

**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.	Dated
	<b>PG-2800/23-24</b>	<b>7-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	


SI 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**

<p><b>Remarks:</b>                  "Sapphire - Dotom Isle", Building No. 2, Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, State - Maharashtra, Country - India - M/s. Dotom Real Estate (Master Valuation)</p> <p>Company's PAN : <b>AADCV4303R</b></p> <p>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</p>	<p>Company's Bank Details                  Bank Name : <b>State Bank of India</b>                  A/c No. : <b>32632562114</b>                  Branch &amp; IFS Code: <b>MIDC Andheri (E) &amp; SBIN0007074</b></p>  <p>UPI Virtual ID : vastukala@icici</p>
	<p>for <b>Vastukala Consultants (I) Pvt Ltd</b></p> <p>Granjali Kulkarni _____</p> <p align="right">Authorised Signatory</p>

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Sapphire - Dotom Isle"**

"Sapphire - Dotom Isle", Building No. 2, Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, State - Maharashtra, Country - India

Latitude Longitude: 19°12'11.2"N 72°49'20.9"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 :** 81-001, 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 "Sapphire - Dotom Isle"

"Sapphire - Dotom Isle", Building No. 2, Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, State - Maharashtra, Country - India

Latitude Longitude: 19°12'11.2"N 72°49'20.9"E

### NAME OF DEVELOPER: M/s. Dotom Real Estate

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 **02<sup>nd</sup> October 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Sapphire - Dotom Isle", Building No. 2, Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, State - Maharashtra, Country - India. It is about 1.9 KM. travelling distance from Valnai Metro Station of Western Railway line. Surface transport to the property is by buses, 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. Dotom Real Estate	
Project Registration Number	Project	RERA Project Number
	Sapphire - Dotom Isle	P51800051190
Register office address	M/s. Dotom Real Estate Office at Ground Floor, "Sharda Sangeet Vidyalaya", MK Road, Kalanagar, Bandra (East), Mumbai, Pin - 400 051, State – Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Hanif Sayyed (Builder Person – Mobile No. 9967838370) Bhageshree (Builder Person – Mobile No. 8976724305)	
E – mail ID And Website	<a href="mailto:hanif@dotomrealty.com">hanif@dotomrealty.com</a> <a href="http://www.dotomrealty.com">www.dotomrealty.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area & Road
On or towards South	Bhoomi Park Road
On or towards East	Road & Saptarshi Towers
On or towards West	Jankalyan Charkop Road



### 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**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 : 02.10.2023
	b)	Date on which the valuation is made : 07.10.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 27.04.2023 issued by Adv. Kadam & Company	
	2. Copy of MAHARERA Registration Certificate of Project No. P51800051190 issued by Maharashtra Real Estate Regulatory Authority date 01.06.2023. Last Modified date 12.09.2023.	
	3. Copy of Affidavit – Cum -Declaration of M/s. Dotom Real Estate date 13.04.2023	
	4. Copy of Architects Certificate date 03.05.2023 issued by Ar. Manoj Vishwakarma (As per RERA Certificate)	
	5. Copy of Engineer's Certificate for Quality Assurance date 03.05.2023 issued by Paresh More	
	6. Copy of Fire NOC Fire No. P-16451 / 2023 / (6) / P / N -Ward / Malvani / SRA / CFO / 1 / Amend date 30.04.2023 issued by Municipal Corporation of Greater Mumbai Fire Brigade	
	7. Copy of Grant of Environment Clearance Certificate No. SIA / MH / INFRA2 / 408819 / 2022 date 25.01.2023 issued by State Environment Impact Assessment Authority (SEIAA)	
	8. Copy of Commencement Certificate No. SRA / ENG / 1936 / PN / STGL / AP date 15.10.2013 issued by Executive Engineer Slum Rehabilitation Authority (Sale Residential Building No. 2)	
	This C.C. is re-endorsed as per approved amended plans date 02.05.2023. This C.C. is granted for further extended portion 'B' marked on plan at page C-25 of sale Wing R & S' of sale building no. 2 from 3 <sup>rd</sup> upper floors to 22 <sup>nd</sup> upper floor including as per amended approved plan date 02.05.2023	
	9. Copy of Intimation of Approval (IOA) No. SRA / ENG / 1936 / PN / STGL / AP date 02.05.2023 issued by Executive Engineer Slum Rehabilitation Authority	
	10. Copy of Approved Plan No. SRA / ENG / 1936 / PN / STGL / AP date 02.05.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06, 15,16,17 & 27)	
	<b>Approved upto:</b>	
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	2 / T	1 Basement + Ground + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Part Residential / Part Podium) + 3 <sup>rd</sup> Floor (Part Residential / Part Podium / Part Amentiy) + 4 <sup>th</sup> to 29 <sup>th</sup> upper floors.
	Project Name	: "Sapphire - Dotom Isle", Building No. 2,



(with address & phone nos.)	Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, 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. Dotom Real Estate</b>  <b>Address:</b> Office at Ground Floor, "Sharda Sangeet Vidyalaya", MK Road, Kalanagar, Bandra (East), Mumbai, Pin - 400 051, State – Maharashtra, Country - India  <b>Contact Person :</b> Mr. Hanif Sayyed (Builder Person – Mobile No. 9967838370) Bhageshree (Builder Person – Mobile No. 8976724305)										
5. Brief description of the property (Including Leasehold / freehold etc.)											
<p><b>About "Sapphire - Dotom Isle":</b> Dotom Isle phase 2 is a Residential Project by Dotom Realty. It is located at Malad West. It offers a mix of shopping malls, entertainment centers, restaurants, and recreational facilities. Malad West is well-connected to other parts of Mumbai through various modes of transportation, including railways and roadways. It is a G+Stilt+2 Level of Podium+28 Habitable storey tower located at Malad West. 5 Mins walking distance from Mitt Chowky Metro station. It offers 1 and 2 BHK Residences. 24 x 7 security &amp; CCTV surveillance. Car Parking (Basement + 2 Level Podiums). 1, 2 BHK Premium Residences with Lifestyle Amenities. 1+1 and 2+2 Jodi Flats. Deck Flats also Available. 1 Acre of open to Air Podium Amenities. 1 Acre of open to Air Roof Top Amenities. 1/2 Acre of Indoor Amenities Landscape Greens. Builder Possession is 2026.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1" data-bbox="298 1374 1396 1544"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / T</td> <td>Proposed 1 Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Part Residential / Part Podium) + 3<sup>rd</sup> Floor (Part Residential / Part Podium / Part Amentiy) + 4<sup>th</sup> to 29<sup>th</sup> upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1" data-bbox="298 1642 1396 1755"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2 / T</td> <td>Foundation 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>October - 2027 (As per MAHARERA Certificate) (Wing - T)</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	2 / T	Proposed 1 Basement + Ground + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Part Residential / Part Podium) + 3 <sup>rd</sup> Floor (Part Residential / Part Podium / Part Amentiy) + 4 <sup>th</sup> to 29 <sup>th</sup> upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	2 / T	Foundation work is in progress	05%
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Building No. / Wing	Present stage of Construction	Percentage of work completion									
2 / T	Foundation work is in progress	05%									

	<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Garden</li> <li>➤ Jogging Track</li> <li>➤ Air Conditioniar Club House</li> <li>➤ Indoor Games</li> <li>➤ Gymnasium</li> <li>➤ Childern Play area</li> <li>➤ Kids Play Area</li> <li>➤ Squash Court</li> <li>➤ Club House</li> <li>➤ Swimming Pool</li> </ul>			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 263 (pt)	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	C.T.S. No. 6A (pt)of Village - Malvani	
	d) Ward / Taluka	:	Ward – P/N	
	e) Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"Sapphire - Dotom Isle", Building No. 2, Proposed S. R. Scheme on Plot Beraing C.T.S. No. 6A (pt), Survey No. 263 (pt) of Village – Malvani, Malad (West), Shakti Complex, Ambedkar Nagar, Bhoomi Park Road, Malad (West), Mumbai, PIN – 400 095, State - Maharashtra, Country - India	
8.	City / Town	:	Malad (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority, Village – Malvani	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site

	North	12. 20 Mtr. Wide Layout Road	12. 20 Mtr. Wide Layout Road	Slum Area & Road
	South	18. 30 Mtr. Wide Bhoomi Park Road	18. 30 Mtr. Wide Bhoomi Park Road	Bhoomi Park Road
	East	18. 30 Mtr Wide DP Road	18. 30 Mtr Wide DP Road	Road & Saptarshi Towers
	West	18.30 Mtr. Wide Janakalyan Road	18.30 Mtr. Wide Janakalyan Road	Jankalyan Charkop Road
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°12'11.2"N 72°49'20.9"E
14.	Extent of the site			: Plot area – 25623.17 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 – 25623.17 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 is in progress
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality			: Middle class
2.	Development of surrounding areas			: Good
3.	Possibility of frequent flooding/ sub-merging			: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			: All available near by
5.	Level of land with topographical conditions			: Plain
6.	Shape of land			: Irregular
7.	Type of use to which it can be put			: For residential purpose
8.	Any usage restriction			: Residential

9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 1936 / PN / STGL / AP date 02.05.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06, 15,16,17 & 27) <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 Bhoomi Park Road & Janakalyan Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 25623.17 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)	:	₹ 99,270.00 per Sq. M. for Residential ₹ 53,960.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										



			25623.17	53960	1,38,26,26,253.00				
<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	:	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 / 1936 / PN / STGL / AP date 02.05.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Sheet No. 1/06, 15,16,17 & 27						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / T</td> <td>1 Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Part Residential / Part Podium) + 3<sup>rd</sup> Floor (Part Residential / Part Podium / Part Amentiy) + 4<sup>th</sup> to 29<sup>th</sup> upper floors.</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	2 / T	1 Basement + Ground + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Part Residential / Part Podium) + 3 <sup>rd</sup> Floor (Part Residential / Part Podium / Part Amentiy) + 4 <sup>th</sup> to 29 <sup>th</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. 2, Wing - T:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	384	422	20000	76,80,000.00	82,94,400.00	17500	13,51,680
2	102	1	1 BHK	384	422	20000	76,80,000.00	82,94,400.00	17500	13,51,680
3	103	1	1 BHK	384	422	20000	76,80,000.00	82,94,400.00	17500	13,51,680
4	104	1	1 BHK	384	422	20000	76,80,000.00	82,94,400.00	17500	13,51,680
5	105	1	2 BHK	572	629	20000	1,14,40,000.00	1,23,55,200.00	25500	20,13,440
6	201	2	1 BHK	384	422	20080	77,10,720.00	83,27,578.00	17500	13,51,680
7	202	2	1 BHK	384	422	20080	77,10,720.00	83,27,578.00	17500	13,51,680
8	203	2	1 BHK	384	422	20080	77,10,720.00	83,27,578.00	17500	13,51,680
9	204	2	1 BHK	384	422	20080	77,10,720.00	83,27,578.00	17500	13,51,680
10	205	2	2 BHK	572	629	20080	1,14,85,760.00	1,24,04,621.00	26000	20,13,440

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	301	3	1 BHK	384	422	20160	77,41,440.00	83,60,755.00	17500	13,51,680
12	302	3	1 BHK	384	422	20160	77,41,440.00	83,60,755.00	17500	13,51,680
13	303	3	1 BHK	384	422	20160	77,41,440.00	83,60,755.00	17500	13,51,680
14	304	3	1 BHK	384	422	20160	77,41,440.00	83,60,755.00	17500	13,51,680
15	305	3	2 BHK	572	629	20160	1,15,31,520.00	1,24,54,042.00	26000	20,13,440
16	401	4	1 BHK	384	422	20240	77,72,160.00	83,93,933.00	17500	13,51,680
17	402	4	1 BHK	384	422	20240	77,72,160.00	83,93,933.00	17500	13,51,680
18	403	4	1 BHK	384	422	20240	77,72,160.00	83,93,933.00	17500	13,51,680
19	404	4	1 BHK	384	422	20240	77,72,160.00	83,93,933.00	17500	13,51,680
20	405	4	2 BHK	572	629	20240	1,15,77,280.00	1,25,03,462.00	26000	20,13,440
21	406	4	2 BHK	605	666	20240	1,22,45,200.00	1,32,24,816.00	27500	21,29,600
22	407	4	1 BHK	394	433	20240	79,74,560.00	86,12,525.00	18000	13,86,880
23	408	4	2 BHK	587	646	20240	1,18,80,880.00	1,28,31,350.00	26500	20,66,240
24	409	4	2 BHK	587	646	20240	1,18,80,880.00	1,28,31,350.00	26500	20,66,240
25	501	5	1 BHK	384	422	20320	78,02,880.00	84,27,110.00	17500	13,51,680
26	502	5	1 BHK	384	422	20320	78,02,880.00	84,27,110.00	17500	13,51,680
27	503	5	1 BHK	384	422	20320	78,02,880.00	84,27,110.00	17500	13,51,680
28	504	5	1 BHK	384	422	20320	78,02,880.00	84,27,110.00	17500	13,51,680
29	505	5	2 BHK	572	629	20320	1,16,23,040.00	1,25,52,883.00	26000	20,13,440
30	506	5	2 BHK	605	666	20320	1,22,93,600.00	1,32,77,088.00	27500	21,29,600
31	507	5	1 BHK	394	433	20320	80,06,080.00	86,46,566.00	18000	13,86,880
32	508	5	2 BHK	587	646	20320	1,19,27,840.00	1,28,82,067.00	27000	20,66,240
33	509	5	2 BHK	587	646	20320	1,19,27,840.00	1,28,82,067.00	27000	20,66,240
34	601	6	1 BHK	384	422	20400	78,33,600.00	84,60,288.00	17500	13,51,680
35	602	6	1 BHK	384	422	20400	78,33,600.00	84,60,288.00	17500	13,51,680
36	603	6	1 BHK	384	422	20400	78,33,600.00	84,60,288.00	17500	13,51,680
37	604	6	1 BHK	384	422	20400	78,33,600.00	84,60,288.00	17500	13,51,680
38	605	6	2 BHK	572	629	20400	1,16,68,800.00	1,26,02,304.00	26500	20,13,440
39	606	6	2 BHK	605	666	20400	1,23,42,000.00	1,33,29,360.00	28000	21,29,600
40	607	6	1 BHK	394	433	20400	80,37,600.00	86,80,608.00	18000	13,86,880
41	608	6	2 BHK	587	646	20400	1,19,74,800.00	1,29,32,784.00	27000	20,66,240
42	609	6	2 BHK	587	646	20400	1,19,74,800.00	1,29,32,784.00	27000	20,66,240
43	701	7	1 BHK	384	422	20480	78,64,320.00	84,93,466.00	17500	13,51,680
44	702	7	1 BHK	384	422	20480	78,64,320.00	84,93,466.00	17500	13,51,680
45	703	7	1 BHK	384	422	20480	78,64,320.00	84,93,466.00	17500	13,51,680
46	704	7	1 BHK	384	422	20480	78,64,320.00	84,93,466.00	17500	13,51,680
47	705	7	2 BHK	572	629	20480	1,17,14,560.00	1,26,51,725.00	26500	20,13,440
48	706	7	2 BHK	605	666	20480	1,23,90,400.00	1,33,81,632.00	28000	21,29,600

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 ₹
49	707	7	1 BHK	394	433	20480	80,69,120.00	87,14,650.00	18000	13,86,880
50	708	7	2 BHK	587	646	20480	1,20,21,760.00	1,29,83,501.00	27000	20,66,240
51	709	7	2 BHK	587	646	20480	1,20,21,760.00	1,29,83,501.00	27000	20,66,240
52	801	8	1 BHK	384	422	20560	78,95,040.00	85,26,643.00	18000	13,51,680
53	805	8	2 BHK	572	629	20560	1,17,60,320.00	1,27,01,146.00	26500	20,13,440
54	806	8	2 BHK	605	666	20560	1,24,38,800.00	1,34,33,904.00	28000	21,29,600
55	807	8	1 BHK	394	433	20560	81,00,640.00	87,48,691.00	18000	13,86,880
56	808	8	2 BHK	587	646	20560	1,20,68,720.00	1,30,34,218.00	27000	20,66,240
57	809	8	2 BHK	587	646	20560	1,20,68,720.00	1,30,34,218.00	27000	20,66,240
58	901	9	1 BHK	384	422	20640	79,25,760.00	85,59,821.00	18000	13,51,680
59	902	9	1 BHK	384	422	20640	79,25,760.00	85,59,821.00	18000	13,51,680
60	903	9	1 BHK	384	422	20640	79,25,760.00	85,59,821.00	18000	13,51,680
61	904	9	1 BHK	384	422	20640	79,25,760.00	85,59,821.00	18000	13,51,680
62	905	9	2 BHK	572	629	20640	1,18,06,080.00	1,27,50,566.00	26500	20,13,440
63	906	9	2 BHK	605	666	20640	1,24,87,200.00	1,34,86,176.00	28000	21,29,600
64	907	9	1 BHK	394	433	20640	81,32,160.00	87,82,733.00	18500	13,86,880
65	908	9	2 BHK	587	646	20640	1,21,15,680.00	1,30,84,934.00	27500	20,66,240
66	909	9	2 BHK	587	646	20640	1,21,15,680.00	1,30,84,934.00	27500	20,66,240
67	1001	10	1 BHK	384	422	20720	79,56,480.00	85,92,998.00	18000	13,51,680
68	1002	10	1 BHK	384	422	20720	79,56,480.00	85,92,998.00	18000	13,51,680
69	1003	10	1 BHK	384	422	20720	79,56,480.00	85,92,998.00	18000	13,51,680
70	1004	10	1 BHK	384	422	20720	79,56,480.00	85,92,998.00	18000	13,51,680
71	1005	10	2 BHK	572	629	20720	1,18,51,840.00	1,27,99,987.00	26500	20,13,440
72	1006	10	2 BHK	605	666	20720	1,25,35,600.00	1,35,38,448.00	28000	21,29,600
73	1007	10	1 BHK	394	433	20720	81,63,680.00	88,16,774.00	18500	13,86,880
74	1008	10	2 BHK	587	646	20720	1,21,62,640.00	1,31,35,651.00	27500	20,66,240
75	1009	10	2 BHK	587	646	20720	1,21,62,640.00	1,31,35,651.00	27500	20,66,240
76	1101	11	1 BHK	384	422	20800	79,87,200.00	86,26,176.00	18000	13,51,680
77	1102	11	1 BHK	384	422	20800	79,87,200.00	86,26,176.00	18000	13,51,680
78	1103	11	1 BHK	384	422	20800	79,87,200.00	86,26,176.00	18000	13,51,680
79	1104	11	1 BHK	384	422	20800	79,87,200.00	86,26,176.00	18000	13,51,680
80	1105	11	2 BHK	572	629	20800	1,18,97,600.00	1,28,49,408.00	27000	20,13,440
81	1106	11	2 BHK	605	666	20800	1,25,84,000.00	1,35,90,720.00	28500	21,29,600
82	1107	11	1 BHK	394	433	20800	81,95,200.00	88,50,816.00	18500	13,86,880
83	1108	11	2 BHK	587	646	20800	1,22,09,600.00	1,31,86,368.00	27500	20,66,240
84	1109	11	2 BHK	587	646	20800	1,22,09,600.00	1,31,86,368.00	27500	20,66,240
85	1201	12	1 BHK	384	422	20880	80,17,920.00	86,59,354.00	18000	13,51,680
86	1202	12	1 BHK	384	422	20880	80,17,920.00	86,59,354.00	18000	13,51,680



Sr. No.	Flar 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 ₹
87	1203	12	1 BHK	384	422	20880	80,17,920.00	86,59,354.00	18000	13,51,680
88	1204	12	1 BHK	384	422	20880	80,17,920.00	86,59,354.00	18000	13,51,680
89	1205	12	2 BHK	572	629	20880	1,19,43,360.00	1,28,98,829.00	27000	20,13,440
90	1206	12	2 BHK	605	666	20880	1,26,32,400.00	1,36,42,992.00	28500	21,29,600
91	1207	12	1 BHK	394	433	20880	82,26,720.00	88,84,858.00	18500	13,86,880
92	1208	12	2 BHK	587	646	20880	1,22,56,560.00	1,32,37,085.00	27500	20,66,240
93	1209	12	2 BHK	587	646	20880	1,22,56,560.00	1,32,37,085.00	27500	20,66,240
94	1301	13	1 BHK	384	422	20960	80,48,640.00	86,92,531.00	18000	13,51,680
95	1302	13	1 BHK	384	422	20960	80,48,640.00	86,92,531.00	18000	13,51,680
96	1303	13	1 BHK	384	422	20960	80,48,640.00	86,92,531.00	18000	13,51,680
97	1304	13	1 BHK	384	422	20960	80,48,640.00	86,92,531.00	18000	13,51,680
98	1305	13	2 BHK	572	629	20960	1,19,89,120.00	1,29,48,250.00	27000	20,13,440
99	1306	13	2 BHK	605	666	20960	1,26,80,800.00	1,36,95,264.00	28500	21,29,600
100	1307	13	1 BHK	394	433	20960	82,58,240.00	89,18,899.00	18500	13,86,880
101	1308	13	2 BHK	587	646	20960	1,23,03,520.00	1,32,87,802.00	27500	20,66,240
102	1309	13	2 BHK	587	646	20960	1,23,03,520.00	1,32,87,802.00	27500	20,66,240
103	1401	14	1 BHK	384	422	21040	80,79,360.00	87,25,709.00	18000	13,51,680
104	1402	14	1 BHK	384	422	21040	80,79,360.00	87,25,709.00	18000	13,51,680
105	1403	14	1 BHK	384	422	21040	80,79,360.00	87,25,709.00	18000	13,51,680
106	1404	14	1 BHK	384	422	21040	80,79,360.00	87,25,709.00	18000	13,51,680
107	1405	14	2 BHK	572	629	21040	1,20,34,880.00	1,29,97,670.00	27000	20,13,440
108	1406	14	2 BHK	605	666	21040	1,27,29,200.00	1,37,47,536.00	28500	21,29,600
109	1407	14	1 BHK	394	433	21040	82,89,760.00	89,52,941.00	18500	13,86,880
110	1408	14	2 BHK	587	646	21040	1,23,50,480.00	1,33,38,518.00	28000	20,66,240
111	1409	14	2 BHK	587	646	21040	1,23,50,480.00	1,33,38,518.00	28000	20,66,240
112	1501	15	1 BHK	384	422	21120	81,10,080.00	87,58,886.00	18000	13,51,680
113	1505	15	2 BHK	572	629	21120	1,20,80,640.00	1,30,47,091.00	27000	20,13,440
114	1506	15	2 BHK	605	666	21120	1,27,77,600.00	1,37,99,808.00	28500	21,29,600
115	1507	15	1 BHK	394	433	21120	83,21,280.00	89,86,982.00	18500	13,86,880
116	1508	15	2 BHK	587	646	21120	1,23,97,440.00	1,33,89,235.00	28000	20,66,240
117	1509	15	2 BHK	587	646	21120	1,23,97,440.00	1,33,89,235.00	28000	20,66,240
118	1601	16	1 BHK	384	422	21200	81,40,800.00	87,92,064.00	18500	13,51,680
119	1602	16	1 BHK	384	422	21200	81,40,800.00	87,92,064.00	18500	13,51,680
120	1603	16	1 BHK	384	422	21200	81,40,800.00	87,92,064.00	18500	13,51,680
121	1604	16	1 BHK	384	422	21200	81,40,800.00	87,92,064.00	18500	13,51,680
122	1605	16	2 BHK	572	629	21200	1,21,26,400.00	1,30,96,512.00	27500	20,13,440
123	1606	16	2 BHK	605	666	21200	1,28,26,000.00	1,38,52,080.00	29000	21,29,600
124	1607	16	1 BHK	394	433	21200	83,52,800.00	90,21,024.00	19000	13,86,880

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 ₹
125	1608	16	2 BHK	587	646	21200	1,24,44,400.00	1,34,39,952.00	28000	20,66,240
126	1609	16	2 BHK	587	646	21200	1,24,44,400.00	1,34,39,952.00	28000	20,66,240
127	1701	17	1 BHK	413	454	21280	87,88,640.00	94,91,731.00	20000	14,53,760
128	1702	17	1 BHK	413	454	21280	87,88,640.00	94,91,731.00	20000	14,53,760
129	1703	17	1 BHK	413	454	21280	87,88,640.00	94,91,731.00	20000	14,53,760
130	1704	17	1 BHK	413	454	21280	87,88,640.00	94,91,731.00	20000	14,53,760
131	1705	17	2 BHK	572	629	21280	1,21,72,160.00	1,31,45,933.00	27500	20,13,440
132	1706	17	2 BHK	634	697	21280	1,34,91,520.00	1,45,70,842.00	30500	22,31,680
133	1707	17	1 BHK	424	466	21280	90,22,720.00	97,44,538.00	20500	14,92,480
134	1708	17	2 BHK	616	678	21280	1,31,08,480.00	1,41,57,158.00	29500	21,68,320
135	1709	17	2 BHK	616	678	21280	1,31,08,480.00	1,41,57,158.00	29500	21,68,320
136	1801	18	1 BHK	384	422	21360	82,02,240.00	88,58,419.00	18500	13,51,680
137	1802	18	1 BHK	384	422	21360	82,02,240.00	88,58,419.00	18500	13,51,680
138	1803	18	1 BHK	384	422	21360	82,02,240.00	88,58,419.00	18500	13,51,680
139	1804	18	1 BHK	384	422	21360	82,02,240.00	88,58,419.00	18500	13,51,680
140	1805	18	2 BHK	572	629	21360	1,22,17,920.00	1,31,95,354.00	27500	20,13,440
141	1806	18	2 BHK	605	666	21360	1,29,22,800.00	1,39,56,624.00	29000	21,29,600
142	1807	18	1 BHK	394	433	21360	84,15,840.00	90,89,107.00	19000	13,86,880
143	1808	18	2 BHK	587	646	21360	1,25,38,320.00	1,35,41,386.00	28000	20,66,240
144	1809	18	2 BHK	587	646	21360	1,25,38,320.00	1,35,41,386.00	28000	20,66,240
145	1901	19	1 BHK	413	454	21440	88,54,720.00	95,63,098.00	20000	14,53,760
146	1902	19	1 BHK	413	454	21440	88,54,720.00	95,63,098.00	20000	14,53,760
147	1903	19	1 BHK	413	454	21440	88,54,720.00	95,63,098.00	20000	14,53,760
148	1904	19	1 BHK	413	454	21440	88,54,720.00	95,63,098.00	20000	14,53,760
149	1905	19	2 BHK	572	629	21440	1,22,63,680.00	1,32,44,774.00	27500	20,13,440
150	1906	19	2 BHK	634	697	21440	1,35,92,960.00	1,46,80,397.00	30500	22,31,680
151	1907	19	1 BHK	424	466	21440	90,90,560.00	98,17,805.00	20500	14,92,480
152	1908	19	2 BHK	616	678	21440	1,32,07,040.00	1,42,63,603.00	29500	21,68,320
153	1909	19	2 BHK	616	678	21440	1,32,07,040.00	1,42,63,603.00	29500	21,68,320
154	2001	20	1 BHK	384	422	21520	82,63,680.00	89,24,774.00	18500	13,51,680
155	2002	20	1 BHK	384	422	21520	82,63,680.00	89,24,774.00	18500	13,51,680
156	2003	20	1 BHK	384	422	21520	82,63,680.00	89,24,774.00	18500	13,51,680
157	2004	20	1 BHK	384	422	21520	82,63,680.00	89,24,774.00	18500	13,51,680
158	2005	20	2 BHK	572	629	21520	1,23,09,440.00	1,32,94,195.00	27500	20,13,440
159	2006	20	2 BHK	605	666	21520	1,30,19,600.00	1,40,61,168.00	29500	21,29,600
160	2007	20	1 BHK	394	433	21520	84,78,880.00	91,57,190.00	19000	13,86,880
161	2008	20	2 BHK	587	646	21520	1,26,32,240.00	1,36,42,819.00	28500	20,66,240
162	2009	20	2 BHK	587	646	21520	1,26,32,240.00	1,36,42,819.00	28500	20,66,240

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 ₹
163	2101	21	1 BHK	413	454	21600	89,20,800.00	96,34,464.00	20000	14,53,760
164	2102	21	1 BHK	413	454	21600	89,20,800.00	96,34,464.00	20000	14,53,760
165	2103	21	1 BHK	413	454	21600	89,20,800.00	96,34,464.00	20000	14,53,760
166	2104	21	1 BHK	413	454	21600	89,20,800.00	96,34,464.00	20000	14,53,760
167	2105	21	2 BHK	572	629	21600	1,23,55,200.00	1,33,43,616.00	28000	20,13,440
168	2106	21	2 BHK	634	697	21600	1,36,94,400.00	1,47,89,952.00	31000	22,31,680
169	2107	21	1 BHK	424	466	21600	91,58,400.00	98,91,072.00	20500	14,92,480
170	2108	21	2 BHK	616	678	21600	1,33,05,600.00	1,43,70,048.00	30000	21,68,320
171	2109	21	2 BHK	616	678	21600	1,33,05,600.00	1,43,70,048.00	30000	21,68,320
172	2201	22	1 BHK	384	422	21680	83,25,120.00	89,91,130.00	18500	13,51,680
173	2202	22	1 BHK	384	422	21680	83,25,120.00	89,91,130.00	18500	13,51,680
174	2206	22	2 BHK	605	666	21680	1,31,16,400.00	1,41,65,712.00	29500	21,29,600
175	2207	22	1 BHK	394	433	21680	85,41,920.00	92,25,274.00	19000	13,86,880
176	2208	22	2 BHK	587	646	21680	1,27,26,160.00	1,37,44,253.00	28500	20,66,240
177	2209	22	2 BHK	587	646	21680	1,27,26,160.00	1,37,44,253.00	28500	20,66,240
178	2301	23	1 BHK	413	454	21760	89,86,880.00	97,05,830.00	20000	14,53,760
179	2302	23	1 BHK	413	454	21760	89,86,880.00	97,05,830.00	20000	14,53,760
180	2303	23	1 BHK	413	454	21760	89,86,880.00	97,05,830.00	20000	14,53,760
181	2304	23	1 BHK	413	454	21760	89,86,880.00	97,05,830.00	20000	14,53,760
182	2305	23	2 BHK	572	629	21760	1,24,46,720.00	1,34,42,458.00	28000	20,13,440
183	2306	23	2 BHK	634	697	21760	1,37,95,840.00	1,48,99,507.00	31000	22,31,680
184	2307	23	1 BHK	424	466	21760	92,26,240.00	99,64,339.00	21000	14,92,480
185	2308	23	2 BHK	616	678	21760	1,34,04,160.00	1,44,76,493.00	30000	21,68,320
186	2309	23	2 BHK	616	678	21760	1,34,04,160.00	1,44,76,493.00	30000	21,68,320
187	2401	24	1 BHK	384	422	21840	83,86,560.00	90,57,485.00	19000	13,51,680
188	2402	24	1 BHK	384	422	21840	83,86,560.00	90,57,485.00	19000	13,51,680
189	2403	24	1 BHK	384	422	21840	83,86,560.00	90,57,485.00	19000	13,51,680
190	2404	24	1 BHK	384	422	21840	83,86,560.00	90,57,485.00	19000	13,51,680
191	2405	24	2 BHK	572	629	21840	1,24,92,480.00	1,34,91,878.00	28000	20,13,440
192	2406	24	2 BHK	605	666	21840	1,32,13,200.00	1,42,70,256.00	29500	21,29,600
193	2407	24	1 BHK	394	433	21840	86,04,960.00	92,93,357.00	19500	13,86,880
194	2408	24	2 BHK	587	646	21840	1,28,20,080.00	1,38,45,686.00	29000	20,66,240
195	2409	24	2 BHK	587	646	21840	1,28,20,080.00	1,38,45,686.00	29000	20,66,240
196	2501	25	1 BHK	413	454	21920	90,52,960.00	97,77,197.00	20500	14,53,760
197	2502	25	1 BHK	413	454	21920	90,52,960.00	97,77,197.00	20500	14,53,760
198	2503	25	1 BHK	413	454	21920	90,52,960.00	97,77,197.00	20500	14,53,760
199	2504	25	1 BHK	413	454	21920	90,52,960.00	97,77,197.00	20500	14,53,760
200	2505	25	2 BHK	572	629	21920	1,25,38,240.00	1,35,41,299.00	28000	20,13,440

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 ₹
201	2506	25	2 BHK	634	697	21920	1,38,97,280.00	1,50,09,062.00	31500	22,31,680
202	2507	25	1 BHK	424	466	21920	92,94,080.00	1,00,37,606.00	21000	14,92,480
203	2508	25	2 BHK	616	678	21920	1,35,02,720.00	1,45,82,938.00	30500	21,68,320
204	2509	25	2 BHK	616	678	21920	1,35,02,720.00	1,45,82,938.00	30500	21,68,320
205	2601	26	1 BHK	384	422	22000	84,48,000.00	91,23,840.00	19000	13,51,680
206	2602	26	1 BHK	384	422	22000	84,48,000.00	91,23,840.00	19000	13,51,680
207	2603	26	1 BHK	384	422	22000	84,48,000.00	91,23,840.00	19000	13,51,680
208	2604	26	1 BHK	384	422	22000	84,48,000.00	91,23,840.00	19000	13,51,680
209	2605	26	2 BHK	572	629	22000	1,25,84,000.00	1,35,90,720.00	28500	20,13,440
210	2606	26	2 BHK	605	666	22000	1,33,10,000.00	1,43,74,800.00	30000	21,29,600
211	2607	26	1 BHK	394	433	22000	86,68,000.00	93,61,440.00	19500	13,86,880
212	2608	26	2 BHK	587	646	22000	1,29,14,000.00	1,39,47,120.00	29000	20,66,240
213	2609	26	2 BHK	587	646	22000	1,29,14,000.00	1,39,47,120.00	29000	20,66,240
214	2701	27	1 BHK	413	454	22080	91,19,040.00	98,48,563.00	20500	14,53,760
215	2702	27	1 BHK	413	454	22080	91,19,040.00	98,48,563.00	20500	14,53,760
216	2703	27	1 BHK	413	454	22080	91,19,040.00	98,48,563.00	20500	14,53,760
217	2704	27	1 BHK	413	454	22080	91,19,040.00	98,48,563.00	20500	14,53,760
218	2705	27	2 BHK	572	629	22080	1,26,29,760.00	1,36,40,141.00	28500	20,13,440
219	2706	27	2 BHK	634	697	22080	1,39,98,720.00	1,51,18,618.00	31500	22,31,680
220	2707	27	1 BHK	424	466	22080	93,61,920.00	1,01,10,874.00	21000	14,92,480
221	2708	27	2 BHK	616	678	22080	1,36,01,280.00	1,46,89,382.00	30500	21,68,320
222	2709	27	2 BHK	616	678	22080	1,36,01,280.00	1,46,89,382.00	30500	21,68,320
223	2801	28	1 BHK	384	422	22160	85,09,440.00	91,90,195.00	19000	13,51,680
224	2802	28	1 BHK	384	422	22160	85,09,440.00	91,90,195.00	19000	13,51,680
225	2803	28	1 BHK	384	422	22160	85,09,440.00	91,90,195.00	19000	13,51,680
226	2804	28	1 BHK	384	422	22160	85,09,440.00	91,90,195.00	19000	13,51,680
227	2805	28	2 BHK	572	629	22160	1,26,75,520.00	1,36,89,562.00	28500	20,13,440
228	2806	28	2 BHK	605	666	22160	1,34,06,800.00	1,44,79,344.00	30000	21,29,600
229	2807	28	1 BHK	394	433	22160	87,31,040.00	94,29,523.00	19500	13,86,880
230	2808	28	2 BHK	587	646	22160	1,30,07,920.00	1,40,48,554.00	29500	20,66,240
231	2809	28	2 BHK	587	646	22160	1,30,07,920.00	1,40,48,554.00	29500	20,66,240
232	2901	29	1 BHK	413	454	22240	91,85,120.00	99,19,930.00	20500	14,53,760
233	2902	29	1 BHK	413	454	22240	91,85,120.00	99,19,930.00	20500	14,53,760
234	2903	29	1 BHK	413	454	22240	91,85,120.00	99,19,930.00	20500	14,53,760
235	2904	29	1 BHK	413	454	22240	91,85,120.00	99,19,930.00	20500	14,53,760
236	2905	29	2 BHK	572	629	22240	1,27,21,280.00	1,37,38,982.00	28500	20,13,440
237	2906	29	2 BHK	634	697	22240	1,41,00,160.00	1,52,28,173.00	31500	22,31,680
238	2907	29	1 BHK	424	466	22240	94,29,760.00	1,01,84,141.00	21000	14,92,480



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 ₹
239	2908	29	2 BHK	616	678	22240	1,36,99,840.00	1,47,95,827.00	31000	21,68,320
240	2909	29	2 BHK	616	678	22240	1,36,99,840.00	1,47,95,827.00	31000	21,68,320
<b>Total</b>				<b>62970</b>	<b>69267</b>		<b>1,36,61,80,240.00</b>	<b>1,47,54,74,658.00</b>		<b>22,16,54,400</b>

### Summary of the Project:

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 ₹
2 / T	1 BHK - 134 2 BHK - 106	240	62970	69267	1,36,61,80,240.00	1,47,54,74,658.00
Typical Refuge floors – 8 <sup>th</sup> & 15 <sup>th</sup> floors – Flat Nos. 2,3,4 and 22 <sup>nd</sup> Floor – Flat Nos. 3,4,5						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,36,61,80,240.00
Final Realizable Value After Completion in ₹	1,47,54,74,658.00
Cost of Construction (Total Built up area x Rate) 69267 Sq. Ft. x ₹ 3200.00	22,16,54,400.00

Building No. / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2 / T	05	69267	22,16,54,400.00	1,10,82,700.00

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>₹ 1,36,61,80,240.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 1,47,54,74,658.00</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 ₹ 19,500.00 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 ₹ 20,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

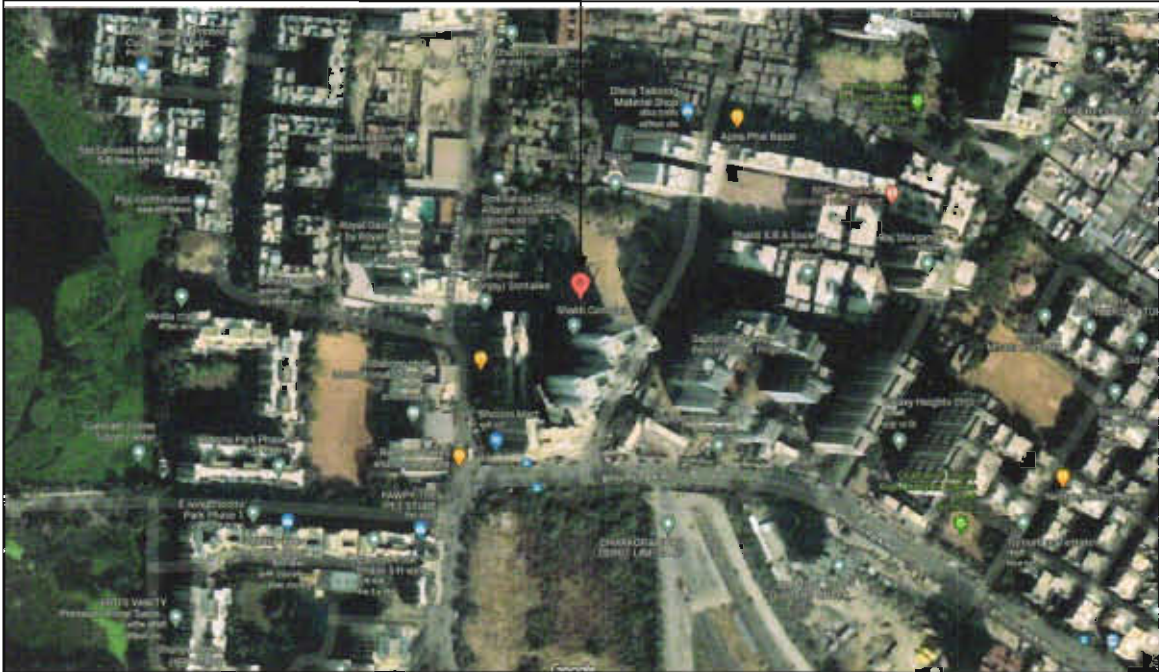
## Actual Site Photographs



Create

## Route Map of the property


Site u/r



Latitude Longitude: 19°12'11.2"N 72°49'20.9"E

**Note:** The Blue line shows the route to site from nearest Metro Station (Valnai – 1.9 KM.)

## 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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**Annual Statement of Rates**


Year: 20232024 Language: English

Selected District: मुंबई(उपनगर)   
 Select Village: मातंगणी ( बंदीकली )

Search By:  Survey No  Location

Enter Survey No: 0

एनविभाग	कुली वर्गीय	निवासी सबमिटर	श्रींशिव	दुबाने	श्रीचोकिप	एकक (Rs./)	Attribute
69/324-पुभाग: मातंगणी गावातील सर्व मिळकती ( मातंगड गावचे गावे खाडी ते मातंगणी नवें चौतुरु )	45300	106170	122090	132710	106170	शौरस मीटर	सि.टी.एस. नंबर
69/325A-पुभाग - उत्तरेस लागू चारकोरची हद्द, दक्षिंस 13.50मि.वि.सो. रस्ता, पश्चिमेस सि.ग.अ.6 (भाग) ची हद्द व पूर्वेस मातंगणी गावची हद्द.	53960	99270	114160	124080	99270	शौरस मीटर	सि.टी.एस. नंबर
69/325A-पुभाग - उत्तरेस लागू चारकोरची हद्द, दक्षिंस 13.50मि.वि.सो. रस्ता, पश्चिमेस सि.ग.अ.6 (भाग) ची हद्द व पूर्वेस मातंगणी गावची हद्द.	53960	99270	114160	124080	99270	शौरस मीटर	श्रींशिव प्लॉट नंबर
69/325-रस्ता:मातंगड गावचे गावे ( खाडी ते मातंगणी नवें )	61790	112570	129460	140720	112570	शौरस मीटर	सि.टी.एस. नंबर



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Government of Maharashtra

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**Annual Statement of Rates**

Year: 20232024 Language: English

Selected District: मुंबई(उपनगर)   
 Select Village: मातंगणी ( बंदीकली )

Search By:  Survey No  Location

Select	एनविभाग	कुली वर्गीय	निवासी सबमिटर	श्रींशिव	दुबाने	श्रीचोकिप	एकक (Rs./)	Attribute
\$SurveyNo	69/324A-पुभाग- CRZ-4 क्षेत्रातील समाविष्ट मिळकती.	24080	0	0	0	0	शौरस मीटर	
\$SurveyNo	69/324B-पुभाग: सेंट्रल विकास योजना 2034 युगात वे Natural Area वा वापर विधानाल समाविष्ट मिळकती.	24080	0	0	0	0	शौरस मीटर	
\$SurveyNo	69/324-पुभाग: मातंगणी गावातील सर्व मिळकती ( मातंगड गावचे गावे खाडी ते मातंगणी नवें चौतुरु )	45300	106170	122090	132710	106170	शौरस मीटर	
\$SurveyNo	69/325A-पुभाग - उत्तरेस लागू चारकोरची हद्द, दक्षिंस 13.50मि.वि.सो. रस्ता, पश्चिमेस सि.ग.अ.6 (भाग) ची हद्द; व पूर्वेस मातंगणी गावची हद्द.	53960	99270	114160	124080	99270	शौरस मीटर	
\$SurveyNo	69/325-रस्ता:मातंगड गावचे गावे ( खाडी ते मातंगणी नवें )	61790	112570	129460	140720	112570	शौरस मीटर	

6-A-pr. 6A/16




## Price Indicators

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Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jankalyan Nagar > 1 BHK Flats for sale in Jankalyan Nagar > 394 sqft.

**₹75.5 Lac** EMI: ₹ 3.3k | Can't afford it?

1 BHK 394 Sq-ft Flat For Sale: **Jankalyan Nagar, Mumbai**



1 Bed
2 Baths
Semi-Furnished

Carpet Area 394 sqft ~ ₹1912/sqft	Developer <b>Dotom Realty</b>	Project <b>Sapphire Dotom Isle</b>
Floor 15 (Out of 31 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 4	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Open</b>

Contact Agent
Get Phone No.

### More Details


Price Breakup	₹75.5 Lac   ₹3,77,500 Approx Registration Charges   ₹6 Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800051190
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Jankalyan malad west

magicbricks
Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Malad West > 1 BHK Flats for sale in Malad West > 424 sqft.

**₹96.0 Lac** EMI: ₹ 4.3k | Can't afford it?

1 BHK 424 Sq-ft Flat For Sale: **Malad West, Mumbai**



1 Bed
2 Baths
1 Balcony
1 Covered Parking


Carpet Area 424 sqft ~ ₹2264/sqft	Developer <b>Dotom Realty</b>	Project <b>Sapphire Dotom Isle</b>
Floor 9 (Out of 27 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 4	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	₹96 Lac   ₹4,240 Monthly
Booking Amount	₹10.0 Lac
Address	Malad West, Mumbai, Malad West, Mumbai - Western Mumbai, Maharashtra
Landmarks	New Link Road, Infinity Mall, Malad Railway Station, Madh Island Beach



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## Price Indicators

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Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankalyan Nagar > 1 BHK Flats for Sale in Jankalyan Nagar > 413 Sq Ft

**₹ 86.0 Lac** EMI: ₹ 39k | Get Loan offers from 35+ banks

1 BHK 413 Sq-Ft Flat For Sale **Jankalyan Nagar, Mumbai**



1 Photos

1 Bed    2 Baths    1 Covered Parking    Unfurnished

Carpet Area <b>384 sqft</b> ₹ 2,396/sqft	Developer <b>Dotom Realty</b>	Project <b>Sapphire Dotom Isle</b>
Floor <b>24 (Out of 30 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>North - East</b>
Lifts <b>5</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

[Contact Agent](#)

[Get Phone No.](#)

**More Details**


Price Breakup	₹ 86 Lac   ₹ 4,30,000 Approx. Registration Charges   ₹ 2,500 Monthly
Booking Amount	₹ 1.0 Lac
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Bhoomi park road.

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankalyan Nagar > 1 BHK Flats for Sale in Jankalyan Nagar > 384 Sq Ft

**₹ 71.0 Lac** EMI: ₹ 32k | Get Loan offers from 35+ banks

1 BHK 384 Sq-Ft Flat For Sale **Jankalyan Nagar, Mumbai**



5 Photos

1 Bed    2 Baths    Unfurnished

Carpet Area <b>384 sqft</b> ₹ 1,849/sqft	Developer <b>Dotom Realty</b>	Project <b>Sapphire Dotom Isle</b>
Floor <b>3 (Out of 34 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>North</b>
Lifts <b>3</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Open</b>

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 7 day ago

**More Details**

Price Breakup	₹ 71 Lac   ₹ 3,55,000 Approx. Registration Charges   ₹ 4,000 Monthly
Booking Amount	₹ 1.5 Lac
PERA ID	P51800051190
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra



## Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans

---

Home | Property for Sale in Mumbai | Flat for Sale in Mumbai | Flat for Sale in Dahanu Nagar | 2 BHK Flat for Sale in Dahanu Nagar | RERA ID

₹1.28 Cr

EMI: ₹ 5.5L | [Get rate amortized loan](#)

2 BHK 1004 Sq Ft Flat For Sale - Malad West, Mumbai

2 Beds | 2 Baths | Unfurnished

<p style="font-size: 0.7em; color: #007060;">Carpet Area:</p> <p style="font-weight: bold; color: #007060;">605 sqft</p> <p style="font-size: 0.7em; color: #007060;">₹ 2.16/sqft</p>	<p style="font-size: 0.7em; color: #007060;">Developer:</p> <p style="font-weight: bold; color: #007060;">Dotom Realty</p>	<p style="font-size: 0.7em; color: #007060;">Project:</p> <p style="font-weight: bold; color: #007060;">Sapphire Dotom Isle</p>
<p style="font-size: 0.7em; color: #007060;">Floor:</p> <p style="font-weight: bold; color: #007060;">10 (Out of 23 Floors)</p>	<p style="font-size: 0.7em; color: #007060;">Transaction Type:</p> <p style="font-weight: bold; color: #007060;">New Property</p>	<p style="font-size: 0.7em; color: #007060;">Facing:</p> <p style="font-weight: bold; color: #007060;">East</p>
<p style="font-size: 0.7em; color: #007060;">Lifts:</p> <p style="font-weight: bold; color: #007060;">4</p>	<p style="font-size: 0.7em; color: #007060;">Furnished Status:</p> <p style="font-weight: bold; color: #007060;">Unfurnished</p>	<p style="font-size: 0.7em; color: #007060;">Car Parking:</p> <p style="font-weight: bold; color: #007060;">1 Open</p>

Contact Agent
Get Phone No.

More Details

Price Breakup:	₹1.28 Cr   ₹ 6,40,000 Approx. Registration Charges   ₹ 4,800 Monthly
Booking Amount:	₹ 2.0 Lac
RERA ID:	51800026306
Address:	Malad West, Mumbai, Malad West, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy | Rent | Sell | Home Loans

---

Home | Property for Sale in Mumbai | Flat for Sale in Mumbai | Flat for Sale in Dahanu Nagar | 2 BHK Flat for Sale in Dahanu Nagar | RERA ID

₹1.19 Cr

EMI: ₹ 5.5L | [Get rate amortized loan](#)

2 BHK 815 Sq Ft Flat For Sale - Jankalyan Nagar, Mumbai

2 Beds | 2 Baths | Semi-Furnished

<p style="font-size: 0.7em; color: #007060;">Carpet Area:</p> <p style="font-weight: bold; color: #007060;">605 sqft</p> <p style="font-size: 0.7em; color: #007060;">₹ 1.98/sqft</p>	<p style="font-size: 0.7em; color: #007060;">Developer:</p> <p style="font-weight: bold; color: #007060;">Dotom Realty</p>	<p style="font-size: 0.7em; color: #007060;">Project:</p> <p style="font-weight: bold; color: #007060;">Sapphire Dotom Isle</p>
<p style="font-size: 0.7em; color: #007060;">Floor:</p> <p style="font-weight: bold; color: #007060;">18 (Out of 31 Floors)</p>	<p style="font-size: 0.7em; color: #007060;">Transaction Type:</p> <p style="font-weight: bold; color: #007060;">New Property</p>	<p style="font-size: 0.7em; color: #007060;">Facing:</p> <p style="font-weight: bold; color: #007060;">East</p>
<p style="font-size: 0.7em; color: #007060;">Lifts:</p> <p style="font-weight: bold; color: #007060;">4</p>	<p style="font-size: 0.7em; color: #007060;">Furnished Status:</p> <p style="font-weight: bold; color: #007060;">Semi-Furnished</p>	<p style="font-size: 0.7em; color: #007060;">Car Parking:</p> <p style="font-weight: bold; color: #007060;">1 Open</p>

East Facing Property

Contact Agent
Get Phone No.

Last contact made 22 days ago

More Details

Price Breakup:	₹1.19 Cr   ₹ 5,95,000 Approx. Registration Charges   ₹ 6 Per sq. unit Monthly
Booking Amount:	₹ 2.0 Lac
RERA ID:	P51800051190
Address:	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats For Sale in Jankalyan > Flats For Sale in Jankalyan Nagar > 2 BHK Flats For Sale in Jankalyan Nagar > 720 Sq-ft

₹1.25 Cr

Est. ₹ 56L

Get Loan offers from 34 banks

2 BHK 720 Sq-ft Flat For Sale

Jankalyan Nagar, Mumbai

2 Beds

2 Baths

1 Balcony

1 Covered Parking

**Carpet Area**  
620 sqft ~ ₹ 20.33/sqft

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

**Lifts**  
3

**Developer**  
Dotom Realty

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Project**  
Sapphire Dotom Isle

**Facing**  
West

**Car Parking**  
1 Covered

Contact Agent

Get Phone No.

**More Details**

<b>Price Breakup</b>	₹1.25 Cr   ₹6,25,000 Approx. Registration Charges   ₹3,000 Monthly
<b>Booking Amount</b>	₹1.0 Lac
<b>Address</b>	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
<b>Landmarks</b>	Billabong school

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Jankalyan Nagar > 2 BHK Flats For Sale in Jankalyan Nagar > 875 Sq-ft

₹1.20 Cr

Est. ₹ 56L

How much loan can I get?

2 BHK 875 Sq-ft Flat For Sale

Jankalyan Nagar, Mumbai

2 Beds

2 Baths

Semi-Furnished

**Carpet Area**  
605 sqft ~ ₹ 19.83/sqft

**Floor**  
17 (Out of 31 Floors)

**Lifts**  
4

**Developer**  
Dotom Realty

**Transaction Type**  
New Property

**Furnished Status**  
Semi-Furnished

**Project**  
Sapphire Dotom Isle

**Facing**  
East

**Car Parking**  
1 Open

Contact Agent

Get Phone No.

Last contact made 1 day ago

**More Details**

<b>Price Breakup</b>	₹1.2 Cr   ₹6,00,000 Approx. Registration Charges   ₹6 Per sq. Unit Monthly
<b>Booking Amount</b>	₹2.0 Lac
<b>RERA ID</b>	P51800051190
<b>Address</b>	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

## Price Indicators

**Dotom Sapphire Dotom Isle**

₹89.91 L - 1.45 Cr | ₹23.44 K/sq.ft

384.00 sq.ft. • 6 M.00 sq.ft.

1 2 BHK Apartments Configuration

Oct. 2027 Possession Starts

₹23.44 K/sq.ft Avg. Price

384.00 sq.ft. • 6 M.00 sq.ft. Carpet Area. Size

**2 BHK Flat**

₹1.34 Cr (On start of the CT)

800 sq.ft. Built Up Area

₹16.75 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec. 2026 Possession Status

Middle of 22 floors

East facing Facing

Semi Furnished Furnishing



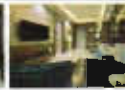

## Price Indicators Projects nearby Locality

magicbricks
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Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankalyan Nagar > 1 BHK Flats for Sale in Jankalyan Nagar > ₹ 85.0 Lac

**₹ 85.0 Lac** EMI - ₹ 38k | [Can I afford it?](#)

1 BHK 678 Sq-ft. Flat For Sale **Jankalyan Nagar, Mumbai**

+5 Photos

<b>1 Bed</b>	<b>2 Baths</b>	<b>1 Balcony</b>	<b>Unfurnished</b>
<b>Carpet Area</b> 424 sqft ~ ₹ 208-7/sqft		<b>Developer</b> <b>Dotom Realty</b>	<b>Project</b> <b>Dotom Isle</b>
<b>Floor</b> 10 (Out of 29 Floors)		<b>Transaction Type</b> <b>New Property</b>	<b>Additional Rooms</b> <b>1 Store Room</b>
<b>Facing</b> <b>West</b>	<b>Lifts</b> <b>4</b>	<b>Furnished Status</b> <b>Unfurnished</b>	

Contact Agent

Get Phone No.

Last contact made 84 days ago

### More Details

Price Breakup	₹ 85 Lac   ₹ 4,25,000 - Approx. Registration Charges   ₹ 8 Monthly
Booking Amount	₹ 1.0 Lac
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	near billabong school, jankalyan nagar malad west mumbai.

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad West > 1 BHK Flats for Sale in Malad West > ₹ 93.5 Lac

**₹ 93.5 Lac** EMI - ₹ 42k | [Get EMIs calculated](#)

1 BHK 538 Sq-ft. Flat For Sale **Malad West, Mumbai**

<b>1 Bed</b>	<b>2 Baths</b>	<b>1 Balcony</b>	<b>Unfurnished</b>
<b>Carpet Area</b> 413 sqft ~ ₹ 226/sqft		<b>Developer</b> <b>Dotom Realty</b>	<b>Project</b> <b>Dotom Isle</b>
<b>Floor</b> 16 (Out of 30 Floors)		<b>Transaction Type</b> <b>New Property</b>	<b>Facing</b> <b>North</b>
<b>Lifts</b> <b>4</b>	<b>Furnished Status</b> <b>Unfurnished</b>	<b>Type of Ownership</b> <b>Freehold</b>	

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹ 93.5 Lac   ₹ 3,700 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	PS1800051190
Address	Malad West, Mumbai, Malad West, Mumbai - Western Mumbai, Maharashtra

## 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 Jankalyan Nagar » 2 BHK Flats for Sale in Jankalyan Nagar » 572 sq.ft.

**₹1.18 Cr** EMI: ₹ 53k | [Get pre-approved loan](#)

2 BHK 572 Sq.ft. Flat For Sale - Jankalyan Nagar, Mumbai



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 572 sq.ft. ₹ 20.82/sq.ft.	Developer <b>Dotom Realty</b>	Project <b>Dotom Isle</b>
Floor 18 (Out of 21 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 3	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 74 days ago

### More Details

Price Breakup: ₹1.18 Cr | ₹ 5,90,000 Approx. Registration Charges | ₹ 4,500 Monthly

Booking Amount: ₹ 5.0 Lac.

Address: Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra


Landmarks: Mandir in the complex, link road 10 mins distance

**magicbricks** Buy Rent Sell Home Loans

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Jankalyan Nagar » 2 BHK Flats for Sale in Jankalyan Nagar » 1000 Sq.ft.

**₹1.40 Cr** EMI: ₹ 67k | [Get pre-approved loan](#)

2 BHK 1000 Sq.ft. Flat For Sale - Jankalyan Nagar, Mumbai



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 834 sq.ft. ₹ 22.06/sq.ft.	Developer <b>Dotom Realty</b>	Project <b>Dotom Isle</b>
Floor 19 (Out of 29 Floors)	Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>
Facing <b>West</b>	Lifts 6	Furnished Status <b>Unfurnished</b>

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

### More Details

Price Breakup: ₹1.4 Cr | ₹ 7,00,000 Approx. Registration Charges | ₹ 8 Monthly

Booking Amount: ₹ 2.0 Lac.

Address: Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: next to bhoomi mart, bhoomi park road, opp bhilabong school.



## 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 Malad West > 1 BHK Flats for Sale in Malad West > ₹ 89.0 Lac

**₹ 89.0 Lac** EMI: ₹ 50k [Get Loan offers from 34+ banks](#)

1 BHK 605 sq-ft Flat For Sale Malad West, Mumbai



1 Bed 2 Baths Semi-Furnished

Carpet Area: 425 sqft - ₹ 20.94/sqft

Floor: 3 (Out of 8 Floors)

Facing: West

Developer: **Bhoomi Properties**

Transaction Type: **Resale**

Lifts: 2

Project: **Bhoomi Park**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

[Contact Agent](#) [Get Phone No.](#) Last contact made 39 days ago

#### More Details

Price Breakup: ₹ 89 Lac | ₹ 4,45,000 Approx. Registration Charges | ₹ 3,000 Monthly

Booking Amount: ₹ 5.0 Lac

Address: Bhoomi Park, near Billabong High school, Malad west, Malad West, Mumbai - Western Mumbai, Maharashtra


Landmarks: Billabong High School

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankhyan Nagar > 2 BHK Flats for Sale in Jankhyan Nagar > ₹ 1.45 Cr

**₹ 1.45 Cr** EMI: ₹ 85k [Get Loan offers from 34+ banks](#)

2 BHK 850 sq-ft Flat For Sale Jankhyan Nagar, Mumbai



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 634 sqft - ₹ 22.71/sqft

Floor: 12 (Out of 23 Floors)

Facing: East

Developer: **Bhoomi Properties**

Transaction Type: **New Property**

Lifts: 2

Project: **Jibhoomi Park**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

East Facing Property  Newly Constructed Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 32 days ago

#### More Details


Price Breakup: ₹ 1.45 Cr | ₹ 72,5,000 Approx. Registration Charges | ₹ 12 Monthly

Booking Amount: ₹ 1.0 Lac

RERA ID: P50600007088


Address: Malad West, Mumbai, Jankhyan Nagar, Mumbai - Western Mumbai, Maharashtra

## Price Indicators Projects nearby Locality


Select City
Search
Post Property
Post Requirement

---

**Royal Lagoon**  
By Royal Realtors Mumbai  
Terkhayan Nagar, Malad West, Mumbai - 400095



**₹ 1.34 Cr Onwards**  
Price See Offers & Deals

[Contact Now](#)

**Investor / Resale Options Available**

**1 BHK**


**Configuration**  
2 BHK Flats  
Flats, See Layout

**Target Area**  
691 - 702 sq.ft  
See Floor Plan


**Possession**  
December 2021

**Construction Status**  
New Launch


**REG No.**  
PS1800026297




Report Error / Add info if there is any Wrong information / Incomplete details.



Post Property if you Own a Property in Royal Lagoon.




Post Requirement to buy / rent in Royal Lagoon.


Select City
Search
Post Property
Post Requirement

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**Dharti Pressidio**  
By Dharti Group  
Terkhayan Nagar, Malad West, Mumbai - 400095



**₹ 99.46 Lacs Onwards\***  
Price See Offers & Deals

[Contact Now](#)

**Dharti Pressidio Get Registered Homeowner's Details**

**1 BHK**


**Configuration**  
1 BHK and 2 BHK Flats  
Flats, See Layout

**Target Area**  
471 sq.ft - 628 sq.ft  
See Area Plan


**Possession**  
December 2021

**Construction Status**  
Under Construction


**REG No.**  
PS180002119



Report Error / Add info if there is any Wrong information / Incomplete details.



Post Property if you Own a Property in Dharti Pressidio.



Post Requirement to buy / rent in Dharti Pressidio.




## Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankalyan Nagar > 2 BHK Flats for Sale in Jankalyan Nagar > 800 Sq Ft

**₹1.21 Cr** EML: ₹35L | [Get Loan offers from 5+ banks](#)

2 BHK, 800 Sq Ft Flat For Sale - Jankalyan Nagar, Mumbai



2 Beds
2 Baths
1 Covered Parking
Semi-Furnished

**Carpet Area**  
587 sqft ~  
₹20.63/sqft

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

**Facing**  
West

**Developer**  
Dotom Realty

**Transaction Type**  
New Property

**Lifts**  
3

**Project**  
Dotom Isle

**Additional Rooms**  
1 Store Room

**Furnished Status**  
Semi-Furnished

Contact Agent
Get Phone No.

### More Details


Price Breakup	₹1.21 Cr   ₹6,05,000 Approx. Registration Charges   ₹6 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800031765
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Dotom ISLE, Coraj, Bhoomi Park Rd, next to Bhoomi Mart, opp. Billabong

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Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jankalyan Nagar > 2 BHK Flats for Sale in Jankalyan Nagar > 1014 Sq Ft

**₹1.25 Cr** EML: ₹56L | [Get pre-approved loans](#)

2 BHK, 1014 Sq Ft Flat For Sale - Jankalyan Nagar, Mumbai



2 Beds
2 Baths
1 Balcony
1 Covered Parking

**Carpet Area**  
634 sqft ~  
₹19.76/sqft

**Floor**  
22 (Out of 29 Floors)

**Facing**  
East

**Developer**  
Dotom Realty

**Transaction Type**  
New Property

**Lifts**  
6

**Project**  
Dotom Isle

**Additional Rooms**  
1 Store Room

**Furnished Status**  
Unfurnished

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.25 Cr   ₹6,25,000 Approx. Registration Charges   ₹8 Monthly
Booking Amount	₹2.0 Lac
Address	Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	near billabong school , jankalyan nagar , malad west mumbai





(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 07.10.2023 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 02.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Dotom Real Estate.</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 Deepak Jain – 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 - 02.10.2023 Valuation Date - 07.10.2023 Date of Report - 07.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.10.2023
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 **07<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. Dotom Real Estate**. 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. Dotom Real Estate**. 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.

