

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Paradigm Anantaara"**

"Paradigm Anantaara", Proposed Under Slum Rehabilitation Scheme on Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Shimpoli Road / Chikwadi Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country - India

Latitude Longitude: 19°13'23.9"N 72°50'35.1"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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**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/01/2024/6153/2304524

15/12-226-V

Date: 15.01.2024

## MASTER VALUATION REPORT OF "Paradigm Anantaara"

**"Paradigm Anantaara", Proposed Under Slum Rehabilitation Scheme on Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Shimpoli Road / Chikwadi Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country - India**

**Latitude Longitude: 19°13'23.9"N 72°50'35.1"E**

**NAME OF DEVELOPER: M/s. Shubhyuvi Infrastructure LLP**

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 **09<sup>th</sup> January 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Paradigm Anantaara"**, Proposed Under Slum Rehabilitation Scheme on Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Shimpoli Road / Chikwadi Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country - India. It is about 550 M. travel distance from Shimpoli 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:

<b>Name of builder</b>	<b>M/s. Shubhyuvi Infrastructure LLP</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Paradigm Anantaara</b>	<b>P51800034854</b>
<b>Register office address</b>	<b>M/s. Shubhyuvi Infrastructure LLP</b> Office 201, 2 <sup>nd</sup> Floor, <b>"Paradigm Nivan"</b> , Opp. Podar International School, S. V. Road, Khar (West), Mumbai- 400 052, State - Maharashtra, Country- India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Ram Reddy (Builder Person – Mobile No. 7045689414) Mr. Kishor Vishwakarma (Builder Person- Mobile No. 8291045509) Mr. Sanket Shah (Senior Executive – Mobile No. 8879232771)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:sanket.shah@paradigmrealty.co.in">sanket.shah@paradigmrealty.co.in</a> , <a href="mailto:ram@foster-fs.com">ram@foster-fs.com</a> & <a href="mailto:loan@paradigmrealty.co.in">loan@paradigmrealty.co.in</a> <a href="http://www.paradigmrealty.co.in">www.paradigmrealty.co.in</a>	

### 3. Boundaries of the Property:

<b>Direction</b>	<b>Particulars</b>
On or towards North	Atal Smruti Udyan & Shimpoli Road
On or towards South	Saujanya CHSL & L Bhandari Marg
On or towards East	Shimpoli Playground
On or towards West	New Nikita Building



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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

**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	: 09.01.2024
	b)	Date on which the valuation is made	: 15.01.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 18.04.2022 issued by Adv. Lexicon Law Partners		
	2. Copy of Title Investigator date 28.06.2021 issued Adv. Ashish Javeri		
	3. Copy of Architect's Certificate date 05.07.2023 issued by Ar. Aspire Architects & Consultants		
	4. Copy of Affidavit Cum Declaration of M/s. Shubhyuvi Infrastructure LLP date 05.04.2022		
	5. Copy of Engineer's Certificate date 10.10.2023 issued by Furkhan I. Pettiwala (Frames)		
	6. Copy of Engineer's Certificate for Quality Assurance for March 2023 issued by Eng. Harshad M. Jamsandekar (As per RERA Certificate)		
	7. Copy of MAHARERA Registration Certificate of Project No. P51800034854 issued by Maharashtra Real Estate Regulatory Authority date 130.10.2023 Last Modified date 18.12.2023		
	8. Copy of Commencement Certificate No. RC / MCGM / 0023 / 20210505 / AP / C date 04.04.2022 issued by Slum Rehabilitation Authority (Composite Building) <b>This C.C. is granted for work upto Plinth Level only.</b>		
	9. Copy of Amended Plans Letter No. RC / MCGM / 0023 / 20210505 / AP / CB date 16.10.2023 issued by Slum Rehabilitation Authority.		
	10. Copy of Approved Plan No. RC / MCGM / 0023 / 20210505 / AP / C date 16.10.2023 issued by Slum Rehabilitation Authority <b>Approved upto:</b>		
	<b>Project</b>	<b>Number of Floors</b>	
	<b>Paradigm Anantaara</b>	<b>Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.</b>	
	Project Name (with address & phone nos.)	:	"Paradigm Anantaara", Proposed Under Slum Rehabilitation Scheme on Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Shimpoli Road /

		Chikuwadi Road, 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)	<p><b>M/s. Shubhyuvi Infrastructure LLP</b></p> <p>Office 201, 2<sup>nd</sup> Floor, "<b>Paradigm Nivan</b>", Opp. Podar International School, S. V. Road, Khar (West), Mumbai- 400 052, State - Maharashtra, Country- India.</p> <p><u>Contact Person :</u>  Mr. Ram Reddy (Builder Person – Mobile No. 7045689414)  Mr. Kishor Vishwakarma (Builder Person- Mobile No. 8291045509)  Mr. Sanket Shah (Senior Executive – Mobile No. 8879232771)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p><b><u>About "Paradigm Anantaara" Project:</u></b></p> <p>Paradigm Anantaara by Shubhyuvi Infrastructure LLP is a newly launched project in the Mumbai Andheri-Dahisar, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Borivali West, which are scheduled for possession in Mar, 2027. Paradigm Anantaara Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800034854. Paradigm Anantaara Borivali West has 3 towers, with 40 floors each. Anantaara offers contemporary spaces that deliver impeccable and eternal living needs of multi-generation families encapsulated with an imaginative flair for their future needs. Bringing a holistic lifestyle delight with the landscaped podium which infuses a relaxed, yet elegant experience with exquisite vibes and multitude amenities. Enjoy the podium level perks at 135 ft. above ground, with access to a gym, indoor games area, and Minitheatre or step upstairs to skydeck 475 ft. high to take a plunge in the infinity sky pool and discover sprawling parkside views in an eclectic setting, with an attached viewing deck to savour the elusive pagoda sunset views.</p> <p><b><u>TYPE OF THE BUILDING:</u></b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Paradigm Anantaara</td> <td> <p>Proposed Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 41<sup>st</sup> Upper floors <b>as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.</b></p> <p><b>As per information through email by the developer's representative Mr. Sanket Shah (Senior Executive) dated 13.01.2024 the valuation of the project till Ground + 30<sup>th</sup> floors needs to be initiated for APF purpose. Accordingly, we have valued the project till 30<sup>th</sup> Floor only.</b></p> </td> </tr> </tbody> </table> <p><b><u>LEVEL OF COMPLETEION:</u></b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Project	Number of Floors	Paradigm Anantaara	<p>Proposed Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 41<sup>st</sup> Upper floors <b>as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.</b></p> <p><b>As per information through email by the developer's representative Mr. Sanket Shah (Senior Executive) dated 13.01.2024 the valuation of the project till Ground + 30<sup>th</sup> floors needs to be initiated for APF purpose. Accordingly, we have valued the project till 30<sup>th</sup> Floor only.</b></p>	Project	Present stage of Construction	Percentage of work completion			
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Project	Present stage of Construction	Percentage of work completion										

<b>Paradigm Anantaara</b>	<b>Excavation work is in progress.</b>	<b>0%</b>
<p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>December – 2027 (As per MAHARERA Certificate)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <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> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Children's Play Area</li> <li>➤ Clubhouse</li> <li>➤ Jogging Track</li> <li>➤ Gymnasium</li> <li>➤ Swimming Pool</li> <li>➤ Kids Play Area</li> <li>➤ Fitness Centre</li> <li>➤ Yoga &amp; Meditation Area</li> <li>➤ Library</li> <li>➤ Infinity Pool with Deck</li> <li>➤ Steam &amp; Sauna</li> <li>➤ Gazebo</li> <li>➤ Minitheater</li> </ul>		
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Village - Borivali
	d) Ward / Taluka	: R / C - Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: <b>"Paradigm Anantaara"</b> , Proposed Under Slum Rehabilitation Scheme on Plot Bearing F. P. No. 526 (Pt) & 531 of TPS Borivali No. III, Laxman Bhandari Marg, Shimpoli Road / Chikwadi Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country - India
8.	City / Town	: 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	:	Slum Rehabilitation Authority
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	Plot Bearing F. Plot No. 526	Plot Bearing F. Plot No. 526
	South	9.15 Mtr. Laxman Narayan Bhandari Marg	9.15 Mtr. D.P. Road
	East	13.40 Mtrs. Proposed DP Road	13.40 Mtrs. Proposed DP Road
	West	Plot Bearing F. Plot No. 527,528,528 & 530	Plot Bearing F. Plot No. 527,528,528 & 530
			Atal Smruti Udyan & Shimpoli Road
			Saujanya CHSL & L Bhandari Marg
			Shimpoli Playground
			New Nikita Building
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°13'23.9"N 72°50'35.1"E
14.	Extent of the site	:	Plot area – 5110.28 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 5110.28 Sq. M. (As per Approved Plan & 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 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. RC / MCGM / 0023 / 20210505 / AP / C date 16.10.2023 issued by Slum Rehabilitation Authority  <b>Approved upto:</b>				
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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 M. Wide Proposed D. P. Road & 9.15 M. Wide Laxman Narayan Bhandari Marg				
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-cost / tidal level must be incorporated)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Plot area – 5110.28 Sq. M. (As per Approved Plan & 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)	:	₹ 1,31,450.00 per Sq. M. for Residential ₹ 56,220.00 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>	:	<b>As per Approved Plan &amp; RERA Certificate</b>				

		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
		5110.28	56,220.00	28,72,99,942.00				
<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 Framed)	:	N.A. Building Construction work is in 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>Project</b>	<b>Number of Floors</b>						
	<b>Paradigm Anantaara</b>	<p>Proposed Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 41<sup>st</sup> Upper floors as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.</p> <p>As per information through email by the developer's representative Mr. Sanket Shah (Senior Executive) dated 13.01.2024 the valuation of the project till Ground + 30<sup>th</sup> floors needs to be initiated for APF purpose. Accordingly, we have valued the project till 30<sup>th</sup> Floor only.</p>						
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>					
	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. RC / MCGM / 0023 / 20210505 / AP / C date 16.10.2023 issued by Slum Rehabilitation Authority					
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Paradigm Anantaara</td> <td>Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Paradigm Anantaara	Ground + 1 <sup>st</sup> floor (Commercial) + 2 <sup>nd</sup> to 8 <sup>th</sup> Floors (Podiums) + 9 <sup>th</sup> floor (Part Podium / Part Amenity) + 10 <sup>th</sup> Floor (Amenity) + 11 <sup>th</sup> Floor (Service floor) + 12 <sup>th</sup> to 31 <sup>st</sup> floor + 32 <sup>nd</sup> (part) upper floors.
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	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:****Remarks:**

*Proposed Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 41<sup>st</sup> Upper floors as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> floor (Commercial) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Podiums) + 9<sup>th</sup> floor (Part Podium / Part Amenity) + 10<sup>th</sup> Floor (Amenity) + 11<sup>th</sup> Floor (Service floor) + 12<sup>th</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> (part) upper floors.*

**As per information through email by the developer's representative Mr. Sanket Shah (Senior Executive) dated 13.01.2024 the valuation of the project till Ground + 30<sup>th</sup> floors needs to be initiated for APF purpose. Accordingly, we have valued the project till 30<sup>th</sup> Floor only.**

**1) Paradigm Anantaara:**

Sr. No	Flat No.	Floor No.	Comp	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	1201	12	2 BHK	699	769	28000	1,95,72,000	2,11,37,760	53000	24,60,480
2	1202	12	2 BHK	699	769	28000	1,95,72,000	2,11,37,760	53000	24,60,480
3	1203	12	3 BHK	1235	1359	28000	3,45,80,000	3,73,46,400	93500	43,47,200
4	1204	12	3 BHK	1240	1364	28000	3,47,20,000	3,74,97,600	93500	43,64,800
5	1205	12	2 BHK	800	880	28000	2,24,00,000	2,41,92,000	60500	28,16,000
6	1206	12	2 BHK	800	880	28000	2,24,00,000	2,41,92,000	60500	28,16,000
7	1207	12	3 BHK	1137	1251	28000	3,18,36,000	3,43,82,880	86000	40,02,240
8	1208	12	3 BHK	1133	1246	28000	3,17,24,000	3,42,61,920	85500	39,88,160
9	1301	13	2 BHK	699	769	28090	1,96,34,910	2,12,05,703	53000	24,60,480
10	1302	13	2 BHK	699	769	28090	1,96,34,910	2,12,05,703	53000	24,60,480
11	1303	13	3 BHK	1235	1359	28090	3,46,91,150	3,74,66,442	93500	43,47,200
12	1304	13	3 BHK	1240	1364	28090	3,48,31,600	3,76,18,128	94000	43,64,800
13	1305	13	2 BHK	800	880	28090	2,24,72,000	2,42,69,760	60500	28,16,000
14	1306	13	2 BHK	800	880	28090	2,24,72,000	2,42,69,760	60500	28,16,000
15	1307	13	3 BHK	1137	1251	28090	3,19,38,330	3,44,93,396	86000	40,02,240
16	1308	13	3 BHK	1133	1246	28090	3,18,25,970	3,43,72,048	86000	39,88,160
17	1401	14	2 BHK	699	769	28180	1,96,97,820	2,12,73,646	53000	24,60,480
18	1402	14	2 BHK	699	769	28180	1,96,97,820	2,12,73,646	53000	24,60,480
19	1403	14	3 BHK	1235	1359	28180	3,48,02,300	3,75,86,484	94000	43,47,200
20	1404	14	3 BHK	1240	1364	28180	3,49,43,200	3,77,38,656	94500	43,64,800
21	1405	14	2 BHK	800	880	28180	2,25,44,000	2,43,47,520	61000	28,16,000
22	1406	14	2 BHK	800	880	28180	2,25,44,000	2,43,47,520	61000	28,16,000
23	1407	14	3 BHK	1137	1251	28180	3,20,40,660	3,46,03,913	86500	40,02,240
24	1408	14	3 BHK	1133	1246	28180	3,19,27,940	3,44,82,175	86000	39,88,160
25	1501	15	2 BHK	699	769	28270	1,97,60,730	2,13,41,588	53500	24,60,480
26	1502	15	2 BHK	699	769	28270	1,97,60,730	2,13,41,588	53500	24,60,480
27	1503	15	3 BHK	1235	1359	28270	3,49,13,450	3,77,06,526	94500	43,47,200
28	1504	15	3 BHK	1240	1364	28270	3,50,54,800	3,78,59,184	94500	43,64,800
29	1505	15	2 BHK	800	880	28270	2,26,16,000	2,44,25,280	61000	28,16,000
30	1506	15	2 BHK	800	880	28270	2,26,16,000	2,44,25,280	61000	28,16,000

Sr. No.	Flat No.	Floor No.	Comp	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 ₹
31	1507	15	3 BHK	1137	1251	28270	3,21,42,990	3,47,14,429	87000	40,02,240
32	1508	15	3 BHK	1133	1246	28270	3,20,29,910	3,45,92,303	86500	39,88,160
33	1601	16	2 BHK	699	769	28360	1,98,23,640	2,14,09,531	53500	24,60,480
34	1602	16	2 BHK	699	769	28360	1,98,23,640	2,14,09,531	53500	24,60,480
35	1603	16	3 BHK	1235	1359	28360	3,50,24,600	3,78,26,568	94500	43,47,200
36	1604	16	3 BHK	1240	1364	28360	3,51,66,400	3,79,79,712	95000	43,64,800
37	1605	16	2 BHK	800	880	28360	2,26,88,000	2,45,03,040	61500	28,16,000
38	1606	16	2 BHK	800	880	28360	2,26,88,000	2,45,03,040	61500	28,16,000
39	1607	16	3 BHK	1137	1251	28360	3,22,45,320	3,48,24,946	87000	40,02,240
40	1608	16	3 BHK	1133	1246	28360	3,21,31,880	3,47,02,430	87000	39,88,160
41	1701	17	2 BHK	699	769	28450	1,98,86,550	2,14,77,474	53500	24,60,480
42	1702	17	2 BHK	699	769	28450	1,98,86,550	2,14,77,474	53500	24,60,480
43	1703	17	3 BHK	1235	1359	28450	3,51,35,750	3,79,46,610	95000	43,47,200
44	1704	17	3 BHK	1240	1364	28450	3,52,78,000	3,81,00,240	95500	43,64,800
45	1705	17	2 BHK	800	880	28450	2,27,60,000	2,45,80,800	61500	28,16,000
46	1706	17	2 BHK	800	880	28450	2,27,60,000	2,45,80,800	61500	28,16,000
47	1707	17	3 BHK	1137	1251	28450	3,23,47,650	3,49,35,462	87500	40,02,240
48	1708	17	3 BHK	1133	1246	28450	3,22,33,850	3,48,12,558	87000	39,88,160
49	1801	18	2 BHK	699	769	28540	1,99,49,460	2,15,45,417	54000	24,60,480
50	1802	18	2 BHK	699	769	28540	1,99,49,460	2,15,45,417	54000	24,60,480
51	1803	18	3 BHK	1235	1359	28540	3,52,46,900	3,80,66,652	95000	43,47,200
52	1804	18	3 BHK	1240	1364	28540	3,53,89,600	3,82,20,768	95500	43,64,800
53	1805	18	2 BHK	800	880	28540	2,28,32,000	2,46,58,560	61500	28,16,000
54	1806	18	2 BHK	800	880	28540	2,28,32,000	2,46,58,560	61500	28,16,000
55	1901	19	2 BHK	699	769	28630	2,00,12,370	2,16,13,360	54000	24,60,480
56	1902	19	2 BHK	699	769	28630	2,00,12,370	2,16,13,360	54000	24,60,480
57	1903	19	3 BHK	1235	1359	28630	3,53,58,050	3,81,86,694	95500	43,47,200
58	1904	19	3 BHK	1240	1364	28630	3,55,01,200	3,83,41,296	96000	43,64,800
59	1905	19	2 BHK	800	880	28630	2,29,04,000	2,47,36,320	62000	28,16,000
60	1906	19	2 BHK	800	880	28630	2,29,04,000	2,47,36,320	62000	28,16,000
61	1907	19	3 BHK	1137	1251	28630	3,25,52,310	3,51,56,495	88000	40,02,240
62	1908	19	3 BHK	1133	1246	28630	3,24,37,790	3,50,32,813	87500	39,88,160
63	2001	20	2 BHK	699	769	28720	2,00,75,280	2,16,81,302	54000	24,60,480
64	2002	20	2 BHK	699	769	28720	2,00,75,280	2,16,81,302	54000	24,60,480
65	2003	20	3 BHK	1235	1359	28720	3,54,69,200	3,83,06,736	96000	43,47,200
66	2004	20	3 BHK	1240	1364	28720	3,56,12,800	3,84,61,824	96000	43,64,800

Sr. No.	Flat No.	Floor No.	Comp	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 ₹
67	2005	20	2 BHK	800	880	28720	2,29,76,000	2,48,14,080	62000	28,16,000
68	2006	20	2 BHK	800	880	28720	2,29,76,000	2,48,14,080	62000	28,16,000
69	2007	20	3 BHK	1137	1251	28720	3,26,54,640	3,52,67,011	88000	40,02,240
70	2008	20	3 BHK	1133	1246	28720	3,25,39,760	3,51,42,941	88000	39,88,160
71	2101	21	2 BHK	699	769	28810	2,01,38,190	2,17,49,245	54500	24,60,480
72	2102	21	2 BHK	699	769	28810	2,01,38,190	2,17,49,245	54500	24,60,480
73	2103	21	3 BHK	1235	1359	28810	3,55,80,350	3,84,26,778	96000	43,47,200
74	2104	21	3 BHK	1240	1364	28810	3,57,24,400	3,85,82,352	96500	43,64,800
75	2105	21	2 BHK	800	880	28810	2,30,48,000	2,48,91,840	62000	28,16,000
76	2106	21	2 BHK	800	880	28810	2,30,48,000	2,48,91,840	62000	28,16,000
77	2107	21	3 BHK	1137	1251	28810	3,27,56,970	3,53,77,528	88500	40,02,240
78	2108	21	3 BHK	1133	1246	28810	3,26,41,730	3,52,53,068	88000	39,88,160
79	2201	22	2 BHK	699	769	28900	2,02,01,100	2,18,17,188	54500	24,60,480
80	2202	22	2 BHK	699	769	28900	2,02,01,100	2,18,17,188	54500	24,60,480
81	2203	22	3 BHK	1235	1359	28900	3,56,91,500	3,85,46,820	96500	43,47,200
82	2204	22	3 BHK	1240	1364	28900	3,58,36,000	3,87,02,880	97000	43,64,800
83	2205	22	2 BHK	800	880	28900	2,31,20,000	2,49,69,600	62500	28,16,000
84	2206	22	2 BHK	800	880	28900	2,31,20,000	2,49,69,600	62500	28,16,000
85	2207	22	3 BHK	1137	1251	28900	3,28,59,300	3,54,88,044	88500	40,02,240
86	2208	22	3 BHK	1133	1246	28900	3,27,43,700	3,53,63,196	88500	39,88,160
87	2301	23	2 BHK	699	769	28990	2,02,64,010	2,18,85,131	54500	24,60,480
88	2302	23	2 BHK	699	769	28990	2,02,64,010	2,18,85,131	54500	24,60,480
89	2303	23	3 BHK	1235	1359	28990	3,58,02,650	3,86,66,862	96500	43,47,200
90	2304	23	3 BHK	1240	1364	28990	3,59,47,600	3,88,23,408	97000	43,64,800
91	2305	23	2 BHK	800	880	28990	2,31,92,000	2,50,47,360	62500	28,16,000
92	2306	23	2 BHK	800	880	28990	2,31,92,000	2,50,47,360	62500	28,16,000
93	2307	23	3 BHK	1137	1251	28990	3,29,61,630	3,55,98,560	89000	40,02,240
94	2308	23	3 BHK	1133	1246	28990	3,28,45,670	3,54,73,324	88500	39,88,160
95	2401	24	2 BHK	699	769	29080	2,03,26,920	2,19,53,074	55000	24,60,480
96	2402	24	2 BHK	699	769	29080	2,03,26,920	2,19,53,074	55000	24,60,480
97	2403	24	3 BHK	1235	1359	29080	3,59,13,800	3,87,86,904	97000	43,47,200
98	2404	24	3 BHK	1240	1364	29080	3,60,59,200	3,89,43,936	97500	43,64,800
99	2405	24	2 BHK	800	880	29080	2,32,64,000	2,51,25,120	63000	28,16,000
100	2406	24	2 BHK	800	880	29080	2,32,64,000	2,51,25,120	63000	28,16,000
101	2407	24	3 BHK	1137	1251	29080	3,30,63,960	3,57,09,077	89500	40,02,240



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Sr. No.	Flat No.	Floor No.	Comp.	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 ₹
102	2408	24	3 BHK	1133	1246	29080	3,29,47,640	3,55,83,451	89000	39,88,160
103	2501	25	2 BHK	699	769	29170	2,03,89,830	2,20,21,016	55000	24,60,480
104	2502	25	2 BHK	699	769	29170	2,03,89,830	2,20,21,016	55000	24,60,480
105	2503	25	3 BHK	1235	1359	29170	3,60,24,950	3,89,06,946	97500	43,47,200
106	2504	25	3 BHK	1240	1364	29170	3,61,70,800	3,90,64,464	97500	43,64,800
107	2505	25	2 BHK	800	880	29170	2,33,36,000	2,52,02,880	63000	28,16,000
108	2506	25	2 BHK	800	880	29170	2,33,36,000	2,52,02,880	63000	28,16,000
109	2601	26	2 BHK	699	769	29260	2,04,52,740	2,20,88,959	55000	24,60,480
110	2602	26	2 BHK	699	769	29260	2,04,52,740	2,20,88,959	55000	24,60,480
111	2603	26	3 BHK	1235	1359	29260	3,61,36,100	3,90,26,988	97500	43,47,200
112	2604	26	3 BHK	1240	1364	29260	3,62,82,400	3,91,84,992	98000	43,64,800
113	2605	26	2 BHK	800	880	29260	2,34,08,000	2,52,80,640	63000	28,16,000
114	2606	26	2 BHK	800	880	29260	2,34,08,000	2,52,80,640	63000	28,16,000
115	2607	26	3 BHK	1137	1251	29260	3,32,68,620	3,59,30,110	90000	40,02,240
116	2608	26	3 BHK	1133	1246	29260	3,31,51,580	3,58,03,706	89500	39,88,160
117	2701	27	2 BHK	699	769	29350	2,05,15,650	2,21,56,902	55500	24,60,480
118	2702	27	2 BHK	699	769	29350	2,05,15,650	2,21,56,902	55500	24,60,480
119	2703	27	3 BHK	1235	1359	29350	3,62,47,250	3,91,47,030	98000	43,47,200
120	2704	27	3 BHK	1240	1364	29350	3,63,94,000	3,93,05,520	98500	43,64,800
121	2705	27	2 BHK	800	880	29350	2,34,80,000	2,53,58,400	63500	28,16,000
122	2706	27	2 BHK	800	880	29350	2,34,80,000	2,53,58,400	63500	28,16,000
123	2707	27	3 BHK	1137	1251	29350	3,33,70,950	3,60,40,626	90000	40,02,240
124	2708	27	3 BHK	1133	1246	29350	3,32,53,550	3,59,13,834	90000	39,88,160
125	2801	28	2 BHK	699	769	29440	2,05,78,560	2,22,24,845	55500	24,60,480
126	2802	28	2 BHK	699	769	29440	2,05,78,560	2,22,24,845	55500	24,60,480
127	2803	28	3 BHK	1235	1359	29440	3,63,58,400	3,92,67,072	98000	43,47,200
128	2804	28	3 BHK	1240	1364	29440	3,65,05,600	3,94,26,048	98500	43,64,800
129	2805	28	2 BHK	800	880	29440	2,35,52,000	2,54,36,160	63500	28,16,000
130	2806	28	2 BHK	800	880	29440	2,35,52,000	2,54,36,160	63500	28,16,000
131	2807	28	3 BHK	1137	1251	29440	3,34,73,280	3,61,51,142	90500	40,02,240
132	2808	28	3 BHK	1133	1246	29440	3,33,55,520	3,60,23,962	90000	39,88,160
133	2901	29	2 BHK	699	769	29530	2,06,41,470	2,22,92,788	55500	24,60,480
134	2902	29	2 BHK	699	769	29530	2,06,41,470	2,22,92,788	55500	24,60,480
135	2903	29	3 BHK	1235	1359	29530	3,64,69,550	3,93,87,114	98500	43,47,200
136	2904	29	3 BHK	1240	1364	29530	3,66,17,200	3,95,46,576	99000	43,64,800

Sr. No.	Flat No.	Floor No.	Comp.	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 ₹
137	2905	29	2 BHK	800	880	29530	2,36,24,000	2,55,13,920	64000	28,16,000
138	2906	29	2 BHK	800	880	29530	2,36,24,000	2,55,13,920	64000	28,16,000
139	2907	29	3 BHK	1137	1251	29530	3,35,75,610	3,62,61,659	90500	40,02,240
140	2908	29	3 BHK	1133	1246	29530	3,34,57,490	3,61,34,089	90500	39,88,160
141	3001	30	2 BHK	699	769	29620	2,07,04,380	2,23,60,730	56000	24,60,480
142	3002	30	2 BHK	699	769	29620	2,07,04,380	2,23,60,730	56000	24,60,480
143	3003	30	3 BHK	1235	1359	29620	3,65,80,700	3,95,07,156	99000	43,47,200
144	3004	30	3 BHK	1240	1364	29620	3,67,28,800	3,96,67,104	99000	43,64,800
145	3005	30	2 BHK	800	880	29620	2,36,96,000	2,55,91,680	64000	28,16,000
146	3006	30	2 BHK	800	880	29620	2,36,96,000	2,55,91,680	64000	28,16,000
147	3007	30	3 BHK	1137	1251	29620	3,36,77,940	3,63,72,175	91000	40,02,240
148	3008	30	3 BHK	1133	1246	29620	3,35,59,460	3,62,44,217	90500	39,88,160
<b>Total</b>				<b>142577</b>	<b>156835</b>		<b>4,10,74,39,070</b>	<b>4,43,60,34,196</b>		<b>50,18,71,040</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 ₹
<b>Paradigm Anantaara</b>	2 BHK - 76 3 BHK - 72	<b>148</b>	<b>142577</b>	<b>156835</b>	<b>4,10,74,39,070.00</b>	<b>4,43,60,34,196.00</b>
<b>Refuge Floor – 18<sup>th</sup> &amp; 25<sup>th</sup> Floor – Flat No. 7 &amp; 8</b>						

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>4,10,74,39,070.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>4,43,60,34,196.00</b>
<b>Cost of Construction (Total Built up area x Rate) 156835 Sq. Ft. x ₹ 3200.00</b>	<b>50,18,72,000.00</b>

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		

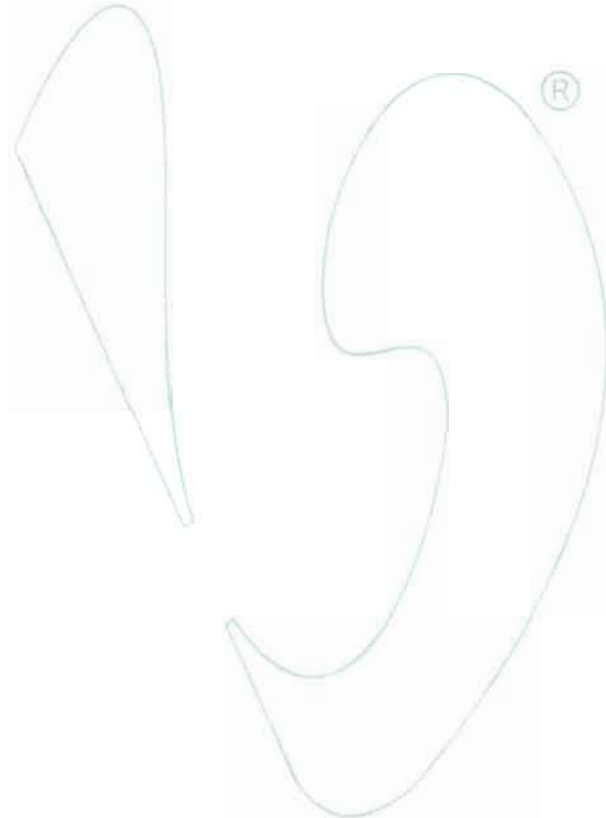
Part – F (Services)			Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

#### 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>₹ 4,10,74,39,070.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 4,43,60,34,196.00</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 ₹ 27,500.00 to ₹ 30,500.00 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 ₹ 28,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



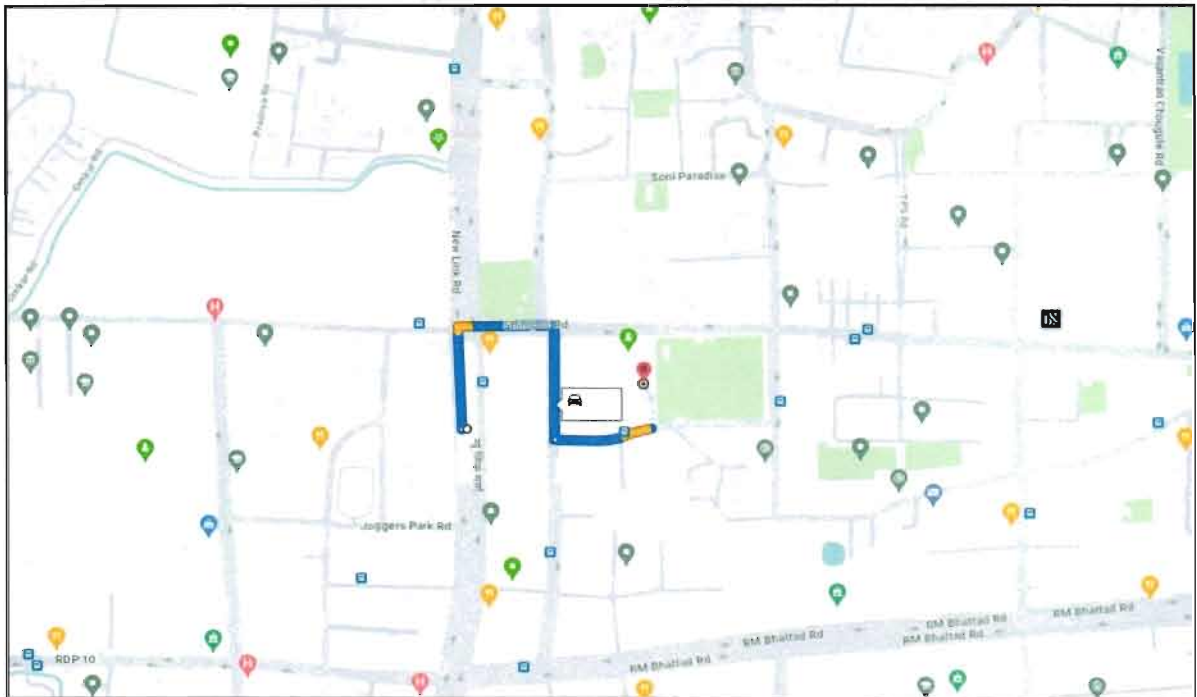


## Actual Site Photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 19°13'23.9"N 72°50'35.1"E**


**Note:** The Blue line shows the route to site from nearest Metro station (Shimpoli – 550 Mtr.)

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: बोरीवली ( बोरीवली )

Search By:  Survey No.  Location

Enter Survey No: 526 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
83/364 -पुभाग: उत्तरेस शावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.	56220	131450	51170	178800	131450	चौ. मीटर मि.टी.एस. नंबर

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## Sales Instance

236389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
15-01-2024		दस्त क्रमांक : 236/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : बोरीवली</b>		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	21400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12557106.3	
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्र :1605,सेल बिल्डींग,माळा क्र : 16 वा मजला,इमारतीचे नाव : पॅराडाईम अनंतारा,ब्लॉक क्र : लक्ष्मण नारायण भंडारी मार्ग,रोड क्र: चिकूवाडी रोड,बोरीवली पश्चिम,मुंबई-400092,सदनिकेचे एकुण क्षेत्रफळ 74.32 चौ मी कार्पेट एरिया सोबत । कार पार्किंग ईतर वर्णन दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 531 आणि बी, 526 ; ) )	
(5) क्षेत्रफळ	81.75 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:-शुभयुवी इन्फ्रास्ट्रक्चर एलएलपी चे ऑर्थोराईड्ड सिव्हीटी रुपेश गुडेकर - वय:-31 पत्ता:- प्लॉट नं. 201, माळा नं. -, इमारतीचे नाव: निवान, ब्लॉक नं: सीटीएस नं ई 751, एस.बी.रोड, पोद्दार इंटरनॅशनल स्कूल समोर, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:- AEIFS7843H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जिगर मुकेश चौहान - वय:-32; पत्ता:-प्लॉट नं: 45/सी-18, माळा नं: -, इमारतीचे नाव: श्री सिद्धिविनायक सीएवएस लिमिटेड, ब्लॉक नं: गोरई-1., रोड नं: गोरई रोड, बोरीवली (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ANEPC6885A 2): नाव:-भाग्यश्री जिगर चौहान - वय:-32; पत्ता:-प्लॉट नं: 45/सी-18, माळा नं: -, इमारतीचे नाव: श्री सिद्धिविनायक सीएवएस लिमिटेड., ब्लॉक नं: गोरई-1., रोड नं: गोरई रोड, बोरीवली (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-CIZPK9715R	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	03/01/2024	
(11)अनुक्रमांक खंड व पृष्ठ	236/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1284000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sales Instance**

657389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
15-01-2024		दस्त क्रमांक : 657/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : बोरीवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	28500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18118340.97	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका क्र :1407,सेल बिल्डींग,माळा क्र : 14 वा मजला,इमारतीचे नाव : पॅराडाईम अनंतारा,ब्लॉक क्र : लक्ष्मण नारायण भंडारी मार्ग,रोड क्र: चिकूवाडी रोड,बोरीवली पश्चिम,मुंबई-400092.सदनिकेचे एकुण क्षेत्रफळ 105.63 चौ.मी कार्पेट एरिया सोबत 2 कार पार्किंग इतर वर्णन दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 531 आणि बी. 526 : ) )	
(5) क्षेत्रफळ	116.19 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या.लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-शुभयुवी इन्फ्रास्ट्रक्चर एलएलपी चे ऑथोराईड्ड सिग्रेट्री रुपेश गुडेकर - वय:-31 पत्ता:- प्लॉट नं: 201, माळा नं:-, इमारतीचे नाव: निवान, ब्लॉक नं: सीटीएस नं ई:751, एस.व्ही.रोड. पोद्दार इंटरनॅशनल स्कूल समोर, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:- AEIIF57843H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिकेत आबासाहेब चव्हाण - वय:-37; पत्ता:-प्लॉट नं: फ्लॅट नं .32, प्लॉट नं .33,, माळा नं: -, इमारतीचे नाव: गोरार्ड शिवाई सीएचएस लिमिटेड. सुविधा स्कूल आरडीपी -1, ब्लॉक नं. गोरार्ड-1,, रोड नं: बोरीवली पश्चिम, मुंबई,, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:- BEYPC3039J 2): नाव:-रेश्मा अनिकेत चव्हाण - वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं .32, प्लॉट नं .33,, माळा नं: -, इमारतीचे नाव: गोरार्ड शिवाई सीएचएस लिमिटेड. सुविधा स्कूल आरडीपी -1, ब्लॉक नं. गोरार्ड-1,, रोड नं: बोरीवली पश्चिम, मुंबई,, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AQYPJ4868K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	657/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1710000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Price Indicators

**Paradigm Anantaara** ₹1.99 Cr - 3.52 Cr | ₹29.40 K/sq.ft

2-3 BHK Apartments | Possession Starts: Mar 2027 | Avg Price: ₹29.40 K/sq.ft | 700.00 sq.ft - 1241.00 sq.ft

Plot Area: 136 Acres	Size: 100.00 sq.ft - 1241.00 sq.ft	Buildings: 1 Buildings - 288 units	Contact Sellers in: Paradigm Anantaara
Launch Date: Apr 2022	Avg Price: ₹29.40 K/sq.ft	Possession Starts: Mar 2027	Please share your contact
Configuration: 2-3 BHK Apartments		Work ID: ES1800034854	

**₹3.82 Cr** EMI - ₹1.72L | [Get pre-approved loan](#)

3 BHK 1241 Sq.ft Flat For Sale | **Borivali West, Mumbai**

3 Bedz | 3 Bathz | 1 Covered Parking | Unfurnished | Private jacc... | Island Kitchen

Carpet Area: 1241 sq.ft	Developer: Shubhvyaj Infrastructure LLP	Project: Paradigm Anantaara	Floor: 12 (Out of 41 Floors)
Transaction Type: New Property	Facing: East	Lifts: 4	Furnished Status: Unfurnished

East Facing Property

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

**More Details**

Price Breakup: ₹3.82 Cr | ₹19,10,000 Approx. Registration Charges | ₹12,410 Monthly

Booking Amount: ₹10 Lac

Address: Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra

Landmarks: Shimpoli Metro Station, Link Road, Borivali Railway Station

## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾




Home » Property for sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Shimpoli » 2 BHK Flats for Sale in Shimpoli » 875 Sq-ft

₹1.99 Cr

EMI - ₹ 90k

[How much loan can I get?](#)

2 BHK 875 Sq-ft Flat For Sale [Shimpoli, Mumbai](#)

-7 Photos

2 Beds
2 Baths
2 Balconies
1 Covered Parking

<p><b>Carpet Area:</b> 700 sqft - ₹28-32/sqft</p> <p><b>Floor:</b> 14 (Out of 42 Floors)</p> <p><b>Lifts:</b> 4</p>	<p><b>Developer:</b> <a href="#">Shubhyuvi Infrastructure LLP</a></p> <p><b>Transaction Type:</b> New Property</p> <p><b>Furnished Status:</b> Unfurnished</p>	<p><b>Project:</b> <a href="#">Paradigm Anantaara</a></p> <p><b>Facing:</b> North</p> <p><b>Car Parking:</b> 1 Covered</p>
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Contact Agent
Get Phone No

**More Details**

Price Breakup	₹1.99 Cr   ₹9,95,000 Approx. Registration Charges   ₹4,000 Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800034854
Address	Borivali West, Mumbai, Shimpoli, Mumbai - Western Mumbai, Maharashtra
Landmarks	The project is 4 min. away from Borivali Railway Station

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾




Home » Property for sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Borivali » 2 BHK Flats for Sale in Borivali » 900 Sq-ft

₹1.95 Cr

EMI - ₹ 88k

[Get Loan offers from 34+ banks](#)

2 BHK 900 Sq-ft Flat For Sale [Borivali, Mumbai](#)

-3 Photos

2 Beds
2 Baths
1 Balcony
Unfurnished

<p><b>Carpet Area:</b> 700 sqft - ₹27.87/sqft</p> <p><b>Floor:</b> 16 (Out of 40 Floors)</p> <p><b>Facing:</b> East</p>	<p><b>Developer:</b> <a href="#">Shubhyuvi Infrastructure LLP</a></p> <p><b>Transaction Type:</b> New Property</p> <p><b>Lifts:</b> 2</p>	<p><b>Project:</b> <a href="#">Paradigm Anantaara</a></p> <p><b>Additional Rooms:</b> 1 Store Room</p> <p><b>Furnished Status:</b> Unfurnished</p>
---	---	--

📍 East Facing Property

Contact Agent
Get Phone No

[👤](#) Last contact made 23 days ago

**More Details**

Price Breakup	₹1.95 Cr   ₹9,75,000 Approx. Registration Charges   ₹4,200 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800034854
Address	Borivali West, Mumbai, Borivali, Mumbai - Western Mumbai, Maharashtra
Landmarks	Borivali west near shimpoli ground

## Price Indicators

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shimpoli > 2 BHK Flats for Sale in Shimpoli > 780 Sq.ft

₹1.98 Cr

EMI - ₹ 89k [Can I afford it?](#)

2 BHK 780 Sq-ft Flat For Sale [Shimpoli, Mumbai](#)

2 Beds
2 Baths
1 Balcony
1 Covered Parking

<b>Carpet Area</b> 700 sqft * ₹28,286/sqft	<b>Developer</b> <a href="#">Shubhyuvi Infrastructure LLP</a>	<b>Project</b> <a href="#">Paradigm Anantaara</a>
<b>Floor</b> 13 (Out of 40 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 5	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.98 Cr   ₹9,90,000 Approx. Registration Charges   ₹1 Monthly
Booking Amount	₹5.0 Lac
Address	Borivali West, Mumbai, Shimpoli, Mumbai - Western Mumbai, Maharashtra

HOUSING

[Buy](#) [Rent](#) [Sell](#)

Home > Flats > 2 BHK Flats > Apartment for Sale in Borivali West > 2 BHK Flat

2 BHK Flat

Paradigm Anantaara

Paradigm Anantaara, Borivali West, Mumbai

₹1.99 Cr

EMI starts at ₹90,800

[View Details](#)

[Contact Seller](#)

800 sq ft  
Built-up Area
₹24,687/sq ft  
Avg. Price
2 BHK  
Configuration
31st Dec, 2024  
Possession Date
Floor: 0  
of 30 floors
Semi-Furnished  
Furnishing



## Price Indicators

**HOUSING.COM** Buy | Mumbai

**3 BHK Flat** ₹2.84 Cr (₹ starts at ₹1.41 Lac)

By **PRIMEIMMO REALTY**

Paradigm Anantaara - Shimpoli West, Mumbai

[Contact Seller](#)

1150 sqft  
Built Up Area

₹24.70 K/sqft  
Avg. Price

Ready to move  
Possession status

Lower  
of 42 floors

Unfurnished  
Furnishing

+ 18 more

**magicbricks** Buy | Rent | Sell | Home Loans

Get full support from Relationship Manager **MB Prime** | Shortlists Properties, Communicates with Owners | Live Video Call | [Join Prime @ 50% OFF](#)

**₹3.76 Cr** (EMI: ₹1.70L) [Get Loan offers from 24+ banks](#)

3 BHK Flat For Sale in Paradigm Anantaara, [Shimpoli, Mumbai](#)

3 Beds | 4 Baths | 1 Balcony | Unfurnished

Carpet Area: 1240 sqft - ₹50.323/sqft

Developer: **Shubhyuxi Infrastructure LLP** | Project: **Paradigm Anantaara** | Floor: 12 (Out of 42 Floors)

Transaction Type: Resale | Furnished Status: Unfurnished | Age Of Construction: Under Construction

[Contact Owner](#) | [Get Phone No.](#) | Last contact made 35 days ago

**More Details**

Price Breakup: ₹3.76 Cr

Booking Amount: ₹5.0 Lac

Address: Paradigm Anantaara, Next to Shimpoli Play Ground, Shimpoli, Borivali West, Shimpoli, 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 Shimpoli > 3 BHK Flats for Sale in Shimpoli > 1190 Sq-Ft

**₹ 3.19 Cr** EMI: ₹ 1.44L [Get pre-approved loan](#)

3 BHK, 1190 Sq-Ft Flat For Sale [Shimpoli, Mumbai](#)

Photo not uploaded by advertiser

Request Photos

3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking
 Smart Home
 Private jacuzzi

Carpet Area 1137 sqft * ₹ 28,056/sqft	Developer <a href="#">Shubhyuvi Infrastructure LLP</a>	Project <a href="#">Paradigm Anantaara</a>	Floor 15 (Out of 41 Floors)
Transaction Type New Property	Facing East	Lifts 5	Furnished Status Unfurnished

Contact Agent
Get Phone No.

### More Details

**Price Breakup**     ₹ 3.19 Cr | ₹ 15,95,000 Approx. Registration Charges | ₹ 1 Monthly

**Booking Amount:**     ₹ 5.0 Lac

**Address:**     Borivali West, Mumbai, Shimpoli, Mumbai - Western Mumbai, Maharashtra

**Landmarks:**     It is Close To Shimpoli signale



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## Price Indicators Projects nearby Locality



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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 ..

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

🟢 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**  
597 sqft ~  
₹ 25,963/sqft

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Project**  
I.C.Colony

**Floor**  
6 (Out of 11 Floors)

**Facing**  
East

**Lifts**  
2

**Type Of Ownership**  
Freehold

**Age Of Construction**  
Under Construction

🟢 East Facing Property

Contact Agent


Get Phone No.

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.75 Cr EMI - ₹1.24L | [Get pre-approved loan](#)

3 BHK 982 Sq-ft Flat For Sale in [IC Colony, Mumbai](#)



🛏️ 3 Beds 🚿 3 Baths 🏡 1 Balcony 🏠 Unfurnished

📦 Service/Goods ...


Carpet Area <b>982 sqft</b> ▾ ₹28,004/sqft	Floor 12 (Out of 22 Floors)	Transaction Type New Property	Facing North - East
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction Under Construction	

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in IC Colony » 2 BHK Flats for Sale in IC Colony » 920 Sq-ft

₹1.90 Cr EMI - ₹86k | [Get pre-approved loan](#)

2 BHK 920 Sq-ft Flat For Sale in [IC Colony, Mumbai](#)



🛏️ 2 Beds 🚿 2 Baths 🚗 1 Covered Parking 🏠 Unfurnished

Carpet Area <b>708 sqft</b> ▾ ₹26,836/sqft	Developer <b>Solidago Realty</b>	Project <b>Solidago The Castle</b>	
Floor Upper Basement (Out of 13 Floors)	Transaction Type New Property	Facing West	
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Agent

Get Phone No.

🕒 Last contact made 30 days ago

## 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 IC Colony > 2 BHK Flats for Sale in IC Colony > 1150 Sq-ft

₹1.55 Cr

EMI - ₹70k

Get pre-approved loan

2 BHK 1150 Sq-ft Flat For Sale in **IC Colony, Mumbai**



2 Beds
 2 Baths
 1 Balcony
 Unfurnished

<b>Carpet Area</b> <b>630 sqft</b> ▾ ₹24,603/sqft	<b>Floor</b> <b>5 (Out of 8 Floors)</b>	<b>Transaction Type</b> <b>New Property</b>
<b>Additional Rooms</b> <b>1 Servant Room</b>	<b>Facing</b> <b>East</b>	<b>Lifts</b> <b>2</b>
<b>Furnished Status</b> <b>Unfurnished</b>	<b>Car Parking</b> <b>1 Open</b>	<b>Type Of Ownership</b> <b>Freehold</b>

East Facing Property

Contact Agent

Get Phone No.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for Sale in IC Colony > 2 BHK Flats for Sale in IC Colony > 610 Sq-ft

₹1.72 Cr

EMI - ₹78k

Get pre-approved loan

2 BHK 610 Sq-ft Flat For Sale in **IC Colony, Mumbai**



2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

<b>Carpet Area</b> <b>610 sqft</b> ▾ ₹28,197/sqft	<b>Floor</b> <b>19 (Out of 19 Floors)</b>	<b>Transaction Type</b> <b>New Property</b>
<b>Facing</b> <b>East</b>	<b>Lifts</b> <b>2</b>	<b>Furnished Status</b> <b>Unfurnished</b>
<b>Car Parking</b> <b>1 Covered</b>	<b>Type Of Ownership</b> <b>Freehold</b>	<b>Age Of Construction</b> <b>Under Construction</b>

East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 91 days ago

## 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 IC Colony > 2 BHK Flats for Sale in IC Colony > 800 sq-ft

₹1.83 Cr

EMI - ₹83k | [Can I afford it?](#)

2 BHK 800 Sq-ft Flat For Sale IC Colony, Mumbai



2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

<p>Carpet Area <b>610 sqft</b> ~ ₹30,000/sqft</p>	<p>Developer <b>Romell Group</b></p>	<p>Project <b>Romell Serene</b></p>
<p>Floor <b>10 (Out of 22 Floors)</b></p>	<p>Transaction Type <b>New Property</b></p>	<p>Facing <b>East</b></p>
<p>Lifts <b>4</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>

East Facing Property

Last contact made 60 days ago

Contact Agent

Get Phone No.

HOUSING
Buy in Mumbai ▾

Home > Mumbai > Flats > Flats for Sale > Flats for Sale

Ajmera Manor


By **AJMERIA GROUP**


Borivali West, Western Suburb, Mumbai

₹2.28 Cr - 2.87 Cr

₹29.00 K/sq.ft  
EMI starts at ₹13 Lacs

See More





2-3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹29.00 K/sq.ft Avg. Price

785.00 sq.ft. - 990.00 sq.ft. Carpet Area Size



## Price Indicators Projects nearby Locality

**Ashirwad Trevi** - New  
 ₹199 Cr - 2.48 Cr | ₹28.59 K/sq.ft  
 Avg Price  
 701.00 sq.ft - 874.00 sq.ft  
 Carpet Area  
 Dec 2018  
 Possession Starts  
 2, 3 BHK Apartments  
 Configurations  
[Contact Developer](#)

**₹1.67 Cr** EMI - ₹75k | Can I afford it?  
 2 BHK 642 Sq-ft Flat For Sale in **Shimpoli, Mumbai**  
 28 Beds | 2 Baths | 1 Covered Parking | Unfurnished  
 Carpet Area: 642 sqft - ₹26.012/sqft  
 Floor: 8 (Out of 9 Floors)  
 Transaction Type: New Property  
 Facing: East  
 Lifts: 2  
 Furnished Status: Unfurnished  
 Car Parking: 1 Covered  
 Type Of Ownership: Co-operative Society  
 Age Of Construction: Under Construction  
[Contact Agent](#) [Get Phone No](#) Last contact made 4 days ago

**More Details**

Price Breakup	₹1.67 Cr   ₹8,35,000 Approx. Registration Charges   ₹4,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	AS1800005864
Address	Shimpoli Borival West, Shimpoli, Mumbai - Western Mumbai, Maharashtra
Landmarks	The property is well connected with public transport and markets

## Price Indicators Projects nearby Locality




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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shimpoli > 3 BHK Flats for Sale in Shimpoli > 800 Sq-ft

₹ 2.31 Cr

EMI - ₹ 10,611 | [Get pre-approved loan](#)

3 BHK 800 Sq-ft Flat For Sale in [Shimpoli, Mumbai](#)

3 Beds
3 Baths
2 Covered Parking
Unfurnished
Visitor Parking

Carpet Area 731 sqft ₹ 31,601/sqft	Floor 10 (Out of 15 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 2 Covered	Type Of Ownership Freehold

East Facing Property

Contact Agent
Get Phone No
Last contact made 6 days ago

**More Details**

Price Breakup      ₹ 2.31 Cr | ₹ 7,900 Monthly

Booking Amount    ₹ 1.0 Lac

Address              Borivali West, Shimpoli, Shimpoli, Mumbai - Western Mumbai, Maharashtra

Landmarks          Shimpoli , Borivali West



magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shimpoli > 2 BHK Flats for Sale in Shimpoli > 1100 Sq-ft

₹ 2.09 Cr

EMI - ₹ 9,944 | [Get pre-approved loan](#)

2 BHK 1100 Sq-ft Flat For Sale in [Shimpoli, Mumbai](#)

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Skydeck
Visitor Parking

Carpet Area 765 sqft ₹ 27,320/sqft	Floor 11 (Out of 16 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold




## Price Indicators Projects nearby Locality


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.40 Cr EMI - ₹1,188 | [Get Loan Offer from 34+ banks](#)

3 BHK 921 Sq-ft Flat For Sale in [Shimoli, Mumbai](#)



3 Beds 3 Baths 1 Covered Parking Unfurnished



Visitor Parking

Carpet Area 921 sqft ~ ₹26.09/sqft	Floor 10 (Out of 12 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Co-operative Society

East Facing Property

Contact Agent
Get Phone No
Last contact made 18 days ago


**More Details**

Price Breakup	₹2.4 Cr   ₹12,00,000   Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	P51800050841
Address	Borivali West, Mumbai, Shimoli, Mumbai - Western Mumbai, Maharashtra


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.85 Cr EMI - ₹1,291 | [Can I afford it?](#)

3 BHK 1650 Sq-ft Flat For Sale in [Shimoli, Mumbai](#)



3 Beds 3 Baths 1 Covered Parking Unfurnished



Fireplace Laundry Serv.

Carpet Area 1003 sqft ~ ₹28.45/sqft	Developer <a href="#">Shree Balaji Enterprises</a>	Project <a href="#">Mahir</a>	Floor 15 (Out of 22 Floors)
Transaction Type New Property	Facing North	Lifts 3	Furnished Status Unfurnished

Near Borivali West Railway station, SV Road, schools and shopping mall

## Price Indicators Projects nearby Locality

**Shivoham Avyukta Breeze**  
By SHIVOHAM GROUP  
Link Road Off Devidas Lane Borivali West, Western Suburbs, Mumbai

₹1.52 Cr - 1.75 Cr | ₹27.00 K/sq.ft  
EMI starts at ₹75.37 K

2 BHK Apartment Configuration  
Sep. 2025 Possession Starts  
₹27.00 K/sq.ft Avg. Price  
562.00 sq.ft. - 650.00 sq.ft. (Carpet Area) Sizes

**Shivoham Avyukta Neelkamal**  
By SHIVOHAM GROUP  
Plot No. 544a AT Borivali West, Western Suburbs, Mumbai

₹1.13 Cr - 2.52 Cr | ₹27.00 K/sq.ft  
EMI starts at ₹55.85 K

1, 2, 3 BHK Apartments Configurations  
Sep. 2026 Possession Starts  
₹27.00 K/sq.ft Avg. Price  
417.00 sq.ft. - 932.00 sq.ft. (Carpet Area) Sizes

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 : 15.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=f9222b6c4fad3d6c03e0c99e25b60913496c3d33d4113111  
5279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=1a56a566ab0c2f0d6b2a54ab0c3c7e31e31bd2e104  
e38f7e794227562256c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2024.01.15 17:48:15 +05'30'

Auth. Sign.

Director

**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

(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 15.01.2024 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 09.01.2024. 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. Shubhyuvi Infrastructure LLP</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 Anwar Shaikh – 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 - 09.01.2024 Valuation Date - 15.01.2024 Date of Report - 15.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.01.2024
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 **15<sup>th</sup> January 2024** 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. Shubhyvi Infrastructure LLP**. 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. Shubhyuvi Infrastructure LLP**. 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.2019922b6c4fd135d07e6c79e26865913490c0d33d4133  
3115277d17a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=114645642b3cc8f9d6b2a55af6e3cfeb11013d2e  
394e282e29a127b625b4c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2024.01.15 17:49:28 +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

Re: Project - Paradigm Anantaara

**ME** Me 1:09 PM **SENT**  
Fwd: Re: Project - Paradigm Anantaara - Forwarded message From: Sanket Shah <sanket.shah@paradigmrealty.co.in> To: vinita.surve@vastukala

**SA** sanket.shah@paradigmrealty.co.in  
SAT JAN 13 4:00 PM INBOX  
vinita.surve@vastukala.org, ram@foster-fs.com, HOME-LOAN DEPARTMENT

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Dear Vinita,

Please approved the project Paradigm Anantaara till 30<sup>th</sup> Floor as of now.

Regards,

**SANKET SHAH**  
Senior Executive - Home Loan

+91 88792 32771  
www.paradigmrealty.co.in  
2<sup>nd</sup> Floor, Paradigm Nivan, S.V Road, Khar(W),  
Mumbai 400052



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