

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Marquis Residences Phase II"**

"Marquis Residences Phase II", Proposed Residential Building - Wing B & C on Plot Bearing C.T.S. No. 1406/10 of Village – Malad (South), Near Paradigam Tower, Ram Nagar, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country - India

Latitude Longitude: 19°10'39.5"N 72°50'02.4"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  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivati Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
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## MASTER VALUATION REPORT OF "Marquis Residences Phase - II"

**"Marquis Residences Phase - II", Proposed Residential Building - Wing B & C on Plot Bearing C.T.S. No. 1406/10 of Village – Malad (South), Near Paradigam Tower, Ram Nagar, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country - India**

**Latitude Longitude: 19°10'39.5"N 72°50'02.4"E**

### NAME OF DEVELOPER: M/s. Embassy Enterprises

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 23<sup>rd</sup> January 2024 for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Marquis Residences Phase - II", Proposed Residential Building - Wing B & C on Plot Bearing C.T.S. No. 1406/10 of Village – Malad (South), Near Paradigam Tower, Ram Nagar, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country - India. It is about 1.1 Km. travel distance from Malad (West) 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. Embassy Enterprises		
Project Registration Number	Project	RERA Project Number	
	Marquis Residences Phase - II	P51800051092	
Register office address	M/s. Embassy Enterprises Address: B-106, "Sanjay Apartment", S. V. P. Road, Borivali (West), Mumbai, Pin - 400 092, State - Maharashtra, Country – India.		
Contact Numbers	Contact Person : Mr. Amit Belose (Sales Manager – Mobile No. 84228 14221)		
E – mail ID & Website	<a href="mailto:info@marquisresidences.in">info@marquisresidences.in</a>		

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Kemp Plaza & Chincholi Bunder Road
On or towards South	Aalinda Fortuna & Road
On or towards East	Vibagyor School Road
On or towards West	Open Plot & MDP Road



#### Our Pan India Presence at :

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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](mailto: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 : 23.01.2024
	b)	Date on which the valuation is made : 06.02.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 13.06.2022 issued by Tamhane & Co.
	2.	Copy of Deed of Sale dated 02.12.1996 between Mrs. Mohini I. Kapoor (Vendor) & M/s. Embassy Enterprises (Purchasers).
	3.	Copy of Deed of Sale dated 02.12.1996 between Mrs. Bina C. Badlani (Vendor) & M/s. Embassy Enterprises (Purchasers).
	4.	Copy of Deed of Sale dated 02.12.1996 between Mrs. Kanchan R. Kubal (Vendor) & M/s. Embassy Enterprises (Purchasers).
	5.	Copy of Deed of Conveyance dated 01.09.2020 between Mrs. Kanchan R. Kubal (Vendor) & M/s. Embassy Enterprises (Purchasers).
	6.	Copy of Draft Agreement between M/s. Embassy Enterprises (Embassy) & Allottees.
	7.	Copy of Engineer's Certificate for cost incurred for development date 30.12.2023 issued by Jinesh A. Choksi (As per RERA Certificate).
	8.	Copy of Architect's Certificate for percentage of completion of construction date 03.01.2024 issued by D. P. Assocaites (As per RERA Certificate).
	9.	Copy of NOC for Height Clearance No. JUHU / WEST / B / 111821 / 635875 date 23.12.2021, Valid upto: 22.12.2029 issued by Airports Authority of India.
	10.	Copy of Fire Safety requirements NOC No. CE / 7192 / BP / WS / AP / CFO / 1 / Amend dated 28.11.2021 issued by Mumbai Fire Brigade, MCGM.
	11.	Copy of Environmental Clearance NOC No. SIA / MH / MIS / 258226 / 2022 dated 25.07.2022 issued by State Level Environment Impact Assessment Authority.
	12.	Copy of MAHARERA Registration Certificate of Project No. P51800051092 issued by Maharashtra Real Estate Regulatory Authority date 29.05.2023. Last Modified date 18.01.2024
	13.	Copy of Amended Plan Approval Letter No. CE / 7192 / BP / WS / AP / 337 / 2 / Amend date 07.01.2022 issued by Municipal Corporation of Greater Mumbai
	14.	Copy of Commencement Certificate No. CE / 7192 / BP / WS / AP / CC / 1 / Amend date 02.12.2006 issued



<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>➤ Gymnasium</li> <li>➤ Club House</li> <li>➤ Seweage Treatment Plant</li> <li>➤ Fitness Center</li> <li>➤ Barbeque Zone</li> <li>➤ Aqua Plunge Pool</li> <li>➤ Multipurpose Hall</li> <li>➤ Jogging Track</li> <li>➤ Senior Citizen Zone</li> <li>➤ Kids Pool</li> <li>➤ Children Play Zone</li> </ul>			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Plot No. 1406/10, Village Malad (South)
	d) Ward / Taluka	:	P/South - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>"Marquis Residences Phase - II"</b> , Proposed Residential Building - Wing B & C on Plot Bearing C.T.S. No. 1406/10 of Village – Malad (South), Near Paradigam Tower, Ram Nagar, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India
8.	City / Town	:	Malad (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified	:	No

	under agency area/ scheduled area / cantonment area		
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>
	North	By Plot AB and G of the said layout scheme.	By Plot AB and G of the said layout scheme.
	South	By Plot I of the said layout scheme.	By Plot I of the said layout scheme.
	East	By 60' Wide Existing Road	By 60' Wide Existing Road
	West	By S. No. 504 PT	By S. No. 504 PT
			Kemp Plaza & Chincholi Bunder Road
			Aalinda Fortuna & Road
			Vibagyor School Road
			Open Plot & MDP 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°10'39.5"N 72°50'02.4"E
14.	Extent of the site	:	Plot area – 3596.00 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 – 3596.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	CE / 7192 / BP / WS / AP date 07.01.2022 issued by Municipal Corporation of Greater Mumbai CE / 7192 / BP / WS / AP date 07.01.2022 issued by Municipal Corporation







	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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1) Phase – II, Wing -B:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total 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	401	4	2 BHK	616	30	646	711	21000	1,35,66,000	1,49,22,600	31000	19,38,000
2	402	4	1 BHK	444	0	444	489	21000	93,33,357	1,02,66,693	21500	13,33,337
3	403	4	1 BHK	430	0	430	473	21000	90,37,239	99,40,963	20500	12,91,034
4	404	4	2 BHK	630	34	664	731	21000	1,39,49,175	1,53,44,093	32000	19,92,739
5	405	4	2 BHK	630	34	664	731	21000	1,39,49,175	1,53,44,093	32000	19,92,739
6	501	5	2 BHK	616	30	646	711	21080	1,36,17,680	1,49,79,448	31000	19,38,000
7	502	5	1 BHK	444	0	444	489	21080	93,68,912	1,03,05,803	21500	13,33,337
8	503	5	1 BHK	430	0	430	473	21080	90,71,667	99,78,834	21000	12,91,034
9	504	5	2 BHK	630	34	664	731	21080	1,40,02,315	1,54,02,547	32000	19,92,739
10	505	5	2 BHK	630	34	664	731	21080	1,40,02,315	1,54,02,547	32000	19,92,739
11	601	6	2 BHK	616	30	646	711	21160	1,36,69,360	1,50,36,296	31500	19,38,000
12	602	6	1 BHK	444	0	444	489	21160	94,04,468	1,03,44,915	21500	13,33,337
13	603	6	1 BHK	430	0	430	473	21160	91,06,094	1,00,16,703	21000	12,91,034
14	604	6	2 BHK	630	34	664	731	21160	1,40,55,455	1,54,61,001	32000	19,92,739
15	605	6	2 BHK	630	34	664	731	21160	1,40,55,455	1,54,61,001	32000	19,92,739
16	701	7	2 BHK	616	30	646	711	21240	1,37,21,040	1,50,93,144	31500	19,38,000
17	702	7	1 BHK	444	0	444	489	21240	94,40,024	1,03,84,026	21500	13,33,337
18	703	7	1 BHK	430	0	430	473	21240	91,40,522	1,00,54,574	21000	12,91,034
19	704	7	2 BHK	630	34	664	731	21240	1,41,08,594	1,55,19,453	32500	19,92,739
20	705	7	2 BHK	630	34	664	731	21240	1,41,08,594	1,55,19,453	32500	19,92,739
21	801	8	2 BHK	616	30	646	711	21320	1,37,72,720	1,51,49,992	31500	19,38,000
22	802	8	1 BHK	444	0	444	489	21320	94,75,579	1,04,23,137	21500	13,33,337
23	803	8	1 BHK	430	0	430	473	21320	91,74,949	1,00,92,444	21000	12,91,034

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
24	804	8	2 BHK	630	34	664	731	21320	1,41,61,734	1,55,77,907	32500	19,92,739
25	805	8	2 BHK	630	34	664	731	21320	1,41,61,734	1,55,77,907	32500	19,92,739
26	901	9	2 BHK	616	30	646	711	21400	1,38,24,400	1,52,06,840	31500	19,38,000
27	902	9	1 BHK	444	0	444	489	21400	95,11,135	1,04,62,249	22000	13,33,337
28	903	9	1 BHK	430	0	430	473	21400	92,09,377	1,01,30,315	21000	12,91,034
29	904	9	2 BHK	630	34	664	731	21400	1,42,14,874	1,56,36,361	32500	19,92,739
30	905	9	2 BHK	630	34	664	731	21400	1,42,14,874	1,56,36,361	32500	19,92,739
31	1001	10	2 BHK	616	30	646	711	21480	1,38,76,080	1,52,63,688	32000	19,38,000
32	1002	10	1 BHK	444	0	444	489	21480	95,46,691	1,05,01,360	22000	13,33,337
33	1003	10	1 BHK	430	0	430	473	21480	92,43,805	1,01,68,186	21000	12,91,034
34	1004	10	2 BHK	630	34	664	731	21480	1,42,68,014	1,56,94,815	32500	19,92,739
35	1005	10	2 BHK	630	34	664	731	21480	1,42,68,014	1,56,94,815	32500	19,92,739
36	1101	11	2 BHK	616	30	646	711	21560	1,39,27,760	1,53,20,536	32000	19,38,000
37	1102	11	1 BHK	444	0	444	489	21560	95,82,246	1,05,40,471	22000	13,33,337
38	1103	11	1 BHK	430	0	430	473	21560	92,78,232	1,02,06,055	21500	12,91,034
39	1104	11	2 BHK	630	34	664	731	21560	1,43,21,153	1,57,53,268	33000	19,92,739
40	1105	11	2 BHK	630	34	664	731	21560	1,43,21,153	1,57,53,268	33000	19,92,739
41	1201	12	2 BHK	616	30	646	711	21640	1,39,79,440	1,53,77,384	32000	19,38,000
42	1202	12	1 BHK	444	0	444	489	21640	96,17,802	1,05,79,582	22000	13,33,337
43	1203	12	1 BHK	430	0	430	473	21640	93,12,660	1,02,43,926	21500	12,91,034
44	1204	12	2 BHK	630	34	664	731	21640	1,43,74,293	1,58,11,722	33000	19,92,739
45	1205	12	2 BHK	630	34	664	731	21640	1,43,74,293	1,58,11,722	33000	19,92,739
46	1301	13	2 BHK	616	30	646	711	21720	1,40,31,120	1,54,34,232	32000	19,38,000
47	1302	13	1 BHK	444	0	444	489	21720	96,53,358	1,06,18,694	22000	13,33,337
48	1303	13	1 BHK	430	0	430	473	21720	93,47,087	1,02,81,796	21500	12,91,034
49	1304	13	2 BHK	630	34	664	731	21720	1,44,27,433	1,58,70,176	33000	19,92,739
50	1305	13	2 BHK	630	34	664	731	21720	1,44,27,433	1,58,70,176	33000	19,92,739
51	1401	14	2 BHK	616	30	646	711	21800	1,40,82,800	1,54,91,080	32500	19,38,000
52	1402	14	1 BHK	444	0	444	489	21800	96,88,913	1,06,57,804	22000	13,33,337
53	1403	14	1 BHK	430	0	430	473	21800	93,81,515	1,03,19,667	21500	12,91,034
54	1404	14	2 BHK	630	34	664	731	21800	1,44,80,572	1,59,28,629	33000	19,92,739
55	1405	14	2 BHK	630	34	664	731	21800	1,44,80,572	1,59,28,629	33000	19,92,739
56	1501	15	2 BHK	616	30	646	711	21880	1,41,34,480	1,55,47,928	32500	19,38,000
57	1502	15	1 BHK	444	0	444	489	21880	97,24,469	1,06,96,916	22500	13,33,337
58	1503	15	1 BHK	430	0	430	473	21880	94,15,942	1,03,57,536	21500	12,91,034
59	1504	15	2 BHK	630	34	664	731	21880	1,45,33,712	1,59,87,083	33500	19,92,739
60	1505	15	2 BHK	630	34	664	731	21880	1,45,33,712	1,59,87,083	33500	19,92,739
61	1601	16	2 BHK	616	30	646	711	21960	1,41,86,160	1,56,04,776	32500	19,38,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
62	1602	16	1 BHK	444	0	444	489	21960	97,60,024	1,07,36,026	22500	13,33,337
63	1603	16	1 BHK	430	0	430	473	21960	94,50,370	1,03,95,407	21500	12,91,034
64	1604	16	2 BHK	630	34	664	731	21960	1,45,86,852	1,60,45,537	33500	19,92,739
65	1605	16	2 BHK	630	34	664	731	21960	1,45,86,852	1,60,45,537	33500	19,92,739
66	1701	17	2 BHK	616	30	646	711	22040	1,42,37,840	1,56,61,624	32500	19,38,000
67	1702	17	1 BHK	444	0	444	489	22040	97,95,580	1,07,75,138	22500	13,33,337
68	1703	17	1 BHK	430	0	430	473	22040	94,84,798	1,04,33,278	21500	12,91,034
69	1704	17	2 BHK	630	34	664	731	22040	1,46,39,992	1,61,03,991	33500	19,92,739
70	1705	17	2 BHK	630	34	664	731	22040	1,46,39,992	1,61,03,991	33500	19,92,739
71	1801	18	2 BHK	616	30	646	711	22120	1,42,89,520	1,57,18,472	32500	19,38,000
72	1802	18	1 BHK	444	0	444	489	22120	98,31,136	1,08,14,250	22500	13,33,337
73	1803	18	1 BHK	430	0	430	473	22120	95,19,225	1,04,71,148	22000	12,91,034
74	1804	18	2 BHK	630	34	664	731	22120	1,46,93,131	1,61,62,444	33500	19,92,739
75	1805	18	2 BHK	630	34	664	731	22120	1,46,93,131	1,61,62,444	33500	19,92,739
76	1901	19	2 BHK	616	30	646	711	22200	1,43,41,200	1,57,75,320	33000	19,38,000
77	1902	19	1 BHK	444	0	444	489	22200	98,66,691	1,08,53,360	22500	13,33,337
78	1903	19	1 BHK	430	0	430	473	22200	95,53,653	1,05,09,018	22000	12,91,034
79	1904	19	2 BHK	630	34	664	731	22200	1,47,46,271	1,62,20,898	34000	19,92,739
80	1905	19	2 BHK	630	34	664	731	22200	1,47,46,271	1,62,20,898	34000	19,92,739
81	2001	20	2 BHK	616	30	646	711	22280	1,43,92,880	1,58,32,168	33000	19,38,000
82	2002	20	1 BHK	444	0	444	489	22280	99,02,247	1,08,92,472	22500	13,33,337
83	2003	20	1 BHK	430	0	430	473	22280	95,88,080	1,05,46,888	22000	12,91,034
84	2004	20	2 BHK	630	34	664	731	22280	1,47,99,411	1,62,79,352	34000	19,92,739
85	2005	20	2 BHK	630	34	664	731	22280	1,47,99,411	1,62,79,352	34000	19,92,739
86	2101	21	2 BHK	616	30	646	711	22360	1,44,44,560	1,58,89,016	33000	19,38,000
87	2102	21	1 BHK	444	0	444	489	22360	99,37,803	1,09,31,583	23000	13,33,337
88	2103	21	1 BHK	430	0	430	473	22360	96,22,508	1,05,84,759	22000	12,91,034
89	2104	21	2 BHK	630	34	664	731	22360	1,48,52,550	1,63,37,805	34000	19,92,739
90	2105	21	2 BHK	630	34	664	731	22360	1,48,52,550	1,63,37,805	34000	19,92,739
91	2201	22	2 BHK	616	30	646	711	22440	1,44,96,240	1,59,45,864	33000	19,38,000
92	2204	22	2 BHK	630	34	664	731	22440	1,49,05,690	1,63,96,259	34000	19,92,739
93	2205	22	2 BHK	630	34	664	731	22440	1,49,05,690	1,63,96,259	34000	19,92,739
<b>Total</b>				<b>51383</b>	<b>1879</b>	<b>53262</b>	<b>58588</b>		<b>1,15,62,11,880</b>	<b>1,27,18,33,066</b>		<b>15,97,84,769</b>



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
38	1103	11	1 BHK	430	0	430	473	21560	92,78,232	1,02,06,055	21500	12,91,034
39	1104	11	2 BHK	630	34	664	731	21560	1,43,21,153	1,57,53,269	33000	19,92,739
40	1105	11	2 BHK	630	34	664	731	21560	1,43,21,153	1,57,53,269	33000	19,92,739
41	1201	12	2 BHK	616	30	646	711	21640	1,39,79,440	1,53,77,384	32000	19,38,000
42	1202	12	1 BHK	444	0	444	489	21640	96,17,802	1,05,79,582	22000	13,33,337
43	1203	12	1 BHK	430	0	430	473	21640	93,12,660	1,02,43,926	21500	12,91,034
44	1204	12	2 BHK	630	34	664	731	21640	1,43,74,293	1,58,11,722	33000	19,92,739
45	1205	12	2 BHK	630	34	664	731	21640	1,43,74,293	1,58,11,722	33000	19,92,739
46	1301	13	2 BHK	616	30	646	711	21720	1,40,31,120	1,54,34,232	32000	19,38,000
47	1302	13	1 BHK	444	0	444	489	21720	96,53,358	1,06,18,693	22000	13,33,337
48	1303	13	1 BHK	430	0	430	473	21720	93,47,087	1,02,81,796	21500	12,91,034
49	1304	13	2 BHK	630	34	664	731	21720	1,44,27,433	1,58,70,176	33000	19,92,739
50	1305	13	2 BHK	630	34	664	731	21720	1,44,27,433	1,58,70,176	33000	19,92,739
51	1401	14	2 BHK	616	30	646	711	21800	1,40,82,800	1,54,91,080	32500	19,38,000
52	1402	14	1 BHK	444	0	444	489	21800	96,88,913	1,06,57,805	22000	13,33,337
53	1403	14	1 BHK	430	0	430	473	21800	93,81,515	1,03,19,666	21500	12,91,034
54	1404	14	2 BHK	630	34	664	731	21800	1,44,80,572	1,59,28,630	33000	19,92,739
55	1405	14	2 BHK	630	34	664	731	21800	1,44,80,572	1,59,28,630	33000	19,92,739
56	1501	15	2 BHK	616	30	646	711	21880	1,41,34,480	1,55,47,928	32500	19,38,000
57	1502	15	1 BHK	444	0	444	489	21880	97,24,469	1,06,96,916	22500	13,33,337
58	1503	15	1 BHK	430	0	430	473	21880	94,15,942	1,03,57,537	21500	12,91,034
59	1504	15	2 BHK	630	34	664	731	21880	1,45,33,712	1,59,87,083	33500	19,92,739
60	1505	15	2 BHK	630	34	664	731	21880	1,45,33,712	1,59,87,083	33500	19,92,739
61	1601	16	2 BHK	616	30	646	711	21960	1,41,86,160	1,56,04,776	32500	19,38,000
62	1602	16	1 BHK	444	0	444	489	21960	97,60,024	1,07,36,027	22500	13,33,337
63	1603	16	1 BHK	430	0	430	473	21960	94,50,370	1,03,95,407	21500	12,91,034
64	1604	16	2 BHK	630	34	664	731	21960	1,45,86,852	1,60,45,537	33500	19,92,739
65	1605	16	2 BHK	630	34	664	731	21960	1,45,86,852	1,60,45,537	33500	19,92,739
66	1701	17	2 BHK	616	30	646	711	22040	1,42,37,840	1,56,61,624	32500	19,38,000
67	1702	17	1 BHK	444	0	444	489	22040	97,95,580	1,07,75,138	22500	13,33,337
68	1703	17	1 BHK	430	0	430	473	22040	94,84,798	1,04,33,277	21500	12,91,034
69	1704	17	2 BHK	630	34	664	731	22040	1,46,39,992	1,61,03,991	33500	19,92,739
70	1705	17	2 BHK	630	34	664	731	22040	1,46,39,992	1,61,03,991	33500	19,92,739
71	1801	18	2 BHK	616	30	646	711	22120	1,42,89,520	1,57,18,472	32500	19,38,000
72	1802	18	1 BHK	444	0	444	489	22120	98,31,136	1,08,14,249	22500	13,33,337
73	1803	18	1 BHK	430	0	430	473	22120	95,19,225	1,04,71,148	22000	12,91,034
74	1804	18	2 BHK	630	34	664	731	22120	1,46,93,131	1,61,62,444	33500	19,92,739
75	1805	18	2 BHK	630	34	664	731	22120	1,46,93,131	1,61,62,444	33500	19,92,739

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
76	1901	19	2 BHK	616	30	646	711	22200	1,43,41,200	1,57,75,320	33000	19,38,000
77	1902	19	1 BHK	444	0	444	489	22200	98,66,691	1,08,53,361	22500	13,33,337
78	1903	19	1 BHK	430	0	430	473	22200	95,53,653	1,05,09,018	22000	12,91,034
79	1904	19	2 BHK	630	34	664	731	22200	1,47,46,271	1,62,20,898	34000	19,92,739
80	1905	19	2 BHK	630	34	664	731	22200	1,47,46,271	1,62,20,898	34000	19,92,739
81	2001	20	2 BHK	616	30	646	711	22280	1,43,92,880	1,58,32,168	33000	19,38,000
82	2002	20	1 BHK	444	0	444	489	22280	99,02,247	1,08,92,472	22500	13,33,337
83	2003	20	1 BHK	430	0	430	473	22280	95,88,080	1,05,46,888	22000	12,91,034
84	2004	20	2 BHK	630	34	664	731	22280	1,47,99,411	1,62,79,352	34000	19,92,739
85	2005	20	2 BHK	630	34	664	731	22280	1,47,99,411	1,62,79,352	34000	19,92,739
86	2101	21	2 BHK	616	30	646	711	22360	1,44,44,560	1,58,89,016	33000	19,38,000
87	2102	21	1 BHK	444	0	444	489	22360	99,37,803	1,09,31,583	23000	13,33,337
88	2103	21	1 BHK	430	0	430	473	22360	96,22,508	1,05,84,759	22000	12,91,034
89	2104	21	2 BHK	630	34	664	731	22360	1,48,52,550	1,63,37,805	34000	19,92,739
90	2105	21	2 BHK	630	34	664	731	22360	1,48,52,550	1,63,37,805	34000	19,92,739
91	2201	22	2 BHK	616	30	646	711	22440	1,44,96,240	1,59,45,864	33000	19,38,000
92	2204	22	2 BHK	630	34	664	731	22440	1,49,05,690	1,63,96,259	34000	19,92,739
93	2205	22	2 BHK	630	34	664	731	22440	1,49,05,690	1,63,96,259	34000	19,92,739
<b>Total</b>				<b>51383</b>	<b>1879</b>	<b>53262</b>	<b>58588</b>		<b>1,15,62,11,881</b>	<b>1,27,18,33,068</b>		<b>15,97,84,769</b>

### Summary of the Project:

Phase / 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 ₹
II / B	1 BHK - 36 2 BHK - 57	93	53262	58588	1,15,62,11,880.00	1,27,18,33,066.00
II / C	1 BHK - 36 2 BHK - 57	93	53262	58588	1,15,62,11,880.00	1,27,18,33,066.00
<b>Total</b>		<b>186</b>	<b>106524</b>	<b>117176</b>	<b>2,31,24,23,761.00</b>	<b>2,54,36,66,134.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,31,24,23,761.00
Final Realizable Value After Completion in ₹	2,54,36,66,134.00
Cost of Construction (Total Built up area x Rate) 117176 Sq. Ft. x ₹ 3000.00	35,15,28,000.00



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**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 2,31,24,23,761.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 2,54,36,66,134.00</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 ₹ 20,500.00 to ₹ 23,500.00 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 ₹ 21,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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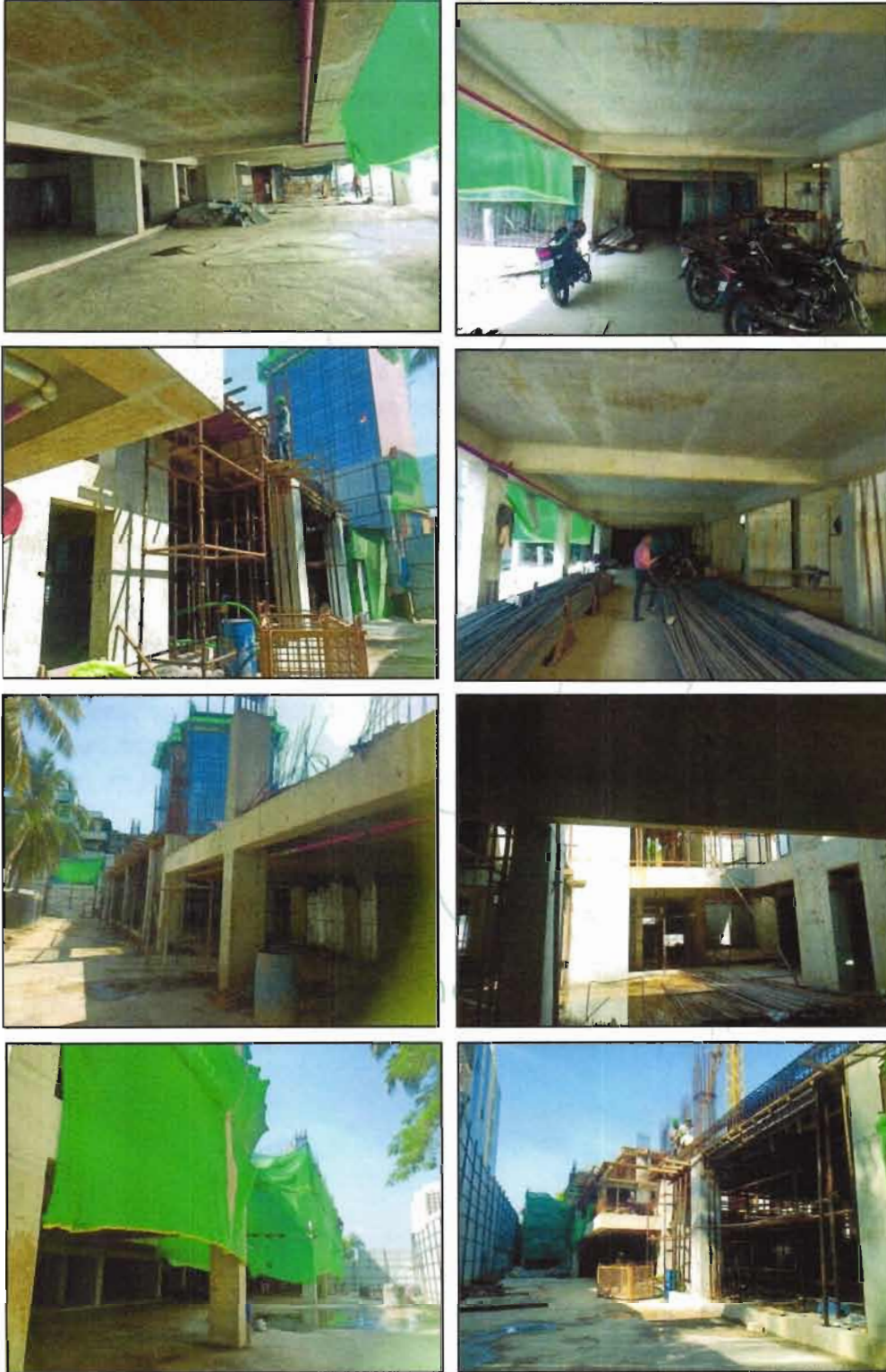
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## Actual Site Photographs



## Actual Site Photographs



## Route Map of the property


Site u/r



Latitude Longitude: 19°10'39.5"N 72°50'02.4"E


**Note:** The Blue line shows the route to site from nearest metro station (Malad – 1.1 Km.)

## 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: मानाड ( रजिण ) ( बोरीवली )

Search By:  Survey No.  Location

Enter Survey No: 504 Search

उपविभाग	वृत्ती अर्पण	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
63/298-धुभाग: उन्हेस मामलेदार वाडी भाग, पूर्वम एस. व्ही. रोड, इशियेस वॉर्ड व्द व पश्चिमेस विक रोड.	58650	134160	154280	193400	134160	बो. मीटर. सि.टी.एस. नंबर.

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## Sales Intance

गावाचे नाव : मालाड	
14449324 03-02-2024 Note-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुय्यम निबंधक : सह दु.नि. बोरीवली । दस्त क्रमांक : 14449/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>	
(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	13300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	13178516.52
(4) मू.मापन.पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 504,विंग बी, माळा नं: पाचवा मजला, इमारतीचे नाव: मार्किंस रेसिडेन्सेस-- मार्किंस रेसिडेन्सेस फेस-2, ब्लॉक नं: मालाड वेस्ट मुंबई 400064, रोड : चिंचोली बंदर रोड, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्र 58.51 चौ मीटर रेरा कार्पेट आणि 3.20 चौ मीटर बाल्कनी,सोबत एक कार पार्किंग स्पेस( ( C.T.S. Number : 1406/10/1 & 1406/10/2 ; ) )
(5) क्षेत्रफळ	67.88 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 -एम्बेसी एन्टरप्रायसेस चे भागीदार चेतन शाह वय:-48 पत्ता:-प्लॉट नं: बी106, माळा नं: पहिला मजला, इमारतीचे नाव: संजय अपार्टमेंट, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: एस व्ही पी रोड, महाराष्ट्र, मुंबई पिन कोड:-400092 फॅन नं:-AAAPE1318F
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -ब्लॉकी मोझेस डाबरे वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इनारतीचे नाव: सी रोझ, ब्लॉक नं: वसई वेस्ट, पालघर, रोड नं: भुईगांव नवाळे नाका रोड, महाराष्ट्र, THANE. पिन कोड:-401201 फॅन नं:-AFIPD9026J 2): नाव-मोझेस सिल्वेस्टर डाबरे वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी रोझ, ब्लॉक नं: वसई वेस्ट, पालघर, रोड नं: भुईगांव नवाळे नाका रोड, महाराष्ट्र, ठाणे पिन कोड:-401201 फॅन नं:-AEAPD1545D
(9) दस्तऐवज करून दिल्याचा दिनांक	14/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14449/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	798000
(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.



## Price Indicators

proptiger.com/mumbai/malad-west/embassy-enterprises-marquis-residences-phase-2-3303076

### Embassy Marquis Residences Phase 2

by Embassy Enterprises

Malad West, Mumbai [View on map](#)

1, 2 BHK

BHK Type

430 - 630 sq ft

Carpet Area

₹ 1.03 Cr - ₹ 1.51 Cr

Builder Price

Overview
Floor Plans
Amenities
Gallery
Payment Plans

**Overview**

<p><b>Dec'28</b></p> <p style="font-size: x-small;">Project/Work Start Date</p>	<p><b>Launch</b></p> <p style="font-size: x-small;">Date</p>	<p><b>0.88 Acres</b></p> <p style="font-size: x-small;">Total Area</p>
<p><b>186</b></p> <p style="font-size: x-small;">Total Launchable Apartments</p>	<p><b>May'23</b></p> <p style="font-size: x-small;">Launch Date</p>	<p><b>New</b></p> <p style="font-size: x-small;">Availability</p>

**Embassy Marquis Residences Phase 2 Floor Plans**

1 BHK
2 BHK

Interested to buy property in Malad West ?

Name

+91  Mobile No.

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proptiger.com/mumbai/embassy-enterprises-marquis-residences-phase-2-malad-west-1623666/2bkh-2t-apartment

### 630 sq ft 2 BHK 2T Apartment in Embassy Enterprises Marquis Residences Phase 2

by Embassy Enterprises

Malad West, Mumbai [View on map](#)

₹ 1.51 Cr

Overview
Payment Plans
Neighbourhood
Floor Plan
Gallery

Basic Details

Amenities

<p><b>Launch</b></p> <p style="font-size: x-small;">Date</p>	<p><b>Dec'28</b></p> <p style="font-size: x-small;">Project/Work Start Date</p>	<p><b>0.88 Acres</b></p> <p style="font-size: x-small;">Total Area</p>
<p><b>186</b></p> <p style="font-size: x-small;">Total Launchable Apartments</p>	<p><b>May'23</b></p> <p style="font-size: x-small;">Launch Date</p>	<p><b>New</b></p> <p style="font-size: x-small;">Availability</p>

**Payment Plans**

We will take care of your search

Name

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**Other properties in Embassy Enterprises Marquis Residences Phase 2**

1 BHK
2 BHK

1 BHK Apartment

₹ 1.03 Cr

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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Malad West

Embassy Marquis Residences

By EMBASSY ENTERPRISES

Malad West, Western Suburbs, Mumbai

₹1.03 Cr - 1.51 Cr | ₹24.00 K/sq.ft  
EMI starts at ₹128 K

Price includes every thing you will want to see more

Contact Seller

No Property Images Available

Request Photos

1.2 BHK Apartments Configurations

Dec. 2028 Possession Starts

₹24.00 K/sq.ft Avg. Price

On Request (Carpet Area) Site

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Embassy Marquis Residences

2 Bedroom 664 Sq.Ft. Apartment in Malad West Mumbai

₹ 1.81 Cr.

2 Bedrooms

Furnished

2 Bathrooms

664 Sq Ft (Carpet Area)

Garden View

Get Instant Home Loan

Request for Call

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Embassy Marquis Residences

2 Bedroom 664 Sq.Ft. Apartment in Malad West Mumbai

₹ 1.83 Cr.

2 Bedrooms

Furnished

2 Bathrooms

664 Sq Ft (Carpet Area)

Garden View

Get Instant Home Loan

Request for Call

## Price Indicators

**Embassy Marquis Residences**  
**2 Bedroom 646 Sq.Ft. Bulder Floor in Malad West Mumbai**  
 Listing ID: 45313853  
**₹ 1.47 Cr.**  
 2 Bedrooms  
 Unfurnished  
 2 Bathroom  
 646 Sq Ft (Carpet Area)  
 Sea View  
 Get Instant Home Loan | Request for Call

**Embassy Marquis Residences**  
**2 Bedroom 664 Sq.Ft. Apartment in Malad West Mumbai**  
 Listing ID: 4533880  
**₹ 1.66 Cr.**  
 2 Bedrooms + Pooja Room  
 Semi-Furnished  
 2 Bathroom  
 664 Sq Ft (Carpet Area)  
 Lake View  
 Get Instant Home Loan | Request for Call

**₹1.85 Cr** | EMI: ₹ 85k | Get Loan offers from 34+ banks  
 2 BHK 660 sq-ft Flat For Sale: Malad West, Mumbai  
 2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking  
 Carpet Area: 664 sqft • ₹28,006/sqft  
 Floor: 12 (Out of 22 Floors)  
 Lifts: 4  
 Developer: Gurnani Group  
 Project: Marquis Residences  
 Transaction Type: New Property  
 Facing: West  
 Furnished Status: Unfurnished  
 Car Parking: 1 Covered  
 Contact Agent: Nikhil Raghunath Prabhu  
 Get Phone No. | Last contact made 40 days ago




## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.45 Cr** EMI - ₹ 65k | [Get pre-approved loan](#)

2 BHK 902 Sq-ft Flat For Sale **Ekta Nagar Malad West, Mumbai**



**2 Beds** **2 Baths** **1 Balcony** **1 Covered Parking**

Carpet Area: **702 sqft** ₹2065/sqft

Floor: **20 (Out of 37 Floors)**

Lifts: **3**

Developer: **Royal Realtors Group**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Royal Lagoon**

Facing: **East**

Car Parking: **1 Covered, 1 Open**

**offer** Free Car Parking

Contact Agent
Get Phone No.

**More Details**

Price Breakup: **₹1.45 Cr | ₹7,25,000** Approx. Registration Charges | **₹2,500** Monthly

Booking Amount: **₹5.0 Lac**

RERA ID: **P51800026297**


Address: **Royal Lagoon, Next to Billabong School, Jankalyan Nagar, Malad West, Mumbai - 400095, Ekta Nagar Malad West, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **Royal Lagoon, Next to Billabong High School, Malad West 95**

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.35 Cr** EMI - ₹ 61k | [Can I afford it?](#)

2 BHK 995 Sq-ft Flat For Sale **Malad West, Mumbai**



**2 Beds** **2 Baths** **3 Balconies** **Unfurnished**

Carpet Area: **695 sqft** ₹1942/sqft

Floor: **18 (Out of 18 Floors)**

Facing: **East**

Lifts: **2**

Developer: **Kamanwala Housing Construction Ltd.**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **Kamanwala Manavsthal**

Status: **Ready to Move**

**Contact Agent** **Get Phone No.** Last contact made 22 days ago

**More Details**

Price Breakup: **₹1.35 Cr | ₹6,75,000** Approx. Registration Charges | **₹3,500** Monthly

Booking Amount: **₹5.0 Lac**

Address: **Malad West, Mumbai, Malad West, Mumbai - Western Mumbai, Maharashtra**



## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.35 Cr** EMI - ₹ 8k | [How much loan can I get?](#)

2 BHK 1050 Sq-ft Flat For Sale **Jankalyan Nagar, Mumbai**

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

Carpet Area: 638 sqft \* ₹21,600/sqft

Floor: 5 (Out of 20 Floors)

Lifts: 5

Developer: **Dotom Realty**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Sapphire Dotom Isle**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

Contact Agent
Get Phone No.
Last contact made 11 days ago

**More Details**

Price Breakup: ₹1.35 Cr | ₹6,75,000 Approx. Registration Charges | ₹3,500 Monthly

Booking Amount: ₹1.0 Lac

RERA ID: Rear Registered

Address: Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.19 Cr** EMI - ₹ 5k | [Get pre-approved loan](#)

2 BHK 800 Sq-ft Flat For Sale **Jankalyan Nagar, Mumbai**

2 Beds | 2 Baths | 1 Balcony | Semi-Furnished

Carpet Area: 615 sqft \* ₹19,350/sqft

Floor: 11 (Out of 23 Floors)

Facing: West

Lifts: 3

Developer: **Royal Realtors Group**

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Project: **Royal Legacy**

Additional Rooms: **1 Store Room**

Well-Equipped Gym

Contact Agent
Get Phone No.
Last contact made 15 days ago

**More Details**

Price Breakup: ₹1.19 Cr | ₹5,95,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount: ₹1.0 Lac

RERA ID: P50800026297

Address: Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: next to Billabong High School, New Mhada Society, Jankalyan Nagar, Mal


## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property > Mumbai > Jankalyan Nagar > Apartment in Jankalyan Nagar > 1 BHK > 650 Sq-Ft

**₹78.0 Lac** EMI - ₹35k [Can I afford it?](#)

1 BHK 650 Sq-Ft Flat For Sale in **Jankalyan Nagar, Mumbai**



1 Bed
2 Baths
1 Covered Parking
Semi-Furnished

Carpet Area 394 sqft ₹19707/sqft	Floor 5 (Out of 29 Floors)	Transaction Type New Property
Facing East	Lfts 5	Furnished Status Semi-Furnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

East Facing Property

Contact Agent
Get Phone No.

Last contact made 14 days ago

### More Details


Price Breakup	₹78 Lac   ₹3,90,000 Approx. Registration Charges   ₹2,500 Monthly
Booking Amount	₹1.0 Lac
Address	malad west, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Billabong internation school.

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property > Mumbai > Jankalyan Nagar > Apartment in Jankalyan Nagar > 2 BHK > 990 Sq-Ft

**₹1.17 Cr** EMI - ₹53k [How much can I get?](#)

2 BHK 990 Sq-Ft Flat For Sale in **Jankalyan Nagar, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 601 sqft ₹19488/sqft	Developer <b>DGS Group</b>	Project <b>DGS Sheetal Usba</b>
Floor 18 (Out of 20 Floors)	Transaction Type New Property	Facing East
Lfts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.17 Cr   ₹5,85,000 Approx. Registration Charges   ₹4,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P5180004/5746
Address	Malad West, Mumbai, Maharashtra, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra

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 : 06.02.2024

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: 2024.02.06 11:27:57 +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)

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



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

Think.Innovate.Create

An ISO 9001:2015 Certified Company

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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.02.2024 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 23.01.2024. 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





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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> February 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. Embassy Enterprises**. 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. Embassy Enterprises**. 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.



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: 2024.02.06 11:28:22 +05'30'

Auth. Sign.



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