

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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
22	602	6	2 BHK	612	673	26600	1,62,79,200.00	1,79,07,120.00	37500
23	603	6	2 BHK	635	699	26600	1,68,91,000.00	1,85,80,100.00	38500
24	604	6	3 BHK	858	944	26600	2,28,22,800.00	2,51,05,080.00	52500
25	701	7	2 BHK	615	677	26720	1,64,32,800.00	1,80,76,080.00	37500
26	702	7	2 BHK	612	673	26720	1,63,52,640.00	1,79,87,904.00	37500
27	703	7	2 BHK	635	699	26720	1,69,67,200.00	1,86,63,920.00	39000
28	704	7	3 BHK	858	944	26720	2,29,25,760.00	2,52,18,336.00	52500
29	803	8	2 BHK	635	699	26840	1,70,43,400.00	1,87,47,740.00	39000
30	804	8	3 BHK	858	944	26840	2,30,28,720.00	2,53,31,592.00	53000
31	901	9	2 BHK	615	677	26960	1,65,80,400.00	1,82,38,440.00	38000
32	902	9	2 BHK	612	673	26960	1,64,99,520.00	1,81,49,472.00	38000
33	903	9	2 BHK	635	699	26960	1,71,19,600.00	1,88,31,560.00	39000
34	904	9	3 BHK	858	944	26960	2,31,31,680.00	2,54,44,848.00	53000
35	1001	10	2 BHK	615	677	27080	1,66,54,200.00	1,83,19,620.00	38000
36	1002	10	2 BHK	612	673	27080	1,65,72,960.00	1,82,30,256.00	38000
37	1003	10	2 BHK	635	699	27080	1,71,95,800.00	1,89,15,380.00	39500
38	1004	10	3 BHK	858	944	27080	2,32,34,640.00	2,55,58,104.00	53000
39	1101	11	2 BHK	615	677	27200	1,67,28,000.00	1,84,00,800.00	38500
40	1102	11	2 BHK	612	673	27200	1,66,46,400.00	1,83,11,040.00	38000
41	1103	11	2 BHK	635	699	27200	1,72,72,000.00	1,89,99,200.00	39500
42	1104	11	3 BHK	858	944	27200	2,33,37,600.00	2,56,71,360.00	53500
43	1201	12	2 BHK	615	677	27320	1,68,01,800.00	1,84,81,980.00	38500
44	1202	12	2 BHK	612	673	27320	1,67,19,840.00	1,83,91,824.00	38500
45	1203	12	2 BHK	635	699	27320	1,73,48,200.00	1,90,83,020.00	40000
46	1204	12	3 BHK	858	944	27320	2,34,40,560.00	2,57,84,616.00	53500
47	1301	13	2 BHK	615	677	27440	1,68,75,600.00	1,85,63,160.00	38500
48	1302	13	2 BHK	612	673	27440	1,67,93,280.00	1,84,72,608.00	38500
49	1303	13	2 BHK	635	699	27440	1,74,24,400.00	1,91,66,840.00	40000
50	1304	13	3 BHK	858	944	27440	2,35,43,520.00	2,58,97,872.00	54000
51	1401	14	2 BHK	615	677	27560	1,69,49,400.00	1,86,44,340.00	39000
52	1402	14	2 BHK	612	673	27560	1,68,66,720.00	1,85,53,392.00	38500
53	1403	14	2 BHK	635	699	27560	1,75,00,600.00	1,92,50,660.00	40000
54	1404	14	3 BHK	858	944	27560	2,36,46,480.00	2,60,11,128.00	54000
55	1502	15	Studio	340	374	27680	94,11,200.00	1,03,52,320.00	21500
56	1503	15	2 BHK	635	699	27680	1,75,76,800.00	1,93,34,480.00	40500





## MASTER VALUATION REPORT OF "Romell Orbis"

"Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Vijay Raut Road, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code - 400 069, State - Maharashtra, Country - India

Latitude Longitude: 19°07'52.3"N 72°51'38.0"E

**NAME OF DEVELOPER: M/s. Romell Properties Pvt. Ltd.**

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 **30<sup>th</sup> May 2022** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Romell Orbis", Proposed Building on Land Bearing CTS No. 365 of Village - Mogra, Shivaji Nagar, Shankarwadi, Pump House, Near Shre-E-Punjab, Andheri (East), Mumbai, PIN Code - 400 069, State - Maharashtra, Country - India. It is about 1.9 Km. distance from Andheri Metro & Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Romell Properties Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Romell Orbis	P51800023625
Register office address	M/s. Romell Properties Pvt. Ltd. Office No. 101, 1st Floor, B-Wing, "Gharkul CHSL", Near Railway Crossing, Azad Road, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Ruchika Anil Bandel (Sales Person - Mobile No. 7045452491) Deepika Waghela (Builder Person - Mobile No. 9619458844) Nazia Shaikh (Builder Person - Mobile No. 8879646210)	
E - mail ID AND Website	customer@romellgroup.com nazia.s@romellgroup.com, legal@romellgroup.com www.romellgroup.com	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Residential Building & Shanti Mahatma Marg Road
On or towards South	Shiv Shakti SRA Building
On or towards East	Rajmata Jijabai Marg
On or towards West	Open Plot



#### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
 Central Road, MIDC,  
 Andheri (E), Mumbai - 400 093,  
 (M.S.), INDIA

Tel. : +91 22 28371325  
 Fax : +91 22 28371324  
 mumbai@vastukala.org

#### Delhi NCR

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 AWHO Society, Sohna Road,  
 Sector - 49, Gurgaon,  
 Haryana - 122018, INDIA

Mobile : +91 9216912225  
 +91 9819670183  
 delhincr@vastukala.org

#### Nanded

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

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 nanded@vastukala.org

#### Aurangabad

Plot No. 106, N-3, CIDCO,  
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