62,000.00	1,81,02,960.00	37500	23,92,500
59	2201	22	2 BHK	715	787	23200	1,65,88,000.00	1,79,15,040.00	37500	23,59,500
60	2202	22	2 BHK	765	842	23200	1,77,48,000.00	1,91,67,840.00	40000	25,24,500
61	2203	22	2 BHK	715	787	23200	1,65,88,000.00	1,79,15,040.00	37500	23,59,500
62	2204	22	2 BHK	725	798	23200	1,68,20,000.00	1,81,65,600.00	38000	23,92,500
63	2301	23	2 BHK	715	787	23280	1,66,45,200.00	1,79,76,816.00	37500	23,59,500
64	2302	23	2 BHK	765	842	23280	1,78,09,200.00	1,92,33,936.00	40000	25,24,500



Sr. No.	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 ₹
65	2303	23	2 BHK	715	787	23280	1,66,45,200.00	1,79,76,816.00	37500	23,59,500
66	2304	23	2 BHK	725	798	23280	1,68,78,000.00	1,82,28,240.00	38000	23,92,500
Total				45270	49797		1,02,70,71,600.00	1,10,92,37,328.00		14,93,91,000

2a) Tower - 6 (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per 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	601	6	3 BHK	1025	1128	22000	2,25,50,000.00	2,43,54,000.00	50500	33,82,500
2	602	6	3 BHK	1025	1128	22000	2,25,50,000.00	2,43,54,000.00	50500	33,82,500
3	603	6	3 BHK	1150	1265	22000	2,53,00,000.00	2,73,24,000.00	57000	37,95,000
4	604	6	3 BHK	1150	1265	22000	2,53,00,000.00	2,73,24,000.00	57000	37,95,000
Total				4350	4785		9,57,00,000.00	10,33,56,000.00		1,43,55,000

2b) Tower - 6 (Proposed Inventory):

Sr. No.	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 ₹
5	701	7	3 BHK	1025	1128	22080	2,26,32,000.00	2,44,42,560.00	51000	33,82,500
6	702	7	3 BHK	1025	1128	22080	2,26,32,000.00	2,44,42,560.00	51000	33,82,500
7	703	7	3 BHK	1150	1265	22080	2,53,92,000.00	2,74,23,360.00	57000	37,95,000
8	704	7	3 BHK	1150	1265	22080	2,53,92,000.00	2,74,23,360.00	57000	37,95,000
9	801	8	3 BHK	1025	1128	22160	2,27,14,000.00	2,45,31,120.00	51000	33,82,500
10	802	8	3 BHK	1025	1128	22160	2,27,14,000.00	2,45,31,120.00	51000	33,82,500
11	804	8	3 BHK	1150	1265	22160	2,54,84,000.00	2,75,22,720.00	57500	37,95,000
12	901	9	3 BHK	1025	1128	22240	2,27,96,000.00	2,46,19,680.00	51500	33,82,500
13	902	9	3 BHK	1025	1128	22240	2,27,96,000.00	2,46,19,680.00	51500	33,82,500
14	903	9	3 BHK	1150	1265	22240	2,55,76,000.00	2,76,22,080.00	57500	37,95,000
15	904	9	3 BHK	1150	1265	22240	2,55,76,000.00	2,76,22,080.00	57500	37,95,000
16	1001	10	3 BHK	1025	1128	22320	2,28,78,000.00	2,47,08,240.00	51500	33,82,500
17	1002	10	3 BHK	1025	1128	22320	2,28,78,000.00	2,47,08,240.00	51500	33,82,500
18	1003	10	3 BHK	1150	1265	22320	2,56,68,000.00	2,77,21,440.00	58000	37,95,000
19	1004	10	3 BHK	1150	1265	22320	2,56,68,000.00	2,77,21,440.00	58000	37,95,000
20	1101	11	3 BHK	1025	1128	22400	2,29,60,000.00	2,47,96,800.00	51500	33,82,500
21	1102	11	3 BHK	1025	1128	22400	2,29,60,000.00	2,47,96,800.00	51500	33,82,500
22	1103	11	3 BHK	1150	1265	22400	2,57,60,000.00	2,78,20,800.00	58000	37,95,000
23	1104	11	3 BHK	1150	1265	22400	2,57,60,000.00	2,78,20,800.00	58000	37,95,000



Sr. No.	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 ₹
24	1201	12	3 BHK	1025	1128	22480	2,30,42,000.00	2,48,85,360.00	52000	33,82,500
25	1202	12	3 BHK	1025	1128	22480	2,30,42,000.00	2,48,85,360.00	52000	33,82,500
26	1203	12	3 BHK	1150	1265	22480	2,58,52,000.00	2,79,20,160.00	58000	37,95,000
27	1204	12	3 BHK	1150	1265	22480	2,58,52,000.00	2,79,20,160.00	58000	37,95,000
28	1401	14	3 BHK	1025	1128	22560	2,31,24,000.00	2,49,73,920.00	52000	33,82,500
29	1402	14	3 BHK	1025	1128	22560	2,31,24,000.00	2,49,73,920.00	52000	33,82,500
30	1403	14	3 BHK	1150	1265	22560	2,59,44,000.00	2,80,19,520.00	58500	37,95,000
31	1404	14	3 BHK	1150	1265	22560	2,59,44,000.00	2,80,19,520.00	58500	37,95,000
32	1501	15	3 BHK	1025	1128	22640	2,32,06,000.00	2,50,62,480.00	52000	33,82,500
33	1502	15	3 BHK	1025	1128	22640	2,32,06,000.00	2,50,62,480.00	52000	33,82,500
34	1503	15	3 BHK	1150	1265	22640	2,60,36,000.00	2,81,18,880.00	58500	37,95,000
35	1504	15	3 BHK	1150	1265	22640	2,60,36,000.00	2,81,18,880.00	58500	37,95,000
36	1601	16	3 BHK	1025	1128	22720	2,32,88,000.00	2,51,51,040.00	52500	33,82,500
37	1602	16	3 BHK	1025	1128	22720	2,32,88,000.00	2,51,51,040.00	52500	33,82,500
38	1604	16	3 BHK	1310	1441	22720	2,97,63,200.00	3,21,44,256.00	67000	43,23,000
39	1701	17	3 BHK	1025	1128	22800	2,33,70,000.00	2,52,39,600.00	52500	33,82,500
40	1702	17	3 BHK	1025	1128	22800	2,33,70,000.00	2,52,39,600.00	52500	33,82,500
41	1703	17	3 BHK	1150	1265	22800	2,62,20,000.00	2,83,17,600.00	59000	37,95,000
42	1704	17	3 BHK	1150	1265	22800	2,62,20,000.00	2,83,17,600.00	59000	37,95,000
43	1801	18	3 BHK	1025	1128	22880	2,34,52,000.00	2,53,28,160.00	53000	33,82,500
44	1802	18	3 BHK	1025	1128	22880	2,34,52,000.00	2,53,28,160.00	53000	33,82,500
45	1803	18	3 BHK	1150	1265	22880	2,63,12,000.00	2,84,16,960.00	59000	37,95,000
46	1804	18	3 BHK	1150	1265	22880	2,63,12,000.00	2,84,16,960.00	59000	37,95,000
47	1901	19	3 BHK	1025	1128	22960	2,35,34,000.00	2,54,16,720.00	53000	33,82,500
48	1902	19	3 BHK	1025	1128	22960	2,35,34,000.00	2,54,16,720.00	53000	33,82,500
49	1903	19	3 BHK	1150	1265	22960	2,64,04,000.00	2,85,16,320.00	59500	37,95,000
50	1904	19	3 BHK	1150	1265	22960	2,64,04,000.00	2,85,16,320.00	59500	37,95,000
51	2001	20	3 BHK	1025	1128	23040	2,36,16,000.00	2,55,05,280.00	53000	33,82,500
52	2002	20	3 BHK	1025	1128	23040	2,36,16,000.00	2,55,05,280.00	53000	33,82,500
53	2003	20	3 BHK	1150	1265	23040	2,64,96,000.00	2,86,15,680.00	59500	37,95,000
54	2004	20	3 BHK	1150	1265	23040	2,64,96,000.00	2,86,15,680.00	59500	37,95,000
55	2101	21	3 BHK	1025	1128	23120	2,36,98,000.00	2,55,93,840.00	53500	33,82,500
56	2102	21	3 BHK	1025	1128	23120	2,36,98,000.00	2,55,93,840.00	53500	33,82,500
57	2103	21	3 BHK	1150	1265	23120	2,65,88,000.00	2,87,15,040.00	60000	37,95,000
58	2104	21	3 BHK	1150	1265	23120	2,65,88,000.00	2,87,15,040.00	60000	37,95,000
59	2201	22	3 BHK	1025	1128	23200	2,37,80,000.00	2,56,82,400.00	53500	33,82,500
60	2202	22	3 BHK	1025	1128	23200	2,37,80,000.00	2,56,82,400.00	53500	33,82,500



Sr. No.	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 ₹
61	2203	22	3 BHK	1150	1265	23200	2,66,80,000.00	2,88,14,400.00	60000	37,95,000
62	2204	22	3 BHK	1150	1265	23200	2,66,80,000.00	2,88,14,400.00	60000	37,95,000
63	2301	23	3 BHK	1025	1128	23280	2,38,62,000.00	2,57,70,960.00	53500	33,82,500
64	2302	23	3 BHK	1025	1128	23280	2,38,62,000.00	2,57,70,960.00	53500	33,82,500
65	2303	23	3 BHK	1150	1265	23280	2,67,72,000.00	2,89,13,760.00	60000	37,95,000
66	2304	23	3 BHK	1150	1265	23280	2,67,72,000.00	2,89,13,760.00	60000	37,95,000
Total				67460	74206		1,53,05,51,200.00	1,65,29,95,296.00		22,26,18,000

3a) Tower - 7 (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per 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	601	6	4 BHK	1575	1733	22000	3,46,50,000.00	3,74,22,000.00	78000	51,97,500
2	602	6	4 BHK	1575	1733	22000	3,46,50,000.00	3,74,22,000.00	78000	51,97,500
Total				3150	3465		6,93,00,000.00	7,48,44,000.00		1,03,95,000

3b) Tower - 7 (Proposed Inventory):

Sr. No.	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 ₹
3	701	7	4 BHK	1575	1733	22080	3,47,76,000.00	3,75,58,080.00	78000	51,97,500
4	702	7	4 BHK	1575	1733	22080	3,47,76,000.00	3,75,58,080.00	78000	51,97,500
5	801	8	2 BHK	975	1073	22160	2,16,06,000.00	2,33,34,480.00	48500	32,17,500
6	802	8	4 BHK	1575	1733	22160	3,49,02,000.00	3,76,94,160.00	78500	51,97,500
7	901	9	4 BHK	1575	1733	22240	3,50,28,000.00	3,78,30,240.00	79000	51,97,500
8	902	9	4 BHK	1575	1733	22240	3,50,28,000.00	3,78,30,240.00	79000	51,97,500
9	1001	10	4 BHK	1575	1733	22320	3,51,54,000.00	3,79,66,320.00	79000	51,97,500
10	1002	10	4 BHK	1575	1733	22320	3,51,54,000.00	3,79,66,320.00	79000	51,97,500
11	1101	11	4 BHK	1575	1733	22400	3,52,80,000.00	3,81,02,400.00	79500	51,97,500
12	1102	11	4 BHK	1575	1733	22400	3,52,80,000.00	3,81,02,400.00	79500	51,97,500
13	1201	12	4 BHK	1575	1733	22480	3,54,06,000.00	3,82,38,480.00	79500	51,97,500
14	1202	12	4 BHK	1575	1733	22480	3,54,06,000.00	3,82,38,480.00	79500	51,97,500
15	1401	14	4 BHK	1575	1733	22560	3,55,32,000.00	3,83,74,560.00	80000	51,97,500
16	1402	14	4 BHK	1575	1733	22560	3,55,32,000.00	3,83,74,560.00	80000	51,97,500
17	1501	15	4 BHK	1575	1733	22640	3,56,58,000.00	3,85,10,640.00	80000	51,97,500
18	1502	15	4 BHK	1575	1733	22640	3,56,58,000.00	3,85,10,640.00	80000	51,97,500

Sr. No.	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 ₹
19	1602	16	4 BHK	1575	1733	22720	3,57,84,000.00	3,86,46,720.00	80500	51,97,500
20	1701	17	4 BHK	1575	1733	22800	3,59,10,000.00	3,87,82,800.00	81000	51,97,500
21	1702	17	4 BHK	1575	1733	22800	3,59,10,000.00	3,87,82,800.00	81000	51,97,500
22	1801	18	4 BHK	1575	1733	22880	3,60,36,000.00	3,89,18,880.00	81000	51,97,500
23	1802	18	4 BHK	1575	1733	22880	3,60,36,000.00	3,89,18,880.00	81000	51,97,500
24	1901	19	4 BHK	1575	1733	22960	3,61,62,000.00	3,90,54,960.00	81500	51,97,500
25	1902	19	4 BHK	1575	1733	22960	3,61,62,000.00	3,90,54,960.00	81500	51,97,500
26	2001	20	4 BHK	1575	1733	23040	3,62,88,000.00	3,91,91,040.00	81500	51,97,500
27	2002	20	4 BHK	1575	1733	23040	3,62,88,000.00	3,91,91,040.00	81500	51,97,500
28	2101	21	4 BHK	1575	1733	23120	3,64,14,000.00	3,93,27,120.00	82000	51,97,500
29	2102	21	4 BHK	1575	1733	23120	3,64,14,000.00	3,93,27,120.00	82000	51,97,500
30	2201	22	4 BHK	1575	1733	23200	3,65,40,000.00	3,94,63,200.00	82000	51,97,500
31	2202	22	4 BHK	1575	1733	23200	3,65,40,000.00	3,94,63,200.00	82000	51,97,500
32	2301	23	4 BHK	1575	1733	23280	3,66,66,000.00	3,95,99,280.00	82500	51,97,500
33	2302	23	4 BHK	1575	1733	23280	3,66,66,000.00	3,95,99,280.00	82500	51,97,500
Total				48225	53048		1,09,39,92,000.00	1,18,15,11,360.00		15,91,42,500

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 - 5	2 BHK - 04	04	2920	3212	6,42,40,000.00	6,93,79,200.00
Proposed - 5	2 BHK - 62	62	45270	49797	1,02,70,71,600.00	1,10,92,37,328.00
Total (a)		66	48190	53009	1,09,13,11,600.00	1,17,86,16,528.00
Approved - 6	3 BHK - 04	4	4350	4785	9,57,00,000.00	10,33,56,000.00
Proposed - 6	3 BHK - 62	62	67460	74206	1,53,05,51,200.00	1,65,29,95,296.00
Total (b)		66	71810	78991	1,62,62,51,200.00	1,75,63,51,296.00
Approved - 7	4 BHK - 02	2	3150	3465	6,93,00,000.00	7,48,44,000.00
Proposed - 7	4 BHK - 31	31	48225	53048	1,09,39,92,000.00	1,18,15,11,360.00
Total (c)		33	51375	56513	1,16,32,92,000.00	1,25,63,55,360.00
Total (a+b+c)		165	171375	188513	3,88,08,54,800.00	4,19,13,23,184.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,88,08,54,800.00
Final Realizable Value After Completion in ₹	4,19,13,23,184.00
Cost of Construction (Total Built up area x Rate) 188513 Sq. Ft. x ₹ 3000.00	56,55,39,000.00

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 ₹			₹ 3,88,08,54,800.00
Final Realizable Value After Completion in ₹			₹ 4,19,13,23,184.00

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 ₹ 21,000 to ₹ 24,000.00 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 ₹ 22,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual Site Photographs



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Route Map of the property


Site u/r



Latitude Longitude: 19°12'22.7"N 72°50'35.7"E


Note: The Blue line shows the route to site from nearest railway station (Kandivali– 1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District मुंबई(उपनगर)


Select Village कांदीवली बारीवली

Search By Survey No Location

Enter Survey No 1084


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
79/353-भुभाग: उत्तरेस 90 फुट वि.यो. रस्ता, पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	67730	143500	165020	186400	143500	चौरस मीटर	सि टी एस. नंबर

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Sales Intance

17247388 15-06-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुग्धन निर्यात सह दुग्धनि, कोरीवली 6 दस्ता क्रमांक 17247 2023 पेढणी Regn 63m
गावाचे नाव : कादिवली		
(1) विविधता क्रमांक	करारनामा	
(2) मूल्यदस्ता	18500000	
(3) बाजारभावाभावीदस्ताच्या बाबतविस्तारितकरार अडवणीचे देणे की परंपरेत न येणारे कराणे	17541206.5	
(4) मूल्यांकन पध्दतीसह व पराक्रमणक अडवणीचे	1) पाकिचेचे नाव-Mumbai Masala गुडर वर्गिन : इतर माहिती: सदनिमा क्र-1702.17 वा मजला.टीर-टी-6, सा सेरेना.एम वी ब्रॉस रोड नं-4,कादिवली प.मुंबई-400067, सदनिचेचे क्षेत्र-1025 चौ फुट रेरा कारपेट सोबत टोन कार पार्किंग इतर माहिती दस्तात नमुद केनव प्रमाणे. (C.T.S. Number : 1084.)	
(5) क्षेत्रफळ	104.79 चौ मीटर	
(6) अडवणीचे किंवा चुकी देणारा अडव देणक		
(7) दस्तावेज करार देणक वा विदुद देणक वा पराक्रमणक नाव किंवा देणकी नावापुढाच्या हुकुमनाम किंवा अडव अडवणाक अडवणीचे नाव व दस्ता	1) नाव : मंगल देवरा चळी इंडुवर्गना दल दल नं टोवें भाविदत विस्तार देणक अडवें मुकुदरा अडवें अडवणाक दल-47 पला.नदर नं , मजल नं , पुमवलीचे नाव : अडव नं शंका देवकी किंवा देव सलकुडक नं , देव नं , मजल नं, MUMBAI विन क्रॉड -400054 पिन नं -440779-438P	
(8) दस्तावेज करार देणक वा पराक्रमणक व किंवा देणकी नावापुढाच्या हुकुमनाम किंवा अडव अडवणाक अडवणीचे नाव व दस्ता	1) नाव : अडवें देवरा देणकी : दल-32, पला-नदर नं नं 1011, मजल नं 17 अ, इमवलीचे नाव : इमवली देवरा, अडव नं अडव देव इडव अडवणी प देव नं, दल अडव देवरा मुकुदर, मुकुदर विन क्रॉड -400067 पिन नं -440786-474738 2) नाव : अडवें देवरा देणकी : दल-38, पला-नदर नं नं 1023, मजल नं 12, इमवलीचे नाव : देवकी देवरा, अडव नं अडव देव इडव अडवणी प देव नं दल अडव देवरा मुकुदर, MUMBAI विन क्रॉड -400067 पिन नं -440786-483847	
(9) दस्तावेज करार देणकाचे देणक	18.06.2023	
(10) दस्ता वेदकी देणकाचे देणक	18.06.2023	
(11) अनुक्रमणक क्षेत्र व चुद	172472025	
(12) बाजारभावापुढाचे मुद्रक मुल्य	1170000	
(13) बाजारभावापुढाचे वेदकी मुल्य	80000	
(14) टीए		
मुद्रकनामवरी विस्तार वेदकीत नमुदित		
मुद्रक मुल्य अडवणीचे विस्तारित नमुदित	(i) within the limits of any Municipal Corporation or any Cantonment area situated in it.	

18974388 12-06-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुग्धन निर्यात सह दुग्धनि, कोरीवली 6 दस्ता क्रमांक 10516 2023 पेढणी Regn 63m
गावाचे नाव : कादिवली		
(1) विविधता क्रमांक	करारनामा	
(2) मूल्यदस्ता	24200000	
(3) बाजारभावाभावीदस्ताच्या बाबतविस्तारितकरार अडवणीचे देणे की परंपरेत न येणारे कराणे	24501687	
(4) मूल्यांकन पध्दतीसह व पराक्रमणक अडवणीचे	1) पाकिचेचे नाव-Mumbai Masala गुडर वर्गिन : इतर माहिती: सदनिमा क्र-1604.16 वा मजला.टीर-टी-6, सा सेरेना.एम वी ब्रॉस रोड नं-4,कादिवली प.मुंबई-400067, सदनिचेचे क्षेत्र-1400 चौ फुट रेरा कारपेट, सोबत टोन कार पार्किंग पॅडीयम लेवेल इतर माहिती दस्तात नमुद केनव प्रमाणे. (C.T.S. Number : 1084.)	
(5) क्षेत्रफळ	143.12 चौ मीटर	
(6) अडवणीचे किंवा चुकी देणारा अडव देणक		
(7) दस्तावेज करार देणक वा विदुद देणक वा पराक्रमणक नाव किंवा देणकी नावापुढाच्या हुकुमनाम किंवा अडव अडवणाक अडवणीचे नाव व दस्ता	1) नाव : मंगल देवरा चळी इंडुवर्गना दल दल नं टोवें भाविदत विस्तार देणक अडवें मुकुदरा अडवें अडवणाक दल-47 पला.नदर नं , मजल नं , पुमवलीचे नाव : अडव नं शंका देवकी किंवा देव सलकुडक नं , देव नं , मजल नं, MUMBAI विन क्रॉड -400054 पिन नं -440779-438P	
(8) दस्तावेज करार देणक वा पराक्रमणक व किंवा देणकी नावापुढाच्या हुकुमनाम किंवा अडव अडवणाक अडवणीचे नाव व दस्ता	1) नाव : अडवें देवरा देणकी : दल-37, पला-नदर नं नं 1001, मजल नं , इमवलीचे नाव : देव इडव देवरा, अडव नं दल अडव देव इडव अडवणी प देव नं, मजल नं, MUMBAI विन क्रॉड -400067 पिन नं -440786-502200 2) नाव : देवकी अडव देणकी : दल-37, पला-नदर नं नं 1001, मजल नं , इमवलीचे नाव : देव इडव देवरा, अडव नं दल अडव देव इडव अडवणी प देव नं, मजल नं, MUMBAI विन क्रॉड -400067 पिन नं -440786-502200	
(9) दस्तावेज करार देणकाचे देणक	24.05.2023	
(10) दस्ता वेदकी देणकाचे देणक	24.05.2023	
(11) अनुक्रमणक क्षेत्र व चुद	10516 2023	
(12) बाजारभावापुढाचे मुद्रक मुल्य	1512000	
(13) बाजारभावापुढाचे वेदकी मुल्य	80000	
(14) टीए		
मुद्रकनामवरी विस्तार वेदकीत नमुदित		
मुद्रक मुल्य अडवणीचे विस्तारित नमुदित		



Sales Intance

सूची क्र.2		दस्तावेज संख्या
1142023		1142023
Note - Generated Through eSearch Module For original report please contact concern BRD office		
गावाचे नाव : कादिवली		
(1) संपत्ति क्रमांक	20790000	
(2) क्षेत्र	19557041	
(3) मालकी प्राप्ती दिनांक	11/17/16	
(4) मूल्यांकन दिनांक	11/17/16	
(5) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(6) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(7) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(8) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(9) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(10) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(11) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(12) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(13) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(14) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(15) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(16) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(17) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(18) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(19) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(20) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(21) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(22) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(23) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(24) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(25) मालकी हक्काची सुविधा	फ्री होल्डिंग	

सूची क्र.2		दस्तावेज संख्या
1501438		1501438
15-05-2023		150242023
Note - Generated Through eSearch Module For original report please contact concern BRD office		
गावाचे नाव : कादिवली		
(1) संपत्ति क्रमांक	28550000	
(2) क्षेत्र	26418780.5	
(3) मालकी प्राप्ती दिनांक	18/10/16	
(4) मूल्यांकन दिनांक	18/10/16	
(5) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(6) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(7) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(8) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(9) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(10) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(11) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(12) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(13) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(14) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(15) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(16) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(17) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(18) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(19) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(20) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(21) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(22) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(23) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(24) मालकी हक्काची सुविधा	फ्री होल्डिंग	
(25) मालकी हक्काची सुविधा	फ्री होल्डिंग	

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

The Goyal Aspire
By **GOYAL REALTY**
Matunga West Extension Road, Kandivali West, Western Suburbs, Mumbai

₹1.04 Cr - 2.39 Cr | ₹25.12 K/sq.ft.
EMI starts at ₹1.65 K

Project Images

1, 2, 3 BHK Apartments Configurations

Oct. 2025 Possession Starts

₹25.12 K/sq.ft Avg. Price

414.00 sq.ft. - 950.00 sq.ft. Carpet Area Sizes

[Contact Seller](#)

MAGICBRICKS Buy ~ Rent ~ Sell ~ Home Loans ~

₹1.74 Cr EMI - ₹ 78k | Get Loan offers from 34+ banks

2 BHK 679 Sq-ft Flat For Sale in **Patel Nagar Kandivali West, Mumbai**

2 Beds 2 Baths 1 Balcony 25 Covered Parking

Carpet Area: 679 sqft - ₹ 25.62k/sqft

Floor: 8 (Out of 18 Floors)

Transaction Type: New Property

Facing: East

Lifts: 3

Furnished Status: Unfurnished

Car Parking: 25 Covered

Type Of Ownership: Freehold

Age Of Construction: Under Construction

East Facing Property

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

Last contact made 77 days ago.


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 Kandivali West > 2 BHK Flats for Sale in Kandivali West > 812 Sq-Ft

1.35 Cr [How much loan can I get?](#)

2 BHK 812 Sq-Ft Flat For Sale [Kandivali West, Mumbai](#)



2 Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
604 sqft + = 2235/sqft	Dimples Group	Dimple Westwood
Floor	Transaction Type	Facing
19 (Out of 22 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Covered

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahanukar Wadi > 2 BHK Flats for Sale in Dahanukar Wadi > 850 Sq-Ft

1.47 Cr [How much loan can I get?](#)

2 BHK 850 Sq-Ft Flat For Sale [Dahanukar Wadi, Mumbai](#)



2 Beds
3 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
604 sqft + = 24738/sqft	Dimples Group	Dimple Westwood
Transaction Type	Facing	Lifts
New Property	West	2
Furnished Status	Car Parking	Type Of Ownership
Unfurnished	1 Covered	Co-operative Society

Price Indicators Projects nearby Locality

1.35 Cr | 2 BHK 872 Sq-ft Flat For Sale Kandivali West, Mumbai

[Overview](#) [More Details](#) [About Project](#) [Property Services](#)

2 BHK 872 Sq-ft Flat For Sale Kandivali West, Mumbai



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
604 sqft +
= 22351/sqft

Floor
19 (Out of 22 Floors)

Lifts
4

Developer
Dimples Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Dimple Westwood

Facing
East

Car Parking
1 Covered

East Facing Property

99acres Buy All Residential Type Location or Project/Society or Keyword SEARCH

3BHK Flat/Apartment
Dimples Westwood
Kandivali West, Mumbai Anandhi-Dahisar, Mumbai

Why choose this project ?

- Built on ground of 1800 ghat chowki
- Located at prime location which gives
- Beautifully designed landscape garden

2.16 Crore 959 sq.ft. New Launch

Best Price: 2286 Per Sq-ft

[View More](#)

[Free Floor Plans](#)

NO BROKERAGE **REAL DIRECT** **REGISTERED** Registration No. P1-80234351 [View 100% Material Park/Work in progress](#)

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#) [Dealer Details](#)

FLOOR PLAN: INCLUDED: AFEK DETAILS: PRICE DETAILS:

959 sq.ft. Buy Price: 2.16 Crores

Price Indicators Projects nearby Locality



magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for sale in Mumbai](#) > [Flats for sale in Mumbai](#) > [1 Flats for sale in Patel Nagar](#) > [2 BHK Flats for sale in Patel Nagar](#) > 1144 Sq-ft

₹ 2.0 Cr

EMI - ₹ 90k | [Get Loan offers from 34+ banks](#)

2 BHK 1144 Sq-ft Flat For Sale in **Patel Nagar Kandivli West, Mumbai**

🛏️ 2 Beds
🚿 2 Baths
🏠 Unfurnished

👤 Fingerprint
🚗 Visitor Parking

Carpet Area 715 sqft + ₹ 28,000/sqft	Floor 20 (Out of 22 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing North - East	Lifts 4	Furnished Status Unfurnished	Type Of Ownership Freehold






magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for sale in Mumbai](#) > [Flats for sale in Mumbai](#) > [Flats for sale in Kandivli West](#) > [2 BHK Flats for sale in Kandivli West](#) > 1050 Sq-ft

₹ 2.30 Cr

EMI - ₹ 1,04k | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 1050 Sq-ft Flat For Sale in **Kandivli West, Mumbai**

🛏️ 2 Beds
🚿 2 Baths
🏠 1 Balcony
🚗 1 Covered Parking

👤 Grand Entrance

Carpet Area 818 sqft + ₹ 28,117/sqft	Developer Dimple realtors Pvt. Ltd.	Project 73 East	Floor 32 (Out of 49 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

🟢 East Facing Property

Price Indicators Projects nearby Locality

Shree Modis Rashmi Enclave
By SHREE MODIS NAVANIKHAN PRIVATE LIMITED
₹1.04 Cr - 2.03 Cr | ₹25.00 K/sq.ft
EMI starts at ₹51.57K
Contact Seller

1, 2, 3 BHK Apartments Configurations
Aug. 2023 Possession Starts
₹25.00 K/sq.ft Avg. Price
415.00 sq.ft. - 811.00 sq.ft. (Carpet Area) Sizes

Rock Highland
By ROCK CORP
₹1.75 Cr - 2.5 Cr | ₹25.93 K/sq.ft
EMI starts at ₹86.88 K
Contact Seller

2, 3 BHK Apartments Configurations
Dec. 2026 Possession Starts
₹25.93 K/sq.ft Avg. Price
675.00 sq.ft. - 950.00 sq.ft. (Carpet Area) Sizes

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 Patel Nagar](#) > 2 BHK Flats for Sale in Patel Nagar > 657 Sq.ft

₹1.70 Cr EMI ₹ 77k | [Get pre-approved loan](#)

2 BHK 657 Sq.ft Flat For Sale in **Patel Nagar, Kandivali West, Mumbai**

2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area
557 sqft ~
₹3052/sqft

Floor
16 (Out of 20 Floors)

Lifts
3

Developer
Vaswani Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Vaswani Viste One

Facing
East

Car Parking
1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup ₹1.7 Cr | ₹4,000 Monthly

Booking Amount ₹5.0 Lac

RERA ID P51800047585

Address Patel Nagar, M C Road No 4, Kandivali West, Mumbai., Patel Nagar Kandivali 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 Patel Nagar](#) > 2 BHK Flats for Sale in Patel Nagar > 650 Sq.ft

₹1.55 Cr EMI ₹ 70k | [Get pre-approved loan](#)

2 BHK 650 Sq.ft Flat For Sale in **Patel Nagar, Kandivali West, Mumbai**

2 Beds
 2 Baths
 65 Covered Parking
 Unfurnished

Carpet Area
562 sqft ~
₹2758/sqft

Floor
6 (Out of 15 Floors)

Lifts
4

Car Parking
65 Covered

Transaction Type
New Property

Furnished Status
Unfurnished

Type Of Ownership
Co-operative Society

Facing
East

Age Of Construction
Under Construction

Contact Agent
Get Phone No.
Last contact made 61 days ago

More Details

Price Breakup ₹1.55 Cr | ₹3,500 Monthly

Booking Amount ₹5.0 Lac

RERA ID P51800046035

Address madhuban heights, Patel Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra



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 : 15.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=98220a-f6ad35dc13eb139e26869114901d1e3044188
311527961761885662, postalCode=400059, st=Maharashtra,
serialNumber=4145465464646c809892a55a8f6c3e6b3151bd2e
394e282e29a327d62564, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.15 17:40:06 +05'30'

Director

Auth. Sign.

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 15.09.2023 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 11.09.2023. 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. Pebble Park Developers LLP
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 Chandan Singh – 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 - 11.09.2023 Valuation Date - 15.09.2023 Date of Report - 15.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.09.2023
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 **15th 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=9822b6c7fa1f5d31e0c1f7e2680911490c1d11041101,
115279017a1825652, postalCode=400069, st=Maharashtra,
serialNumber=41359a566ab8c9949b2a55a8f0a410111512021,
94e2810c99a2270a250f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.15 17:40:30 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org

