

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

**MR. SHASHI BHUSHAN
&
MRS. LAYANA P.
(PROPOSED PURCHASERS)**

PROPERTY ADDRESS

**FLAT NO. 1203, 12TH FLOOR OF THE BUILDING KNOWN AS "RAHEJA EXOTICA SIENA",
BUILDING NO. 9B, C.T.S. NOS. 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B,
2055/C OF VILLAGE- ERANGAL, PASCALWADI, MADH, MALAD ROAD, MALAD (W),
MUMBAI- 400061**



**SUBMITTED TO
STATE BANK OF INDIA
R.A.C.P.C. (CHINCHPOKALI)**

Sanjay S. Dalvi
REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS


Office Address: - 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
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STATE BANK OF INDIA BRANCH:		RACPC CHINCHPOKALI BRANCH	
VALUATION REPORT (IN RESPECT OF FLATS)			
(To be filled in by the Approved Valuer)			
I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value for loan purpose.	
2	Date of inspection	16/10/2023	
	Date on which the valuation is made	27/10/2023	
3	List of documents produced for perusal	Copy of Draft Agreement for Sale, Commencement Certificate & RERA Registration Certificate	
Sr. No.	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Draft Agreement for Sale	Yet, Agreement is not registered.	Reference No.: Yet, Agreement is not registered. Dated: --/--2023
ii)	Copy of Commencement Certificate	MCGM	Reference No.: CHE/9454/BP (WS)/AP/FCC/6/Amend Dated: 04/07/2023
iii)	Copy of RERA Registration Certificate	Maharashtra Real Estate Regulatory Authority	Reference No: P51800046921 Dated: 20/09/2022
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)	MR. SHASHI BHUSHAN & MRS. LAYANA P. (PROPOSED PURCHASERS) PROPERTY ADDRESS: FLAT NO. 1203, 12 TH FLOOR OF THE BUILDING KNOWN AS "RAHEJA EXOTICA SIENA", BUILDING NO. 9B, C.T.S. NOS. 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C OF VILLAGE-ERANGAL, PASCALWADI, MADH, MALAD ROAD, MALAD (W), MUMBAI-400061 LANDMARK: NEAR MADH CHURCH	
5	Brief description of the property	The subject property is Proposed 2BHK residential flat situated in Middle Class Area & it is Freehold property. The property is located at approx. 13.7 Km. distance away from Malad Railway Station.	
6	Location of property	Village-Erangel	
a)	Plot No. / Survey No.	C.T.S. Nos. 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C of Village-Erangel	
b)	Door No.	Flat No. 1203	
c)	T. S. No. / Village	Village-Erangel	
d)	Ward / Taluka	Borivali	
	Mandal/ District	Mumbai	
f)	Date of issue and validity of layout of approved map	Documents not provide to us.	
g)	Approved map / plan issuing authority	Documents not provide to us.	
h)	Whether genuineness or authenticity of approved map/ plan is verified	Documents not provide to us.	
i)	Any other comments by our empaneled valuers on	-	
7	Postal address of the property	PROPERTY ADDRESS: FLAT NO. 1203, 12 TH FLOOR OF THE BUILDING KNOWN AS "RAHEJA EXOTICA SIENA", BUILDING NO. 9B, C.T.S. NOS. 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C OF VILLAGE-ERANGAL, PASCALWADI, MADH, MALAD ROAD, MALAD (W), MUMBAI-400061 LANDMARK: NEAR MADH CHURCH	

	City / Town	Malad	
8	Area	Residential	
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	Under limits of MCGM	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA	
12	Boundaries of the property	As per the Deed	Actual
	North	-	Open Plot
	South	-	Internal Road
	East	-	Open Plot
	West	-	Open Plot
13	Latitude, Longitude & Co-ordinates of flat	19.150489	72.797689
14	Extent of the site	NA	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	NA	
16	Whether occupied by the owner / tenant?	Under Construction	
16.1	If occupied by tenant, since how long? Rent received per month.	Name	NA
		Rent per month	NA
		since how long	NA
II.	APARTMENT BUILDING		
1	Nature of the Apartment	Residential	
2	Location	Village-Erangal	
	CTS. / Survey/ Plot No.	C.T.S. Nos. 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C of Village-Erangal	
	Block/ Sector No./Ward No.	Flat No. 1203	
	Village/ Municipality / Corporation	Under limits of MCGM	
	Door No., Street or Road (Pin Code)	Pascalwadi Road /Pin code-400061	
3	Description of the locality Residential / Commercial /Mixed	Residential	
4	Year of Construction	Under Construction	
5	Number of Floors	Basement + Ground Floor + 1 st Floor-Commercial + 2 nd Floor to 35 Upper Residential Floors (Proposed)	
6	Type of Structure	Under Construction	
7	Number of Dwelling Flat s in the building	12 Flats on Each Floor (Proposed)	
8	Quality of Construction	Under Construction	
9	Appearance of the Building	Under Construction	
10	Maintenance of the Building	Under Construction	
11	Facilities Available		
	Lift	Yes, 4 Lifts (Proposed)	
	Protected Water Supply	Yes	
	Underground Sewerage	Yes (Proposed)	
	Car Parking - Open/ Covered	Yes, 1 Car Parking Space (Proposed) (As per copy of Draft Agreement for Sale)	
	Does Compound wall exist?	Yes (Proposed)	
	Is pavement laid around the building	Yes (Proposed)	
III	FLAT		
1	The floor on which the Flat is situated	12 th Floor	
2	Door No. of the flat	Flat No. 1203	
	Specifications of the flat	The subject property is Proposed 2BHK Residential Flat	
	Roof	RCC Slab	
	Flooring		

	Doors	The said building is under construction. The said building is under construction.
	Windows	
	Fittings	
	Finishing	
4	House Tax	Documents not provide to us.
	Assessment No.	Documents not provide to us.
	Tax paid in the name of	Documents not provide to us.
	Tax amount	Documents not provide to us.
5	Electricity Service Connection no.	Documents not provide to us.
	Meter Card is in the name of	Documents not provide to us.
6	How is the maintenance of the flat?	Under Construction
7	Sale Deed executed in the name of	MR. SHASHI BHUSHAN & MRS. LAYANA P. (PROPOSED PURCHASERS)
8	What is the undivided area of land as per Sale Deed?	NA
9	What is the plinth/Built up area of the flat?	RERA Carpet Area is 57.97 Sq. Mt & Deck Area is 1.49 Sq. Mt Total RERA Carpet Area is 59.46 Sq. Mt. i.e. 640 Sq. Ft. (As per copy of Draft Agreement for Sale) Built-up Area is 65.41 Sq. Mt. i.e. 704 Sq. Ft. (Loading on 10% of documented Total RERA Carpet Area)
	As per Plan	Documents not provide to us.
	As per Physical Measurements	Not Possible.
	As per documents	RERA Carpet Area is 57.97 Sq.Mt. & Deck Area is 1.49 Sq.Mt. Total RERA Carpet Area is 59.46 Sq. Mtr. i.e. 640 Sq. Ft. (As per copy of Draft Agreement for Sale)
	Area considered for the purpose of Valuation Report	RERA Carpet Area is 57.97 Sq. Mtr. & Deck Area is 1.49 Sq. Mtr. Total RERA Carpet Area is 59.46 Sq. Mtr. i.e. 640 Sq. Ft. (As per copy of Draft Agreement for Sale) Same is considered for purpose of valuation report.
10	What is the floor space index (FSI) (app.)	NA
11	Is it Posh/ I class / Medium / Ordinary?	Middle Class
12	Is it being used for Residential or Commercial purpose?	Under Construction
13	Is it Owner-occupied or let out?	Under Construction
14	If rented, what is the monthly rent?	Not Applicable.
IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	The subject property is in good locality & all amenities available in nearby said property.
3	Any negative factors are observed which affect the market value in general?	No
	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.22,000/- to Rs.26,000/- per Sq. Ft. on RERA Carpet Area depending upon location & amenities available in the said project.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	Rs.24,000/- per Sq. Ft. on RERA Carpet Area (Including floor rise charges)
3	Break - up for the rate	-
i)	Building + Services per Sq. Ft.	Rs.3,000/-per Sq. Ft.
ii)	Land + Others per Sq. Ft.	Rs.21,000/-per Sq. Ft.

4.1	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	Department of Registration & Stamps Government of Maharashtra is Rs.1,20,140/- per Sq. Mtr. i.e. Rs.11,161/- per Sq. Ft. on Built-up Area for Residential Flat located at Village-Erangel (Borivali), Mumbai.As per SDR 10% floor rise so that rate becomes Rs.12,277/- per Sq. Ft. on Built-up Area.
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Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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Year 2023/2024

Annual Statement of Rates

Selected District: मुंबई(उपनगर)

Select Village: एरंगळ (बोरोवली)

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	65/317-भुभाग: पश्चिमेकडे मार्वे व एरंगळ आक्साचा समुद्र किनारा पुर्वेकडे मार्वे रोड पासून मढ बेटापर्यंत जाणारी एरंगळ रोडची पुर्व हद्द उत्तरेकडे मालाड मनोरी रोड व दक्षिणेकडे मढ गावाची हद्द यामधील भुभाग.	21350	51600	60800	76600	51600	चौरस मीटर
SurveyNo	65/318 A-रहेजा एक्झोटिका या संकुलनातील मिळकती.	41290	120140	138160	150180	120140	चौरस मीटर
SurveyNo	65/318B-भुभाग- CRZ-I क्षेत्रातील समाविष्ट मिळकती.	13420	0	0	0	0	चौरस मीटर

Particulars	Built-up Area (In Sq. Ft.)	Rate (in per Sq. Ft.)	Govt. Value (In Rs.)
Flat No. 1203	704	Rs.12,277/-	Rs.86,43,008/-

The Govt. Value of the said property is **Rs.86,43,008/-** (In words Eighty-Six Lakh Forty-Three Thousand Eight Only)

4.2	In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for Stamp duties. However, the market value determined by the market forces such as supply & demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which Elevates the value of the property. It is well located & Easy reaches both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we gave given the Fair market value as Mentioned below.
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VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a.	Depreciated building rate per Sq. ft.			
	Replacement cost of Flat with Services {V (3)i} per Sq. ft.		Rs.3,000/- per Sq. Ft.	
	Age of the building (Approx.)		Under Construction	
	Life of the building estimated		60 Years upon Completion	
	Depreciation percentage assuming the salvage value as 10%		-	
	Depreciated Ratio of the building		-	
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)		-	
	Rate for Land & other V (3) ii		-	
	Total Composite Rate		Rs.24,000/-per Sq. Ft.	
Details of Valuation:				
Sr. No.	Description	Qty. (Total RERA Carpet Area)	Rate (Per Sq. Ft. in Rs.)	Estimated Value in Rs.
1	Present value of the flat	640 Sq. Ft. (As per copy of Draft Agreement for Sale)	Rs.24,000/-	Rs.1,53,60,000/-

2	Car Parking	1 Car Parking Space (As per copy of Draft Agreement for Sale)	Rs.8,00,000/- Per Parking Space	Rs.8,00,000/-
3	Wardrobes			0
4	Showcases			0
5	Kitchen Arrangements			0
6	Superfine Finish			0
7	Interior Decorations			0
8	Electricity deposits / electrical fittings, etc.,			0
9	Extra collapsible gates / grill works etc.,			0
10	Potential value, if any			0
11	Others			0
	Total			Rs.1,61,60,000/-
12	Insurable Value in Rs.	Built-up Area	Depreciated Cost of Construction	
		704 Sq. Ft.	Rs.3,000/-	Rs.21,12,000/-
13	Rental Value in Rs.			Rs.38,000/- per month after completion of all works of the said building.
(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/ tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).				
Photograph of owner/representative with property in background to be enclosed.				
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites				
As a result of my appraisal and analysis, it is my considered opinion that the Realizable Value of the above property in the prevailing condition with a fore said specifications is Rs.				Rs.1,61,60,000/-
Remarks: 1. We have released report on the basis of provided documents i.e. copy of Draft Agreement for Sale, Commencement Certificate & RERA Registration Certificate. 2. Property inspected by Mr. Kaustubh. 3. Property identified by Mr. Sarvesh (Sales Executive). 4. The said building is under construction, RCC Slab works are completed up to 2nd slabs & remaining works are in progress. 5. Approximately 15% works are completed. 6. As per sales executive possession on Dec-2026. 7. At the time of our visit internal visit not allowed.				
Place:		Mumbai	Date	27/10/2023
Signature (Name and Official Seal of the Approved Valuer)				
For Bank Use				
The undersigned has inspected the property detailed in the Valuation Report dated: 27/10/2023. We are satisfied that the Realizable Value of the property is Rs.1,61,60,000/- (In words One Crore Sixty-One Lakhs Sixty Thousand Only) The Govt. Value of the said property is Rs.86,43,008/- (In words Eighty-Six Lakh Forty-Three Thousand Eight Only) The proposed Rental Value of the property is Rs.38,000/- per month (In words Thirty-Eight Thousand Only) – after completion of all works of the said building. The Insurable Value of the property is Rs.21,12,000/- (In words Twenty-One Lakh Twelve Thousand Only)				
Date		27/10/2023		
Signature (Name of the Branch Manager with office Seal)				
Enclose:				
TO BE OBTAINED FROM VALUERS ALONG WITH THE VALUATION REPORT				

1. Declaration-cum-undertaking from the valuer (Annexure-I)		
2. Model code of conduct for valuer (Annexure II)		
(Annexure-I)		
Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING		
I, Mr. Sanjay S. Dalvi son of Mr. Shrikant Dalvi does hereby solemnly affirm and state that:		
1	I am a citizen of India	
2	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.	
3	The information furnished in my valuation report dated is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.	27/10/2023
4	I have personally inspected the property on the work is not subcontracted to any other valuer and carried out by myself.	16/10/2023
5	Valuation report is submitted in the format as prescribed by the Bank.	
6	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.	
7	I have not been removed/ dismissed from service/employment earlier.	
8	I have not been convicted of any offence and sentenced to a term of imprisonment.	
9	I have not been found guilty of misconduct in professional capacity.	
10	I have not been declared to be unsound mind.	
11	I am not an undischarged bankrupt or have not applied to be adjudicated as a bankrupt.	
12	I am not an undischarged insolvent.	
13	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.	
13	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.	
14	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	
15	My PAN Card number/Service Tax number as applicable is	
16	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.	
17	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.	
18	I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 7041 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.	
19	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.	
20	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)	
21	I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)	
22	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)	
23	My CIBIL Score and credit worthiness is as per Bank's guidelines.	
24	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.	
25	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.	
26	Further, I hereby provide the following information.	
SNO	Particulars	Valuer Comment
1	background information of the asset being valued;	The subject property is Proposed 2BHK Residential Flat

2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India RACPC CHINCHPOKALI BRANCH	
3	identity of the valuer and any other experts involved in the valuation;	Self	
4	disclosure of valuer interest or conflict, if any;	No	
5	date of appointment, valuation date and date of report;	Date of Appointment-16/10/2023 Valuation date-27/10/2023 Date of Report-27/10/2023	
6	inspections and/or investigations undertaken;	Physically site verified.	
7	nature and sources of the information used or relied upon;	Surrounding locality, Present Market condition & our judgment.	
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate	
9	restrictions on use of the report, if any;	For said purpose only.	
10	major factors that were taken into account during the valuation;	Present Market inquiries, Area of Flat & condition	
11	major factors that were not taken into account during the valuation;	-	
12	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.		
	Place:	Mumbai	Date 27/10/2023
	Signature (Name of the Approved Valuer and Seal of the Firm / Company)		
	(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 endeavor 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		
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 necessarily 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, 7045 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 authorized by the authority, the registered valuers organization 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 organization with which he/it is registered, or any other statutory regulatory body.		
24	A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.		
	Gifts and hospitality.		
25	A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as A valuer. Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 7043 (18 of 7043).		
26	A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.		
	Remuneration and Costs.		
27	A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable Reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.		
28	A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.		
29	A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.		
30	A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization Discredits the profession.		
	Miscellaneous		
31	A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.		
32	A valuer shall follow this code as amended or revised from time to time.		
	Signature of the valuer		
	Name of the Valuer		SANJAY S DALVI
	Registration Number		CAT-I/378 OF 1988
	Address of the valuer		REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS 307, 3 rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031
	Place:	Mumbai	Date
			27/10/2023

PHOTOGRAPHS




RATES REFERENCES

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₹2.90 Cr Get ₹87,000 cashback on Home Loan PREMIUM PROJECT

3 BHK 1680 Sq-ft Flat For Sale **Madh, Mumbai**



3 Beds | 3 Baths | 2 Balconies | Unfurnished
Bar/Lounge | Jogging and ...

Carpet Area 1119 sqft ₹25.916/sqft	Developer Raheja Universal Pvt. Ltd.	Project Raheja Exotica	Floor 11 (Out of 36 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

Contact Agent

Anand +91-98XXXXXX50

Your Name

Email

IND +91 | Mobile Number

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Get Contact Details

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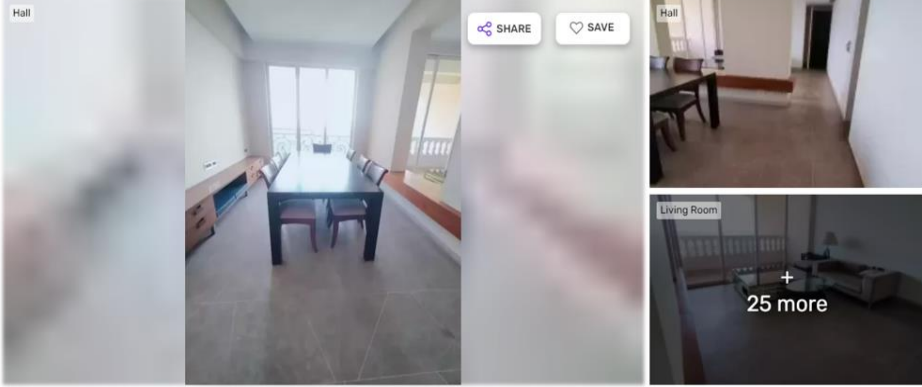
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3 BHK Apartment

By **RAHEJA UNIVERSAL**

Raheja Exotica, Pascal Wadi, Madh, Mumbai



1149 sq.ft
Build Up Area
₹24.37 K/sq.ft
Avg. Price
15 Year Old
Age of property
Ready to move
Possession status
Higher
of 13 floors
Fully Furnished
Furnishing

₹2.8 Cr EMI starts at ₹1.39 Lacs

₹24.37 K/sq.ft

Contact Seller

99acres
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₹3.35 Cr @ 25,283 per sq.ft.

Estimated EMI ₹2,67,566

3BHK 4Baths


Flat/Apartment for Sale

in Raheja Exotica Sorento, Madh, Mumbai Andheri-Dahisar, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (21) | **Society (30)**



Area
Carpet area: 1325 sq.ft.
(123.1 sq.m.)

Price
₹3.35 Crore+ Govt Charges & Tax
@ 25,283 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number
3rd of 36 Floors

Property Age
5 to 10 Year Old

Configuration
3 Bedrooms , 4 Bathrooms, No Balcony with Servant Room

Address
Raheja Exotica Sorento
Madh, Mumbai Andheri-Dahisar

Overlooking
Park/Garden

GOOGLE MAP

Best 48 min 41 min 1 hr 2 hr 43

Malad, Malad Footover Bridge, Malad, Viji
Raheja Exotica, Pascal Wadi, Madh, Mum

Leave now Options

Send directions to your phone

via Marve Rd and Madh - Marve Rd 48 min 14.0 km
Fastest route now due to traffic conditions
Details

via Marve Rd, Madh - Marve Rd and Pascal Wadi Rd 48 min 13.7 km
Some traffic, as usual

Explore nearby Raheja Exotica

- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

SATELLITE VIEW

19.150489 72.797689

19°09'01.8"N 72°47'51.7"E
19.150489, 72.797689

Directions Save Nearby Send to phone Share

Raheja Exotica, Pascal Wadi, Madh, Mumbai, Maharashtra 400061

5Q2X+53W Mumbai, Maharashtra

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