

## 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-2637/23-24</b>	Dated <b>26-Sep-23</b>
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	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003900/2302719</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI 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**

**Remarks:**

"Puri SeleQt", Proposed Slum Redevelopment Scheme on Propert Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwa Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country - India - M/s. My Home Foundation Group (Mr. Sunil Manoharlal Puri) (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](http://www.vastukala.org)



# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Puri SeleQt"**

"Puri SeleQt", Proposed Slum Redevelopment Scheme on Property Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwar Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country - India.

Latitude Longitude: 19°07'26.6"N 72°51'00.8"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](mailto:mumbai@vastukala.org)

## MASTER VALUATION REPORT OF "Puri SeleQt"

"Puri SeleQt", Proposed Slum Redevelopment Scheme on Propert Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwa Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country – India

Latitude Longitude: 19°07'26.6"N 72°51'00.8"E

**NAME OF DEVELOPER: M/s. My Home Foundation Group (Mr. Sunil Manoharlal Puri)**

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

### 1. Location Details:

The property is situated "Puri SeleQt", Proposed Slum Redevelopment Scheme on Propert Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwar Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country – India. It is about 1 Km. travel distance from Andheri Railway 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 middle class & developed.

### 2. Developer Details:

Name of builder	M/s. My Home Foundation Group (Mr. Sunil Manoharlal Puri)	
Project Registration Number	Project	RERA Project Number
	Puri SeleQt	P51800049868
Register office address	M/s. My Home Foundation Group (Mr. Sunil Manoharlal Puri) Office at 413, "The Summit Business Bay", Off Andheri Kurla Road, Below Western Express Highway Metro Station, Chakala, Andheri East, Mumbai, PIN - 400 093.	
Contact Numbers	Contact Person : Shalaka Chaudhary (Builder Person - Mobile No.-8655801504) Mr. Iqbul Shaikh (Builder Person - Mobile No. - 7506337867) Priya (Builder Person – Mobile No. 9890896700)	
E – mail ID & Website	<a href="mailto:crm@puricreators.com">crm@puricreators.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Apollo Industrial Estate
On or towards South	R K Paramhans Road
On or towards East	Vidhya Villa
On or towards West	Raj Chambers



#### Our Pan India Presence at :

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

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Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

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

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 20.09.2023
	b)	Date on which the valuation is made : 26.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 10.02.2023 from Adv. Tejashree R. Parab.
	2.	Copy of Registration Certificate of My Home Foundation Group No. 820182060 / RC Ward / Commercial II dated 29.09.2021
	3.	Copy of Affidavit-Cum – Declaration of M/s My Home Foundation Group ( Mr. Sunil Manoharlal Puri )date 17.03.2023.
	4.	Copt of Intimation of Approval Letter No. K – E / PVT / 0257 / 20211118 / AP / C date 31.01.2022 issued by Executive Engineer, Slum Rehabilitation Authority
	5.	Copy of Deed of Conveyance dated 17.01.2023 b/w Shri Bhaidas Dharsibhai Bhuta Charitable Trust (First Co- Owner) and Others and Mr. Dinesh Vasantarai Bhuta (The Confirming Party) and M/s My Home Foundation Group (The Purchaser)
	6.	Copy of Leave and Licence Agreement dated from 01.09.2021 to 31.08.2024 b/w. M/s Bharat Pesticides Pvt. Ltd. (the Licensor) AND M/s. My House Foundation Group (the Licensee)
	7.	Copy of Engineer's Certificate for Quality Assurance date 23.06.2023 issued by M/s Swati Consultancy (As per RERA Certificate)
	8.	Copy of CA Certificate date 10.08.2023 issued by CA Bharat Singhal & Co.
	9.	Copy of Engineer's Certificate date 21.07.2023 issued by Frames D. Furkhan I. Pettiwala)
	10.	Copy of Architect's Certificate date 05.07.2023 issued by Ar. Obaid I. Petiwala.
	11.	Copy of Letter of Intent No. K- E / PVT / 0257 / 20211118 / LOI dated 20.01.2022
	12.	Copy of Environmental Clearance No. EC23B038MH110364 dated 09.1.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra
	13.	Copy of NOC for Height Clearance No. JUHU / WEST / B / 093021 / 626054 date 26.11.2021 issued by Airports Authority of India. Valid Upto – 25.11.2029
	14.	Copy of Firefighting and Fire Protection requirements No. FB / HR / R- III / 210 dated 28.02.2022 issued by Deputy Chief Fire Officer, Mumbai Fire Brigade, Brihanmumbai Municipal Corporation.
	15.	Copy of MAHARERA Registration Certificate of Project No. P51800049868 issued by Maharashtra Real

	Estate Regulatory Authority date 13.04.2023. Last Modified date 18.08.2023									
	16. Copy of Commencement Certificate No. K – E / PVT / 0257 / 20211118 / AP / C date 01.12.2001 issued by Executive Engineer Slum Rehabilitation Authority. <b>This C.C. is granted for work upto plinth level and the CC is dated 07.09.2023.</b>									
	17. Copy of Approved Plan No. SRA / ENG / K – E / PVT / 0257 / 20211118 / AP date 31.01.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Fifteen - Sheet No. 1/15 to 15/15) <b>Approved upto:</b>									
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> (Part Parking / Part Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 11<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>B</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>C</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podium) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> (Part Parking / Part Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 11 <sup>th</sup> Upper Floors.	B	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> Floor (Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 12 <sup>th</sup> Upper Floors.	C	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> Floor (Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podium) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 12 <sup>th</sup> Upper Floors.
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	Project Name (with address & phone nos.)	: "Puri SeleQt", Proposed Slum Redevelopment Scheme on Propert Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwar Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, 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. My Home Foundation Group ( Mr. Sunil Manoharlal Puri)</b>  <b>Address:</b> Office at 413, "The Summit Business Bay", Off Andheri Kurla Road, Below Western Express Highway Metro Station, Chakala, Andheri East, Mumbai, PIN - 400 093.  <b>Contact Person :</b> Shalaka Chaudhary (Builder Person - Mobile No.-8655801504) Iqbul Shaikh (Builder Person - Mobile No. - 7506337867) Priya (Builder Person – Mobile No. 9890896700)								
5.	Brief description of the property (Including Leasehold / freehold etc.)	:								
	<b>About "Puri SeleQt" Project:</b> Puri SeleQt is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Dec, 2025. It has a variety of options to choose from that too in a varied budget range. Puri SeleQt Mumbai Andheri-Dahisar is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800049868. The project is spread over an area of 0.8 acres.									

There are around 69 units on offer. Puri SeleQt Andheri East housing society has single tower with 17 floors. It has 3 educational institutes in the vicinity. Around 16 medical care centres are available in proximity to this location.

**TYPE OF THE BUILDING**

Wing	Number of Floors
A	Proposed 1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> (Part Parking / Part Commercial ) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor ( Part Residential / Part Amenity ) + 6 <sup>th</sup> to 11 <sup>th</sup> Upper Floors.
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**LEVEL OF COMPLETEION:**

Wing	Present stage of Construction	Percentage of work completion
A & B	Excavation work is in progress.	0%
C	Plinth work is in progress.	05%

**DATE OF COMPLETION & FUTURE LIFE:**

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

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

**PROPOSED PROJECT AMENITIES:**

> Vitrified tiles flooring in all rooms
> Granite Kitchen platform with Stainless Steel Sink
> Powder coated aluminum sliding windows with M.S. Grills
> Laminated wooden flush doors with Safety door
> Concealed wiring
> Concealed plumbing
> Spread Across 15,000+ Sq. Ft.
> Infinity Lap Pool With a Deck
> Jacuzzi Seating
> Kids Pool and Sitting Lounge
> Senior Citizen Corner
> Movie Lawn & Deck
> Walking Jogging Track
> Hammock Garden
> Fully Equipped Fitness Club
> Indoor Play Area

6.	Location of property	:	
a)	Plot No. / Survey No.	:	C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra



	d)	Ward / Taluka	:	K / East Ward , Andheri
	e)	Mandal / District	:	Mumbai Suburban District
7.		Postal address of the property	:	"Puri SeleQt", Proposed Slum Redevelopment Scheme on Propert Bearing C.T.S. No. 116 (PT) 116 / 1 to 3, 116 / 5 to 17 of Village Mogra, Old Nagardas Road / RK Paramhans Road, Natwar Nagar, Near East West Subway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country – India
8.		City / Town	:	Andheri (East), Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		i) High / Middle / Poor	:	Middle Class
		ii) Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Slum Rehabilitation Authority, Village Mogra
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		New Apollo Estate
		South		Old Nagardas Road
		East		Vidya Villa
		West		Raj Chambers
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°07'26.6"N 72°51'00.8"E
14.		Extent of the site	:	Plot area – 3221.7 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 3221.7 Sq. M. (As per 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								
<b>II</b>	<b>CHARACTERSTICS 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 purpose								
8.	Any usage restriction	: Residential								
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. SRA / ENG / K – E / PVT / 0257 / 20211118 / AP date 31.01.2022 issued by Executive Engineer Slum Rehabilitation Authority <b>Approved upto:</b>								
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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.	: 18.30 M. Wide DP Road								





14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	<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	:	Plot area – 3221.7 Sq. M. (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)	:	₹ 1,44,460.00 per Sq. M. for Residential ₹ 68,370.00 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</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>3221.70</td> <td>68370</td> <td>22,02,67,629.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3221.70	68370	22,02,67,629.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3221.70	68370	22,02,67,629.00										
<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>Wing</b>		<b>Number of Floors</b>									
	<b>A</b>		<b>Proposed 1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> (Part Parking / Part Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 11<sup>th</sup> Upper Floors.</b>									
	<b>B</b>		<b>Proposed 1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper Floors.</b>									
	<b>C</b>		<b>Proposed 1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podium) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper</b>									

Floors.									
e) Plinth area floor-wise	: As per table attached to the report								
f) Condition of the building	:								
i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress								
ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress								
g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. SRA / ENG / K – E / PVT / 0257 / 20211118 / AP date 31.01.2022 issued by Executive Engineer Slum Rehabilitation Authority.								
h) Approved map / plan issuing authority	: <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> (Part) Parking / Part Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 11<sup>th</sup> Upper Floors</td> </tr> <tr> <td>B</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podiums) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>C</td> <td>1 Basement + Ground (Part) / Stilt (Part) + 1<sup>st</sup> and 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> and 4<sup>th</sup> Floor (Podium) + 5<sup>th</sup> Floor (Part Residential / Part Amenity) + 6<sup>th</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> (Part) Parking / Part Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 11 <sup>th</sup> Upper Floors	B	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> Floor (Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 12 <sup>th</sup> Upper Floors.	C	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> Floor (Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podium) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 12 <sup>th</sup> Upper Floors.
Wing	Number of Floors								
A	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> (Part) Parking / Part Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podiums) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 11 <sup>th</sup> Upper Floors								
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C	1 Basement + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> and 2 <sup>nd</sup> Floor (Commercial) + 3 <sup>rd</sup> and 4 <sup>th</sup> Floor (Podium) + 5 <sup>th</sup> Floor (Part Residential / Part Amenity) + 6 <sup>th</sup> to 12 <sup>th</sup> Upper 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	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

**1) A - Wing:**

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	501	5	1 BHK	390	429	27500	1,07,12,602.00	1,17,83,862.00	24500	12,85,512
2	502	5	1 BHK	390	429	27500	1,07,36,283.00	1,18,09,911.00	24500	12,88,354
3	601	6	1 BHK	390	429	27590	1,07,47,661.00	1,18,22,427.00	24500	12,85,512
4	602	6	1 BHK	390	429	27590	1,07,71,420.00	1,18,48,562.00	24500	12,88,354
5	603	6	1 BHK	390	429	27590	1,07,71,420.00	1,18,48,562.00	24500	12,88,354
6	604	6	1 BHK	390	429	27590	1,07,71,420.00	1,18,48,562.00	24500	12,88,354
7	701	7	1 BHK	390	429	27680	1,07,82,721.00	1,18,60,993.00	24500	12,85,512
8	703	7	1 BHK	390	429	27680	1,08,06,557.00	1,18,87,213.00	25000	12,88,354
9	704	7	1 BHK	390	429	27680	1,08,06,557.00	1,18,87,213.00	25000	12,88,354
10	801	8	1 BHK	390	429	27770	1,08,17,780.00	1,18,99,558.00	25000	12,85,512

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 ₹
11	802	8	1 BHK	390	429	27770	1,08,41,693.00	1,19,25,862.00	25000	12,88,354
12	803	8	1 BHK	390	429	27770	1,08,41,693.00	1,19,25,862.00	25000	12,88,354
13	804	8	1 BHK	390	429	27770	1,08,41,693.00	1,19,25,862.00	25000	12,88,354
14	901	9	1 BHK	390	429	27860	1,08,52,840.00	1,19,38,124.00	25000	12,85,512
15	902	9	1 BHK	390	429	27860	1,08,76,830.00	1,19,64,513.00	25000	12,88,354
16	903	9	1 BHK	390	429	27860	1,08,76,830.00	1,19,64,513.00	25000	12,88,354
17	904	9	1 BHK	390	429	27860	1,08,76,830.00	1,19,64,513.00	25000	12,88,354
18	1001	10	1 BHK	390	429	27950	1,08,87,899.00	1,19,76,689.00	25000	12,85,512
19	1002	10	1 BHK	390	429	27950	1,09,11,967.00	1,20,03,164.00	25000	12,88,354
20	1003	10	1 BHK	390	429	27950	1,09,11,967.00	1,20,03,164.00	25000	12,88,354
21	1004	10	1 BHK	390	429	27950	1,09,11,967.00	1,20,03,164.00	25000	12,88,354
22	1101	11	1 BHK	390	429	28040	1,09,22,958.00	1,20,15,254.00	25000	12,85,512
23	1102	11	1 BHK	390	429	28040	1,09,47,104.00	1,20,41,814.00	25000	12,88,354
24	1103	11	1 BHK	390	429	28040	1,09,47,104.00	1,20,41,814.00	25000	12,88,354
25	1104	11	1 BHK	390	429	28040	1,09,47,104.00	1,20,41,814.00	25000	12,88,354
<b>Total</b>				<b>9754</b>	<b>10730</b>		<b>27,11,20,900.00</b>	<b>29,82,32,989.00</b>		<b>3,21,88,956</b>

**2) B - Wing:**

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	501	5	1 BHK	450	495	27500	1,23,73,218.00	1,36,10,540.00	28500	14,84,786
2	502	5	1 BHK	439	483	27500	1,20,86,088.00	1,32,94,697.00	27500	14,50,331
3	601	6	1 BHK	450	495	27590	1,24,13,712.00	1,36,55,083.00	28500	14,84,786
4	602	6	1 BHK	439	483	27590	1,21,25,643.00	1,33,38,207.00	28000	14,50,331
5	603	6	1 BHK	421	463	27590	1,16,02,960.00	1,27,63,256.00	26500	13,87,813
6	702	7	1 BHK	439	483	27680	1,21,65,197.00	1,33,81,717.00	28000	14,50,331
7	703	7	1 BHK	421	463	27680	1,16,40,810.00	1,28,04,891.00	26500	13,87,813
8	801	8	1 BHK	450	495	27770	1,24,94,701.00	1,37,44,171.00	28500	14,84,786
9	802	8	1 BHK	439	483	27770	1,22,04,752.00	1,34,25,227.00	28000	14,50,331
10	803	8	1 BHK	421	463	27770	1,16,78,659.00	1,28,46,525.00	27000	13,87,813
11	901	9	1 BHK	450	495	27860	1,25,35,195.00	1,37,88,715.00	28500	14,84,786
12	902	9	1 BHK	439	483	27860	1,22,44,306.00	1,34,68,737.00	28000	14,50,331
13	903	9	1 BHK	421	463	27860	1,17,16,509.00	1,28,88,160.00	27000	13,87,813
14	1001	10	1 BHK	450	495	27950	1,25,75,689.00	1,38,33,258.00	29000	14,84,786

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 ₹
15	1002	10	1 BHK	439	483	27950	1,22,83,861.00	1,35,12,247.00	28000	14,50,331
16	1003	10	1 BHK	421	463	27950	1,17,54,358.00	1,29,29,794.00	27000	13,87,813
17	1101	11	1 BHK	450	495	28040	1,26,16,183.00	1,38,77,801.00	29000	14,84,786
18	1102	11	1 BHK	439	483	28040	1,23,23,415.00	1,35,55,757.00	28000	14,50,331
19	1103	11	1 BHK	421	463	28040	1,17,92,207.00	1,29,71,428.00	27000	13,87,813
20	1201	12	1 BHK	450	495	28130	1,26,56,677.00	1,39,22,345.00	29000	14,84,786
21	1202	12	1 BHK	439	483	28130	1,23,62,970.00	1,35,99,267.00	28500	14,50,331
22	1203	12	1 BHK	421	463	28130	1,18,30,057.00	1,30,13,063.00	27000	13,87,813
<b>Total</b>				<b>9609</b>	<b>10570</b>		<b>26,74,77,167.00</b>	<b>29,42,24,886.00</b>		<b>3,17,10,841</b>

## 3) C- Wing:

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	502	5	2 BHK	749	823	27500	2,05,87,496.00	2,26,46,246.00	47000	24,70,499
2	503	5	2 BHK	756	831	27500	2,07,79,902.00	2,28,57,892.00	47500	24,93,588
3	601	6	2 BHK	674	741	27590	1,85,93,840.00	2,04,53,224.00	42500	22,23,982
4	602	6	2 BHK	749	823	27590	2,06,54,873.00	2,27,20,360.00	47500	24,70,499
5	603	6	2 BHK	756	831	27590	2,08,47,909.00	2,29,32,700.00	48000	24,93,588
6	701	7	2 BHK	674	741	27680	1,86,54,494.00	2,05,19,943.00	42500	22,23,982
7	702	7	2 BHK	749	823	27680	2,07,22,250.00	2,27,94,475.00	47500	24,70,499
8	801	8	2 BHK	674	741	27770	1,87,15,148.00	2,05,86,663.00	43000	22,23,982
9	802	8	2 BHK	749	823	27770	2,07,89,627.00	2,28,68,590.00	47500	24,70,499
10	803	8	2 BHK	756	831	27770	2,09,83,923.00	2,30,82,315.00	48000	24,93,588
11	901	9	2 BHK	674	741	27860	1,87,75,802.00	2,06,53,382.00	43000	22,23,982
12	902	9	2 BHK	749	823	27860	2,08,57,005.00	2,29,42,706.00	48000	24,70,499
13	903	9	2 BHK	756	831	27860	2,10,51,930.00	2,31,57,123.00	48000	24,93,588
14	1001	10	2 BHK	674	741	27950	1,88,36,456.00	2,07,20,102.00	43000	22,23,982
15	1002	10	2 BHK	749	823	27950	2,09,24,382.00	2,30,16,820.00	48000	24,70,499
16	1003	10	2 BHK	756	831	27950	2,11,19,937.00	2,32,31,931.00	48500	24,93,588
17	1101	11	2 BHK	674	741	28040	1,88,97,110.00	2,07,86,821.00	43500	22,23,982
18	1102	11	2 BHK	749	823	28040	2,09,91,759.00	2,30,90,935.00	48000	24,70,499
19	1103	11	2 BHK	756	831	28040	2,11,87,944.00	2,33,06,738.00	48500	24,93,588
20	1201	12	2 BHK	674	741	28130	1,89,57,765.00	2,08,53,542.00	43500	22,23,982
21	1202	12	2 BHK	749	823	28130	2,10,59,136.00	2,31,65,050.00	48500	24,70,499
22	1203	12	2 BHK	756	831	28130	2,12,55,951.00	2,33,81,546.00	48500	24,93,588

Total	15996	17596		44,52,44,639.00	48,97,69,104.00		5,27,86,982
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### Summary of the Project:

Wing	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 ₹
A	1 BHK - 25	25	9754	10730	27,11,20,900.00	29,82,32,989.00
B	1 BHK - 22	22	9609	10570	26,74,77,167.00	29,42,24,886.00
C	2 BHK - 22	22	15996	17596	44,52,44,639.00	48,97,69,104.00
<b>Total</b>		<b>69</b>	<b>35359</b>	<b>38896</b>	<b>98,38,42,706.00</b>	<b>1,08,22,26,979.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	98,38,42,706.00
Final Realizable Value After Completion in ₹	1,08,22,26,979.00
Cost of Construction (Total Built up area x Rate) 38896 Sq. Ft. x ₹ 3000.00	11,66,88,000.00

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	

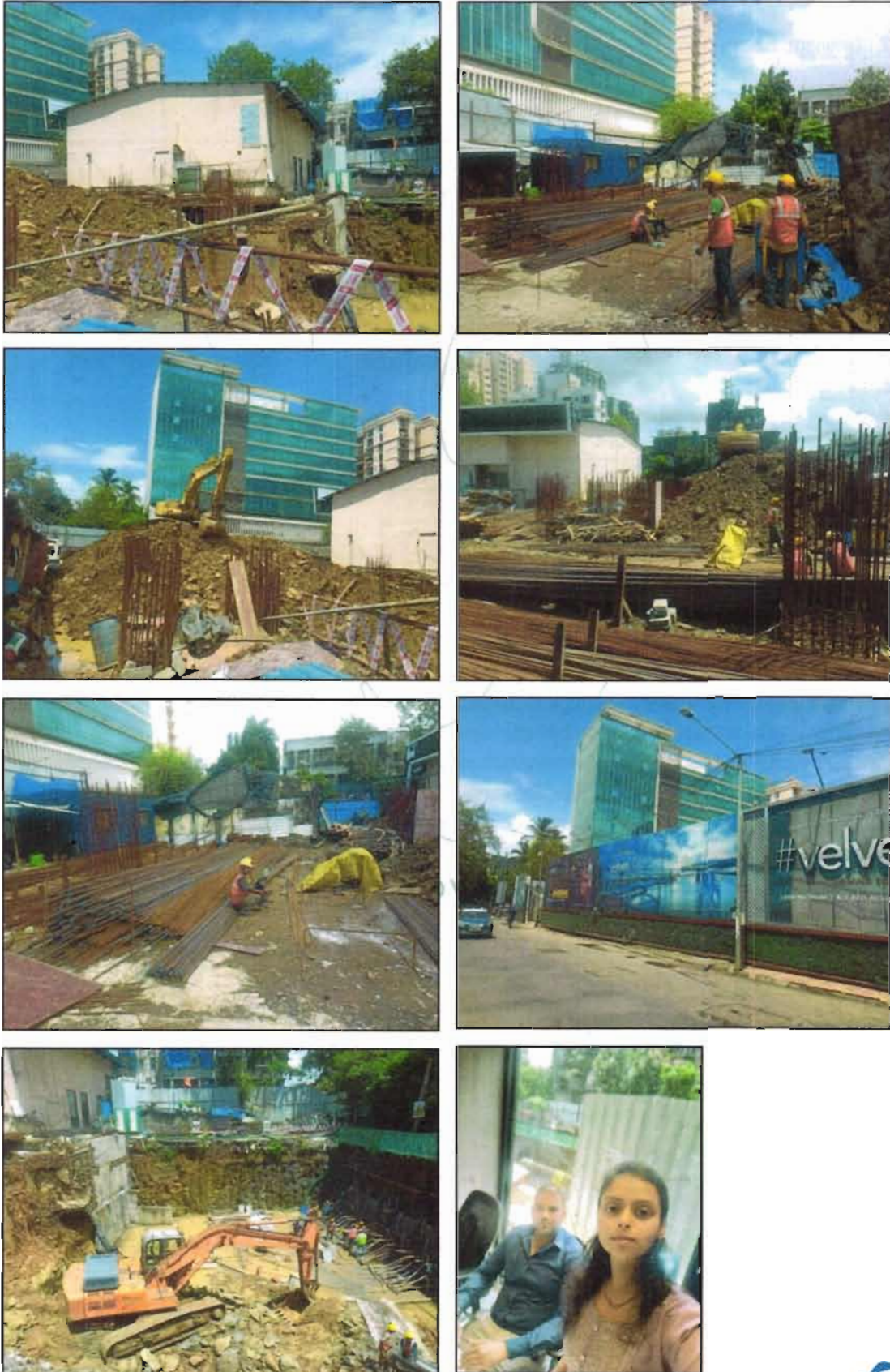
Total		
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

**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	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		
<b>Final Realizable Value After Completion in ₹</b>		<b>1,08,22,26,979.00</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 ₹ 27,000 to ₹ 29,000.00 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 ₹ 27,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

## Actual Site Photographs



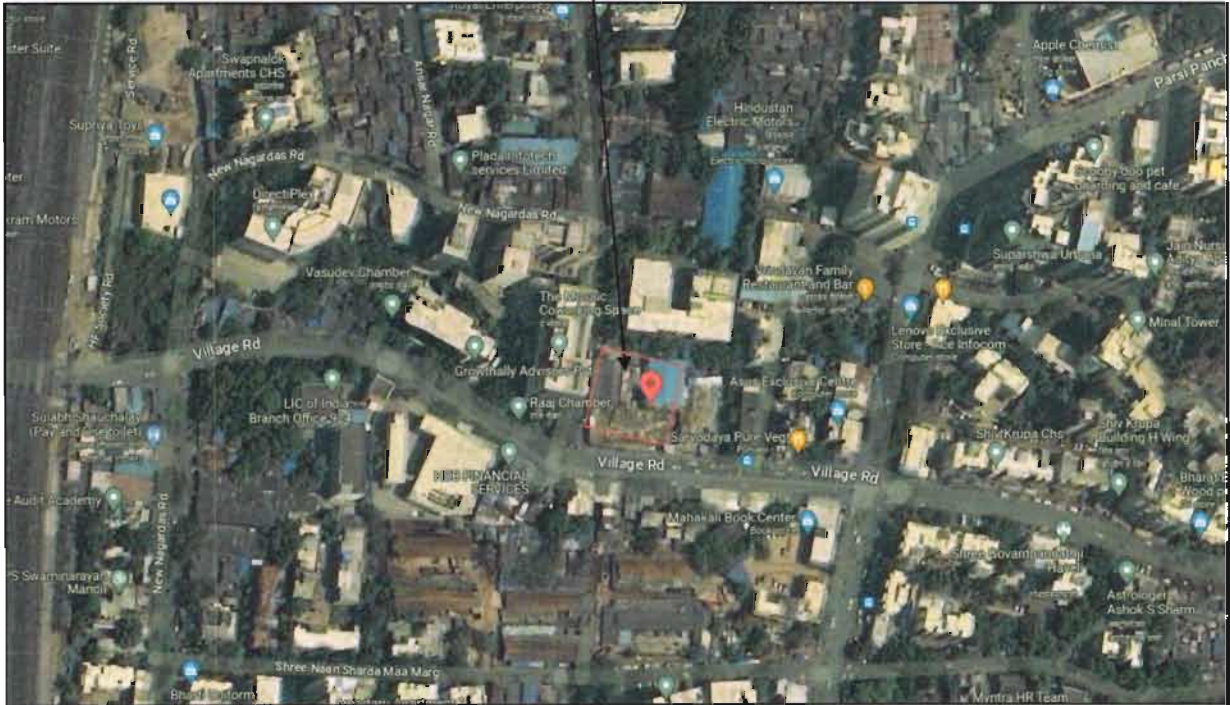
2





## Route Map of the property


Site u/r



**Latitude Longitude: 19°07'26.6"N 72°51'00.8"E**


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

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: मोगरा ( अंधेरी )

Search By:  Survey No.  Location

Enter Survey No: 116 [Search](#)


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs./)	Attribute
46/224-धुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस रेल्वे लाईन.	68370	144460	166130	202700	144460	चौ. मीटर सि.टी.एस. नंबर

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## Price Indicators

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Property Services ▾ MB Advice **NEW** ▾

Home > Projects in Mumbai > Projects in Andheri East, Mumbai > Puri SeleQt



**PURI SELEQT**  
REERA APPROVED

Follow 15 Photos

Overview Properties About Project Amenities Floor Plan & Units Project Details About Lo

**PREMIUM PROJECT**

### Puri SeleQt

By PURI CREATORS  
Andheri East, Mumbai

Under Construction Possession by Dec, 2025

₹ 2.01 Cr - ₹ 3.35 Cr  
Rent: ₹ 33,000 - ₹ 56,000

[Contact Agent](#) [Download Brochure](#)



2.3 BHK Flats

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Projects for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Andheri East > 2 BHK Flats for sale in Andheri East > 1100 Sq.ft

₹ 2.40 Cr EMI - ₹ 1.08L | [Get pre-approved loan](#) **PREMIUM PROJECT**

2 BHK 1100 Sq-ft Flat For Sale Andheri East, Mumbai

2 Beds 2 Baths 1 Balcony Semi-Furnished Skyline View Sea facing


Carpet Area <b>860 sqft</b> ₹ 27907/sqft	Developer <b>PURI CREATORS</b>	Project <b>Puri SeleQt</b>	Floor <b>15 (Out of 16 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>3</b>	Furnished Status <b>Semi-Furnished</b>

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

₹2.42 Cr EMI - ₹1,09L | Get pre-approved loan PREMIUM PROJECT

2 BHK 860 Sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished


Carpet Area <b>860 sqft</b> ₹28,740/sqft	Developer <b>PURI CREATORS</b>	Project <b>Puri SeleQt</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

**magicbricks** Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Andheri East > 2 BHK Flats for sale in Andheri East > 1050 Sq-ft

₹2.0 Cr EMI - ₹90k | Can I afford it? PREMIUM PROJECT

2 BHK 1050 Sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds 2 Baths 1 Balcony 1 Covered Parking Fireplace Service/Load...

Carpet Area <b>709 sqft</b> ₹28,209/sqft	Developer <b>PURI CREATORS</b>	Project <b>Puri SeleQt</b>	Floor <b>9 (Out of 17 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>




### Price Indicators

**magicbricks** Buy Print Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 2 BHK Flats for Sale in Andheri East > 1050 Sq-ft

**₹2.18 Cr** EMI - ₹98k | [Get pre-approved loan](#) **PREMIUM PROJECT**

2 BHK 1050 Sq-ft Flat For Sale **Andheri East, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking Service/Coop. Visitor Parking




Carpet Area <b>793 sqft</b> ₹27491/sqft	Developer <b>PURI CREATORS</b>	Project <b>Puri SeleQt</b>	Floor <b>10 (Out of 16 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>2</b>

East Facing Property 
  Near Andheri Subway, Nagardas Road, Andheri East 
 **OFFER** Rs. 5,00,000 Discount on Total Cost

**magicbricks** Buy Print Sell Home Loans

₹2.20 Cr EMI - ₹98k | [Can I afford it?](#) **PREMIUM PROJECT**

2 BHK 793 Sq-ft Flat For Sale **Andheri East, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area <b>793 sqft</b> ₹27743/sqft	Developer <b>PURI CREATORS</b>	Project <b>Puri SeleQt</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

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

**More Details**

Price Breakup	₹2.2 Cr
Booking Amount	<100000
PERA ID	P51800049888

## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Search:

Location: Andheri East, Mumbai

**Romell Orbis** ₹1.23 Cr - 2.39 Cr | ₹21.15 K/sq.ft  
EMI starts at ₹6106 K

By **ROMELL GROUP**

Romell Orbis, Puri Select, Goregaon East, Puri Select, Puri Select, Near Highway, Police Station, Andheri East, Western Suburb, Mumbai

[Contact Sellers](#)

**Project Images**

**3D**  
BOOK WITH 3D  
THE REST ON GC  
+  
15 more

1-2-3 BHK Apartments Configurations      Jun. 2024 Possession Starts      ₹21.15 K/sq.ft Avg. Price      426.00 sq.ft. - 858.00 sq.ft. (Carpet Area) Sizes

**HOUSING.COM** Buy in Mumbai

Search:

Location: Andheri East, Mumbai

**Joy Callista** ₹1.7 Cr - 1.93 Cr | ₹28.60 K/sq.ft  
EMI starts at ₹8440 K

By **JOY BUILDERS & DEVELOPERS**

Joy Callista, Andheri East, Western Suburb, Mumbai

[Contact Seller](#)

**Project Images**

**3D**  
+  
35 more

1 BHK Apartment Configuration      Jun. 2021 Possession Starts      ₹28.60 K/sq.ft Avg. Price      358.00 sq.ft. - 436.00 sq.ft. (Carpet Area) Sizes

[Overview](#) [Home](#) [Highlights](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenities](#)

## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Another End

Home / Mumbai / Western Suburbs / Andheri East / Kaatyayni Heights

**Kaatyayni Heights** ₹1.36 Cr - 3.25 Cr | ₹28.00 K/sq.ft  
EMI starts at ₹8752K

By **SHRIMAD DEVELOPERS PVT LTD**

Near Sona Udang, Pashu Park, J.J. Road, Andheri East, Western Suburbs, Mumbai

★ 4.3 Write a Review

**Project Images** [SHARE] [SAVE]

**Project Videos** [Play Icon]

**Project Images** + 19 more

1, 2, 3 BHK Apartments Configurations

Dec. 2022 Possession Starts

₹28.00 K/sq.ft Avg. Price

412.00 sq.ft - 860.00 sq.ft (Carpet Area) Sizes

[Contact Seller]

**HOUSING.COM** Buy in Mumbai

Another End

Home / Mumbai / Western Suburbs / Andheri East / UK IONA A B Wing

**UK IONA A B Wing** ₹78.41 L - 1.3 Cr | ₹21.50 K/sq.ft  
EMI starts at ₹28793K

By **UK REALTY**

Andheri East, Western Suburbs, Mumbai

₹1.01 Cr - 1.94 Cr Avant Heritage 1, 2 BHK Apartments [Interested]

₹1.25 Cr - 2.44 Cr Royal Orbis 1, 2 BHK Apartments [Interested]

**Project Images** [SHARE] [SAVE]

**Project Videos** [Play Icon]

**Project Images** + 6 more

1, 2 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹21.50 K/sq.ft Avg. Price

365.00 sq.ft - 603.00 sq.ft (Carpet Area) Sizes

[Contact Developer]



## Price Indicators Projects nearby Locality

**Divya Darpan Co Op HSG Society**

By **Divya Darpan Co Op HSG Society Ltd**  
17A Singh Marg Andheri East, Western Suburbs, Mumbai

₹1.01 Cr - 1.94 Cr  
1.2 BHK Apartments

₹27.00 K/sq.ft  
Avg. Price

325.00 sq.ft. - 667.00 sq.ft.  
Carpet Area  
Sizes

Dec. 2024  
Possession Starts

₹87.74 L - 1.8 Cr | ₹27.00 K/sq.ft  
EMI starts at ₹4,336 K

POPULAR PROJECTS

- Avant Heritage** | ₹1.01 Cr - 1.94 Cr | 1.2 BHK Apartments
- Romant Orbit** | ₹1.25 Cr - 2.44 Cr | 1.2 BHK Apartments

₹93.65 L - 1.85 Cr | ₹25.00 K/sq.ft  
EMI starts at ₹46,49 K

POPULAR PROJECTS

- Romant Orbit** | ₹1.25 Cr - 2.44 Cr | 1.2 BHK Apartments
- Avant Heritage** | ₹1.01 Cr - 1.94 Cr | 1.2 BHK Apartments

**I R Ganga CHS Ltd**

By **I R DEVELOPERS LLP**  
Green Lane K/3 Ward, Andheri East, Western Suburbs, Mumbai

₹1.25 Cr - 2.44 Cr  
1.2 BHK Apartments

₹25.00 K/sq.ft  
Avg. Price

375.00 sq.ft. - 740.00 sq.ft.  
Carpet Area  
Sizes

Mar 2025  
Possession Starts

₹93.65 L - 1.85 Cr | ₹25.00 K/sq.ft  
EMI starts at ₹46,49 K

POPULAR PROJECTS

- Romant Orbit** | ₹1.25 Cr - 2.44 Cr | 1.2 BHK Apartments
- Avant Heritage** | ₹1.01 Cr - 1.94 Cr | 1.2 BHK Apartments

₹93.65 L - 1.85 Cr | ₹25.00 K/sq.ft  
EMI starts at ₹46,49 K

POPULAR PROJECTS

- Romant Orbit** | ₹1.25 Cr - 2.44 Cr | 1.2 BHK Apartments
- Avant Heritage** | ₹1.01 Cr - 1.94 Cr | 1.2 BHK Apartments



## Price Indicators Projects nearby Locality

The screenshot displays a real estate listing on Housing.com. At the top, there are search filters for 'Kalyan East' and '1 BHK'. Below this, two project cards are visible: 'Ayant Heritage' (₹1.01 Cr - 1.94 Cr) and 'Romeo CRD' (₹1.25 Cr - 2.44 Cr). The main listing is for 'Starwing Kaatyayni Imperial Tower G' by Starwing Developers Pvt. Ltd. in Kalyan East, Western Suburb, Mumbai. The listing includes a large image of the tower, a 'SHARE' button, and a 'SAVE' button. Below the image, key details are provided: '1 BHK Apartment Configuration', 'Jun. 2027 Possession Starts', '₹25.84 K/sq ft Avg. Price', and '445.00 sq ft Carpet Area Size'. A 'Contact Developer' button is also present. To the right, a price summary shows '₹1.15 Cr | ₹25.84 K/sq ft' and 'EMI starts at ₹3729'. A '+ 1 more' link is also visible.



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.09.2023 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 20.09.2023. 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



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. My Home Foundation Group (Mr. Sunil Manoharlal Puri)</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 Manager Meetali Rasal -Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 20.09.2023 Valuation Date - 26.09.2023 Date of Report - 26.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.09.2023
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 **26<sup>th</sup> October 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. My Home Foundation Group (Mr. Sunil Manoharlal Puri)**. 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. My Home Foundation Group (Mr. Sunil Manoharlal Puri)**. 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.





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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India, email=manojbaburaochalikwar@vastukala.com, c=IN, serialNumber=1, postalCode=751005, streetAddress=Plot No. 1, Sector 1, Phase 1, Vastukala  
Gurgaon, Haryana, India, postalCode=122001, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.26 14:06:25 +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