

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Luma Towers A & B"

"Luma Towers A & B", Proposed S. R. Scheme on on Plot Bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12,13,28,29,31,32,32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala, Sahara MSD, Sahar Airport Road, Andheri (East), Mumbai, PIN – 400 059, State- Maharashtra, Country - India

Latitude Longitude: 19°06'20.8"N 72°52'10.3"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 :

Mumbai Aurangabad Pune Rajkot
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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

Vastu/SBI/Mumbai/12/2023/5782/2304207
27/05-436-V
Date: 27.12.2023

MASTER VALUATION REPORT OF "Luma Towers A & B"

"Luma Towers A & B", Proposed S. R. Scheme on on Plot Bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala, Sahara MSD, Sahar Airport Road, Andheri (East), Mumbai, PIN – 400 059, State- Maharashtra, Country - India

Latitude Longitude: 19°05'53.8"N 72°51'05.1"E

NAME OF DEVELOPER: M/s. ECC-Konark Joint Venture

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

1. Location Details:

The property is "Luma Towers A & B", Proposed S. R. Scheme on on Plot Bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala, Sahara MSD, Sahar Airport Road, Andheri (East), Mumbai, PIN – 400 059, State- Maharashtra, Country - India. It is about 900 M. travel distance from Airport Road Metro 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 higher class & developed.

2. Developer Details:

Name of builder	M/s. ECC-Konark Joint Venture	
Project Registration Number	Project	RERA Project Number
	Luma Towers A & B	P51800012155
Register office address	M/s. ECC-Konark Joint Venture "Dynamix House", Yashodham General A. K. Vaidya Marg, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Muli Salian (Builder Person – Mobile No. 8956881387) Beena Patel (Builder Person – Mobile No. 9372750452) Amrita Bala (Sales Person – Mobile No. 7400189925)	
E – mail ID & Website	murli.salian@dynamixgroup.co.in , beena.patel@dynamixgroup.co.in , www.dynamixgroup.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Road & Prime Corporate Park
On or towards East	Arihant Capital Markets Ltd. & Nexus Day Surgery Centre
On or towards West	Slum Area & Marol Pipe Line Road



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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

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 : 21.12.2023
	b)	Date on which the valuation is made : 27.12.2023
3.	List of documents produced for perusal	
	1. Copy of Title Report dated 05.10.2025 issued by Adv. Khaitan & Co.	
	2. Copy of Affidavit cum Declaration made by Ms Jessie Kuruvilla date 03.05.2023	
	3. Copy of MAHARERA Registration Certificate of Project No. P51800012155 issued by Maharashtra Real Estate Regulatory Authority date 26.07.2023. Last Modified date 28.11.2023	
	4. Copy of CA Certificate date 11.09.2023 issued by CA B. B. Jain & Associates	
	5. Copy of Grant of Environmental Clearance (EC) date 26.05.2023 issued by SIA / MH / INFRA2 / 404799 / 2022 issued by Government of India (SEIAA), Maharashtra	
	6. Copy of Revised NOC for Heights Clearance No. SNCR / WEST / B / 062812 / 02 date 31.07.2015 Airports Authority of India	
	7. Copy of Engineer's Certificate date 19.10.2023 issued by Zakirhusain Chaugule (As per RERA Certificate)	
	8. Copy of Engineer's Certificate for Quality Assurance date 31.03.2023 issued by Eng. Jadjish Kadu (As per RERA Certificate)	
	9. Copy of Annual Report on Statement of Accounts Chartered Accountants Certificate date 12.07.2023 issued by N.A. Shah Associates LLP (As per RERA Certificate)	
	10. Copy of Commencement Certificate No. SRA / ENG / 2949 / KE / PL / AP date 16.06.2015 issued by Slum Rehabilitation Authority This C.C. is re-endorsed upto Plinth level as per approved amended plan dated 01.09.2022. This C.C. valid upto 08.12.2022	
	11. Copy of Amended IOA Letter No. SRA / ENG / 2949 / KE / PL / AP date 01.09.2022 issued by Slum Rehabilitation Authority	
	12. Copy of Approved Plan No. SRA / ENG / 2949 / KE / PL / AP date 01.09.2022 issued by Slum Rehabilitation Authority (Number of Copies – Seventeen - Sheet No. 1/17 to 17/17) Approved upto:	
	Building No. / Wing	Number of Floors
	1 / A	3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance)



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	1 / B	Lobby / Meter Room) + 1st + 16th Upper Floors.													
	Project Name (with address & phone nos.)	: "Luma Towers A & B", Proposed S. R. Scheme on on Plot Bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12, 13, 28, 29, 31, 32, 32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala, Sahara MSD, Sahar Airport Road, Andheri (East), Mumbai, PIN – 400 059, 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)	: M/s. ECC-Konark Joint Venture Address: "Dynamix House", Yashodham General A. K. Vaidya Marg, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country - India. Contact Person : Mr. Muli Salian (Builder Person – Mobile No. 8956881387) Beena Patel (Builder Person – Mobile No. 9372750452) Amrita Bala (Sales Person – Mobile No. 7400189925)													
5.	Brief description of the property (Including Leasehold / freehold etc.)														
<p>About "Luma Towers A & B" Project: Dynamix Luma is a residential project located in Andheri East, Mumbai, developed by the Dynamix Group, one of the leading real estate developers in India. The project offers highly affordable apartments with different configurations, including 2 & 3 BHK. The apartments are designed to provide a comfortable living experience, with spacious rooms, high-quality finishes, and modern amenities. The prime location of Dynamix Luma is a significant advantage for prospective homebuyers, as it is positioned in one of Mumbai's most desirable neighbourhoods. Andheri East, an already well-developed area, provides excellent connectivity to the rest of the city. The project enjoys close proximity to major roads, railway stations, metro stations, and bus stations, resulting in reduced commuting time for office-goers. Additionally, the neighbourhood offers abundant options for retail shopping and fulfilling daily needs.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>Proposed 3 Basements + Ground Floor (Part Residential / Part Fitness Center /</td> </tr> <tr> <td>1 / B</td> <td>Entrance Lobby / Meter Room) + 1st + 16th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td rowspan="2">Excavation work was in progress</td> <td rowspan="2">0%</td> </tr> <tr> <td>1 / B</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / A	Proposed 3 Basements + Ground Floor (Part Residential / Part Fitness Center /	1 / B	Entrance Lobby / Meter Room) + 1 st + 16 th Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / A	Excavation work was in progress	0%	1 / B
Building No. / Wing	Number of Floors														
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Building No. / Wing	Present stage of Construction	Percentage of work completion													
1 / A	Excavation work was in progress	0%													
1 / B															

DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2025		
Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs		
PROPOSED PROJECT AMENITIES:		
<ul style="list-style-type: none"> ➤ Italian Marble flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone ➤ Jogging Track ➤ Mini Theatre ➤ Multi Purpose Hall ➤ Library ➤ Senior Citizen Sitting Area ➤ Fitness Centre ➤ Gymnasium 		
6.	Location of property	:
	a) Plot No. / Survey No.	: C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12,13,28,29,31,32,32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12,13,28,29,31,32,32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala
	d) Ward / Taluka	: K – E / Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: "Luma Towers A & B" , Proposed S. R. Scheme on on Plot Bearing C.T.S. No. 10, 10/1, 11, 11/1 to 3, 12,13,28,29,31,32,32/1 to 4, 33, 34, 35, 35/1 to 3, 36, 36/1 to 4, 37, 37/1, 38, 39, 39/1 to 7, 40, 41-A(pt), 41-B/1/1, 2, 42, 42/1 to 2, 43, 43/1, 44 & 45 of Village – Bapnala, Sahara MSD, Sahar Airport Road, Andheri (East), Mumbai, PIN – 400 059, State- Maharashtra, Country - India
8.	City / Town	: Andheri (East), Mumbai
	Residential area	: Yes

	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority, Village – Bapnala
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. (R)
13.	Boundaries of the property	As per Documents (TIR)	As per RERA Certificate
	North	CTS No. 9	CTS No. 9
	South	Approx 13 Mtr. Wide DP Road	Approx 13 Mtr. Wide DP Road
	East	Internal Road	Internal Road
	West	CTS No. 40/1C	CTS No. 40/1C
			Slum Area Road & Prime Corporate Park Arihant Capital Markets Ltd. & Nexus Day Surgery Centre Slum Area & Marol Pipe Line Road
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°06'20.8"N 72°52'10.3"E
14.	Extent of the site	:	Total Plot area – 1707.60 Sq. M. (As per Approved Plan) Plot area – 866.98 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 1707.60 Sq. M. (As per Approved Plan) Plot area – 866.98 Sq. M. (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No

4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by									
5.	Level of land with topographical conditions	:	Plain									
6.	Shape of land	:	Irregular									
7.	Type of use to which it can be put	:	For Residential purpose									
8.	Any usage restriction	:	Residential									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 2949 / KE / PL / AP date 01.09.2022 issued by Slum Rehabilitation Authority (Number of Copies – Seventeen - Sheet No. 1/17 to 17/17) Approved upto:									
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1st + 16th Upper Floors.</td> </tr> <tr> <td>1 / B</td> <td></td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1 st + 16 th Upper Floors.	1 / B				
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1 / A	3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1 st + 16 th Upper Floors.											
1 / 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.	:	13.40 Mtr. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Total Plot area – 1707.60 Sq. M. (As per Approved Plan) Plot area – 866.98 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 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)	:	₹ 1,00,310.00 per Sq. M. for Residential ₹ 44,990.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land</th> <th>Rate in</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan			Total Land	Rate in	Value in (₹)			
As per Approved Plan												
Total Land	Rate in	Value in (₹)										

		Area in Sq. M.	Sq. M.							
		1707.60	44990	7,68,24,924.00						
As per RERA Certificate										
		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)						
		866.98	44990	3,90,05,430.00						
Part – B (Valuation of Building)										
1	Technical details of the building	:								
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential							
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started							
	c) Year of construction	:	N.A. Building Construction work not yet started							
	d) Number of floors and height of each floor including basement, if any	:								
	Building No. / Wing	Number of Floors								
	1 / A	Proposed 3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1st + 16th Upper Floors.								
	1 / 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 not yet started							
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started							
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 2949 / KE / PL / AP date 01.09.2022 issued by Slum Rehabilitation Authority (Number of Copies – Seventeen - Sheet No. 1/17 to 17/17)							
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1st + 16th Upper Floors.</td> </tr> <tr> <td>1 / B</td> <td></td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	1 / A	3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1 st + 16 th Upper Floors.	1 / B	
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1 / A	3 Basements + Ground Floor (Part Residential / Part Fitness Center / Entrance Lobby / Meter Room) + 1 st + 16 th Upper Floors.									
1 / B										
	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 not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	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 not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Building No. 1, Wing -A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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	1	Gr.	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
2	4	Gr.	2 BHK	870	957	27000	2,34,90,000.00	2,48,99,400.00	62000	28,71,000
3	101	1	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
4	102	1	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
5	103	1	2 BHK	624	686	27000	1,68,48,000.00	1,78,58,880.00	44500	20,59,200
6	104	1	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
7	201	2	3 BHK	1122	1234	27080	3,03,83,760.00	3,22,06,786.00	80500	37,02,600
8	202	2	3 BHK	1122	1234	27080	3,03,83,760.00	3,22,06,786.00	80500	37,02,600
9	203	2	2 BHK	624	686	27080	1,68,97,920.00	1,79,11,795.00	45000	20,59,200
10	204	2	3 BHK	1122	1234	27080	3,03,83,760.00	3,22,06,786.00	80500	37,02,600

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	301	3	3 BHK	1122	1234	27160	3,04,73,520.00	3,23,01,931.00	81000	37,02,600
12	302	3	3 BHK	1122	1234	27160	3,04,73,520.00	3,23,01,931.00	81000	37,02,600
13	303	3	2 BHK	624	686	27160	1,69,47,840.00	1,79,64,710.00	45000	20,59,200
14	304	3	3 BHK	1122	1234	27160	3,04,73,520.00	3,23,01,931.00	81000	37,02,600
15	401	4	3 BHK	1122	1234	27240	3,05,63,280.00	3,23,97,077.00	81000	37,02,600
16	402	4	3 BHK	1122	1234	27240	3,05,63,280.00	3,23,97,077.00	81000	37,02,600
17	403	4	2 BHK	624	686	27240	1,69,97,760.00	1,80,17,626.00	45000	20,59,200
18	404	4	3 BHK	1122	1234	27240	3,05,63,280.00	3,23,97,077.00	81000	37,02,600
19	501	5	3 BHK	1122	1234	27320	3,06,53,040.00	3,24,92,222.00	81000	37,02,600
20	502	5	3 BHK	1122	1234	27320	3,06,53,040.00	3,24,92,222.00	81000	37,02,600
21	503	5	2 BHK	624	686	27320	1,70,47,680.00	1,80,70,541.00	45000	20,59,200
22	504	5	3 BHK	1122	1234	27320	3,06,53,040.00	3,24,92,222.00	81000	37,02,600
23	601	6	3 BHK	1122	1234	27400	3,07,42,800.00	3,25,87,368.00	81500	37,02,600
24	602	6	3 BHK	1122	1234	27400	3,07,42,800.00	3,25,87,368.00	81500	37,02,600
25	603	6	2 BHK	624	686	27400	1,70,97,600.00	1,81,23,456.00	45500	20,59,200
26	604	6	3 BHK	1122	1234	27400	3,07,42,800.00	3,25,87,368.00	81500	37,02,600
27	701	7	3 BHK	1122	1234	27480	3,08,32,560.00	3,26,82,514.00	81500	37,02,600
28	702	7	3 BHK	1122	1234	27480	3,08,32,560.00	3,26,82,514.00	81500	37,02,600
29	703	7	2 BHK	624	686	27480	1,71,47,520.00	1,81,76,371.00	45500	20,59,200
30	704	7	3 BHK	1122	1234	27480	3,08,32,560.00	3,26,82,514.00	81500	37,02,600
31	801	8	3 BHK	1122	1234	27560	3,09,22,320.00	3,27,77,659.00	82000	37,02,600
32	802	8	3 BHK	1122	1234	27560	3,09,22,320.00	3,27,77,659.00	82000	37,02,600
33	803	8	2 BHK	624	686	27560	1,71,97,440.00	1,82,29,286.00	45500	20,59,200
34	804	8	3 BHK	1122	1234	27560	3,09,22,320.00	3,27,77,659.00	82000	37,02,600
35	901	9	3 BHK	1122	1234	27640	3,10,12,080.00	3,28,72,805.00	82000	37,02,600
36	902	9	3 BHK	1122	1234	27640	3,10,12,080.00	3,28,72,805.00	82000	37,02,600
37	903	9	2 BHK	624	686	27640	1,72,47,360.00	1,82,82,202.00	45500	20,59,200
38	904	9	3 BHK	1122	1234	27640	3,10,12,080.00	3,28,72,805.00	82000	37,02,600
39	1001	10	3 BHK	1122	1234	27720	3,11,01,840.00	3,29,67,950.00	82500	37,02,600
40	1002	10	3 BHK	1122	1234	27720	3,11,01,840.00	3,29,67,950.00	82500	37,02,600
41	1003	10	2 BHK	624	686	27720	1,72,97,280.00	1,83,35,117.00	46000	20,59,200
42	1004	10	3 BHK	1122	1234	27720	3,11,01,840.00	3,29,67,950.00	82500	37,02,600
43	1101	11	3 BHK	1122	1234	27800	3,11,91,600.00	3,30,63,096.00	82500	37,02,600
44	1102	11	3 BHK	1122	1234	27800	3,11,91,600.00	3,30,63,096.00	82500	37,02,600
45	1103	11	2 BHK	624	686	27800	1,73,47,200.00	1,83,88,032.00	46000	20,59,200



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Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
46	1104	11	3 BHK	1122	1234	27800	3,11,91,600.00	3,30,63,096.00	82500	37,02,600
47	1201	12	3 BHK	1122	1234	27880	3,12,81,360.00	3,31,58,242.00	83000	37,02,600
48	1202	12	3 BHK	1122	1234	27880	3,12,81,360.00	3,31,58,242.00	83000	37,02,600
49	1203	12	2 BHK	624	686	27880	1,73,97,120.00	1,84,40,947.00	46000	20,59,200
50	1204	12	3 BHK	1122	1234	27880	3,12,81,360.00	3,31,58,242.00	83000	37,02,600
51	1301	13	3 BHK	1122	1234	27960	3,13,71,120.00	3,32,53,387.00	83000	37,02,600
52	1302	13	3 BHK	1122	1234	27960	3,13,71,120.00	3,32,53,387.00	83000	37,02,600
53	1303	13	2 BHK	624	686	27960	1,74,47,040.00	1,84,93,862.00	46000	20,59,200
54	1304	13	3 BHK	1122	1234	27960	3,13,71,120.00	3,32,53,387.00	83000	37,02,600
55	1401	14	3 BHK	1122	1234	28040	3,14,60,880.00	3,33,48,533.00	83500	37,02,600
56	1402	14	3 BHK	1122	1234	28040	3,14,60,880.00	3,33,48,533.00	83500	37,02,600
57	1403	14	2 BHK	624	686	28040	1,74,96,960.00	1,85,46,778.00	46500	20,59,200
58	1404	14	3 BHK	1122	1234	28040	3,14,60,880.00	3,33,48,533.00	83500	37,02,600
59	1501	15	3 BHK	1122	1234	28120	3,15,50,640.00	3,34,43,678.00	83500	37,02,600
60	1502	15	3 BHK	1122	1234	28120	3,15,50,640.00	3,34,43,678.00	83500	37,02,600
61	1503	15	2 BHK	624	686	28120	1,75,46,880.00	1,85,99,693.00	46500	20,59,200
62	1504	15	3 BHK	1122	1234	28120	3,15,50,640.00	3,34,43,678.00	83500	37,02,600
63	1601	16	3 BHK	1122	1234	28200	3,16,40,400.00	3,35,38,824.00	84000	37,02,600
64	1602	16	3 BHK	1122	1234	28200	3,16,40,400.00	3,35,38,824.00	84000	37,02,600
65	1603	16	2 BHK	624	686	28200	1,75,96,800.00	1,86,52,608.00	46500	20,59,200
66	1604	16	3 BHK	1122	1234	28200	3,16,40,400.00	3,35,38,824.00	84000	37,02,600
Total				65832	72415		1,81,57,68,000.00	1,92,47,14,080.00		21,72,45,600

2) Building No. 1, Wing -B:

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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	2	Gr.	2 BHK	624	686	27000	1,68,48,000.00	1,78,58,880.00	44500	20,59,200
2	101	1	2 BHK	624	686	27000	1,68,48,000.00	1,78,58,880.00	44500	20,59,200
3	102	1	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
4	103	1	3 BHK	1122	1234	27000	3,02,94,000.00	3,21,11,640.00	80500	37,02,600
5	201	2	2 BHK	624	686	27080	1,68,97,920.00	1,79,11,795.00	45000	20,59,200
6	202	2	3 BHK	1122	1234	27080	3,03,83,760.00	3,22,06,786.00	80500	37,02,600
7	203	2	3 BHK	1122	1234	27080	3,03,83,760.00	3,22,06,786.00	80500	37,02,600
8	301	3	2 BHK	624	686	27160	1,69,47,840.00	1,79,64,710.00	45000	20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
9	302	3	3 BHK	1122	1234	27160	3,04,73,520.00	3,23,01,931.00	81000	37,02,600
10	303	3	3 BHK	1122	1234	27160	3,04,73,520.00	3,23,01,931.00	81000	37,02,600
11	304	3	2 BHK	624	686	27160	1,69,47,840.00	1,79,64,710.00	45000	20,59,200
12	401	4	2 BHK	624	686	27240	1,69,97,760.00	1,80,17,626.00	45000	20,59,200
13	402	4	3 BHK	1122	1234	27240	3,05,63,280.00	3,23,97,077.00	81000	37,02,600
14	403	4	3 BHK	1122	1234	27240	3,05,63,280.00	3,23,97,077.00	81000	37,02,600
15	404	4	2 BHK	624	686	27240	1,69,97,760.00	1,80,17,626.00	45000	20,59,200
16	501	5	2 BHK	624	686	27320	1,70,47,680.00	1,80,70,541.00	45000	20,59,200
17	502	5	3 BHK	1122	1234	27320	3,06,53,040.00	3,24,92,222.00	81000	37,02,600
18	503	5	3 BHK	1122	1234	27320	3,06,53,040.00	3,24,92,222.00	81000	37,02,600
19	504	5	2 BHK	624	686	27320	1,70,47,680.00	1,80,70,541.00	45000	20,59,200
20	601	6	2 BHK	624	686	27400	1,70,97,600.00	1,81,23,456.00	45500	20,59,200
21	602	6	3 BHK	1122	1234	27400	3,07,42,800.00	3,25,87,368.00	81500	37,02,600
22	603	6	3 BHK	1122	1234	27400	3,07,42,800.00	3,25,87,368.00	81500	37,02,600
23	604	6	2 BHK	624	686	27400	1,70,97,600.00	1,81,23,456.00	45500	20,59,200
24	701	7	2 BHK	624	686	27480	1,71,47,520.00	1,81,76,371.00	45500	20,59,200
25	702	7	3 BHK	1122	1234	27480	3,08,32,560.00	3,26,82,514.00	81500	37,02,600
26	703	7	3 BHK	1122	1234	27480	3,08,32,560.00	3,26,82,514.00	81500	37,02,600
27	704	7	2 BHK	624	686	27480	1,71,47,520.00	1,81,76,371.00	45500	20,59,200
28	801	8	2 BHK	624	686	27560	1,71,97,440.00	1,82,29,286.00	45500	20,59,200
29	802	8	3 BHK	1122	1234	27560	3,09,22,320.00	3,27,77,659.00	82000	37,02,600
30	803	8	3 BHK	1122	1234	27560	3,09,22,320.00	3,27,77,659.00	82000	37,02,600
31	804	8	2 BHK	624	686	27560	1,71,97,440.00	1,82,29,286.00	45500	20,59,200
32	901	9	2 BHK	624	686	27640	1,72,47,360.00	1,82,82,202.00	45500	20,59,200
33	902	9	3 BHK	1122	1234	27640	3,10,12,080.00	3,28,72,805.00	82000	37,02,600
34	903	9	3 BHK	1122	1234	27640	3,10,12,080.00	3,28,72,805.00	82000	37,02,600
35	904	9	2 BHK	624	686	27640	1,72,47,360.00	1,82,82,202.00	45500	20,59,200
36	1001	10	2 BHK	624	686	27720	1,72,97,280.00	1,83,35,117.00	46000	20,59,200
37	1002	10	3 BHK	1122	1234	27720	3,11,01,840.00	3,29,67,950.00	82500	37,02,600
38	1003	10	3 BHK	1122	1234	27720	3,11,01,840.00	3,29,67,950.00	82500	37,02,600
39	1004	10	2 BHK	624	686	27720	1,72,97,280.00	1,83,35,117.00	46000	20,59,200
40	1101	11	2 BHK	624	686	27800	1,73,47,200.00	1,83,88,032.00	46000	20,59,200
41	1102	11	3 BHK	1122	1234	27800	3,11,91,600.00	3,30,63,096.00	82500	37,02,600
42	1103	11	3 BHK	1122	1234	27800	3,11,91,600.00	3,30,63,096.00	82500	37,02,600
43	1104	11	2 BHK	624	686	27800	1,73,47,200.00	1,83,88,032.00	46000	20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
44	1201	12	2 BHK	624	686	27880	1,73,97,120.00	1,84,40,947.00	46000	20,59,200
45	1202	12	3 BHK	1122	1234	27880	3,12,81,360.00	3,31,58,242.00	83000	37,02,600
46	1203	12	3 BHK	1122	1234	27880	3,12,81,360.00	3,31,58,242.00	83000	37,02,600
47	1204	12	2 BHK	624	686	27880	1,73,97,120.00	1,84,40,947.00	46000	20,59,200
48	1301	13	2 BHK	624	686	27960	1,74,47,040.00	1,84,93,862.00	46000	20,59,200
49	1302	13	3 BHK	1122	1234	27960	3,13,71,120.00	3,32,53,387.00	83000	37,02,600
50	1303	13	3 BHK	1122	1234	27960	3,13,71,120.00	3,32,53,387.00	83000	37,02,600
51	1304	13	2 BHK	624	686	27960	1,74,47,040.00	1,84,93,862.00	46000	20,59,200
52	1401	14	2 BHK	624	686	28040	1,74,96,960.00	1,85,46,778.00	46500	20,59,200
53	1402	14	3 BHK	1122	1234	28040	3,14,60,880.00	3,33,48,533.00	83500	37,02,600
54	1403	14	3 BHK	1122	1234	28040	3,14,60,880.00	3,33,48,533.00	83500	37,02,600
55	1404	14	2 BHK	624	686	28040	1,74,96,960.00	1,85,46,778.00	46500	20,59,200
56	1501	15	2 BHK	624	686	28120	1,75,46,880.00	1,85,99,693.00	46500	20,59,200
57	1502	15	3 BHK	1122	1234	28120	3,15,50,640.00	3,34,43,678.00	83500	37,02,600
58	1503	15	3 BHK	1122	1234	28120	3,15,50,640.00	3,34,43,678.00	83500	37,02,600
59	1504	15	2 BHK	624	686	28120	1,75,46,880.00	1,85,99,693.00	46500	20,59,200
60	1601	16	2 BHK	624	686	28200	1,75,96,800.00	1,86,52,608.00	46500	20,59,200
61	1602	16	3 BHK	1122	1234	28200	3,16,40,400.00	3,35,38,824.00	84000	37,02,600
62	1603	16	3 BHK	1122	1234	28200	3,16,40,400.00	3,35,38,824.00	84000	37,02,600
63	1604	16	2 BHK	624	686	28200	1,75,96,800.00	1,86,52,608.00	46500	20,59,200
Total				55248	60773		1,52,51,69,280.00	1,61,66,79,437.00		18,23,18,400

Summary of the Project:

Building No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1 / A	2 BHK - 17 3 BHK - 49	66	65832	72415	1,81,57,68,000.00	1,92,47,14,080.00
1 / B	2 BHK - 31 3 BHK - 32	63	55248	60773	1,52,51,69,280.00	1,61,66,79,437.00
Total		129	121080	133188	3,34,09,37,280.00	3,54,13,93,517.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,34,09,37,280.00
Final Realizable Value After Completion in ₹	3,54,13,93,517.00
Cost of Construction (Total Built up area x Rate) 133188 Sq. Ft. x ₹ 3000.00	39,95,64,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
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	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,34,09,37,280.00
Final Realizable Value After Completion in ₹		:	₹ 3,54,13,93,517.00

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 ₹ 26,000.00 to ₹ 29,000.00 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 ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°06'20.8"N 72°52'10.3"E

Note: The Blue line shows the route to site from nearest Metro station (Airport Road – 900 M.)



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 महाराष्ट्र शासन

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 बाजारमूल्य दर पत्रक

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Select Village: बापनाळा (अंधेरी)

Search By: Survey No Location

Enter Survey No:

उपविभाग	भूमी जमीन	निवासी सरनिका	बॉडीस	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
32/174-बुभाग: बापनाळा गावातील खासील मिळकती.	44990	100310	122970	164340	113380	चौरस मीटर	सि.टी.एस. नंबर


Department of Registration & Stamps
 Government of Maharashtra

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Search By: Survey No Location

Select	उपविभाग	भूमी जमीन	निवासी सरनिका	बॉडीस	डुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	32/174-बुभाग: बापनाळा गावातील खासील मिळकती.	44990	100310	122970	164340	113380	चौरस मीटर

Survey Number:

Sales Instance

12/26/23, 3:50 PM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
15908513	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6	
26-12-2023		दस्त क्रमांक : 15908/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : बापनाले			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	28806168		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12799011.58		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1004, माळा नं: 10 वा मजला,टॉवर ए, इमारतीचे नाव: लुमा टॉवर ए, ब्लॉक नं: सहार ऐअरपोर्ट रोड,, रोड : अंधेरी पूर्व,मुंबई - 400059, इतर माहिती: सदनिका क्षेत्रफळ 91.41 +11.06 + 1.97 चौ. मी. रेरा कारपेट सोबत दोन कार पार्किंग...(झोन नं. 32/174)((C.T.S. Number : 41A(pt), 41B/1/1(pt), 41B/1/2(pt), 44 and 45. ;))		
(5) क्षेत्रफळ	114.88 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईसीसी कोणार्क जॉईंट वेंचर अथो. सिग्रेटरी जेस्सी कुरुविल्ला व सत्यनारायण बुबना तर्फे मुखत्यार मुरली सलियन वय:-34 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डायनामिक्स हाऊस , ब्लॉक नं: जन ए के वैद्य मार्ग , रोड नं: गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAAAE2672B		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण विनोद कॉन्ट्रिक्टर वय:-49; पत्ता:-प्लॉट नं: 7 सि/303, माळा नं: -, इमारतीचे नाव: सिंग लीफ, लोखंडवाला टाऊन शिफ, ब्लॉक नं: आकुर्ली रोड , रोड नं: कांदिवली प, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ACFPC1835Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	15908/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1728400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instance

गावाचे नाव : बापनाले	
13036513 26-12-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	द्वयम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 13036/2023 नोंदणी : Regn:63m
गावाचे नाव : बापनाले	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	15069600
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7094657.39
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1003, माळा नं: 10 वा मजला,टॉवर ए, इमारतीचे नाव: लुमा टॉवर ए, ब्लॉक नं: सहार एरपोर्ट रोड,, रोड : अंधेरी पूर्व,मुंबई - 400059, इतर माहिती: सदनिका क्षेत्रफळ 53.69 +2.90 + 1.63 चौ. मी. रैरा कारपेट सोबत एक कार पार्किंग (C.T.S. Number : 41A(pt), 41B/1/1(pt), 41B/1/2(pt), 44 and 45, ;)
(5) क्षेत्रफळ	64.04 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईसीसी कोणार्क जॉईंट वेंचर अथो. सिग्रेटी जेस्सी कुरुविल्ला व सत्यनारायण बुबना तर्फे मुखत्यार मुरली सालियन वय:-34 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डायनामिक्स हाऊस , ब्लॉक नं: जन ए के वैद्य मार्ग, रोड नं: गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAAAE2672B
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद कुमार श्रीवास्तव वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जागृती नगर , ब्लॉक नं: मंडुवाडीह, वाराणसी, रोड नं: उत्तर प्रदेश, उत्तर प्रदेश, वाराणसी. पिन कोड:-221103 पॅन नं:-BEAPS5371B 2): नाव:-मेनका श्रीवास्तव वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जागृती नगर , ब्लॉक नं: मंडुवाडीह, वाराणसी, रोड नं: उत्तर प्रदेश, उत्तर प्रदेश, वाराणसी. पिन कोड:-221103 पॅन नं:-BEAPS5370A 3): नाव:-शुभम श्रीवास्तव वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जागृती नगर , ब्लॉक नं: मंडुवाडीह, वाराणसी, रोड नं: उत्तर प्रदेश, उत्तर प्रदेश, वाराणसी. पिन कोड:-221103 पॅन नं:-CKPPS9903K
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	04/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13036/2023
(12)बाजारभवाप्रमाणे मुद्रांक शुल्क	904200
(13)बाजारभवाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

गावाचे नाव : बापनाले	
15322513 26-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुयम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 15322/2023 नोंदणी : Regn:63m
12/26/23, 3:56 PM freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx	
(1)विलेखावा प्रकार	करारनामा
(2)मौबदला	26466474
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13375134,78
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1103, माळा नं: 11 मजला, टॉवर बी, इमारतीचे नाव: लुमा टॉवर बी, ब्लॉक नं: सहार ऐअरपोर्ट रोड,, रोड : अंधेरी पूर्व,मुंबई - 400059, इतर माहिती: सदनिका क्षेत्रफळ 91.41 +11.06 + 1.97 चौ. मी. रेरा कारपेट सोबत 2 कार पार्किंग...(झोन नं. 32/174)((C.T.S. Number : 41A(pt), 41B/1/1(pt), 41B/1/2(pt), 44 and 45. ;))
(5) क्षेत्रफळ	114.88 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईसीसी कोणार्क जॉईंट वेंचर अथो, सिग्रेटरी जेस्सी कुरुविल्ला व सत्यनारायण बुचना/ तर्फे मुखत्यार मुरली सालिपन वध:-34 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव. डायनामिक्स हाऊस , ब्लॉक नं: जेन ए के वैदा मार्ग, रोड नं: शंभरगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAAAE2672B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिधा नेल्सन मेन्डोन्सा वध:-48, पत्ता:-प्लॉट नं: 604, माळा नं: बिल्डिंग नं. बी/23, इमारतीचे नाव: केतकी , ब्लॉक नं: शांती नगर सेक्टर -1 , रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQZPM3954A 2): नाव:-नेल्सन ए मेन्डोन्सा वध:-58, पत्ता:-प्लॉट नं: 604, माळा नं: बिल्डिंग नं. बी/23, इमारतीचे नाव: केतकी , ब्लॉक नं: शांती नगर सेक्टर -1 , रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQBPM1650M
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15322/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1588000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
गणनाकरणासाठी दिल्याचा रोजवेळ	



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Price Indicators

Dynamix Luma | 1.75 Cr - 3.15 Cr | ₹28.04 K/sq.ft. (Avg Price) | 824.00 sq.ft. - 1121.00 sq.ft. (Carpet Area) | 1st Dec. 2025 (Possession Status)

By Dynamix Group
Luma, Chhatrapati Shivaji Maharaj 1st Avenue Rd, opposite Prerna Corporate Park, Near Maharashtra Kalyan Nagar, Andheri East, Mumbai, Maharashtra

2. 2 BHK Apartments Configurations

Dec 2025 Possession Starts

₹28.04 K/sq.ft. Avg Price

824.00 sq.ft. - 1121.00 sq.ft. (Carpet Area) | Start

2 BHK Flat | ₹2.0 Cr (₹1 starts at ₹99.20 K) | 600 sq.ft. (Built Up Area) | ₹25.00 K/sq.ft. (Avg Price) | 2 BHK Configuration | 1st Dec. 2025 (Possession Status) | Higher of 16 floors | East facing | Semi-Furnished

By Dynamix Group
Dynamix Luma, Andheri East, Mumbai

Request Photos

₹3.09 Cr (EMI - ₹1,39L) | Get pre-approved loan

3 BHK 1121 Sq-ft Flat For Sale - Andheri East, Mumbai

3 Beds | 3 Baths | 1 Balcony | 2 Covered Parking

Theme based | Fingerprint A.

Carpet Area 1121 sqft + ₹27.56\$/sqft	Developer The Dynamix Group	Project Luma	Floor 15 (Out of 16 Floors)
Transaction Type New Property	Facing North - East	Lifts 3	Furnished Status Unfurnished

Price Indicators

proptiger.com/mumbai/andheri-east/dynamix-group-luma-657375

Dynamix Luma by Dynamix Group

Andheri East, Mumbai

2, 3 BHK Flat

624 - 1,121 sq ft Carpet Area

₹ 1.75 Cr - ₹ 3.15 Cr Budget Price

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 2 BHK Flats for Sale in Andheri East > 924 Sq-ft

₹ 1.75 Cr EMI - ₹ 79k | Can I afford it?

2 BHK 924 Sq-ft Flat For Sale **Andheri East, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area	Developer	Project
624 sqft * ₹ 28.04/sqft	The Dynamix Group	Luma
Floor	Transaction Type	Facing
10 (Out of 15 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
2	Unfurnished	1 Covered

East Facing Property

Contact Agent Get Phone No. Last contact made 35 days ago

More Details

Price Breakup ₹ 1.75 Cr | ₹ 8,75,000 Approx. Registration Charges

Booking Amount ₹ 5.0 Lac

Address Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra

Landmarks Luma, Chhatrapati Shivaji Maharaj Intl Airport Rd, opposite Prime Corporate Park, near Hilton Hotel, Ashok Nagar, Andheri East, Mumbai, Maharashtra 400059


Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Andheri East | 3 BHK Flats for Sale in Andheri East | 112 Sq.ft

₹ 3.20 Cr EMI - ₹ 1.35L | [Can I afford it?](#)

3 BHK 1700 Sq-ft Flat For Sale **Sahar Village, Mumbai**



3 Beds 3 Baths 1 Balcony Unfurnished

Developer The Dynamic Group	Project Luma	Floor 10 (Out of 16 Floors)	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.
Last contact made 131 days ago

More Details


Price Breakup	₹ 3.2 Cr ₹ 16,00,000 Approx. Registration Charges ₹ 12,000 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800012155
Address	Opp. Prime Cooperate Park, Near Hilton Hotel Mumbai, Sahara Airport Rd, Andheri East - 400059, Sahar Village, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy | Rent | Sell | Home Loans

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Andheri East | 3 BHK Flats for Sale in Andheri East | 112 Sq.ft

₹ 2.99 Cr EMI - ₹ 1.35L | [How much loan can I get?](#)

3 BHK 1121 Sq-ft Flat For Sale **Andheri East, Mumbai**



3 Beds 3 Baths 1 Balcony 2 Covered Parking

Carpet Area 1127 sqft - ₹ 26.67/sqft	Developer The Dynamic Group	Project Luma	Floor 8 (Out of 16 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North	Lifts 3

Contact Agent
Get Phone No.
Last contact made 31 days ago

More Details

Price Breakup	₹ 2.99 Cr ₹ 14,95,000 Approx. Registration Charges ₹ 16,000 Monthly
Booking Amount	₹ 5.0 Lac
Address	Near ITC Maratha Hotel, Andheri East, Mumbai - Western Mumbai, Maharashtra




Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 3 BHK Flats for Sale in Andheri East > 1681 Sq-ft

₹ 3.30 Cr
EMI: ₹ 1.49L
Get pre-approved loan

3 BHK 1681 Sq-ft Flat For Sale Andheri East, Mumbai

3 Beds
3 Baths
1 Balcony
1 Covered Parking
Bar/Lounge
Fingerprint A...

Carpet Area 1121 sqft - ₹ 29.458/sqft	Developer The Dynamix Group	Project Luma	Floor 7 (Out of 15 Floors)
Transaction Type New Property	Facing North	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details




Price Breakup	₹ 3.3 Cr ₹ 16,50,000 Approx. Registration Charges ₹ 12,100 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	PS1800012155
Address	Opp. Prime Cooperate Park, Near Hilton Hotel Mumbai, Sahara Airport Rd, Andheri

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 3 BHK Flats for Sale in Andheri East > 1124 Sq-ft

₹ 3.24 Cr
EMI: ₹ 1.46L
Get pre-approved loan

3 BHK 1124 Sq-ft Flat For Sale Andheri East, Mumbai

3 Beds
3 Baths
1 Covered Parking
Semi-Furnished
Jogging an...
Laundry Serv...

Carpet Area 1124 sqft - ₹ 28.890/sqft	Developer The Dynamix Group	Project JAMBER	Floor 11X (Out of 15 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 2

East Facing Property
Opp. Prime Cooperate Park, near hilton hotel mumbai

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 3.24 Cr ₹ 16,23,600 Approx. Registration Charges ₹ 7,600 Monthly
Booking Amount	₹ 2.0 Lac
Address	Opp. Prime Cooperate Park, Near Hilton Hotel Mumbai, Sahara Airport Rd, Andheri East - 400099, Andheri East, Mumbai - Western Mumbai, Maharashtra



Price Indicators

Square yards Mumbai Buy Rent Projects Agents Services Recaps Intelligence

Home Property for Sale in Mumbai Property for Sale in Andheri East 3 Bedroom 1121 Sq Ft Apartment in Andheri East Mumbai

Dynamix Luma, Andheri East
3 Bedroom 1121 Sq.Ft. Apartment In Andheri East Mumbai
 Listing ID: 45723398

₹ 3.25 Cr.

3 Bedrooms
 Unfurnished
 2 Bathrooms
 1121 Sq Ft (Carpet Area)
 Pool View

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 3 BHK Flats for Sale in Andheri East > 1122 Sq-ft

₹ 3.0 Cr EMI - ₹ 1.35L | [Get Loan offers from 34+ banks](#)

3 BHK 1122 Sq-ft Flat For Sale, Andheri East, Mumbai

3 Beds 3 Baths 2 Balconies 1 Covered Parking Laundry Ser... Service/Good...

Carpet Area: 1122 sqft • ₹26.756/sqft
 Developer: **The Dynamix Group**
 Project: **Luma**
 Floor: 14 (Out of 16 Floors)

Transaction Type: **New Property**
 Facing: **East**
 Lifts: 3
 Furnished Status: **Unfurnished**

East Facing Property | Near 5 Star Hilton Hotel

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 70 days ago

More Details

Price Breakup: ₹ 3 Cr | ₹15,00,000 Approx. Registration Charges | ₹15,000 Monthly
 Booking Amount: ₹ 5.0 Lac
 Address: Near Hilton Hotel, Sahar Airport Road, Andheri East, Andheri East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Starwing Kaatyayni Imperial Tower E - 1BHK
 ₹1.25 Cr | ₹23,880/sq.ft
 EMI starts at ₹22,254
 Possession Starts: Nov. 2028
 Avg. Price: ₹23,880/sq.ft
 Carpet Area: 445.00 sq.ft

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₹1.0 Cr EMI - ₹45k | Can I afford it?

1 BHK Flat For Sale in Project Chakala, **Andheri East, Mumbai**



1 Bed 1 Bath Unfurnished

Carpet Area 370 sqft - ₹27,027/sqft	Developer Chakala	Project Project Chakala
Floor Ground (Out of 4 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Unfurnished	Car Parking 1 Open



East Facing Property

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

Last contact made 68 days ago

More Details

Price Breakup	₹1 Cr ₹5,00,000 Approx. Registration Charges ₹1,250 Monthly
Booking Amount	₹100000
Address	Andheri East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri > 3 BHK Flats for Sale in Andheri > 1500 Sq-ft

₹ 3.75 Cr | EMI - ₹ 1,69L | [Get Loan offers from 34+ banks](#)

3 BHK 1500 Sq-ft Flat For Sale [Andheri, Mumbai](#)




Photo not uploaded by advertiser

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3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area 1300 sqft - ₹ 28,846/sqft	Developer Atul Projects	Project Andheri	Floor 6 (Out of 12 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Unfurnished	Age Of Construction 15 to 20 years

Contact Agent
Get Phone No.

👤 Last contact made 2 days ago

More Details

Price Breakup	₹ 3.75 Cr ₹ 18,75,000 Approx. Registration Charges
Booking Amount	₹ 29,000
Address	andheri, Andheri, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

SIPL Sarit | 1.2 Cr - 2.12 Cr | ₹23,500/sq.ft
 3BHK starts at ₹64.55 L

Project Image: [Image of SIPL Sarit building]

1, 2, 3 BHK Apartments | **Dec. 2024** Possession Starts | **₹23,500 K/sq.ft** Avg. Price | **390.00 sq.ft - 885.00 sq.ft** (Carpet Area) Size

SIPL Sarit Overview

Area: 0.58 Acres	Size: 390.00 sq.ft - 885.00 sq.ft	Project Cost: 2 Buildings - 142 units	Contact Seller: Sathe Infrastructure Private Limited (v#910046)
Avg. Price: ₹23,500 K/sq.ft	Possession Start: Dec. 2024	Unit Configurations: 1, 2, 3 BHK Apartments	Please share your contact

Blue Canyon Blue Sapphire | 1.2 Cr - 19 Cr | ₹25,174/sq.ft
 3BHK starts at ₹65.99 L

Project Image: [Image of Blue Canyon Blue Sapphire building]

1, 2 BHK Apartments | **Mar. 2024** Possession Starts | **₹25,174 - 28,274 K/sq.ft** Avg. Price | **494.00 sq.ft - 612.00 sq.ft** (Carpet Area) Size

Blue Canyon Blue Sapphire Overview

Area: 0.58 Acres	Size: 494.00 sq.ft - 612.00 sq.ft	Project Cost: 1 Building - 21 units	Contact Seller: Blue Canyon Realty Pvt Ltd (v#910280)
Avg. Price: ₹25,174 - 28,274 K/sq.ft	Possession Start: Mar. 2024	Unit Configurations: 1, 2 BHK Apartments	Please share your contact

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 : 27.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.27 12:49:16 +05'30'

Auth. Sign.

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

(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 27.12.2023 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 21.12.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. ECC-Konark Joint Venture
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 Tushar Bhuvad – Valuation Engineer 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 - 21.12.2023 Valuation Date – 27.12.2023 Date of Report - 27.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.12.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, 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 **27th December r 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. ECC-Konark Joint Venture**. 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. ECC-Konark Joint Venture**. 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
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.27 12:49:32 +05'30'

Auth. Sign.

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

