

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Shraddha Skyline"**

"Shraddha Skyline", Proposed Redevelopment of Plot Bearing FP No. 88, 89 & 91 of TPS No. III, Jambli Gully, Village- Kanheri, Borivali (West), Mumbai, Pin - 400 092, State - Maharashtra, Country - India

**Latitude Longitude: 19°13'37.0"N 72°51'10.6"E**

## Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



### **Our Pan India Presence at :**

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**Delhi NCR** **Nashik** **Ahmedabad** **Jaipur**

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## MASTER VALUATION REPORT OF "Shraddha Skyline"

**"Shraddha Skyline", Proposed Redevelopment of Plot Bearing FP No. 88, 89 & 91 of TPS No. III, Jambli Gully, Village- Kanheri, Borivali (West), Mumbai, Pin code - 400 092, State - Maharashtra, Country – India**

**Latitude Longitude: 19°13'37.0"N 72°51'10.6"E**

**NAME OF DEVELOPER: M/s. Shraddha Developers and Realtors**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **18<sup>th</sup> November 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Shraddha Skyline"**, "Shraddha Skyline", Proposed Redevelopment of Plot Bearing FP No. 88, 89 & 91 of TPS No. III, Jambli Gully, Village- Kanheri, Borivali (West), Mumbai, Pin code - 400 092, State - Maharashtra, Country – India. It is about 500 m. travel distance from Borivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

|                             |   |                     |
|-----------------------------|---|---------------------|
| Name of builder             | M/s. Shraddha Developers and Realtors   |                     |
| Project Registration Number | Project   | RERA Project Number |
|                             | Shraddha Skyline  | P51800053170        |
| Register office address     | M/s. Shraddha Developers and Realtors<br>Office at A/501, "Victory Park", Chandavarkar Road, Borivali (West), Mumbai, Pin - 400 092, State - Maharashtra, Country - India |                     |
| Contact Numbers             | Contact Person :<br>Mr. Hiren Vaghani (Builder Person - Mobile No. 9820709766)<br>Mr. Yash Patel (Sale Person – Mobile No. 7506049163)                                    |                     |
| E – mail ID                 | hirenv@yahoo.com  |                     |

### 3. Boundaries of the Property:

| Direction           | Particulars                             |
|---------------------|---|
| On or towards North | Osia Solar Building & Manav Mandir Lane |
| On or towards South | Jambli Galli                            |
| On or towards East  | Residential Building                    |
| On or towards West  | Vaibhav Building & Road                 |



#### Our Pan India Presence at :

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Delhi NCR Nashik Ahmedabad Jaipur

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

To,

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

| I  | General  |  |
|----|--|--|
| 1. | Purpose for which the valuation is made  | : As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 2. | a)   | Date of inspection : 18.11.2023  |
|    | b)   | Date on which the valuation is made : 25.11.2023   |
| 3. | List of documents produced for perusal   |  |
|    | 1. Copy of Search Report date 24.05.2023 from Adv. Sagar Sakpal  |  |
|    | 2. Copy of Title Report date 17.11.2022 issued by Adv. Mehul Shah  |  |
|    | 3. Copy of Encumbrance Certificate date 06.11.2023   |  |
|    | 4. Copy of Affidavit-Cum – Declaration of M/s. Shradha Developers and Realtors date 06.11.2023   |  |
|    | 5. Copy of Environment Certificate No. SIA / MH / INFRA2 / 422232 / 2023 date 21.04.2023   |  |
|    | 6. Copy of Conveyance Deed date 06.10.2016 b/w. Mr. Jamnadas G. Merchant (the Vendors) AND M/s. M. M. Builders (the Confirming Party) AND Jay Dharma Kripa CHSL (the Society)  |  |
|    | 7. Copy of Intimation of Disapproval (IOD) Certificate No. P - 13377 / 2022 / (91) / R / C Ward / FP / IOD / 1 / New date 31.03.2023 issued by Municipal Corporation of Greater Mumbai   |  |
|    | 8. Copy of CA Certificate date 06.11.2023 issued by CA Desai Shah & Associates Chartered Accountants   |  |
|    | 9. Copy of Engineer's Certificate date 21.07.2023 issued by Jayesh A. Tank Consultants Civil – Structural Engineer   |  |
|    | 10. Copy of NOC for Height Clearance No. JUHU / WEST / B / 111522 / 726739 date 29.11.2022 issued by Airports Authority of India   |  |
|    | 11. Copy of Fire Protection & Fire Fighting Safety requirement Letter No. P-13377 / 2022 (91) / R / C -Ward / FP-CFO / 1 / NEW date 22.11.2022 issued by MCGM Fire Brigade   |  |
|    | 12. Copy of MAHARERA Registration Certificate of Project No. P51800053170 issued by Maharashtra Real Estate Regulatory Authority date 17.10.2023 Last Modified date 26.10.2023   |  |
|    | 13. Copy of Commencement Certificate No. P - 13377 / 2022 / (91) / R / C Ward / FP / CC / 1 / New date 07.11.2022 issued by Municipal Corporation of Greater Mumbai.<br><b>This C.C. is granted for work upto plinth level only, excluding portion as marked A – B – C – D – E – F – G – H – I – A plans date 31.03.2023. This C.C. is valid upto 12.07.2024</b> |  |
|    | 14. Copy of Amended Plan Approval Letter No. P - 13377 / 2022 / (91) / R / C Ward / FP / 337 / 2 / Amend date 16.10.2023 issued by Municipal Corporation of Greater Mumbai   |  |
|    | 15. Copy of Approved Plan No. P - 13377 / 2022 / (91) / R / C Ward / FP / (Amended Plan) date 16.10.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Thirteen - Sheet No. 1/13 to  |  |





|   |  |                                      |
|---|--|--------------------------------------|
| 13/13)  |  |                                      |
| <b>Approved upto:</b>   |  |                                      |
| <b>Wing</b>   | <b>Number of Floors</b>  |                                      |
| <b>A</b>  | <b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> to 32<sup>nd</sup> Upper floors.</b>  |                                      |
| Project Name<br>(with address & phone nos.)   | : <b>"Shraddha Skyline"</b> , Proposed Redevelopment of Plot Bearing FP No. 88, 89 & 91 of TPS No. III, Jambli Gully, Village-Kanheri, Borivali (West), Mumbai, Pin - 400 092, 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. Shraddha Developers and Realtors</b><br><br><b>Address:</b><br>Office at A/501, <b>"Victory Park"</b> , Chandavarkar Road, Borivali (West), Mumbai, Pin - 400 092, State - Maharashtra, Country - India<br><br><b>Contact Person :</b><br>Mr. Hiren Vaghani (Builder Person - Mobile No. 9820709766) |                                      |
| 5. Brief description of the property (Including Leasehold / freehold etc.)  | :  |                                      |
| <p><b>About "Shraddha Skyline" Project:</b> Shraddha Skyline Borivali is a value for money Project developed by one of the Mumbai well known Developers Shraddha Developers. It is spread across 1.07 acre. The Project is conveniently located in Borivali West, Mumbai Western Suburbs and well connected by major road(s) like Swami Vivekanand Road, Western Express Highway. The Project has 152 Units. The Status of the Project is New Launch.</p> |  |                                      |
| <b>TYPE OF THE BUILDING</b>   |  |                                      |
| <b>Wing</b>   | <b>Number of Floors</b>  |                                      |
| <b>A</b>  | <b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (M.P. Community Hall) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> to 32<sup>nd</sup> Upper floors.</b>  |                                      |
| <b>LEVEL OF COMPLETEION:</b>  |  |                                      |
| <b>Wing</b>   | <b>Present stage of Construction</b>   | <b>Percentage of work completion</b> |
| <b>A</b>  | <b>Foundation work is in progress.</b>   | <b>0%</b>                            |
| <b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  |  |                                      |
| Expected completion date as informed by builder is <b>December - 2026 (As per MAHARERA Certificate)</b>   |  |                                      |
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.  |  |                                      |
| <b>PROPOSED PROJECT AMENITIES:</b>  |  |                                      |
| <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 M.S. Grills</li> </ul>  |  |                                      |

|     |  |                                    |  |  |
|-----|--|------------------------------------|--|--|
|     | <ul style="list-style-type: none"> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Club House</li> <li>➤ Kids Play Area</li> <li>➤ Children's Play Zone</li> <li>➤ Yoga Deck</li> <li>➤ Jacuzzi</li> <li>➤ Jogging Track</li> <li>➤ Swimming Pool</li> </ul> |                                    |  |  |
| 6.  | Location of property   |                                    | :  |  |
|     | a)   | Plot No. / Survey No.              | :  | Final Plot No. 88, 89 & 91 of TPS No. III,   |
|     | b)   | Door No.                           | :  | Not applicable   |
|     | c)   | C. T.S. No. / Village              | :  | Final Plot No. 88, 89 & 91 of TPS No. III, Village - Kanheri   |
|     | d)   | Ward / Taluka                      | :  | R / C - Ward   |
|     | e)   | Mandal / District                  | :  | Mumbai Suburban District   |
| 7.  | Postal address of the property   |                                    | :  | "Shraddha Skyline", Proposed Redevelopment of Plot Bearing Final Plot No. 88, 89 & 91 of TPS No. III, Jambli Gully, Village- Kanheri, Borivali (West), Mumbai, Pin - 400 092, State - Maharashtra, Country - India |
| 8.  | City / Town  |                                    | :  | Jambli Gully, Borivali (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  |                                    | :  | Municipal Corporation of Greater Mumbai, Village Kanheri   |
| 11  | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area  |                                    | :  | No   |
| 12  | In Case it is Agricultural land, any conversion to house site plots is contemplated  |                                    | :  | N.A.   |
| 13. | <b>Boundaries of the property</b>  | <b>As per Documents</b>            | <b>As per RERA Certificate</b>                       | <b>As per Site</b>   |
|     | North  | Final Plot No. 90                  | Final Plot No. 90                                    | Osia Solar Building & Manav Mandir Lane  |
|     | South  | 18.30 Mtr. Jambali Galli           | 18.30 Mtr. Jambali Galli                             | Jambli Galli   |
|     | East   | 09.00 Mtr. Wide Proposed DP Road & | 09.00 Mtr. Wide Proposed DP Road & Final Plot No. 93 | Residential Building   |



|           | Final Plot No. 93  |   |   |      |                  |  |  |
|-----------|--|---|---|------|------------------|--|--|
|           | West   | 13.40 Mtr. Factory Land & Final Plot No. 85 | 13.40 Mtr. Factory Land & Final Plot No. 85   |      |                  |  |  |
|           |  |   | Vaibhav Building & Road   |      |                  |  |  |
| 14.1      | Dimensions of the site   |   | N. A. as the land is irregular in shape   |      |                  |  |  |
|           |  |   | A<br>As per the Deed  |      |                  |  |  |
|           |  |   | B<br>Actuals  |      |                  |  |  |
|           | North  | :   | -   |      |                  |  |  |
|           | South  | :   | -   |      |                  |  |  |
|           | East   | :   | -   |      |                  |  |  |
|           | West   | :   | -   |      |                  |  |  |
| 14.2      | Latitude, Longitude & Co-ordinates of property   | :   | 19°13'37.0"N 72°51'10.6"E   |      |                  |  |  |
| 14.       | Extent of the site   | :   | Total Plot area – 5088.90 Sq. M. (As per Approved Plan)<br>Plot area – 4345.43 Sq. M. (As per RERA Certificate)<br>Structure - As per table attached to the report  |      |                  |  |  |
| 15.       | Extent of the site considered for Valuation (least of 14A& 14B)  | :   | Total Plot area – 5088.90 Sq. M. (As per Approved Plan)<br>Plot area – 4345.43 Sq. M. (As per RERA Certificate)<br>Structure - As per table attached to the report  |      |                  |  |  |
| 16        | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | :   | N.A. Building Construction work is in progress  |      |                  |  |  |
| <b>II</b> | <b>CHARACTERSTICS OF THE SITE</b>  |   |   |      |                  |  |  |
| 1.        | Classification of locality   | :   | Middle class  |      |                  |  |  |
| 2.        | Development of surrounding areas   | :   | Good  |      |                  |  |  |
| 3.        | Possibility of frequent flooding/ sub-merging  | :   | No  |      |                  |  |  |
| 4.        | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.                        | :   | All available near by   |      |                  |  |  |
| 5.        | Level of land with topographical conditions  | :   | Plain   |      |                  |  |  |
| 6.        | Shape of land  | :   | Irregular   |      |                  |  |  |
| 7.        | Type of use to which it can be put   | :   | For residential purpose   |      |                  |  |  |
| 8.        | Any usage restriction  | :   | Residential   |      |                  |  |  |
| 9.        | Is plot in town planning approved layout?  | :   | Copy of Approved Plan No. P - 13377 / 2022 / (91) / R / C Ward / FP / (Amended Plan) date 16.10.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Thirteen - Sheet No. 1/13 to 13/13)<br><b>Approved upto:</b> |      |                  |  |  |
|           |  |   | <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>   | Wing | Number of Floors |  |  |
| Wing      | Number of Floors   |   |   |      |                  |  |  |
|           |  |   |   |      |                  |  |  |

|   |  |                 | <b>A</b>   | <b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> to 32<sup>nd</sup> Upper floors.</b> |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
|---|--|-----------------|--|---|----------------------|--|--|---------------------|----------------|--------------|---------|-------|-----------------|-------------------------|--|--|---------------------|----------------|--------------|---------|-------|-----------------|
| 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 Mtr. Jambali Galli   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 14.                                     | Is it a Land – Locked land?  | :               | No   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 15.                                     | Water potentiality   | :               | Municipal Water supply   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 16.                                     | Underground sewerage system  | :               | Connected to Municipal sewer   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 17.                                     | Is Power supply is available in the site   | :               | Yes  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 18.                                     | Advantages of the site   | :               | Located in developed area  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 19.                                     | <b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b> | :               | No   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| <b>Part – A (Valuation of land)</b>     |  |                 |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 1                                       | Size of plot   | :               | Total Plot area – 5088.90 Sq. M. (As per Approved Plan)<br>Plot area – 4345.43 Sq. M. (As per RERA Certificate)  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
|   | North & South  | :               | -  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
|   | East & West  | :               | -  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 2                                       | Total extent of the plot   | :               | As per table attached to the report  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 3                                       | Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)  | :               | As per table attached to the report<br>Details of recent transactions/online listings are attached with the report.  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 4                                       | Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)   | :               | ₹ 1,04,060.00 per Sq. M. for Residential<br>₹ 46,640.00 per Sq. M. for Land  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 5                                       | Assessed / adopted rate of valuation   | :               | <b>As per table attached to the report</b>   |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 6                                       | <b>Estimated value of land</b>   | :               | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>5088.90</td> <td>46640</td> <td>23,73,46,296.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>4345.43</td> <td>46640</td> <td>20,26,70,855.00</td> </tr> </tbody> </table> |   | As per Approved Plan |  |  | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 5088.90 | 46640 | 23,73,46,296.00 | As per RERA Certificate |  |  | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 4345.43 | 46640 | 20,26,70,855.00 |
| As per Approved Plan                    |  |                 |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| Land Area in Sq. M.                     | Rate in Sq. M.   | Value in (₹)    |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 5088.90                                 | 46640  | 23,73,46,296.00 |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| As per RERA Certificate                 |  |                 |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| Land Area in Sq. M.                     | Rate in Sq. M.   | Value in (₹)    |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| 4345.43                                 | 46640  | 20,26,70,855.00 |  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |
| <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)   | :               | N.A. Building Construction work is in  |   |                      |  |  |                     |                |              |         |       |                 |                         |  |  |                     |                |              |         |       |                 |



|      | Framed)   |  | progress   |      |                  |   |   |
|------|---|--|--|------|------------------|---|---|
| c)   | Year of construction  | :  | N.A. Building Construction work is in progress   |      |                  |   |   |
| d)   | Number of floors and height of each floor including basement, if any  | :  |  |      |                  |   |   |
|      | <b>Wing</b>   | <b>Number of Floors</b>  |  |      |                  |   |   |
|      | <b>A</b>  | <b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> to 32<sup>nd</sup> Upper floors.</b> |  |      |                  |   |   |
| 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. P - 13377 / 2022 / (91) / R / C Ward / FP / (Amended Plan) date 16.10.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Thirteen - Sheet No. 1/13 to 13/13)   |      |                  |   |   |
| h)   | Approved map / plan issuing authority   | :  | <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> to 32<sup>nd</sup> Upper floors.</td> </tr> </tbody> </table> | Wing | Number of Floors | A | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2 <sup>nd</sup> to 5 <sup>th</sup> Floors (Podiums) + 6 <sup>th</sup> to 32 <sup>nd</sup> Upper floors. |
| Wing | Number of Floors  |  |  |      |                  |   |   |
| A    | Ground (Part) + Stilt (Part) + 1 <sup>st</sup> Floor (Part M.P. Community Hall / Part Podium) + 2 <sup>nd</sup> to 5 <sup>th</sup> Floors (Podiums) + 6 <sup>th</sup> to 32 <sup>nd</sup> Upper floors. |  |  |      |                  |   |   |
| i)   | Whether genuineness or authenticity of approved map / plan is verified  | :  | Yes  |      |                  |   |   |
| j)   | Any other comments by our empanelled valuers on authentic of approved plan  | :  | No.  |      |                  |   |   |

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

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





|           |  |   |  |
|-----------|--|---|--|
| 10.       | Drainage                                       | : | Proposed                                       |
| <b>2.</b> | <b>Compound Wall</b>                           | : |  |
|           | Height   | : | N.A. Building Construction work is in progress |
|           | Length   | : |  |
|           | Type of construction                           | : |  |
| <b>3.</b> | <b>Electrical installation</b>                 | : | N.A. Building Construction work is in progress |
|           | Type of wiring                                 | : |  |
|           | Class of fittings (superior / ordinary / poor) | : |  |
|           | Number of light points                         | : | N.A. Building Construction work is in progress |
|           | Fan points                                     | : |  |
|           | Spare plug points                              | : |  |
|           | Any other item                                 | : | -  |
| <b>4.</b> | <b>Plumbing installation</b>                   | : |  |
|           | a) No. of water closets and their type         | : |  |
|           | b) No. of wash basins                          | : |  |
|           | c) No. of urinals                              | : |  |
|           | 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) Wing - A:**

| 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       | 601      | 6         | 3 BHK | 851  | 936                      |                                      |  |   |   | 28,07,951                 |
| 2       | 602      | 6         | 2 BHK | 711  | 782                      |                                      |  |   |   | 23,46,530                 |
| 3       | 605      | 6         | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 4       | 606      | 6         | 4 BHK | 1570   | 1727                     | 28500                                | 4,47,49,123.00                                       | 4,92,24,035.00  | 123000  | 51,81,477                 |
| 5       | 701      | 7         | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 6       | 702      | 7         | 2 BHK | 711  | 782                      |                                      |  |   |   | 23,46,530                 |
| 7       | 703      | 7         | 3 BHK | 1066   | 1172                     |                                      |  |   |   | 35,17,309                 |
| 8       | 704      | 7         | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 9       | 705      | 7         | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 10      | 706      | 7         | 4 BHK | 1570   | 1727                     | 28620                                | 4,49,37,541.00                                       | 4,94,31,295.00  | 123500  | 51,81,477                 |
| 11      | 801      | 8         | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 12      | 802      | 8         | 2 BHK | 711  | 782                      |                                      |  |   |   | 23,46,530                 |
| 13      | 803      | 8         | 3 BHK | 1183   | 1301                     |                                      |  |   |   | 39,03,069                 |
| 14      | 804      | 8         | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 15      | 805      | 8         | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 16      | 806      | 8         | 4 BHK | 1570   | 1727                     | 28740                                | 4,51,25,958.00                                       | 4,96,38,554.00  | 124000  | 51,81,477                 |
| 17      | 901      | 9         | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |

| 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 ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 18      | 902      | 9         | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 19      | 903      | 9         | 3 BHK | 1183   | 1301                     |                                      |  |   |   | 39,03,425                 |
| 20      | 904      | 9         | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 21      | 905      | 9         | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 22      | 906      | 9         | 4 BHK | 1570   | 1727                     | 28860                                | 4,53,14,375.00                                       | 4,98,45,813.00  | 124500  | 51,81,477                 |
| 23      | 1001     | 10        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 24      | 1002     | 10        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 25      | 1003     | 10        | 3 BHK | 1183   | 1301                     |                                      |  |   |   | 39,03,425                 |
| 26      | 1004     | 10        | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 27      | 1005     | 10        | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 28      | 1006     | 10        | 4 BHK | 1570   | 1727                     | 28980                                | 4,55,02,793.00                                       | 5,00,53,072.00  | 125000  | 51,81,477                 |
| 29      | 1101     | 11        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 30      | 1102     | 11        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 31      | 1103     | 11        | 3 BHK | 1183   | 1301                     |                                      |  |   |   | 39,03,425                 |
| 32      | 1104     | 11        | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 33      | 1105     | 11        | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 34      | 1106     | 11        | 4 BHK | 1570   | 1727                     | 29100                                | 4,56,91,210.00                                       | 5,02,60,331.00  | 125500  | 51,81,477                 |
| 35      | 1201     | 12        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 36      | 1202     | 12        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 37      | 1203     | 12        | 3 BHK | 1183   | 1301                     |                                      |  |   |   | 39,03,425                 |
| 38      | 1204     | 12        | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 39      | 1205     | 12        | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 40      | 1206     | 12        | 4 BHK | 1570   | 1727                     | 29220                                | 4,58,79,628.00                                       | 5,04,67,591.00  | 126000  | 51,81,477                 |
| 41      | 1301     | 13        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 42      | 1302     | 13        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 43      | 1305     | 13        | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 44      | 1306     | 13        | 4 BHK | 1570   | 1727                     | 29340                                | 4,60,68,045.00                                       | 5,06,74,850.00  | 126500  | 51,81,477                 |
| 45      | 1401     | 14        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 46      | 1402     | 14        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |
| 47      | 1403     | 14        | 3 BHK | 1183   | 1301                     | 29460                                | 3,48,46,937.00                                       | 3,83,31,631.00  | 96000   | 39,03,425                 |
| 48      | 1404     | 14        | 2 BHK | 561  | 618                      |                                      |  |   |   | 18,52,786                 |
| 49      | 1405     | 14        | 1 BHK | 436  | 480                      |                                      |  |   |   | 14,40,385                 |
| 50      | 1406     | 14        | 4 BHK | 1570   | 1727                     | 29460                                | 4,62,56,462.00                                       | 5,08,82,108.00  | 127000  | 51,81,477                 |
| 51      | 1501     | 15        | 3 BHK | 921  | 1013                     |                                      |  |   |   | 30,38,483                 |
| 52      | 1502     | 15        | 2 BHK | 756  | 832                      |                                      |  |   |   | 24,96,075                 |





| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan RERA Carpet Area in Sq. Ft. | Bulk 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 ₹ |
|---------|----------|-----------|-------|--|-------------------------|--------------------------------------|--|---|---|---------------------------|
| 53      | 1503     | 15        | 3 BHK | 1183   | 1301                    |                                      | Land Owner's Share                                   |   |   | 39,03,425                 |
| 54      | 1504     | 15        | 2 BHK | 561  | 618                     | 29580                                | 1,66,07,698.00                                       | 1,82,68,468.00  | 45500   | 18,52,786                 |
| 55      | 1505     | 15        | 1 BHK | 436  | 480                     |                                      | Land Owner's Share                                   |   |   | 14,40,385                 |
| 56      | 1506     | 15        | 4 BHK | 1570   | 1727                    | 29580                                | 4,64,44,880.00                                       | 5,10,89,368.00  | 127500  | 51,81,477                 |
| 57      | 1601     | 16        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 58      | 1602     | 16        | 2 BHK | 756  | 832                     |                                      | Land Owner's Share                                   |   |   | 24,96,075                 |
| 59      | 1603     | 16        | 3 BHK | 1183   | 1301                    |                                      | Land Owner's Share                                   |   |   | 39,03,425                 |
| 60      | 1604     | 16        | 2 BHK | 645  | 709                     |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 61      | 1605     | 16        | 1 BHK | 436  | 480                     |                                      | Land Owner's Share                                   |   |   | 14,40,385                 |
| 62      | 1606     | 16        | 4 BHK | 1570   | 1727                    | 29700                                | 4,66,33,297.00                                       | 5,12,96,627.00  | 128000  | 51,81,477                 |
| 63      | 1701     | 17        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 64      | 1702     | 17        | 2 BHK | 756  | 832                     |                                      | Land Owner's Share                                   |   |   | 24,96,075                 |
| 65      | 1703     | 17        | 3 BHK | 1183   | 1301                    |                                      | Land Owner's Share                                   |   |   | 39,03,425                 |
| 66      | 1704     | 17        | 2 BHK | 645  | 709                     |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 67      | 1705     | 17        | 1 BHK | 436  | 480                     | 29820                                | 1,30,15,840.00                                       | 1,43,17,424.00  | 36000   | 14,40,385                 |
| 68      | 1706     | 17        | 4 BHK | 1570   | 1727                    | 29820                                | 4,68,21,714.00                                       | 5,15,03,885.00  | 129000  | 51,81,477                 |
| 69      | 1801     | 18        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 70      | 1802     | 18        | 2 BHK | 756  | 832                     |                                      | Land Owner's Share                                   |   |   | 24,96,075                 |
| 71      | 1803     | 18        | 3 BHK | 1183   | 1301                    |                                      | Land Owner's Share                                   |   |   | 39,03,425                 |
| 72      | 1804     | 18        | 2 BHK | 645  | 709                     |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 73      | 1805     | 18        | 1 BHK | 436  | 480                     | 29940                                | 1,30,68,217.00                                       | 1,43,75,039.00  | 36000   | 14,40,385                 |
| 74      | 1806     | 18        | 4 BHK | 1570   | 1727                    | 29940                                | 4,70,10,132.00                                       | 5,17,11,145.00  | 129500  | 51,81,477                 |
| 75      | 1901     | 19        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 76      | 1902     | 19        | 2 BHK | 756  | 832                     |                                      | Land Owner's Share                                   |   |   | 24,96,075                 |
| 77      | 1903     | 19        | 3 BHK | 1183   | 1301                    |                                      | Land Owner's Share                                   |   |   | 39,03,425                 |
| 78      | 1904     | 19        | 2 BHK | 645  | 709                     |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 79      | 1905     | 19        | 1 BHK | 477  | 525                     |                                      | Land Owner's Share                                   |   |   | 15,74,655                 |
| 80      | 1906     | 19        | 4 BHK | 1570   | 1727                    | 30060                                | 4,71,98,549.00                                       | 5,19,18,404.00  | 130000  | 51,81,477                 |
| 81      | 2001     | 20        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 82      | 2002     | 20        | 2 BHK | 756  | 832                     | 30180                                | 2,28,27,738.00                                       | 2,51,10,512.00  | 63000   | 24,96,075                 |
| 83      | 2004     | 20        | 1 RK  | 305  | 336                     | 30180                                | 92,06,462.00   | 1,01,27,108.00  | 25500   | 10,06,671                 |
| 84      | 2005     | 20        | 1 BHK | 477  | 525                     |                                      | Land Owner's Share                                   |   |   | 15,74,655                 |
| 85      | 2006     | 20        | 4 BHK | 1570   | 1727                    | 30180                                | 4,73,86,966.00                                       | 5,21,25,663.00  | 130500  | 51,81,477                 |
| 86      | 2101     | 21        | 3 BHK | 921  | 1013                    |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 87      | 2102     | 21        | 2 BHK | 756  | 832                     | 30300                                | 2,29,18,504.00                                       | 2,52,10,354.00  | 63000   | 24,96,075                 |

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|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 88      | 2103     | 21        | 3 BHK | 1183   | 1301                     | 30300                                | 3,58,40,536.00                                       | 3,94,24,590.00  | 98500   | 39,03,425                 |
| 89      | 2104     | 21        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 90      | 2105     | 21        | 1 BHK | 477  | 525                      |                                      |  |   |   | 15,74,655                 |
| 91      | 2106     | 21        | 4 BHK | 1570   | 1727                     | 30300                                | 4,75,75,384.00                                       | 5,23,32,922.00  | 131000  | 51,81,477                 |
| 92      | 2201     | 22        | 3 BHK | 921  | 1013                     |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 93      | 2202     | 22        | 2 BHK | 756  | 832                      | 30420                                | 2,30,09,271.00                                       | 2,53,10,198.00  | 63500   | 24,96,075                 |
| 94      | 2203     | 22        | 3 BHK | 1183   | 1301                     | 30420                                | 3,59,82,478.00                                       | 3,95,80,726.00  | 99000   | 39,03,425                 |
| 95      | 2204     | 22        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 96      | 2205     | 22        | 1 BHK | 477  | 525                      |                                      |  |   |   | 15,74,655                 |
| 97      | 2206     | 22        | 4 BHK | 1570   | 1727                     | 30420                                | 4,77,63,801.00                                       | 5,25,40,181.00  | 131500  | 51,81,477                 |
| 98      | 2301     | 23        | 3 BHK | 921  | 1013                     |                                      | Land Owner's Share                                   |   |   | 30,38,483                 |
| 99      | 2302     | 23        | 2 BHK | 756  | 832                      | 30540                                | 2,31,00,037.00                                       | 2,54,10,041.00  | 63500   | 24,96,075                 |
| 100     | 2303     | 23        | 3 BHK | 1183   | 1301                     | 30540                                | 3,61,24,421.00                                       | 3,97,36,863.00  | 99500   | 39,03,425                 |
| 101     | 2304     | 23        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 102     | 2305     | 23        | 1 BHK | 477  | 525                      |                                      |  |   |   | 15,74,655                 |
| 103     | 2306     | 23        | 4 BHK | 1570   | 1727                     | 30540                                | 4,79,52,219.00                                       | 5,27,47,441.00  | 132000  | 51,81,477                 |
| 104     | 2401     | 24        | 3 BHK | 921  | 1013                     | 30660                                | 2,82,30,273.00                                       | 3,10,53,300.00  | 77500   | 30,38,483                 |
| 105     | 2402     | 24        | 2 BHK | 756  | 832                      | 30660                                | 2,31,90,803.00                                       | 2,55,09,883.00  | 64000   | 24,96,075                 |
| 106     | 2403     | 24        | 3 BHK | 1183   | 1301                     | 30660                                | 3,62,66,364.00                                       | 3,98,93,000.00  | 99500   | 39,03,425                 |
| 107     | 2404     | 24        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 108     | 2405     | 24        | 1 BHK | 477  | 525                      | 30660                                | 1,46,29,975.00                                       | 1,60,92,973.00  | 40000   | 15,74,655                 |
| 109     | 2406     | 24        | 4 BHK | 1570   | 1727                     | 30660                                | 4,81,40,636.00                                       | 5,29,54,700.00  | 132500  | 51,81,477                 |
| 110     | 2501     | 25        | 3 BHK | 921  | 1013                     | 30780                                | 2,83,40,764.00                                       | 3,11,74,840.00  | 78000   | 30,38,483                 |
| 111     | 2502     | 25        | 2 BHK | 756  | 832                      | 30780                                | 2,32,81,570.00                                       | 2,56,09,727.00  | 64000   | 24,96,075                 |
| 112     | 2503     | 25        | 3 BHK | 1183   | 1301                     | 30780                                | 3,64,08,306.00                                       | 4,00,49,137.00  | 100000  | 39,03,425                 |
| 113     | 2504     | 25        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 114     | 2505     | 25        | 1 BHK | 490  | 539                      |                                      |  |   |   | 16,17,991                 |
| 115     | 2506     | 25        | 4 BHK | 1570   | 1727                     | 30780                                | 4,83,29,053.00                                       | 5,31,61,958.00  | 133000  | 51,81,477                 |
| 116     | 2601     | 26        | 3 BHK | 921  | 1013                     | 30900                                | 2,84,51,254.00                                       | 3,12,96,379.00  | 78000   | 30,38,483                 |
| 117     | 2602     | 26        | 2 BHK | 756  | 832                      | 30900                                | 2,33,72,336.00                                       | 2,57,09,570.00  | 64500   | 24,96,075                 |
| 118     | 2603     | 26        | 3 BHK | 1183   | 1301                     | 30900                                | 3,65,50,249.00                                       | 4,02,05,274.00  | 100500  | 39,03,425                 |
| 119     | 2604     | 26        | 2 BHK | 645  | 709                      |                                      | Land Owner's Share                                   |   |   | 21,28,430                 |
| 120     | 2605     | 26        | 1 BHK | 490  | 539                      |                                      |  |   |   | 16,17,991                 |
| 121     | 2606     | 26        | 4 BHK | 1570   | 1727                     | 30900                                | 4,85,17,471.00                                       | 5,33,69,218.00  | 133500  | 51,81,477                 |
| 122     | 2701     | 27        | 3 BHK | 921  | 1013                     | 31020                                | 2,85,61,744.00                                       | 3,14,17,918.00  | 78500   | 30,38,483                 |



| 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 ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 123          | 2702     | 27        | 2 BHK | 756  | 832                      | 31020                                | 2,34,63,102.00                                       | 2,58,09,412.00  | 64500   | 24,96,075                 |
| 124          | 2704     | 27        | 1 BHK | 509  | 560                      | 31020                                | 1,58,03,453.00                                       | 1,73,83,798.00  | 43500   | 16,81,218                 |
| 125          | 2705     | 27        | 1 BHK | 490  | 539                      | Land Owner's Share                   |  |   |   | 16,17,991                 |
| 126          | 2706     | 27        | 4 BHK | 1570   | 1727                     | 31020                                | 4,87,05,888.00                                       | 5,35,76,477.00  | 134000  | 51,81,477                 |
| 127          | 2801     | 28        | 3 BHK | 921  | 1013                     | 31140                                | 2,86,72,235.00                                       | 3,15,39,459.00  | 79000   | 30,38,483                 |
| 128          | 2802     | 28        | 2 BHK | 756  | 832                      | 31140                                | 2,35,53,869.00                                       | 2,59,09,256.00  | 65000   | 24,96,075                 |
| 129          | 2803     | 28        | 3 BHK | 1183   | 1301                     | Land Owner's Share                   |  |   |   | 39,03,425                 |
| 130          | 2804     | 28        | 2 BHK | 645  | 709                      | Land Owner's Share                   |  |   |   | 21,28,430                 |
| 131          | 2805     | 28        | 1 BHK | 490  | 539                      | Land Owner's Share                   |  |   |   | 16,17,991                 |
| 132          | 2806     | 28        | 4 BHK | 1570   | 1727                     | 31140                                | 4,88,94,305.00                                       | 5,37,83,736.00  | 134500  | 51,81,477                 |
| 133          | 2901     | 29        | 3 BHK | 921  | 1013                     | 31260                                | 2,87,82,725.00                                       | 3,16,60,998.00  | 79000   | 30,38,483                 |
| 134          | 2902     | 29        | 2 BHK | 756  | 832                      | 31260                                | 2,36,44,635.00                                       | 2,60,09,099.00  | 65000   | 24,96,075                 |
| 135          | 2903     | 29        | 3 BHK | 1183   | 1301                     | 31260                                | 3,69,76,077.00                                       | 4,06,73,685.00  | 101500  | 39,03,425                 |
| 136          | 2904     | 29        | 2 BHK | 645  | 709                      | Land Owner's Share                   |  |   |   | 21,28,430                 |
| 137          | 2905     | 29        | 1 BHK | 490  | 539                      | Land Owner's Share                   |  |   |   | 16,17,991                 |
| 138          | 2906     | 29        | 4 BHK | 1570   | 1727                     | 31260                                | 4,90,82,723.00                                       | 5,39,90,995.00  | 135000  | 51,81,477                 |
| 139          | 3001     | 30        | 3 BHK | 921  | 1013                     | 31380                                | 2,88,93,215.00                                       | 3,17,82,537.00  | 79500   | 30,38,483                 |
| 140          | 3002     | 30        | 2 BHK | 756  | 832                      | 31380                                | 2,37,35,401.00                                       | 2,61,08,941.00  | 65500   | 24,96,075                 |
| 141          | 3003     | 30        | 3 BHK | 1183   | 1301                     | 31380                                | 3,71,18,020.00                                       | 4,08,29,822.00  | 102000  | 39,03,425                 |
| 142          | 3004     | 30        | 2 BHK | 645  | 709                      | Land Owner's Share                   |  |   |   | 21,28,430                 |
| 143          | 3005     | 30        | 1 BHK | 490  | 539                      | Land Owner's Share                   |  |   |   | 16,17,991                 |
| 144          | 3006     | 30        | 4 BHK | 1570   | 1727                     | 31380                                | 4,92,71,140.00                                       | 5,41,98,254.00  | 135500  | 51,81,477                 |
| 145          | 3101     | 31        | 3 BHK | 921  | 1013                     | 31500                                | 2,90,03,706.00                                       | 3,19,04,077.00  | 80000   | 30,38,483                 |
| 146          | 3102     | 31        | 2 BHK | 756  | 832                      | 31500                                | 2,38,26,168.00                                       | 2,62,08,785.00  | 65500   | 24,96,075                 |
| 147          | 3103     | 31        | 3 BHK | 1926   | 2118                     | Land Owner's Share                   |  |   |   | 63,55,098                 |
| 148          | 3104     | 31        | 4 BHK | 2216   | 2437                     | 31500                                | 6,98,00,127.00                                       | 7,67,80,140.00  | 192000  | 73,12,394                 |
| 149          | 3201     | 32        | 3 BHK | 921  | 1013                     | 31620                                | 2,91,14,196.00                                       | 3,20,25,616.00  | 80000   | 30,38,483                 |
| 150          | 3202     | 32        | 2 BHK | 756  | 832                      | 31620                                | 2,39,16,934.00                                       | 2,63,08,627.00  | 66000   | 24,96,075                 |
| 151          | 3203     | 32        | 3 BHK | 1926   | 2118                     | 31620                                | 6,08,93,393.00                                       | 6,69,82,732.00  | 167500  | 63,55,098                 |
| 152          | 3204     | 32        | 4 BHK | 2216   | 2437                     | 31620                                | 7,00,66,032.00                                       | 7,70,72,635.00  | 192500  | 73,12,394                 |
| <b>Total</b> |          |           |       | <b>142507</b>                                    | <b>156757</b>            |                                      | <b>2,34,63,48,358.00</b>                             | <b>2,58,09,83,197.00</b>  |   | <b>47,02,71,000</b>       |

**Summary of the Project:**

| Particulars  | Comp.      | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|--|------------|-----------------------|------------------------|--------------------------|--|--|
| A - Sale Flat  | 1 RK - 01  | 65                    | 77103                  | 84813                    | 2,34,63,48,358.00                                    | 2,58,09,83,197.00                            |
|  | 1 BHK - 04 |                       |                        |                          |  |  |
|  | 2 BHK - 14 |                       |                        |                          |  |  |
|  | 3 BHK - 19 |                       |                        |                          |  |  |
|  | 4 BHK - 27 |                       |                        |                          |  |  |
| A - Land Owner's Share   | 1 BHK - 22 | 87                    | 65404                  | 71944                    | -  | -  |
|  | 2 BHK - 34 |                       |                        |                          |  |  |
|  | 3 BHK - 31 |                       |                        |                          |  |  |
| <b>Total</b>   |            | <b>152</b>            | <b>142507</b>          | <b>156757</b>            | <b>2,34,63,48,358.00</b>                             | <b>2,58,09,83,197.00</b>                     |
| <b>Typical Refuge Floor – Floor No. 6 &amp; 13 – Flat No. 3 &amp; 4 and Floor No. 20 &amp; 27 – Flat No. 3</b> |            |                       |                        |                          |  |  |

| Particulars  | Market Value (₹)  |
|--|-------------------|
| Realizable Value / Fair Market Value as on date in ₹                               | 2,34,63,48,358.00 |
| Final Realizable Value After Completion in ₹                                       | 2,58,09,83,197.00 |
| Cost of Construction<br>(Total Built up area x Rate)<br>156757 Sq. Ft. x ₹ 3000.00 | 47,02,71,000.00   |

| Part – C (Extra Items)                  | Amount in ₹                                    |
|---|--|
| 1. Portico                              | N.A. Building Construction work is in progress |
| 2. Ornamental front door                |  |
| 3. Sit out / Verandah with steel grills |  |
| 4. Overhead water tank                  |  |
| 5. Extra steel / collapsible gates      |  |
| Total                                   |  |

| Part – D (Amenities)               | Amount in ₹                                    |
|------------------------------------|--|
| 1. Wardrobes                       | N.A. Building Construction work is in progress |
| 2. Glazed tiles                    |  |
| 3. Extra sinks and bath tub        |  |
| 4. Marble / ceramic tiles flooring |  |
| 5. Interior decorations            |  |
| 6. Architectural elevation works   |  |
| 7. Paneling works                  |  |
| 8. Aluminum works                  |  |
| 9. Aluminum hand rails             |  |
| 10. False ceiling                  |  |
| Total                              |  |



| Part – E (Miscellaneous) |                            | Amount in ₹                                    |
|--------------------------|----------------------------|--|
| 1.                       | Separate toilet room       | N.A. Building Construction work is in progress |
| 2.                       | Separate lumber room       |  |
| 3.                       | Separate water tank / sump |  |
| 4.                       | Trees, gardening           |  |
| Total                    |                            |  |

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

**Total abstract of the entire property**

|   |                  |                                     |
|---|------------------|-------------------------------------|
| Part – A  | Land             | As per table attached to the report |
| Part – B  | Building         |                                     |
|   | Land development |                                     |
| Part – C  | Compound wall    |                                     |
| Part - D  | Amenities        |                                     |
| Part – E  | Pavement         |                                     |
| Part – F  | Services         |                                     |
| <b>Realizable Value / Fair Market Value as on date in ₹</b> |                  | <b>₹ 2,34,63,48,358.00</b>          |
| <b>Final Realizable Value After Completion in ₹</b>         |                  | <b>₹ 2,58,09,83,197.00</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 ₹ 28,000 to ₹ 32,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 28,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



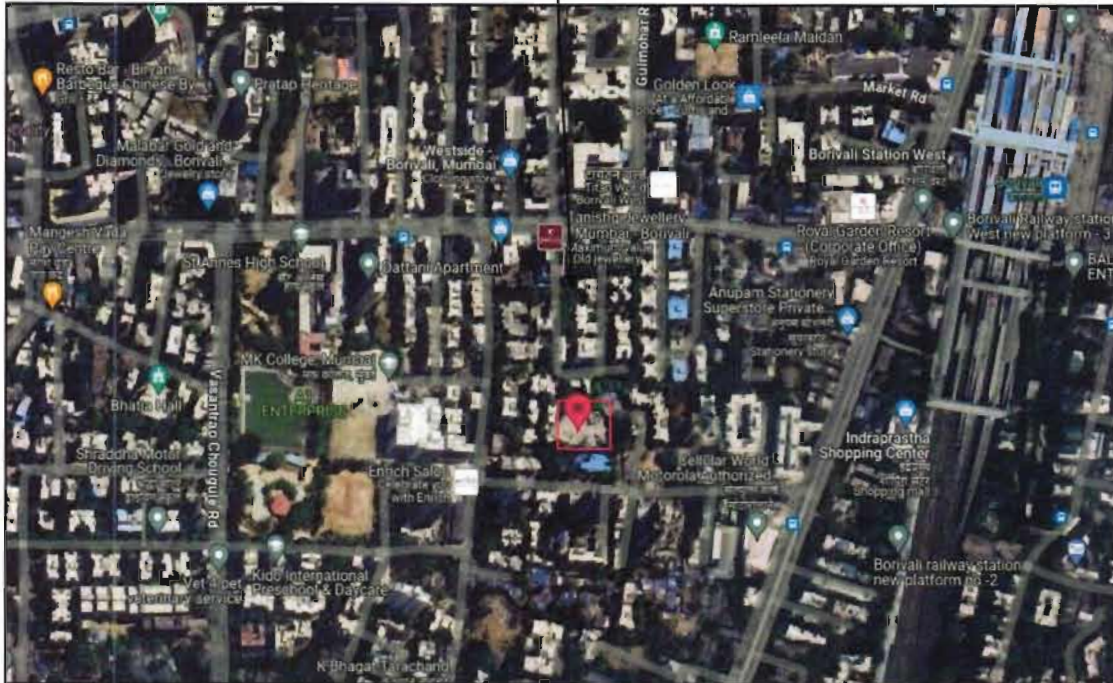
## Actual Site Photographs





## Route Map of the property


Site u/r



**Latitude Longitude: 19°13'37.0"N 72°51'10.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Borivali– 500 M.)

## Ready Reckoner Rate


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

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Selected District: मुंबई(उपनगर)

Select Village: कणेरी ( बोरीवली )

Search By:  Survey No  Location

Enter Survey No: 88

| उपविभाग                       | खुली जमीन | निवासी बदनिचा | बॉडीस  | दुकाने | बीचोविक | एकक (Rs./) | Attribute      |
|-------------------------------|-----------|---------------|--------|--------|---------|------------|----------------|
| 85/383-रस्ता: कस्तुरबा मार्ग. | 46640     | 104060        | 119670 | 164700 | 104060  | चौरस मीटर  | मि.टी.एम. नंबर |


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|----------|---|-----------|---------------|--------|--------|---------|------------|
| SurveyNo | 85/383-रस्ता: कस्तुरबा मार्ग.   | 46640     | 104060        | 119670 | 164700 | 104060  | चौरस मीटर  |
| SurveyNo | 85/384-पुभाग:उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाईन. | 48920     | 118780        | 147500 | 211700 | 118780  | चौरस मीटर  |
| SurveyNo | 85/385 -रस्ता: पश्चिम द्रुतगती महामार्ग.  | 92300     | 175750        | 202110 | 221000 | 175750  | चौरस मीटर  |

1 2

Survey Number

17 , 19 , 21 , 23 , 26 , 27 , 28 , 29A , 31 , 32 , 38 , 39 , 42 , 42 , 43 , 43 , 44 , 45 , 57 , 58 , 60 , 61 , 62 , 63 , 72 , 73 , 74 , 80 , 81 , 82 , 86 , 88 , 88 , 156 , 184 , 186 , 187 , 188 , 189 , 337 , 338 , 339 , 341 , 343 , 344 , 345 , 346 , 347 , 348 , 483 , 484 , 485 , 486 , 487 , 488 , 489 , 490 , 491 , 492 , 497 , 498 , 501 , 502 , 503 , TPS - II, BORIVALI -



## Price Indicators Projects nearby Locality

**Hum Vishal 1** Last updated: 04/20/2023

₹1.65 Cr - 2.33 Cr | ₹28.00 K/sq.ft  
EMI starts at ₹61.74 K

By **KVP DEVELOPERS** View developer profile | See more

Location: Borivali West, Andheri Suburb, Mumbai

[Contact Developer](#)

Project Images

2, 3 BHK Apartments Configurations

Mar, 2025 Possession Starts

₹28.00 K/sq.ft Avg. Price

588.00 sq.ft - 852.00 sq.ft Target Area

**99acres** Buy

₹2 Cr @ 28,500 per sq.ft **2BHK 2Baths** Posted on Aug 27, 2023 | Under Construction

Estimated EMI ₹ 1,38,741 Flat/Apartment for Sale

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

**Property (1)**

Photos (1/1)

**Area**  
Carpet area: 676 sq.ft. (64.8 sq.m.)

**Price**  
₹ 2 Crore + Govt Charges & Tax @ 28,500 per sq.ft. (Negotiable)

**Floor Number**  
12<sup>th</sup> of 23 Floors

**Landscaping**  
Park/Garden, Main Road, Others

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

**Address**  
Kosmos Royal Eksar Borivali West, Mumbai Andheri-Dahisar

**Facing**  
North

**Possession in**  
Within 6 months



## 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 Borivali West > 2 BHK Flats for sale in Borivali West > 900 Sq-ft

₹ 2.20 Cr

EMI - ₹ 99k | [How much loan can I get?](#)

2 BHK 900 Sq-ft Flat For Sale **Borivali West, Mumbai**

2 Beds
2 Baths
2 Balconies
1 Covered Parking
Service/Goods ...

|   |                                     |                                       |   |
|---|-------------------------------------|---------------------------------------|---|
| Carpet Area<br><b>751 sqft</b><br>₹ 29,294/sqft | Project<br><b><u>I.C Colony</u></b> | Floor<br><b>15 (Out of 18 Floors)</b> | Transaction Type<br><b>New Property</b> |
| Additional Rooms<br><b>1 Study Room</b>         | Facing<br><b>East</b>               | Lifts<br><b>3</b>                     | Furnished Status<br><b>Unfurnished</b>  |

East Facing Property.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Borivali West > 2 BHK Flats for sale in Borivali West > 758 Sq-ft

₹ 1.55 Cr

EMI - ₹ 70k | [How much loan can I get?](#)

2 BHK 758 Sq-ft Flat For Sale **Borivali West, Mumbai**

2 Beds
2 Baths
Unfurnished



|   |                                      |  |
|---|--------------------------------------|--|
| Carpet Area<br><b>597 sqft</b><br>₹ 25,963/sqft | Project<br><b><u>I.C Colony</u></b>  | Floor<br><b>6 (Out of 11 Floors)</b>             |
| Transaction Type<br><b>New Property</b>         | Facing<br><b>East</b>                | Lifts<br><b>2</b>                                |
| Furnished Status<br><b>Unfurnished</b>          | Type Of Ownership<br><b>Freehold</b> | Age Of Construction<br><b>Under Construction</b> |

East Facing Property

Contact Agent
Get Phone No.





## Price Indicators Projects nearby Locality

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Property in Mumbai, Andheri West, Pearl Chs, Yogi Nagar, Mumbai Andheri-Dahisar. Posted on Oct 18, 2023 | Under Construction

**₹1.2 Cr** ₹27,000 per sq.ft. **1BHK 2Baths**

Estimated BHK Price: ₹1.2 Cr  
 Housing project for Sale  
 Pearl Chs, Yogi Nagar, Mumbai Andheri-Dahisar

**NOT AVAILABLE** Website: [https://www.99acres.com/mumbai/andheri-west/pearl-chs-yogi-nagar.html](#)

Overview Dealer Details Price Trends Registry Record Explore Locality Recorri >

**Property (3)** Explore Locality Photos/Videos

**Area**  
 Carpet area: 444 sq.ft. (40.96 sq.m)

**Configuration**  
 1 Bedroom, 2 Bathrooms, No Balcony

**Price**  
 ₹1.2 Cr + Govt Charges & Tax  
 @ 27,000 per sq.ft. (Registered View Price Details)

**Project Name**  
 Pearl Chs  
 Yogi Nagar, Mumbai Andheri-Dahisar

**Floors**  
 12<sup>th</sup> of 22 Floors

**Overlooking**  
 Main Road

**Project Status**  
 Dec 2024

Request Photos

**HOUSING.COM** Buy in Mumbai ▾ Search:  + Add

Home / Mumbai / 3 BHK Flat for Sale / Assessment for 31st Dec 2025 Possession / 3 BHK Flat. Last updated on 4, 2023

**3 BHK Flat** **₹2.52 Cr** EMI starts at ₹1.25 Lacs

By SHRIYASHREE BUILDINGS PVT LTD  
 Shriyashree Samsa Heights, Colaba Gardens, Andheri West, Mumbai

Contact Seller

Others

1000 sq.ft. Built Up Area  
 ₹25.20 K/sq.ft. Avg. Price  
 3 BHK Configuration  
 31st Dec, 2025 Possession  
 Middle of 22 floors  
 North facing Facing  
 Unfurnished Furnishing

## Price Indicators Projects nearby Locality

**99acres** Buy Enter Locality / Project / Society / Landmark

Home > Projects > Mumbai > Borivali West > Monarch Trinity > 2 BHK 2 Baths > Buy

**₹1.7 Cr** @ 29,772 per sq.ft. **2BHK 2Baths**  
 Estimated ESI ₹1,25,790  
 Main Apartment for Sale  
 Location: Park Garden Road, Mumbai > Borivali West > Maharashtra

NEW STATUS REGISTERED Registration No. P5102047524 Website: <http://monarchtrinity.mumbai.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (9)  
 Carpet area: 571 sq.ft.  
 Price: ₹1.7 Crore @ 29,772 per sq.ft. View Price Details  
 Floor Number: 4<sup>th</sup> of 9 Floors  
 Amenities: Park/Garden, Main Road  
 2 Bedrooms, 2 Bathrooms, No Balcony  
 Monarch Trinity, Borivali West, Mumbai Anandhi-Dahisar  
 East  
 Registered on: Mar 2024

**99acres** Buy Enter Locality / Project / Society / Landmark

Home > Projects > Mumbai > Borivali West > Vishakh VagChs > 2 BHK 2 Baths > Buy

**₹1.38 Cr** @ 25,000 per sq.ft. **2BHK 2Baths**  
 Estimated ESI ₹1,15,381  
 Flat/Apartment for Sale  
 Location: Park Garden Road, Mumbai > Borivali West > Maharashtra > Mumbai

NEW STATUS NOT AVAILABLE Website: <http://vishakhvaghchmumbai.gov.in/>

Overview Dealer Details Price Trends Explore Locality Recommendations Article

Property (2)  
 Carpet area: 530 sq.ft.  
 Price: ₹1.38 Crore + Govt. Charges & Tax @ 26,000 per sq.ft. View Price Details  
 Floor Number: 20<sup>th</sup> of 21 Floors  
 Amenities: Park/Garden, Main Road/Club  
 2 Bedrooms, 2 Bathrooms, No Balcony  
 Vishakh VagChs, Borivali West, Mumbai Anandhi-Dahisar  
 East  
 Registered on: Jul 2026

**99acres** Buy Enter Locality / Project / Society / Landmark

Home > Projects > Mumbai > Borivali West > Vishakh Vag Chs > 2 BHK 2 Baths > Buy

**₹1.6 Cr** @ 26,845 per sq.ft. **2BHK 2Baths**  
 Estimated ESI ₹1,27,190  
 Flat/Apartment for Sale  
 Location: Park Garden Road, Mumbai > Borivali West > Maharashtra > Mumbai

NEW STATUS NOT AVAILABLE Website: <http://vishakhvaghchmumbai.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (5) Society (1)  
 Carpet area: 596 sq.ft.  
 Price: ₹1.6 Crore @ 26,845 per sq.ft. (Inclusive)  
 Floor Number: 7<sup>th</sup> of 22 Floors  
 Amenities: Club Main Road  
 2 Bedrooms, 2 Bathrooms, 1 Balcony  
 Vishakh Vag Chs, Borivali West, Mumbai Anandhi-Dahisar  
 East  
 Registered on: Jun 2025

## Price Indicators Projects nearby Locality

**99acres** Buy | Enter Locality | Project | Society | Landmark

Posted on Sep 26, 2023 | Under Construction

**₹ 1.26 Cr** @ 27,000 per sq.ft. **1BHK 2Baths**  
 Estimated EMI ₹ 1,00,924 Full Apartment for Sale

**REG STATUS** NOT AVAILABLE Website: <https://maharashtra.nataonline.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

**Property (2)**

- Area: Carpet area: 468 sq.ft. (44 sq.m.)
- Price: ₹ 1.26 Crore @ 27,000 per sq.ft.
- Floor Number: Ground of 32 Floors
- Configuration: 1 Bedroom, 2 Bathrooms, No Balcony
- Address: Karmvir phase 1 Borivali West, Mumbai Andheri-Dahisar
- Permissible U: Dec 2024

**99acres** Buy | Enter Locality | Project | Society | Landmark

Posted on Aug 13, 2023 | Under Construction

**₹ 1.65 Cr** @ 28,497 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹ 1,31,796 Full Apartment for Sale

**REG STATUS** NOT AVAILABLE Website: <https://maharashtra.nataonline.gov.in/>

Overview Owner Details Price Trends Explore Locality Featured Dealers Recomm

**Property (2)**

- Area: Carpet area: 579 sq.ft. (54 sq.m.)
- Price: ₹ 1.65 Crore+ Govt Charges & Tax @ 28,497 per sq.ft. (All inclusive)
- Floor Number: 1<sup>st</sup> of 10 Floors
- Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony
- Address: New Aparna CHS Borivali West, Mumbai Andheri-Dahisar
- Permissible U: Dec 2024



## Price Indicators Projects nearby Locality

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home / Properties in Mumbai / Sale / Mumbai / Andheri West / Shradha Skyline / 1 BHK 2Baths in Shradha Skyline

**₹1.19 Cr** @ 26,984 per sq.ft. **1BHK 2Baths**  
 Estimated EM: ₹195,045  
 Full Apartment for Sale  
 In Locality: IC Colony, Mumbai Andheri, Central, Western

**REGISTRATION** **NOT AVAILABLE** (Website: <https://maharegnet.maharashtra.gov.in/>)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recom](#) ▾

**Property (13)**

**Area**  
Carpet area: 441 sq.ft. ✓

**Configuration**  
1 Bedroom, 2 Bathrooms, No Balcony

**Price**  
₹1.19 Crore+ Govt Charges & Tax @ 26,984 per sq.ft. (Regnetale) [View Price Details](#)

**Location**  
blue star chs IC Colony, Mumbai Andheri-Bahisar

**Floor Number**  
8<sup>th</sup> of 9 Floors

**7 BHK**  
East

**Downloading**  
Main Road

**Registry Age**  
Under Construction

[Request Photos](#)

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home / Properties in Mumbai / Sale / Mumbai / Andheri West / Shradha Skyline / 2 BHK 2Baths in Shradha Skyline

**₹1.82 Cr** @ 30,333 per sq.ft. **2BHK 2Baths**  
 Estimated EM: ₹1,46,384  
 Full Apartment for Sale  
 In Locality: Ranjee Society, Borivali West, Mumbai Andheri, Central, Western

**REGISTRATION** **NOT AVAILABLE** (Website: <https://maharegnet.maharashtra.gov.in/>)

[Overview](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recom](#) ▾

**Property (14)**

**Area**  
Carpet area: 605 sq.ft. ✓

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony

**Price**  
₹1.82 Crore @ 30,333 per sq.ft. (Regnetale)

**Location**  
Ranje Society Borivali West, Mumbai Andheri-Dahisar

**Floor Number**  
4<sup>th</sup> of 9 Floors

**Registry Age**  
Under Construction

**2 people already contacted since last week**



## Price Indicators Projects nearby Locality

**99acres** Buy ▾ Enter Locality / Project / Locality / Landmark

₹1.87 Cr ₹27,419 per sq.ft. **2BHK 2Baths**  
Estimated BHK ₹1,46,338 1 BHK Apartment for Sale

**NOT AVAILABLE** Website: <https://maharashtra.mahakalpa.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. >

**Property (0)**

- Area:** Carpet area: 682 sq.ft.
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony
- Price:** ₹1.87 Crore+ Govt Charges & Tax @ 27,419 per sq.ft. (Registable) [View Price](#)
- Address:** Shiv Sagar by Gurukripa Borivali West, Mumbai Andheri-Dahisar
- Floor Number:** 21<sup>st</sup> of 31 Floors
- Facing:** East
- Landmark:** Park/Garden, Main Road
- Possession:** Dec 2025

[Request Photos](#)

**99acres** Buy ▾ Enter Locality / Project / Locality / Landmark

₹1.99 Cr ₹28,428 per sq.ft. **2BHK 2Baths**  
Estimated BHK ₹1,38,942 1 BHK Apartment for Sale

**NOT AVAILABLE** Website: <https://maharashtra.mahakalpa.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. >

**Property (8)**

- Area:** Carpet area: 700 sq.ft.
- Configuration:** 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others
- Price:** ₹1.99 Crore+ Govt Charges & Tax @ 28,428 per sq.ft. (Registable)
- Address:** Paradigm AnantKera Borivali West, Mumbai Andheri-Dahisar
- Floor Number:** 12<sup>th</sup> of 42 Floors
- Facing:** West
- Landmark:** Park/Garden, Main Road, Club, Pool, Others, Sea facing
- Possession:** Dec 2026

**2 people already contacted since last week**

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 25.11.2023

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9822b6c4fad35dc03e0c739e26865913490c0d336413  
33115279617a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=1156465664b0c099802a55a1fca1c5831f11b02  
e394e287e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.25 15:14:36 +05'30'

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

2



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

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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.11.2023 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 18.11.2023. 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.

|     | <b>Particulars</b>  | <b>Valuer comment</b>   |
|-----|---|---|
| 1.  | Background information of the asset being valued;   | The property under consideration was purchased by <b>M/s. Shraddha Developers and Realtors</b>  |
| 2.  | Purpose of valuation and appointing authority   | As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.  |
| 3.  | Identity of the Valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Pratik Jain – Valuation Engineer<br>Vinita Surve – Processing Officer  |
| 4.  | Disclosure of Valuer interest or conflict, if any;  | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant            |
| 5.  | Date of appointment, valuation date and date of report;   | Date of Appointment - 18.11.2023<br>Valuation Date - 25.11.2023<br>Date of Report - 25.11.2023  |
| 6.  | Inspections and/or investigations undertaken;   | Physical Inspection done on date 18.11.2023   |
| 7.  | Nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>Existing data of Valuation assignments carried out by us                               |
| 8.  | Procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparative Method  |
| 9.  | Restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation;  | Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.  |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached  |

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **25<sup>th</sup> November 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 advice 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. Shraddha Developers and Realtors**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Shraddha Developers and Realtors**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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

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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c4fad35dc03e0c79e26865913490c7d331d413  
33115279617a1805852, postalCode=400009, st=Maharashtra,  
serialNumber=112564564ab8cc99862a55affc3cf6b31701bd  
2e394e282e29a327b625bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.11.25 15:15:05 +05'30'

Auth. Sign.



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

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