

## 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-2778/23-24</b>	Dated <b>6-Oct-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
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>4005 /2302863</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	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	
997224	10,500.00	9%	945.00	9%	945.00	1,890.00
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

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

Remarks:

""Krystal"" Proposed S. R. Scheme on Land Beraing C. T.S. No. 1281 & 1282 of Village - Kanjur, Next to Kanjurmarg Police Station, Nehru Nagar, Kanjur Marg ( East), Mumbai, PIN - 400 042, State - Maharashtra, Country - India - M/s. Kams Realtors (Master Valuation) "



UPI Virtual ID : vastukala@icici

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

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

Gitanjali  
Kulaye

Authorized Signatory

This is a Computer Generated Invoice



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# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Krystal"**

"Krystal", Proposed S. R. Scheme on Land Beraing C.T.S. No. 1281 & 1282 of Village - Kanjur, Next to Kanjurmarg Police Station, Nehru Nagar, Kanjur Marg (East), Mumbai, PIN - 400 042, State - Maharashtra, Country - India

Latitude Longitude: 19°07'47.0"N 72°56'10.0"E

## Valuation Done for:




### **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office (Mumbai Metro), "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 "Krystel"

**"Krystel", Proposed S. R. Scheme on Land Beraing C.T.S. No. 1281 & 1282 of Village - Kanjur, Next to Kanjurmarg Police Station, Nehru Nagar, Kanjur Marg (East), Mumbai, PIN - 400 042, State - Maharashtra, Country - India**

**Latitude Longitude: 19°07'47.0"N 72°56'10.0"E**

### NAME OF DEVELOPER: M/s. Kams Realtors

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 **25<sup>th</sup> September 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Krystel"**, Proposed S. R. Scheme on Land Beraing C.T.S. No. 1281 & 1282 of Village - Kanjur, Next to Kanjurmarg Police Station, Nehru Nagar, Kanjur Marg (East), Mumbai, PIN - 400 042, State - Maharashtra, Country - India. It is about 1.3 KM. travelling distance from Kanjur Marg Station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed 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. Kams Realtors	
Project Registration Number	Project Krystel	RERA Project Number P51800051412
Register office address	M/s. Kams Realtors Office at A/1, Shantiniketan C.H.S., L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code - 400 086, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Anil Nair (Promoter / Partner - Mobile No. 9930376965) Mr. Sanjay Gupta (Partner - Mobile No. 9322245753)	
E - mail ID And Website	<a href="mailto:kamsrealtors@gmail.com">kamsrealtors@gmail.com</a> , <a href="http://www.kamsrealtors.in">www.kamsrealtors.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Slum Area
On or towards East	Police Station Road
On or towards West	Slum Area



### 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**  
 H Home Loans Sales, Project Approval Cell, Local Head Office (Mumbai Metro),  
 "Synergy", 5<sup>th</sup> 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 : 25.09.2023
	b)	Date on which the valuation is made : 06.10.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 27.04.2023 issued by Adv. Christopher D'souza	
	2. Copy of MAHARERA Registration Certificate of Project No. P51800051412 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023. Last Modified date 29.05.2023.	
	3. Copy of Deed of Conveyance date 08.06.2022 b/w/ Shramasaflya CHSL (the Society) AND M/s. Kams Realtors (the Purchaser)	
	4. Copy of Leave & Licence Agreement date 01.11.2021 b/w. Mr. Santosh R. Fernandes (the Licensor) AND M/s. Kams Realtors (the Licensees)	
	5. Copy of Affidavit – Cum -Declaration of M/s. Kams Realtors date 25.08.2023	
	6. Copy of Architects Certificate date 26.04.2023 issued by Mukesh Bahadur (As per RERA Certificate)	
	7. Copy of CA Certificate date 26.08.2023 issued by CA. Dayakar & Co.	
	8. Copy of Fire NOC Fire No. FB / HR / RV1 / 138 dated 15.11.2022 issued by Municipal Corporation of Greater Mumbai Fire Brigade	
	9. Copy of Letter of Intent (LOI) No. S / PVT / 0187 / 20220621 / LOI date 13.01.2023 issued by Slum Rehabilitation Authority	
	10. Copy of Commencement Certificate No. S / PVT / 0187 / 20220621 / AP / COM – 1 date 18.04.2023 issued by Slum Rehabilitation Authority ( <b>Composite Building No. 1 -Sale -A &amp; Rehab B – Wing</b> ) <b>This C.C. is granted for work upto Plinth.</b>	
	11. Copy of Intimation of Approval (IOA) No. S / PVT / 0187 / 20220621 / LOI date 30.01.2023 issued by Slum Rehabilitation Authority ( <b>Sale Wing - A &amp; Rehab Wing - B</b> )	
	12. Copy of Approved Plan No. SRA / ENG / S / PVT / 0187 / 20220621 / AP / COM – 1 date 30.01.2023 issued by Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06 to 06/06) <b>Approved upto:</b>	
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	1 / A	Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part Fitness Centre / Part Society Office) + 3 <sup>rd</sup> to 22 <sup>nd</sup> upper floors
	1 / B	Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part



		<b>Welfare Centre / Part Society Office) + 3<sup>rd</sup> to 22<sup>nd</sup> upper floors</b>												
	Project Name (with address & phone nos.)	: "Krystel", Proposed S. R. Scheme on Land Beraing C.T.S. No. 1281 & 1282 of Village - Kanjur, Next to Kanjurmarg Police Station, Nehru Nagar, Kanjur Marg (East), Mumbai, PIN - 400 042, 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. Kams Realtors</b>  <b>Address:</b> Office at A/1, Shantiniketan C.H.S., L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code - 400 086, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Anil Nair (Promoter / Partner - Mobile No. 9930376965) Mr. Sanjay Gupta (Partner - Mobile No. 9322245753)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p><b>About "Krystel":</b> Check out Kams Krystel in Kanjurmarg west, one of the upcoming under-construction housing societies in Central Mumbai suburbs. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. Brought to you by Kams Realtors, Kams Krystel is scheduled for possession in Dec, 2026. This housing society has multiple property options to offer, in varied price range, making it one of the most suitable address to own, that too in your budget. Being a RERA-registered society, the project details and other important information is also available on state RERA portal. The RERA registration number of this project is P51800051412.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>Proposed Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Part Residential / Part Fitness Center / Part Society Office) + 3<sup>rd</sup> to 22<sup>nd</sup> upper floors.</td> </tr> <tr> <td>1 / B</td> <td>Proposed Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Part Residential / Part Welfar Centre / Part Society Office) + 3<sup>rd</sup> to 22<sup>nd</sup> upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / A &amp; B</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2026 (As per MAHARERA Certificate) (Wing A &amp; B)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p>			Building No. / Wing	Number of Floors	1 / A	Proposed Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part Fitness Center / Part Society Office) + 3 <sup>rd</sup> to 22 <sup>nd</sup> upper floors.	1 / B	Proposed Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part Welfar Centre / Part Society Office) + 3 <sup>rd</sup> to 22 <sup>nd</sup> upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / A & B	Plinth work is in progress.	05%
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Building No. / Wing	Present stage of Construction	Percentage of work completion												
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	➤ Vitrified tiles flooring in all rooms	
	➤ Granite Kitchen platform with Stainless Steel Sink	
	➤ Powder coated aluminum sliding windows with Mosquito Net	
	➤ Laminated wooden flush doors with Safety door	
	➤ Concealed wiring	
	➤ Concealed plumbing	
	➤ Garden	
	➤ Jogging Track	
	➤ Air Conditionar Club House	
	➤ Indoor Games	
	➤ Gymnasium	
	➤ Childern Play area	
	➤ Badminton Courts	
	➤ Lawn Tennis Court	
	➤ Meditaion Lawn	
	➤ Skating Rink	
	➤ Kids Play Area	
	➤ Squash Court	
	➤ Club House	
	➤ Swimming Pool	
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:



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13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	CTS No. 1279	CTS No. 1279	Slum Area
	South	CTS No. 1283 & Road	CTS No. 1283 & Road	Slum Area
	East	CTS No. 1259A & Road	CTS No. 1259A & Road	Police Station Road
	West	CTS No. 1280 & Road	CTS No. 1280 & Road	Slum Area
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°07'47.0"N 72°56'10.0"E	
14.	Extent of the site		: Plot area – 3497.87 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 – 3497.87 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work not yet started	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	



9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / S / PVT / 0187 / 20220621 / AP / COM – 1 date 30.01.2023 issued by Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06 to 06/06) <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.	:	27.45 M. Wide D. P. 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 – 3497.87 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)	:	₹ 1,61,790.00 per Sq. M. for Residential ₹ 70,480.00 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>	:	<b>As per Approved Plan &amp; RERA Certificate</b>								
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)						
			3497.87	70480	24,65,29,878.00						
<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>Building No. / Wing</b>		<b>Number of Floors</b>								
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>								
	f) Condition of the building	:									
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / S / PVT / 0187 / 20220621 / AP / COM – 1 date 30.01.2023 issued by Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06 to 06/06)								
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Part Residential / Part Fitness Center / Part Society Office) + 3<sup>rd</sup> to 22<sup>nd</sup> upper floors.</td> </tr> <tr> <td>1 / B</td> <td>Basement + Ground + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Part Residential / Part Welfar Centre / Part Society Office) + 3<sup>rd</sup> to 22<sup>nd</sup> upper floors.</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / A	Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part Fitness Center / Part Society Office) + 3 <sup>rd</sup> to 22 <sup>nd</sup> upper floors.	1 / B	Basement + Ground + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Part Residential / Part Welfar Centre / Part Society Office) + 3 <sup>rd</sup> to 22 <sup>nd</sup> upper floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

**Specifications of construction (floor-wise) in respect of**

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

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + Balcony Area) in Sq. Ft.	Total 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	203	2	1 BHK	325	56	382	420	21500	82,13,000	88,70,040	18500	12,60,600





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + Balcony Area) in Sq. Ft.	Total 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 ₹
2	204	2	1 BHK	325	56	381	419	21500	81,91,500	88,46,820	18500	12,57,300
3	301	3	1 BHK	286	40	327	360	21580	70,56,660	76,21,193	16000	10,79,100
4	302	3	1 BHK	329	45	371	408	21580	80,06,180	86,46,674	18000	12,24,300
5	303	3	1 BHK	325	56	382	420	21580	82,43,560	89,03,045	18500	12,60,600
6	304	3	1 BHK	325	56	381	419	21580	82,21,980	88,79,738	18500	12,57,300
7	401	4	1 BHK	286	40	327	360	21660	70,82,820	76,49,446	16000	10,79,100
8	402	4	1 BHK	329	45	371	408	21660	80,35,860	86,78,729	18000	12,24,300
9	403	4	1 BHK	325	56	382	420	21660	82,74,120	89,36,050	18500	12,60,600
10	404	4	1 BHK	325	56	381	419	21660	82,52,460	89,12,657	18500	12,57,300
11	501	5	1 BHK	286	40	327	360	21740	71,08,980	76,77,698	16000	10,79,100
12	502	5	1 BHK	329	45	371	408	21740	80,65,540	87,10,783	18000	12,24,300
13	503	5	1 BHK	325	56	382	420	21740	83,04,680	89,69,054	18500	12,60,600
14	504	5	1 BHK	325	56	381	419	21740	82,82,940	89,45,575	18500	12,57,300
15	601	6	1 BHK	286	40	327	360	21820	71,35,140	77,05,951	16000	10,79,100
16	602	6	1 BHK	329	45	371	408	21820	80,95,220	87,42,838	18000	12,24,300
17	603	6	1 BHK	325	56	382	420	21820	83,35,240	90,02,059	19000	12,60,600
18	604	6	1 BHK	325	56	381	419	21820	83,13,420	89,78,494	18500	12,57,300
19	701	7	1 BHK	286	40	327	360	21900	71,61,300	77,34,204	16000	10,79,100
20	702	7	1 BHK	329	45	371	408	21900	81,24,900	87,74,892	18500	12,24,300
21	703	7	1 RK	228	56	284	312	21900	62,19,600	67,17,168	14000	9,37,200
22	704	7	1 BHK	325	56	381	419	21900	83,43,900	90,11,412	19000	12,57,300
23	801	8	1 BHK	286	40	327	360	21980	71,87,460	77,62,457	16000	10,79,100
24	802	8	1 BHK	329	45	371	408	21980	81,54,580	88,06,946	18500	12,24,300
25	803	8	1 BHK	325	56	382	420	21980	83,96,360	90,68,069	19000	12,60,600
26	804	8	1 BHK	325	56	381	419	21980	83,74,380	90,44,330	19000	12,57,300
27	901	9	1 BHK	286	40	327	360	22060	72,13,620	77,90,710	16000	10,79,100
28	902	9	1 BHK	329	45	371	408	22060	81,84,260	88,39,001	18500	12,24,300
29	903	9	1 BHK	325	56	382	420	22060	84,26,920	91,01,074	19000	12,60,600
30	904	9	1 BHK	325	56	381	419	22060	84,04,860	90,77,249	19000	12,57,300
31	1001	10	1 BHK	286	40	327	360	22140	72,39,780	78,18,962	16500	10,79,100
32	1002	10	1 BHK	329	45	371	408	22140	82,13,940	88,71,055	18500	12,24,300
33	1003	10	1 BHK	325	56	382	420	22140	84,57,480	91,34,078	19000	12,60,600
34	1004	10	1 BHK	325	56	381	419	22140	84,35,340	91,10,167	19000	12,57,300
35	1101	11	1 BHK	286	40	327	360	22220	72,65,940	78,47,215	16500	10,79,100
36	1102	11	1 BHK	329	45	371	408	22220	82,43,620	89,03,110	18500	12,24,300
37	1103	11	1 BHK	325	56	382	420	22220	84,88,040	91,67,083	19000	12,60,600



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + Balcony Area) in Sq. Ft.	Total 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 ₹
38	1104	11	1 BHK	325	56	381	419	22220	84,65,820	91,43,086	19000	12,57,300
39	1201	12	1 BHK	286	40	327	360	22300	72,92,100	78,75,468	16500	10,79,100
40	1202	12	1 BHK	329	45	371	408	22300	82,73,300	89,35,164	18500	12,24,300
41	1203	12	1 BHK	325	56	382	420	22300	85,18,600	92,00,088	19000	12,60,600
42	1204	12	1 BHK	325	56	381	419	22300	84,96,300	91,76,004	19000	12,57,300
43	1301	13	1 BHK	286	40	327	360	22380	73,18,260	79,03,721	16500	10,79,100
44	1302	13	1 BHK	329	45	371	408	22380	83,02,980	89,67,218	18500	12,24,300
45	1303	13	1 BHK	325	56	382	420	22380	85,49,160	92,33,093	19000	12,60,600
46	1304	13	1 BHK	325	56	381	419	22380	85,26,780	92,08,922	19000	12,57,300
47	1401	14	1 BHK	286	40	327	360	22460	73,44,420	79,31,974	16500	10,79,100
48	1402	14	1 BHK	329	45	371	408	22460	83,32,660	89,99,273	18500	12,24,300
49	1403	14	1 RK	228	56	284	312	22460	63,78,640	68,88,931	14500	9,37,200
50	1404	14	1 BHK	325	56	381	419	22460	85,57,260	92,41,841	19500	12,57,300
51	1501	15	1 BHK	286	40	327	360	22540	73,70,580	79,60,226	16500	10,79,100
52	1502	15	1 BHK	329	45	371	408	22540	83,62,340	90,31,327	19000	12,24,300
53	1503	15	1 BHK	325	56	382	420	22540	86,10,280	92,99,102	19500	12,60,600
54	1504	15	1 BHK	325	56	381	419	22540	85,87,740	92,74,759	19500	12,57,300
55	1601	16	1 BHK	286	40	327	360	22620	73,96,740	79,88,479	16500	10,79,100
56	1602	16	1 BHK	329	45	371	408	22620	83,92,020	90,63,382	19000	12,24,300
57	1603	16	1 BHK	325	56	382	420	22620	86,40,840	93,32,107	19500	12,60,600
58	1604	16	1 BHK	325	56	381	419	22620	86,18,220	93,07,678	19500	12,57,300
59	1701	17	1 BHK	286	40	327	360	22700	74,22,900	80,16,732	16500	10,79,100
60	1702	17	1 BHK	329	45	371	408	22700	84,21,700	90,95,436	19000	12,24,300
61	1703	17	1 BHK	325	56	382	420	22700	86,71,400	93,65,112	19500	12,60,600
62	1704	17	1 BHK	325	56	381	419	22700	86,48,700	93,40,596	19500	12,57,300
63	1801	18	1 BHK	286	40	327	360	22780	74,49,060	80,44,985	17000	10,79,100
64	1802	18	1 BHK	329	45	371	408	22780	84,51,380	91,27,490	19000	12,24,300
65	1803	18	1 BHK	325	56	382	420	22780	87,01,960	93,98,117	19500	12,60,600
66	1804	18	1 BHK	325	56	381	419	22780	86,79,180	93,73,514	19500	12,57,300
67	1901	19	1 BHK	286	40	327	360	22860	74,75,220	80,73,238	17000	10,79,100
68	1902	19	1 BHK	329	45	371	408	22860	84,81,060	91,59,545	19000	12,24,300
69	1903	19	1 BHK	325	56	382	420	22860	87,32,520	94,31,122	19500	12,60,600
70	1904	19	1 BHK	325	56	381	419	22860	87,09,660	94,06,433	19500	12,57,300
71	2001	20	1 BHK	286	40	327	360	22940	75,01,380	81,01,490	17000	10,79,100
72	2002	20	1 BHK	329	45	371	408	22940	85,10,740	91,91,599	19000	12,24,300
73	2003	20	1 BHK	325	56	382	420	22940	87,63,080	94,64,126	19500	12,60,600
74	2004	20	1 BHK	325	56	381	419	22940	87,40,140	94,39,351	19500	12,57,300
75	2101	21	1 BHK	286	40	327	360	23020	75,27,540	81,29,743	17000	10,79,100



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + Balcony Area) in Sq. Ft.	Total 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 ₹
76	2102	21	1 BHK	329	45	371	408	23020	85,40,420	92,23,654	19000	12,24,300
77	2103	21	MP	214	56	270	297	23020	62,15,400	67,12,632	14000	8,91,000
78	2104	21	1 BHK	325	56	381	419	23020	87,70,620	94,72,270	19500	12,57,300
79	2201	22	1 BHK	286	40	327	360	23100	75,53,700	81,57,996	17000	10,79,100
80	2202	22	1 BHK	329	45	371	408	23100	85,70,100	92,55,708	19500	12,24,300
81	2203	22	1 BHK	325	56	382	420	23100	88,24,200	95,30,136	20000	12,60,600
82	2204	22	1 BHK	325	56	381	419	23100	88,01,100	95,05,188	20000	12,57,300
<b>Total</b>				<b>25645</b>	<b>4052</b>	<b>29675</b>	<b>32643</b>		<b>66,22,53,780</b>	<b>71,52,34,082</b>		<b>9,79,27,500</b>

**2. Building No. 1, Wing -B:**

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	201	2	1 BHK	301	331					9,93,300
2	202	2	1 BHK	301	331					9,93,300
3	301	3	1 BHK	301	331					9,93,300
4	302	3	1 BHK	301	331					9,93,300
5	303	3	1 BHK	301	331					9,93,300
6	304	3	1 BHK	259	285	21580	55,89,220	60,36,358	12500	8,54,700
7	401	4	1 BHK	301	331					9,93,300
8	402	4	1 BHK	301	331					9,93,300
9	403	4	1 BHK	301	331					9,93,300
10	404	4	1 BHK	259	285	21660	56,09,940	60,58,735	12500	8,54,700
11	501	5	1 BHK	301	331					9,93,300
12	502	5	1 BHK	301	331					9,93,300
13	503	5	1 BHK	301	331					9,93,300
14	504	5	1 BHK	259	285	21740	56,30,660	60,81,113	12500	8,54,700
15	601	6	1 BHK	301	331					9,93,300
16	602	6	1 BHK	301	331					9,93,300
17	603	6	1 BHK	301	331					9,93,300
18	604	6	1 BHK	259	285	21820	56,51,380	61,03,490	12500	8,54,700
19	703	7	1 BHK	301	331					9,93,300
20	704	7	1 BHK	259	285	21900	56,72,100	61,25,868	13000	8,54,700
21	801	8	1 BHK	301	331					9,93,300
22	802	8	1 BHK	301	331					9,93,300



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 ₹
23	803	8	1 BHK	301	331					9,93,300
24	804	8	1 BHK	259	285	21980	56,92,820	61,48,246	13000	8,54,700
25	901	9	1 BHK	301	331					9,93,300
26	902	9	1 BHK	301	331					9,93,300
27	903	9	1 BHK	301	331					9,93,300
28	904	9	1 BHK	259	285	22060	57,13,540	61,70,623	13000	8,54,700
29	1001	10	1 BHK	301	331					9,93,300
30	1002	10	1 BHK	301	331					9,93,300
31	1003	10	1 BHK	301	331					9,93,300
32	1004	10	1 BHK	259	285	22140	57,34,260	61,93,001	13000	8,54,700
33	1101	11	1 BHK	301	331					9,93,300
34	1102	11	1 BHK	301	331					9,93,300
35	1103	11	1 BHK	301	331					9,93,300
36	1104	11	1 BHK	259	285	22220	57,54,980	62,15,378	13000	8,54,700
37	1201	12	1 BHK	301	331					9,93,300
38	1202	12	1 BHK	301	331					9,93,300
39	1203	12	1 BHK	301	331					9,93,300
40	1204	12	1 BHK	259	285	22300	57,75,700	62,37,756	13000	8,54,700
41	1301	13	1 BHK	301	331					9,93,300
42	1302	13	1 BHK	301	331					9,93,300
43	1303	13	1 BHK	301	331					9,93,300
44	1304	13	1 BHK	259	285	22380	57,96,420	62,60,134	13000	8,54,700
45	1403	14	1 BHK	301	331	22460	-	-	0	9,93,300
46	1404	14	1 BHK	259	285	22460	58,17,140	62,82,511	13000	8,54,700
47	1501	15	1 BHK	301	331					9,93,300
48	1502	15	1 BHK	301	331					9,93,300
49	1503	15	1 BHK	301	331					9,93,300
50	1504	15	1 BHK	259	285	22540	58,37,860	63,04,889	13000	8,54,700
51	1601	16	1 BHK	301	331					9,93,300
52	1602	16	1 BHK	301	331					9,93,300
53	1603	16	1 BHK	301	331					9,93,300
54	1604	16	1 BHK	259	285	22620	58,58,580	63,27,266	13000	8,54,700
55	1701	17	1 BHK	301	331					9,93,300
56	1702	17	1 BHK	301	331					9,93,300
57	1703	17	1 BHK	301	331					9,93,300





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 ₹
58	1704	17	1 BHK	259	285	22700	58,79,300	63,49,644	13000	8,54,700
59	1801	18	1 BHK	301	331					9,93,300
60	1802	18	1 BHK	301	331					9,93,300
61	1803	18	1 BHK	301	331					9,93,300
62	1804	18	1 BHK	259	285	22780	59,00,020	63,72,022	13500	8,54,700
63	1901	19	1 BHK	301	331					9,93,300
64	1902	19	1 BHK	301	331					9,93,300
65	1903	19	1 BHK	301	331					9,93,300
66	1904	19	1 BHK	259	285	22860	59,20,740	63,94,399	13500	8,54,700
67	2001	20	1 BHK	301	331					9,93,300
68	2002	20	1 BHK	301	331					9,93,300
69	2003	20	1 BHK	301	331					9,93,300
70	2004	20	1 BHK	259	285	22940	59,41,460	64,16,777	13500	8,54,700
71	2101	21	MP	191	210	23020	43,96,820	47,48,566	10000	6,30,300
72	2102	21	1 BHK	301	331					9,93,300
73	2103	21	1 BHK	301	331					9,93,300
74	2104	21	1 BHK	259	285	23020	59,62,180	64,39,154	13500	8,54,700
75	2201	22	1 BHK	301	331					9,93,300
76	2202	22	1 BHK	301	331					9,93,300
77	2203	22	1 BHK	301	331					9,93,300
78	2204	22	1 BHK	259	285	23100	59,82,900	64,61,532	13500	8,54,700
<b>Total</b>				<b>22528</b>	<b>24781</b>		<b>12,01,18,020</b>	<b>12,97,27,462</b>		<b>7,43,42,400</b>

### Summary of the Project: create

Building No. / 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 ₹
1 / A	MP Room - 01 1 RK - 02 1 BHK - 79	82	29675	32643	66,22,53,780.00	71,52,34,082.00
Sale Flat - 1 / B	MP Room - 01 1 BHK - 20	21	5371	5908	12,01,18,020.00	12,97,27,462.00
Land Owner's Share - 1 / B	1 BHK - 57	57	17157	18873	-	-
<b>Total (b)</b>		<b>78</b>	<b>22528</b>	<b>24781</b>	<b>12,01,18,020.00</b>	<b>12,97,27,462.00</b>
<b>Total (a + b)</b>		<b>160</b>	<b>52203</b>	<b>57424</b>	<b>78,23,71,800.00</b>	<b>84,49,61,544.00</b>
Typical Refuge floors – 7 <sup>th</sup> & 14 <sup>th</sup> floors – Flat No. 1 & 2 (Wing - B)						



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>78,23,71,800.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>84,49,61,544.00</b>
<b>Cost of Construction (Total Built up area x Rate) 57424 Sq. Ft. x ₹ 3000.00</b>	<b>17,22,72,000.00</b>

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	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 78,23,71,800.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 84,49,61,544.00</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 ₹ 20,500.00 to ₹ 23,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 21,500.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

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## Actual Site Photographs



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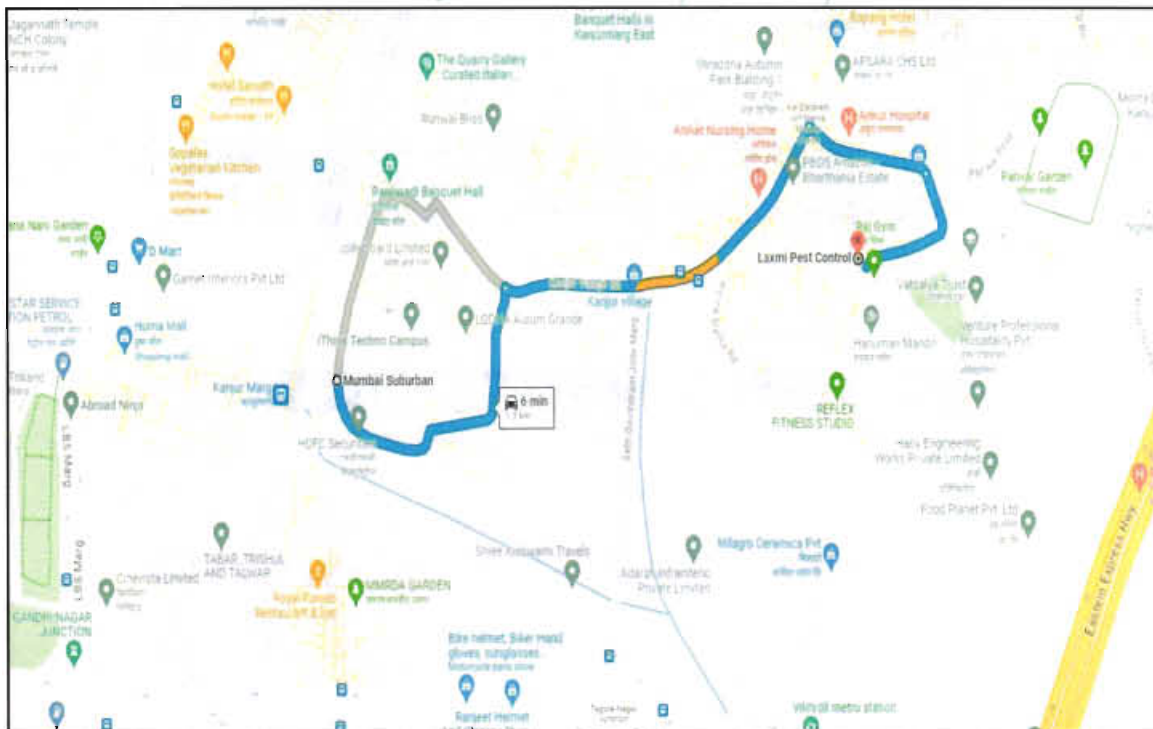
[www.vastukala.org](http://www.vastukala.org)





## Route Map of the property

Site  $\mu$ r



**Latitude Longitude: 19°07'47.0"N 72°56'10.0"E**


**Note:** The Blue line shows the route to site from nearest Railway Station (Kanjur Marg – 1.3 KM.)



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## Ready Reckoner Rate


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

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 महाराष्ट्र शासन

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 बाजारमूल्य दर पत्रक

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**Year** 2023/2024

**Selected District** मुंबई(उपनगर)

**Select Village** कांजूर - कुर्ता


**Search By**  Survey No  Location

Select	उपविभाग	भूमी पतीत	निवासी सदसिका	बीडीस	दुकाने	जीर्वाणिक	एकक (Rs./)
SurveyNo	120/549A-पुभाग: कांजूर स्टेज (पूर्व) लगत ब्रह्मसेनी मिळकत.	81970	175390	201700	219240	175390	चौरस मीटर
SurveyNo	120/549B-पुभाग:CRZ-I क्षेत्रीय समाविष्ट मिळकती.	24590	0	0	0	0	चौरस मीटर
SurveyNo	120/549C- 5 ट्रेक्टर पेठा बासत ब्रह्मसेना मिळकती.	72910	158440	182210	202900	158440	चौरस मीटर
SurveyNo	120/549-पुभाग: उत्तरेस बाब सीमा, पूर्वेस दुर्लपती महामार्ग, दक्षिणेस वाघाची सीमा व पश्चिमेस गडम रेल्वे लाईन.	70480	161790	186060	202900	161790	चौरस मीटर
SurveyNo	120/550A-पुभाग:- CRZ-I क्षेत्रीय समाविष्ट मिळकती	18050	0	0	0	0	चौरस मीटर

1 2 3

**Language**

English


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

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 महाराष्ट्र शासन

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**Year** 2023/2024

**Selected District** मुंबई(उपनगर)

**Select Village** कांजूर - कुर्ता

**Search By**  Survey No  Location

Select	उपविभाग	भूमी पतीत	निवासी सदसिका	बीडीस	दुकाने	जीर्वाणिक	एकक (Rs./)
SurveyNo	120/549A-पुभाग: कांजूर स्टेज (पूर्व) लगत ब्रह्मसेनी मिळकत.	81970	175390	201700	219240	175390	चौरस मीटर
SurveyNo	120/549B-पुभाग:CRZ-I क्षेत्रीय समाविष्ट मिळकती.	24590	0	0	0	0	चौरस मीटर
SurveyNo	120/549C- 5 ट्रेक्टर पेठा बासत ब्रह्मसेना मिळकती.	72910	158440	182210	202900	158440	चौरस मीटर
SurveyNo	120/549-पुभाग: उत्तरेस बाब सीमा, पूर्वेस दुर्लपती महामार्ग, दक्षिणेस वाघाची सीमा व पश्चिमेस गडम रेल्वे लाईन.	70480	161790	186060	202900	161790	चौरस मीटर
SurveyNo	120/550A-पुभाग:- CRZ-I क्षेत्रीय समाविष्ट मिळकती	18050	0	0	0	0	चौरस मीटर

1 2 3

**Language**

English

**Survey Number**

1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1345





## Price Indicators

**square yards** Mumbai Bay Road Projects Agents Services Resources Intelligence

Home New Projects in Mumbai Projects in Mumbai Projects in Karnataka KAMS Krystal

### KAMS Krystal

Karamangla East, Mumbai

₹ 70.00 Lac to 82.31 Lac

Status: New Launch

Project Size: 191 units, 3.26 Acres

Configurations: Flat, Office Space, Retail Store (From 224 Sq Ft to 578 Sq Ft (Carpet))

3020 Views 298 Enquiries

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- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Overview Price List Floor Plans Amenities Specifications Concrete Time Location & Landmarks About Builder Quick Links FAQs

Square Yards RERA Reg: AG188000454 Project RERA Reg: PS1000051412

Connect with Real Estate Experts

Name: \_\_\_\_\_ Email ID: \_\_\_\_\_

Book Time: \_\_\_\_\_ Area: \_\_\_\_\_ New Home Price: \_\_\_\_\_

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## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Kanungod Park, Kurla East, Mumbai

**POPULAR PROJECTS**

- ₹92 L - 1.5 Cr**  
Bhamburda Garden Vista  
By Bhamburda  
Kanungod East, Central Mumbai Suburbs, Mumbai  
1.5 & 2 BHK Apartments  
Interested
- ₹90.9 L - 1.72 Cr**  
Bhamburda Avenue Wing K  
By Bhamburda  
Kanungod East, Central Mumbai Suburbs, Mumbai  
2 BHK Apartments  
Interested

**1 BHK Flat** **₹85.0 L** **122 sq ft** **Starts at ₹42.20 Cr**

By **SHRADDHA LANDSCAPE PVT LTD**  
Kanungod Park, Kanungod East, Mumbai

**375 sq ft** **₹22.67 K/sq.ft** **Ready to move** **Midrise** **Fully Furnished**  
Build Up Area Avg. Price Possession status of 24 Hours Furnishing

**HOUSING.COM** Buy in Mumbai

Kanakia, Kurla East, Mumbai

**Kanakia Zenworld Phase II** **₹1.01 Cr - 1.61 Cr** **₹22.00 K/sq.ft** **Starts at ₹60.9 Cr**

By **KANAKIA BRICK PVT LTD**  
Vivek Park, Kanakia, Kurla East, Central Mumbai Suburbs, Mumbai

**1.2 BHK Apartments** **Dec. 2025** **₹22.00 K/sq.ft** **457.00 sq.ft. - 732.00 sq.ft.**  
Configurations Possession Starts Avg. Price Carpet Area Sizes

## Price Indicators Projects nearby Locality

**Runwal Avenue Wing K**

By Runwal

Karyumbang, Central Mumbai Suburb, Mumbai

₹90.0 L - 1.72 Cr | ₹19.08 K/sq.ft  
EMI starts at ₹64,584

[Contact Seller](#)

1, 2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹19.08 K/sq.ft Avg. Price

401.00 sq.ft. - 748.00 sq.ft. Carpet Area Sizes

**Runwal Garden Vista**

By Runwal

Karyumbang, Central Mumbai Suburb, Mumbai

₹92 L - 1.5 Cr | ₹22.22 K/sq.ft  
EMI starts at ₹65,674

[Contact Seller](#)

1, 1.5, 2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹22.22 K/sq.ft Avg. Price

352.00 sq.ft. - 631.00 sq.ft. Carpet Area Sizes

*Handwritten mark*




## 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 Kanjurmarg East > 1 BHK Flats for Sale in Kanjurmarg East > 350 Sq-ft

**₹75.0 Lac** EMI - ₹ 1.5L [Get pre-approved loan](#)

1 BHK 350 Sq-ft Flat For Sale **Kanjurmarg East, Mumbai**



1 Bed
1 Bath
1 Balcony
1 Covered Parking

**Carpet Area**  
350 sqft - ₹ 21.42/sqft

**Floor**  
5 (Out of 23 Floors)

**Lifts**  
2

**Developer**  
[Runwal Developers](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Project**  
[Runwal Avenue](#)

**Facing**  
North - East

**Car Parking**  
1 Covered

Contact Agent
Get Phone No.
Last contact made 4 days ago

### More Details


<b>Price Breakup</b>	₹ 75 Lac   ₹ 3,75,000 <span style="font-size: x-small;">Approx. Registration Charges   ₹ 4 Per sq. Unit Monthly</span>
<b>Booking Amount</b>	₹ 5.0 Lac
<b>RERA ID</b>	P51900009359
<b>Address</b>	Kanjurmarg East, Kanjurmarg East, Mumbai - Central Mumbai, Maharashtra
<b>Landmarks</b>	Crompton Greaves
<b>Furnishing</b>	Unfurnished

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jogeshwari East > 1 BHK Flats for Sale in Jogeshwari East > 317 Sq-ft

**₹71.0 Lac** EMI - ₹ 3.2L [Get pre-approved loan](#) ZERO BROKERAGE

1 BHK 317 Sq-ft Flat For Sale **Jogeshwari East, Mumbai**



1 Bed
1 Bath
Unfurnished

**Carpet Area**  
317 sqft - ₹ 22.397/sqft

**Transaction Type**  
New Property

**Developer**  
[Shiv Shruti Developers LLP](#)

**Status**  
Under Construction

**Project**  
[Ashtavinayak Apartments](#)

**Furnished Status**  
Unfurnished

Contact Agent
Get Phone No.
Last contact made 4 days ago

### More Details

<b>Price Breakup</b>	₹ 71 Lac   ₹ 3,20,000 <span style="font-size: x-small;">Approx. Registration Charges   ₹ 4 Per sq. Unit Monthly</span>
<b>Booking Amount</b>	₹ 5.0 Lac
<b>RERA ID</b>	P51900009359
<b>Address</b>	Jogeshwari East, Jogeshwari East, Mumbai - Central Mumbai, Maharashtra
<b>Landmarks</b>	Crompton Greaves
<b>Furnishing</b>	Unfurnished

## Price Indicators Projects nearby Locality

**1 BHK Flat** **₹1.01 Cr** (EMI starts at ₹32.14 k)

By **KANAKIA SPACE PVT LTD**  
Kanakia Zenwood Phase II, Karurumang East, Madurai

**457 sq.ft** Built Up Area | **₹22.10 K/sq.ft** Avg. Price | **1 BHK** Configuration | **30th Sep. 2023** Possession Status | Lower of 16 floors | Unfurnished Furnishing

[23 more](#)

**2 BHK Flat** **₹1.22 Cr** (EMI starts at ₹38.57 k)

By **KANAKIA SPACE PVT LTD**  
Kanakia Zenwood Phase II, Karurumang East, Madurai

**555 sq.ft** Built Up Area | **₹21.98 K/sq.ft** Avg. Price | **2 BHK** Configuration | **30th Sep. 2023** Possession Status | Lower of 15 floors | Unfurnished Furnishing

[22 more](#)

**2 BHK Flat** **₹1.1 Cr** (EMI starts at ₹34.21 k)

By **KANAKIA SPACE PVT LTD**  
Kanakia Zenwood Phase II, Karurumang East, Madurai

**555 sq.ft** Built Up Area | **₹19.82 K/sq.ft** Avg. Price | **2 BHK** Configuration | **30th Aug. 2023** Possession Status | Lower of 22 floors | North-East facing Facing | Unfurnished Furnishing

[29 more](#)



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## Price Indicators Projects nearby Locality

**Runwal Avenue Wing J**  
 ₹90.0 L - 1.72 Cr  
 ₹99.06 L - 1.33 Cr | ₹20.00 K/sq.ft  
 1, 2 BHK Apartments Configurations  
 Jun. 2027 Possession Starts  
 ₹20.00 K/sq.ft Avg. Price  
 553.00 sq.ft. - 475.00 sq.ft. Carpet Area Sizes

**Arkade Earth Hazel**  
 ₹1.25 Cr - 1.85 Cr | ₹25.07 K/sq.ft  
 1, 2 BHK Apartments Configurations  
 Jun. 2023 Possession Starts  
 ₹25.07 K/sq.ft Avg. Price  
 462.00 sq.ft. - 677.00 sq.ft. Carpet Area Sizes



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 : 06.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Vastukala,  
2.5.4.2b9422b6c4ed53ac23a6c33a0c33e0083913490c3e334113  
15279017a1825652, postalCode=400066, st=Maharashtra,  
serialNumber=41354c99a6adcc19832255a7a6c3d3181322,  
1460fca29a1275425a6, c=INDIA, o=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.06 12:00:05 +05'30'

Auth. Sign.

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

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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 <b>M/s. Kams Realtors.</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 Suraj Zore – Valuation Engineer Vinita Surve – Processing Manager
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 - 25.09.2023 Valuation Date - 06.10.2023 Date of Report - 06.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.09.2023
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, residential flat size, location, sustained demand for residential flat, all round development of residential and commercial 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 **06<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. Kams Realtors**. 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. Kams Realtors**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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



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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



conduct the valuation independent of external influences.

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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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

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



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.2019922b4c4a1154d5a0279a3685513490E5d34e1111  
132790174180462, postalCode=400069, st=Maharashtra,  
serialNumber=412546766ab0c095902d5a80e1c0e11717b429  
4a382a268279d20a, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.06 12:50:25 +05'30'

Think.Innovate.Create  
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