



MASTER VALUATION REPORT OF "Ten BKC"

"Ten BKC", Proposed Redevelopment of Existing Building of Middle Income Group No. 1 Co. Op. Hsg.Soc. Ltd. On Plot Bearing C.T.S No. 649, 649/1 to 649/48 at Village – Bandra (East), Gandhi Nagar, MIG Colony, Madhusudan Kalekar Road, Bandra (East), Mumbai, PIN Code – 400 011, State - Maharashtra, Country - India

Latitude Longitude: 19°03'22.2"N 72°50'56.2"E

NAME OF DEVELOPER: M/s. MIG (Bandra) Realtor & Builders Private Limited

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 02nd July 2022 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Ten BKC", Proposed Redevelopment of Existing Building of Middle Income Group No. 1 Co. Op. Hsg.Soc. Ltd. On Plot Bearing C.T.S No. 649, 649/1 to 649/48 at Village – Bandra (East), Gandhi Nagar, MIG Colony, Madhusudan Kalekar Road, Bandra (East), Mumbai, PIN Code – 400 011, State - Maharashtra, Country - India. It is about 500 Mtr. distance from Bandra Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. MIG (Bandra) Realtor & Builders Private Limited	
Project Registration Number	Project	RERA Project Number
	Ten BKC	P51800004889
Register office address	M/s. MIG (Bandra) Realtor & Builders Private Limited DB Central, Dr. A. L. Nair Road, Near Jacob Circle, Opp HP Petrol Pump, Gate No. 3 of "Raheja Vivarea", Next To Kalpataru Heights, Mahalaxmi, Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Kunal Panchmiya (CRM Head - Mobile No. 8291002851) Ms. Laxmi Reddy (Builder Person - 8291293897)	
E - mail ID AND Website	lakshmi.reddy@adani.com, info@dbg.co.in www.dbbreakty.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Nanasaheb Dharmadhikari Road
On or towards South	Nanasaheb Dharmadhikari Road
On or towards East	Internal Road & Missy Tower
On or towards West	Aj Yavar Jung Marg



Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 st Floor, Acharya Sha. Central Road, MIDC, Andheri (E), Mumbai - 400 099, (M.S.), INDIA Tel : +91 22 28371225 Fax : +91 22 28371224 mumbai@vastukada.org	L-106, Tropic Vihar, ANHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA Mobile : +91 9910912225 +91 9819670183 delhi@vastukada.org	29, V.S.S.S. - Bannum Complex, Dukul Nagar, Nanded - 431 002, (M.S.), INDIA Tel : +91 2462 244288 +91 2462 229909 nanded@vastukada.org	Plot No. 108, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel : +91 240 2421221 Mumbai : +91 9107204052 +91 9860861401 aurangabad@vastukada.org



Flat No. 20001	zone-C/W14	6,38,11,200.00
Flat No. 20002	zone-C/W14	6,37,58,200.00