

MASTER VALUATION REPORT OF "Kalpataru Vivant"

"Kalpataru Vivant", Proposed Residential Building No. 1 on Plot Bearing CTS Nos. 33A, 52 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India

Latitude Longitude: 19°08'15.7"N 72°51'42.9"E

NAME OF DEVELOPER: M/s. Alder Residency Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC Mumbai we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 21st July 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Kalpataru Vivant", Proposed Residential Building No. 1 on Plot Bearing CTS Nos. 33A, 52 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India. It is about 1.7 Km. distance from Jogeshwari Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Alder Residency Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	North Wing - C	P51800047621
	North Wing - D	P51800051153
	North Wing - E	P51800047620
Register office address	M/s. Alder Residency Pvt. Ltd. Office No. 101, 1st Floor, "Kalpataru Synergy" Opp. Grand Hyatt, Vakhola, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India	
Contact Numbers	Contact Person Mr. Krishnakumar Maurya (Builder Person - 9833226152) Siddhi Tanna (Sales Person - 7304937947)	
E - mail ID AND Website	kristhna.maurya@kalpataru.com www.kalpataru.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Brookhaven Condominium Building
On or towards South	Open Plot
On or towards East	Station Road
On or towards West	Slum Area & Majas Road



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Regd. Office: 101, 1st Floor, "Kalpataru Synergy" Opp. Grand Hyatt, Vakhola, Santacruz (East), Mumbai - 400 055, State - Maharashtra, India
Toll-free: +91 22 28171525/24
mumbai@vastukala.org

Sr. No.	Flat No.	Floor No.	Config.	As per SCRA Carpet Area sq. ft.	Plot Area sq. ft.	Rate per sq. ft. for Carpet Area in ₹	Valuation Value / Fair Market Value as on date in ₹	Final Real Estate Value after completion of the excluding GST & Other Charges in ₹	Expected Cost per sq. ft. (incl. Comm.) in ₹	Cost of Construction in ₹
36	85	8	2 BHK	726	799	30130	2,18,74,380.00	2,31,86,843.00	48500	23,95,800.00
37	91	9	2 BHK	622	684	30220	1,87,96,840.00	1,99,24,650.00	41500	20,52,600.00
38	92	9	2 BHK	727	800	30220	2,19,69,940.00	2,32,88,136.00	48500	23,99,100.00
39	93	9	2 BHK	689	758	30220	2,08,21,580.00	2,20,70,875.00	48000	22,73,700.00
40	94	9	2 BHK	614	675	30220	1,85,55,080.00	1,96,68,385.00	41000	20,26,200.00
41	95	9	2 BHK	679	747	30220	2,05,19,380.00	2,17,50,543.00	45500	22,40,700.00
42	96	9	2 BHK	726	799	30220	2,19,39,720.00	2,32,56,103.00	48500	23,95,800.00
43	101	10	2 BHK	622	684	30310	1,88,52,820.00	1,99,83,989.00	41500	20,52,600.00
44	102	10	2 BHK	727	800	30310	2,20,35,370.00	2,33,57,492.00	48500	23,99,100.00
45	103	10	2 BHK	689	758	30310	2,08,83,590.00	2,21,36,605.00	46000	22,73,700.00
46	104	10	2 BHK	614	675	30310	1,86,10,340.00	1,97,26,960.00	41000	20,26,200.00
47	105	10	2 BHK	679	747	30310	2,05,80,490.00	2,18,15,319.00	45500	22,40,700.00
48	106	10	2 BHK	726	799	30310	2,20,05,060.00	2,33,25,364.00	48500	23,95,800.00
49	111	11	2 BHK	622	684	30400	1,89,08,800.00	2,00,43,328.00	42000	20,52,600.00
50	112	11	2 BHK	727	800	30400	2,21,00,800.00	2,34,26,848.00	49000	23,99,100.00
51	113	11	2 BHK	689	758	30400	2,09,45,600.00	2,22,02,336.00	46500	22,73,700.00
52	114	11	2 BHK	614	675	30400	1,86,65,600.00	1,97,85,536.00	41000	20,26,200.00
53	115	11	2 BHK	679	747	30400	2,06,41,600.00	2,18,80,096.00	45500	22,40,700.00
54	116	11	2 BHK	726	799	30400	2,20,70,400.00	2,33,94,624.00	48500	23,95,800.00
55	121	12	2 BHK	622	684	30490	1,89,64,780.00	2,01,02,667.00	42000	20,52,600.00
56	122	12	2 BHK	727	800	30490	2,21,66,230.00	2,34,96,204.00	49000	23,99,100.00
57	123	12	2 BHK	689	758	30490	2,10,07,610.00	2,22,68,067.00	46500	22,73,700.00
58	124	12	2 BHK	614	675	30490	1,87,20,860.00	1,98,44,112.00	41500	20,26,200.00
59	125	12	2 BHK	679	747	30490	2,07,02,710.00	2,19,44,873.00	45500	22,40,700.00
60	126	12	2 BHK	726	799	30490	2,21,35,740.00	2,34,63,884.00	49000	23,95,800.00
61	131	13	2 BHK	622	684	30580	1,90,20,760.00	2,01,62,006.00	42000	20,52,600.00
62	132	13	2 BHK	727	800	30580	2,22,31,660.00	2,35,65,560.00	49000	23,99,100.00
63	133	13	2 BHK	689	758	30580	2,10,69,620.00	2,23,33,797.00	46500	22,73,700.00
64	134	13	2 BHK	614	675	30580	1,87,76,120.00	1,99,02,687.00	41500	20,26,200.00
65	135	13	2 BHK	679	747	30580	2,07,63,820.00	2,20,09,649.00	46000	22,40,700.00
66	136	13	2 BHK	726	799	30580	2,22,01,080.00	2,35,33,145.00	49000	23,95,800.00
67	141	14	2 BHK	622	684	30670	1,90,76,740.00	2,02,21,344.00	42000	20,52,600.00
68	142	14	2 BHK	727	800	30670	2,22,97,090.00	2,36,34,915.00	49000	23,99,100.00
69	143	14	2 BHK	689	758	30670	2,11,31,630.00	2,23,99,528.00	46500	22,73,700.00
70	144	14	2 BHK	614	675	30670	1,88,31,380.00	1,99,61,263.00	41500	20,26,200.00
71	145	14	2 BHK	679	747	30670	2,08,24,930.00	2,20,74,426.00	46000	22,40,700.00
72	146	14	2 BHK	726	799	30670	2,22,66,420.00	2,36,02,405.00	49000	23,95,800.00
73	151	15	2 BHK	622	684	30760	1,91,32,720.00	2,02,80,683.00	42500	20,52,600.00



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Shrikant V. Joshi

B.E. (Civil), Master of Valuation (Real Estate)

Mumbai: Lokesh Plaza, Sector 20, Vashi, Navi Mumbai. PIN: 401205. 8530355050

Ahmedabad: 4, Deshpande Chawl, Gulmohar Road, Sector 1, Ahmedabad. PIN: 380004. 9825064408

Pune: 203, 2nd Floor, Vashikar, H. N. Kulkarni, Pune. Near Andhera Complex, Sector, Kharad, Pune. PIN: 411004. 9964259148

J Joshi
consultants

Chartered Engineers | Govt. Regd. Valuers
Technical Consultants | Land's Engineers

Email: info@joshiconsultants.com | Website: www.joshiconsultants.com

Ref No. : JC/MTR/JULY-52/2023-24

Date: 31/07/2023

To,
The Assistant General Manager
Home Loan Sales, Project Approval Cell,
Local Head Office, "Synergy", 5th Floor,
C-6, "G" Block, Bandra-Kurla Complex,
Bandra (East), Mumbai - 400051.
Tel No. 022-26445537.

APF REPORT

M/s. Alder Residency Private Limited

APF Report of M/s. Alder Residency Private Limited, Residential Project Known As "Kalpataru Vivant North - C, D & E Wing", building being constructed on Land bearing CTS No. 33A, 62 & 76 Of Village Majas, Near Icchapurti Ganesh Talao, Shyam Nagar, Off : JVLR, Station Road, Jogeshwari (East), Taluka - Andheri, Mumbai - 400 060.

NAME OF DEVELOPER : M/s. Alder Residency Private Limited Pursuant to instruction from State Bank of India, RBO, BUILDER RELATION TEAM, LHO MUMBAI, BKC Bandra East. We have duly visited, inspected, surveyed & assessed the above said Project on 17/07/2023 with a view to determine the fair & reasonable market value of the said project.

This Report contains 89 Nos. of pages including photographs and Location Map, Sale Advertisements, Sale Instances, Govt. Guideline Rate and Cover Page etc.

For JOSHI CONSULTANTS,

SHRIKANT VASANTRAO JOSHI
Digitally signed by
SHRIKANT VASANTRAO
JOSHI
Date: 2023.08.01
14:25:38 +05'30'

SHRIKANT V. JOSHI
B.E. (Civil), M. Val (R.E), MIE, FIV, FIIBE, MICA
Approved Valuer : F - 10269
Registration No : CAT-1 689 of 2003-04

Prepared by: Joshi Consultants, Vashi, Navi-Mumbai (9137326300, 8530355050)

Sr. No.	Floor	Shop / Flat No.	Config	Saleable Area - sft	RERA Carpet Area - in sft	Built-Up Area - in sft	Rate Adopted in ₹/- sft on Carpet	Anticipated Realizable value/Fair Market value (without other Charges) After Completion of Building in ₹/-	Final Anticipated Realizable Value after Completion of flat (Including Parking Chg. Other Infrastructure Development Charges (IDC)) in ₹/-	Anticipated Expected Rent per month in ₹/-	Anticipated Construction Cost
52		91	2 BHK	935	622	684.2	₹28,750/-	₹1,78,82,500/-	₹1,96,70,750/-	₹44,300/-	₹20,52,600/-
53		92	2 BHK	1135	756	831.6	₹28,750/-	₹2,17,35,000/-	₹2,39,08,500/-	₹53,800/-	₹24,94,800/-
54	9 th Floor	93	2 BHK	1085	722	794.2	₹28,750/-	₹2,07,57,500/-	₹2,28,33,250/-	₹51,300/-	₹23,82,600/-
55		94	2 BHK	920	614	675.4	₹28,750/-	₹1,76,52,500/-	₹1,94,17,750/-	₹43,700/-	₹20,26,200/-
56		95	2 BHK	1070	713	784.3	₹28,750/-	₹2,04,98,750/-	₹2,25,48,625/-	₹50,700/-	₹23,52,900/-
57		96	2 BHK	1140	759	834.9	₹28,750/-	₹2,18,21,250/-	₹2,40,03,375/-	₹54,000/-	₹25,04,700/-
58		101	2 BHK	935	622	684.2	₹28,750/-	₹1,78,82,500/-	₹1,96,70,750/-	₹44,300/-	₹20,52,600/-
59		102	2 BHK	1135	756	831.6	₹28,750/-	₹2,17,35,000/-	₹2,39,08,500/-	₹53,800/-	₹24,94,800/-
60	10 th Floor	103	2 BHK	1085	722	794.2	₹28,750/-	₹2,07,57,500/-	₹2,28,33,250/-	₹51,300/-	₹23,82,600/-
61		104	2 BHK	920	614	675.4	₹28,750/-	₹1,76,52,500/-	₹1,94,17,750/-	₹43,700/-	₹20,26,200/-
62		105	2 BHK	1070	713	784.3	₹28,750/-	₹2,04,98,750/-	₹2,25,48,625/-	₹50,700/-	₹23,52,900/-
63		106	2 BHK	1140	759	834.9	₹28,750/-	₹2,18,21,250/-	₹2,40,03,375/-	₹54,000/-	₹25,04,700/-
64		111	2 BHK	935	622	684.2	₹29,000/-	₹1,80,38,000/-	₹1,98,41,800/-	₹44,650/-	₹20,52,600/-
65		112	2 BHK	1135	756	831.6	₹29,000/-	₹2,19,24,000/-	₹2,41,16,400/-	₹54,300/-	₹24,94,800/-
66	11 th Floor	113	2 BHK	1085	722	794.2	₹29,000/-	₹2,09,38,000/-	₹2,30,31,800/-	₹51,800/-	₹23,82,600/-
67		114	2 BHK	920	614	675.4	₹29,000/-	₹1,78,06,000/-	₹1,95,86,600/-	₹44,000/-	₹20,26,200/-
68		115	2 BHK	1070	713	784.3	₹29,000/-	₹2,06,77,000/-	₹2,27,44,700/-	₹51,200/-	₹23,52,900/-
69		116	2 BHK	1140	759	834.9	₹29,000/-	₹2,20,11,000/-	₹2,42,12,100/-	₹54,500/-	₹25,04,700/-