

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shivsai SRA CHS"

"Shivsai SRA CHS", Building Name UK Raya, Amalgamation of Additional Slum Plot Bearing C.T.S. No. 368/A (pt), 368/3 (pt) of Village – Mogra & C.T.S. No. 160A/1 (pt) of Village – Majas, Azad Nagar, Sher-E-Punjab, Mahakali Road, Andheri (East), Mumbai, PIN - 400 093, State - Maharashtra, Country - India

Latitude Longitude: 19°07'52.2"N 72°51'56.2"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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Shivsai SRA CHS"

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Latitude Longitude: 19°07'52.2"N 72°51'56.2"E

NAME OF DEVELOPER: M/s. Aarc Real Estate Developers Pvt. Ltd.

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 **24th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shivsai SRA CHS"**, Building Name UK Raya, Amalgamation of Additional Slum Plot Bearing C.T.S. No. 368/A (pt), 368/3 (pt) of Village – Mogra & C.T.S. No. 160A/1 (pt) of Village – Majas, Azad Nagar, Sher-E-Punjab, Mahakali Road, Andheri (East), Mumbai, PIN - 400 093, State - Maharashtra, Country - India. It is about 1.7 Km. travel distance from Mogra 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. Aarc Real Estate Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Shivsai SRA CHS	P51800053571
Register office address	M/s. Aarc Real Estate Developers Pvt. Ltd. Office No. 8, Ground Floor, "Abhishek Building", Dalia Industrial Estate, Behind Kuber Complex, Off Link Road, Andheri (West), Mumbai, PIN – 400 053, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mrs. Poonam Kotian (Builder Person – Mobile No. 8928950545) Supriya (Builder Person – Mobile No. 9004673161) Mr. Sagar (Builder Person – Mobile No. 9324735016)	
E – mail ID and Website	snehal.v@ukreality.in , care@ukreality.in www.ukraya.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Slum Area
On or towards East	Road & Slum Area
On or towards West	Slum Area & Road



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maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Children's Play Area		
➤ Clubhouse		
➤ Indoor Games		
➤ Fitness Centre		
➤ Gymnasium		
➤ Meditation Center		
➤ Yoga Center		
➤ Multipurpose Lawn		
➤ Senior Citizen Area		
➤ Swimming Pool		
6.	Location of property	:
	a) Plot No. / Survey No.	: C.T.S. No. 368/A (pt), 368/3 (pt) & C.T.S. No. 160A/1 (pt)
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: C.T.S. No. 368/A (pt), 368/3 (pt) of Village – Mogra & C.T.S. No. 160A/1 (pt) of Village – Majas
	d) Ward / Taluka	: K/E - Ward
	e) Mandal / District	: District - Mumbai Suburban
7.	Postal address of the property	: "Shivsai SRA CHS" , Building Name UK Raya, Amalgamation of Additional Slum Plot Bearing C.T.S. No. 368/A (pt), 368/3 (pt) of Village – Mogra & C.T.S. No. 160A/1 (pt) of Village – Majas, Azad Nagar, Sher-E-Punjab, Mahakali Road, Andheri (East), Mumbai, PIN - 400 093, State - Maharashtra, Country - India
8.	City / Town	: Azad Nagar, Sher-E-Punjab, Mahakali Road, Andheri (East), Mumbai
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Slum Rehabilitation Authority
11	Whether covered under any State / Central Govt.	: No

.	enactments (e.g., Urban Land Ceiling Act) or notified 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.	Boundaries of the property	As per Documents	As per RERA Certificate
	North	CTS No. 160-A-1(Pt)	CTS No. 160-A-1(Pt)
	South	CTS No. 368/4A	CTS No. 368/4A
	East	13.00 Mtr. Widr Road	13.00 Mtr. Widr Road
	West	CTS No. 368/2A	CTS No. 368/2A
			As per Site
			Slum Area
			Slum Area
			Road & Slum Area
			Slum Area & 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°07'52.2"N 72°51'56.2"E
14.	Extent of the site	:	Total Plot area – 4476.60 Sq. M. (As per Approved Plan) Plot area – 1185.09 (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 4476.60 Sq. M. (As per Approved Plan) Plot area – 1185.09 (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress.
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 3312 / KE / MHL & ML & PL/ AP date 10.02.2022 Executive Engineer Slum

			Rehabilitation Authority (Number of Copies - Seventeen – Sheet No. 1 / 17 to 17 / 17)																		
			Approved upto:																		
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B, C & D</td> <td>Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential / Part Commercial) + 2nd to 17th Upper floors</td> </tr> </tbody> </table>	Wing	Number of Floors	B, C & D	Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Part Residential / Part Commercial) + 2 nd to 17 th Upper floors														
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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.	:	13.00 Mtr. Wide Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 4476.60 Sq. M. (As per Approved Plan) Plot area – 1185.09 (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	<table border="1"> <tbody> <tr> <td colspan="3">Village Mogra</td> </tr> <tr> <td>₹ 1,52,190.00</td> <td>per Sq. M. for Residential</td> <td></td> </tr> <tr> <td>₹ 73,530.00</td> <td>per Sq. M. for Land</td> <td></td> </tr> <tr> <td colspan="3">Village Majas</td> </tr> <tr> <td>₹ 1,36,260.00</td> <td>per Sq. M. for Residential</td> <td></td> </tr> <tr> <td>₹ 63,110.00</td> <td>per Sq. M. for Land</td> <td></td> </tr> </tbody> </table>	Village Mogra			₹ 1,52,190.00	per Sq. M. for Residential		₹ 73,530.00	per Sq. M. for Land		Village Majas			₹ 1,36,260.00	per Sq. M. for Residential		₹ 63,110.00	per Sq. M. for Land	
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5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan - Mogra & Majas</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan - Mogra & Majas			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)												
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			

			4476.60	73530	32,91,64,398.00				
				63110	28,25,18,226.00				
			As per RERA Certificate – Mogra & Majas						
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			1185.09	73530	8,71,39,668.00				
				63110	7,47,91,030.00				
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:							
	Wing		Number of Floors						
	B		Proposed Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential / Part Commercial) + 2nd to 17th Upper floors						
	C		Proposed Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential / Part Commercial) + 2nd to 17th Upper floors						
	E		Proposed Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential / Part Commercial) + 2nd to 17th Upper floors						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 3312 / KE / MHL & ML & PL / AP date 10.02.2022 Executive Engineer Slum Rehabilitation Authority (Number of Copies - Seventeen – Sheet No. 1 / 17 to 17 / 17)						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B, C & D</td> <td>Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1st Floor (Part Residential / Part Commercial) + 2nd to 17th Upper floors</td> </tr> </tbody> </table>			Wing	Number of Floors	B, C & D	Lower Basement + Upper Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Part Residential / Part Commercial) + 2 nd to 17 th 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
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	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	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	2 BHK	541	595	25200	1,36,33,200.00	1,47,23,856.00	30500	17,85,300
2	104	1	2 BHK	562	618	25200	1,41,62,400.00	1,52,95,392.00	32000	18,54,600
3	201	2	1 BHK	382	420	25280	96,56,960.00	1,04,29,517.00	21500	12,60,600
4	202	2	2 BHK	541	595	25280	1,36,76,480.00	1,47,70,598.00	31000	17,85,300
5	203	2	2 BHK	541	595	25280	1,36,76,480.00	1,47,70,598.00	31000	17,85,300
6	204	2	2 BHK	562	618	25280	1,42,07,360.00	1,53,43,949.00	32000	18,54,600
7	301	3	1 BHK	382	420	25360	96,87,520.00	1,04,62,522.00	22000	12,60,600
8	302	3	2 BHK	541	595	25360	1,37,19,760.00	1,48,17,341.00	31000	17,85,300
9	303	3	2 BHK	541	595	25360	1,37,19,760.00	1,48,17,341.00	31000	17,85,300
10	304	3	2 BHK	562	618	25360	1,42,52,320.00	1,53,92,506.00	32000	18,54,600
11	401	4	1 BHK	382	420	25440	97,18,080.00	1,04,95,526.00	22000	12,60,600
12	402	4	2 BHK	541	595	25440	1,37,63,040.00	1,48,64,083.00	31000	17,85,300
13	403	4	2 BHK	541	595	25440	1,37,63,040.00	1,48,64,083.00	31000	17,85,300
14	404	4	2 BHK	562	618	25440	1,42,97,280.00	1,54,41,062.00	32000	18,54,600
15	501	5	1 BHK	382	420	25520	97,48,640.00	1,05,28,531.00	22000	12,60,600
16	502	5	2 BHK	541	595	25520	1,38,06,320.00	1,49,10,826.00	31000	17,85,300
17	503	5	2 BHK	541	595	25520	1,38,06,320.00	1,49,10,826.00	31000	17,85,300
18	504	5	2 BHK	562	618	25520	1,43,42,240.00	1,54,89,619.00	32500	18,54,600
19	601	6	1 BHK	382	420	25600	97,79,200.00	1,05,61,536.00	22000	12,60,600
20	602	6	2 BHK	541	595	25600	1,38,49,600.00	1,49,57,568.00	31000	17,85,300
21	603	6	2 BHK	541	595	25600	1,38,49,600.00	1,49,57,568.00	31000	17,85,300
22	604	6	2 BHK	562	618	25600	1,43,87,200.00	1,55,38,176.00	32500	18,54,600
23	701	7	1 BHK	382	420	25680	98,09,760.00	1,05,94,541.00	22000	12,60,600
24	702	7	2 BHK	541	595	25680	1,38,92,880.00	1,50,04,310.00	31500	17,85,300
25	703	7	2 BHK	541	595	25680	1,38,92,880.00	1,50,04,310.00	31500	17,85,300
26	704	7	2 BHK	562	618	25680	1,44,32,160.00	1,55,86,733.00	32500	18,54,600
27	801	8	1 BHK	382	420	25760	98,40,320.00	1,06,27,546.00	22000	12,60,600
28	802	8	2 BHK	541	595	25760	1,39,36,160.00	1,50,51,053.00	31500	17,85,300
29	803	8	2 BHK	541	595	25760	1,39,36,160.00	1,50,51,053.00	31500	17,85,300
30	804	8	2 BHK	562	618	25760	1,44,77,120.00	1,56,35,290.00	32500	18,54,600
31	901	9	1 BHK	382	420	25840	98,70,880.00	1,06,60,550.00	22000	12,60,600
32	902	9	2 BHK	541	595	25840	1,39,79,440.00	1,50,97,795.00	31500	17,85,300
33	903	9	2 BHK	541	595	25840	1,39,79,440.00	1,50,97,795.00	31500	17,85,300
34	904	9	2 BHK	562	618	25840	1,45,22,080.00	1,56,83,846.00	32500	18,54,600

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	1001	10	1 BHK	382	420	25920	99,01,440.00	1,06,93,555.00	22500	12,60,600
36	1002	10	2 BHK	541	595	25920	1,40,22,720.00	1,51,44,538.00	31500	17,85,300
37	1003	10	2 BHK	541	595	25920	1,40,22,720.00	1,51,44,538.00	31500	17,85,300
38	1101	11	1 BHK	382	420	26000	99,32,000.00	1,07,26,560.00	22500	12,60,600
39	1102	11	2 BHK	541	595	26000	1,40,66,000.00	1,51,91,280.00	31500	17,85,300
40	1103	11	2 BHK	541	595	26000	1,40,66,000.00	1,51,91,280.00	31500	17,85,300
41	1104	11	2 BHK	562	618	26000	1,46,12,000.00	1,57,80,960.00	33000	18,54,600
42	1201	12	1 BHK	382	420	26080	99,62,560.00	1,07,59,565.00	22500	12,60,600
43	1202	12	2 BHK	541	595	26080	1,41,09,280.00	1,52,38,022.00	31500	17,85,300
44	1203	12	2 BHK	541	595	26080	1,41,09,280.00	1,52,38,022.00	31500	17,85,300
45	1204	12	2 BHK	562	618	26080	1,46,56,960.00	1,58,29,517.00	33000	18,54,600
46	1301	13	1 BHK	382	420	26160	99,93,120.00	1,07,92,570.00	22500	12,60,600
47	1302	13	2 BHK	541	595	26160	1,41,52,560.00	1,52,84,765.00	32000	17,85,300
48	1303	13	2 BHK	541	595	26160	1,41,52,560.00	1,52,84,765.00	32000	17,85,300
49	1304	13	2 BHK	562	618	26160	1,47,01,920.00	1,58,78,074.00	33000	18,54,600
50	1401	14	1 BHK	382	420	26240	1,00,23,680.00	1,08,25,574.00	22500	12,60,600
51	1402	14	2 BHK	541	595	26240	1,41,95,840.00	1,53,31,507.00	32000	17,85,300
52	1403	14	2 BHK	541	595	26240	1,41,95,840.00	1,53,31,507.00	32000	17,85,300
53	1404	14	2 BHK	562	618	26240	1,47,46,880.00	1,59,26,630.00	33000	18,54,600
54	1501	15	1 BHK	382	420	26320	1,00,54,240.00	1,08,58,579.00	22500	12,60,600
55	1502	15	2 BHK	541	595	26320	1,42,39,120.00	1,53,78,250.00	32000	17,85,300
56	1503	15	2 BHK	541	595	26320	1,42,39,120.00	1,53,78,250.00	32000	17,85,300
57	1504	15	2 BHK	562	618	26320	1,47,91,840.00	1,59,75,187.00	33500	18,54,600
58	1601	16	1 BHK	382	420	26400	1,00,84,800.00	1,08,91,584.00	22500	12,60,600
59	1602	16	2 BHK	541	595	26400	1,42,82,400.00	1,54,24,992.00	32000	17,85,300
60	1603	16	2 BHK	541	595	26400	1,42,82,400.00	1,54,24,992.00	32000	17,85,300
61	1604	16	2 BHK	562	618	26400	1,48,36,800.00	1,60,23,744.00	33500	18,54,600
62	1701	17	1 BHK	382	420	26480	1,01,15,360.00	1,09,24,589.00	23000	12,60,600
63	1702	17	2 BHK	541	595	26480	1,43,25,680.00	1,54,71,734.00	32000	17,85,300
64	1703	17	2 BHK	541	595	26480	1,43,25,680.00	1,54,71,734.00	32000	17,85,300
65	1704	17	2 BHK	562	618	26480	1,48,81,760.00	1,60,72,301.00	33500	18,54,600
Total				32957	36253		85,21,54,640.00	92,03,27,011.00		10,87,58,100

2) C - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat. (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	1 BHK	381	419	25200	96,01,200.00	1,03,69,296.00	21500	12,57,300
2	104	1	2 BHK	541	595	25200	1,36,33,200.00	1,47,23,856.00	30500	17,85,300
3	201	2	2 BHK	541	595	25280	1,36,76,480.00	1,47,70,598.00	31000	17,85,300
4	202	2	1 BHK	381	419	25280	96,31,680.00	1,04,02,214.00	21500	12,57,300
5	203	2	1 BHK	381	419	25280	96,31,680.00	1,04,02,214.00	21500	12,57,300
6	204	2	2 BHK	541	595	25280	1,36,76,480.00	1,47,70,598.00	31000	17,85,300
7	301	3	2 BHK	541	595	25360	1,37,19,760.00	1,48,17,341.00	31000	17,85,300
8	302	3	1 BHK	381	419	25360	96,62,160.00	1,04,35,133.00	21500	12,57,300
9	303	3	1 BHK	381	419	25360	96,62,160.00	1,04,35,133.00	21500	12,57,300
10	304	3	2 BHK	541	595	25360	1,37,19,760.00	1,48,17,341.00	31000	17,85,300
11	401	4	2 BHK	541	595	25440	1,37,63,040.00	1,48,64,083.00	31000	17,85,300
12	402	4	1 BHK	381	419	25440	96,92,640.00	1,04,68,051.00	22000	12,57,300
13	403	4	1 BHK	381	419	25440	96,92,640.00	1,04,68,051.00	22000	12,57,300
14	404	4	2 BHK	541	595	25440	1,37,63,040.00	1,48,64,083.00	31000	17,85,300
15	501	5	2 BHK	541	595	25520	1,38,06,320.00	1,49,10,826.00	31000	17,85,300
16	502	5	1 BHK	381	419	25520	97,23,120.00	1,05,00,970.00	22000	12,57,300
17	503	5	1 BHK	381	419	25520	97,23,120.00	1,05,00,970.00	22000	12,57,300
18	504	5	2 BHK	541	595	25520	1,38,06,320.00	1,49,10,826.00	31000	17,85,300
19	601	6	2 BHK	541	595	25600	1,38,49,600.00	1,49,57,568.00	31000	17,85,300
20	602	6	1 BHK	381	419	25600	97,53,600.00	1,05,33,888.00	22000	12,57,300
21	603	6	1 BHK	381	419	25600	97,53,600.00	1,05,33,888.00	22000	12,57,300
22	604	6	2 BHK	541	595	25600	1,38,49,600.00	1,49,57,568.00	31000	17,85,300
23	701	7	2 BHK	541	595	25680	1,38,92,880.00	1,50,04,310.00	31500	17,85,300
24	702	7	1 BHK	381	419	25680	97,84,080.00	1,05,66,806.00	22000	12,57,300
25	703	7	1 BHK	381	419	25680	97,84,080.00	1,05,66,806.00	22000	12,57,300
26	704	7	2 BHK	541	595	25680	1,38,92,880.00	1,50,04,310.00	31500	17,85,300
27	801	8	2 BHK	541	595	25760	1,39,36,160.00	1,50,51,053.00	31500	17,85,300
28	802	8	1 BHK	381	419	25760	98,14,560.00	1,05,99,725.00	22000	12,57,300
29	803	8	1 BHK	381	419	25760	98,14,560.00	1,05,99,725.00	22000	12,57,300
30	804	8	2 BHK	541	595	25760	1,39,36,160.00	1,50,51,053.00	31500	17,85,300
31	901	9	2 BHK	541	595	25840	1,39,79,440.00	1,50,97,795.00	31500	17,85,300
32	902	9	1 BHK	381	419	25840	98,45,040.00	1,06,32,643.00	22000	12,57,300
33	903	9	1 BHK	381	419	25840	98,45,040.00	1,06,32,643.00	22000	12,57,300

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of fit (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	904	9	2 BHK	541	595	25840	1,39,79,440.00	1,50,97,795.00	31500	17,85,300
35	1001	10	2 BHK	541	595	25920	1,40,22,720.00	1,51,44,538.00	31500	17,85,300
36	1002	10	1 BHK	381	419	25920	98,75,520.00	1,06,65,562.00	22000	12,57,300
37	1003	10	1 BHK	381	419	25920	98,75,520.00	1,06,65,562.00	22000	12,57,300
38	1101	11	2 BHK	541	595	26000	1,40,66,000.00	1,51,91,280.00	31500	17,85,300
39	1102	11	1 BHK	381	419	26000	99,06,000.00	1,06,98,480.00	22500	12,57,300
40	1103	11	1 BHK	381	419	26000	99,06,000.00	1,06,98,480.00	22500	12,57,300
41	1104	11	2 BHK	541	595	26000	1,40,66,000.00	1,51,91,280.00	31500	17,85,300
42	1201	12	2 BHK	541	595	26080	1,41,09,280.00	1,52,38,022.00	31500	17,85,300
43	1202	12	1 BHK	381	419	26080	99,36,480.00	1,07,31,398.00	22500	12,57,300
44	1203	12	1 BHK	381	419	26080	99,36,480.00	1,07,31,398.00	22500	12,57,300
45	1204	12	2 BHK	541	595	26080	1,41,09,280.00	1,52,38,022.00	31500	17,85,300
46	1301	13	2 BHK	541	595	26160	1,41,52,560.00	1,52,84,765.00	32000	17,85,300
47	1302	13	1 BHK	381	419	26160	99,66,960.00	1,07,64,317.00	22500	12,57,300
48	1303	13	1 BHK	381	419	26160	99,66,960.00	1,07,64,317.00	22500	12,57,300
49	1304	13	2 BHK	541	595	26160	1,41,52,560.00	1,52,84,765.00	32000	17,85,300
50	1401	14	2 BHK	541	595	26240	1,41,95,840.00	1,53,31,507.00	32000	17,85,300
51	1402	14	1 BHK	381	419	26240	99,97,440.00	1,07,97,235.00	22500	12,57,300
52	1403	14	1 BHK	381	419	26240	99,97,440.00	1,07,97,235.00	22500	12,57,300
53	1404	14	2 BHK	541	595	26240	1,41,95,840.00	1,53,31,507.00	32000	17,85,300
54	1501	15	2 BHK	541	595	26320	1,42,39,120.00	1,53,78,250.00	32000	17,85,300
55	1502	15	1 BHK	381	419	26320	1,00,27,920.00	1,08,30,154.00	22500	12,57,300
56	1503	15	1 BHK	381	419	26320	1,00,27,920.00	1,08,30,154.00	22500	12,57,300
57	1504	15	2 BHK	541	595	26320	1,42,39,120.00	1,53,78,250.00	32000	17,85,300
58	1601	16	2 BHK	541	595	26400	1,42,82,400.00	1,54,24,992.00	32000	17,85,300
59	1602	16	1 BHK	381	419	26400	1,00,58,400.00	1,08,63,072.00	22500	12,57,300
60	1603	16	1 BHK	381	419	26400	1,00,58,400.00	1,08,63,072.00	22500	12,57,300
61	1604	16	2 BHK	541	595	26400	1,42,82,400.00	1,54,24,992.00	32000	17,85,300
62	1701	17	2 BHK	541	595	26480	1,43,25,680.00	1,54,71,734.00	32000	17,85,300
63	1702	17	1 BHK	381	419	26480	1,00,88,880.00	1,08,95,990.00	22500	12,57,300
64	1703	17	1 BHK	381	419	26480	1,00,88,880.00	1,08,95,990.00	22500	12,57,300
65	1704	17	2 BHK	541	595	26480	1,43,25,680.00	1,54,71,734.00	32000	17,85,300
Total				29885	32874		77,27,75,200.00	83,45,97,214.00		9,86,20,500

3) E - Wing:

Sr. No.	Fiat No.	Floor No.	Comp	As per Approved Plan - RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	2 BHK	541	595	25200	1,36,33,200.00	1,47,23,856.00	30500	17,85,300
2	104	1	1 BHK	381	419	25200	96,01,200.00	1,03,69,296.00	21500	12,57,300
3	201	2	2 BHK	545	600	25280	1,37,77,600.00	1,48,79,808.00	31000	17,98,500
4	202	2	2 BHK	545	600	25280	1,37,77,600.00	1,48,79,808.00	31000	17,98,500
5	203	2	2 BHK	541	595	25280	1,36,76,480.00	1,47,70,598.00	31000	17,85,300
6	204	2	1 BHK	381	419	25280	96,31,680.00	1,04,02,214.00	21500	12,57,300
7	301	3	2 BHK	545	600	25360	1,38,21,200.00	1,49,26,896.00	31000	17,98,500
8	302	3	2 BHK	545	600	25360	1,38,21,200.00	1,49,26,896.00	31000	17,98,500
9	303	3	2 BHK	541	595	25360	1,37,19,760.00	1,48,17,341.00	31000	17,85,300
10	304	3	1 BHK	381	419	25360	96,62,160.00	1,04,35,133.00	21500	12,57,300
11	401	4	2 BHK	545	600	25440	1,38,64,800.00	1,49,73,984.00	31000	17,98,500
12	402	4	2 BHK	545	600	25440	1,38,64,800.00	1,49,73,984.00	31000	17,98,500
13	403	4	2 BHK	541	595	25440	1,37,63,040.00	1,48,64,083.00	31000	17,85,300
14	404	4	1 BHK	381	419	25440	96,92,640.00	1,04,68,051.00	22000	12,57,300
15	501	5	2 BHK	545	600	25520	1,39,08,400.00	1,50,21,072.00	31500	17,98,500
16	502	5	2 BHK	545	600	25520	1,39,08,400.00	1,50,21,072.00	31500	17,98,500
17	503	5	2 BHK	541	595	25520	1,38,06,320.00	1,49,10,826.00	31000	17,85,300
18	504	5	1 BHK	381	419	25520	97,23,120.00	1,05,00,970.00	22000	12,57,300
19	601	6	2 BHK	545	600	25600	1,39,52,000.00	1,50,68,160.00	31500	17,98,500
20	602	6	2 BHK	545	600	25600	1,39,52,000.00	1,50,68,160.00	31500	17,98,500
21	603	6	2 BHK	541	595	25600	1,38,49,600.00	1,49,57,568.00	31000	17,85,300
22	604	6	1 BHK	381	419	25600	97,53,600.00	1,05,33,888.00	22000	12,57,300
23	701	7	2 BHK	545	600	25680	1,39,95,600.00	1,51,15,248.00	31500	17,98,500
24	702	7	2 BHK	545	600	25680	1,39,95,600.00	1,51,15,248.00	31500	17,98,500
25	703	7	2 BHK	541	595	25680	1,38,92,880.00	1,50,04,310.00	31500	17,85,300
26	704	7	1 BHK	381	419	25680	97,84,080.00	1,05,66,806.00	22000	12,57,300
27	801	8	2 BHK	545	600	25760	1,40,39,200.00	1,51,62,336.00	31500	17,98,500
28	802	8	2 BHK	545	600	25760	1,40,39,200.00	1,51,62,336.00	31500	17,98,500
29	803	8	2 BHK	541	595	25760	1,39,36,160.00	1,50,51,053.00	31500	17,85,300
30	804	8	1 BHK	381	419	25760	98,14,560.00	1,05,99,725.00	22000	12,57,300
31	901	9	2 BHK	545	600	25840	1,40,82,800.00	1,52,09,424.00	31500	17,98,500
32	902	9	2 BHK	545	600	25840	1,40,82,800.00	1,52,09,424.00	31500	17,98,500
33	903	9	2 BHK	541	595	25840	1,39,79,440.00	1,50,97,795.00	31500	17,85,300
34	904	9	1 BHK	381	419	25840	98,45,040.00	1,06,32,643.00	22000	12,57,300

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	1001	10	2 BHK	545	600	25920	1,41,26,400.00	1,52,56,512.00	32000	17,98,500
36	1002	10	2 BHK	545	600	25920	1,41,26,400.00	1,52,56,512.00	32000	17,98,500
37	1004	10	1 BHK	381	419	25920	98,75,520.00	1,06,65,562.00	22000	12,57,300
38	1101	11	2 BHK	545	600	26000	1,41,70,000.00	1,53,03,600.00	32000	17,98,500
39	1102	11	2 BHK	545	600	26000	1,41,70,000.00	1,53,03,600.00	32000	17,98,500
40	1103	11	2 BHK	541	595	26000	1,40,66,000.00	1,51,91,280.00	31500	17,85,300
41	1104	11	1 BHK	381	419	26000	99,06,000.00	1,06,98,480.00	22500	12,57,300
42	1201	12	2 BHK	545	600	26080	1,42,13,600.00	1,53,50,688.00	32000	17,98,500
43	1202	12	2 BHK	545	600	26080	1,42,13,600.00	1,53,50,688.00	32000	17,98,500
44	1203	12	2 BHK	541	595	26080	1,41,09,280.00	1,52,38,022.00	31500	17,85,300
45	1204	12	1 BHK	381	419	26080	99,36,480.00	1,07,31,398.00	22500	12,57,300
46	1301	13	2 BHK	545	600	26160	1,42,57,200.00	1,53,97,776.00	32000	17,98,500
47	1302	13	2 BHK	545	600	26160	1,42,57,200.00	1,53,97,776.00	32000	17,98,500
48	1303	13	2 BHK	541	595	26160	1,41,52,560.00	1,52,84,765.00	32000	17,85,300
49	1304	13	1 BHK	381	419	26160	99,66,960.00	1,07,64,317.00	22500	12,57,300
50	1401	14	2 BHK	545	600	26240	1,43,00,800.00	1,54,44,864.00	32000	17,98,500
51	1402	14	2 BHK	545	600	26240	1,43,00,800.00	1,54,44,864.00	32000	17,98,500
52	1403	14	2 BHK	541	595	26240	1,41,95,840.00	1,53,31,507.00	32000	17,85,300
53	1404	14	1 BHK	381	419	26240	99,97,440.00	1,07,97,235.00	22500	12,57,300
54	1501	15	2 BHK	545	600	26320	1,43,44,400.00	1,54,91,952.00	32500	17,98,500
55	1502	15	2 BHK	545	600	26320	1,43,44,400.00	1,54,91,952.00	32500	17,98,500
56	1503	15	2 BHK	541	595	26320	1,42,39,120.00	1,53,78,250.00	32000	17,85,300
57	1504	15	1 BHK	381	419	26320	1,00,27,920.00	1,08,30,154.00	22500	12,57,300
58	1601	16	2 BHK	545	600	26400	1,43,88,000.00	1,55,39,040.00	32500	17,98,500
59	1602	16	2 BHK	545	600	26400	1,43,88,000.00	1,55,39,040.00	32500	17,98,500
60	1603	16	2 BHK	541	595	26400	1,42,82,400.00	1,54,24,992.00	32000	17,85,300
61	1604	16	1 BHK	381	419	26400	1,00,58,400.00	1,08,63,072.00	22500	12,57,300
62	1701	17	2 BHK	545	600	26480	1,44,31,600.00	1,55,86,128.00	32500	17,98,500
63	1702	17	2 BHK	545	600	26480	1,44,31,600.00	1,55,86,128.00	32500	17,98,500
64	1703	17	2 BHK	541	595	26480	1,43,25,680.00	1,54,71,734.00	32000	17,85,300
65	1704	17	1 BHK	381	419	26480	1,00,88,880.00	1,08,95,990.00	22500	12,57,300
Total				32573	35830		84,23,40,640.00	90,97,27,890.00		10,74,90,900



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	1 BHK – 16 2 BHK - 49	65	32957	36253	85,21,54,640.00	92,03,27,011.00
C	1 BHK – 33 2 BHK - 32	65	29885	32874	77,27,75,200.00	83,45,97,214.00
E	1 BHK - 17 2 BHK - 48	65	32573	35830	84,23,40,640.00	90,97,27,890.00
Total		195	95415	104957	2,46,72,70,480.00	2,66,46,52,115.00
Refuge Floor – 10 th Floor – Flat No. 4 (Wing - B)						
Refuge Floor – 10 th Floor – Flat No. 4 (Wing - C)						
Refuge Floor – 10 th Floors – Flat No. 3 (Wing - E)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,46,72,70,480.00
Final Realizable Value After Completion in ₹	2,66,46,52,115.00
Cost of Construction (Total Built up area x Rate) 104957 Sq. Ft. x ₹ 3000.00	31,48,71,000.00

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

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

10.	False ceiling	
	Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 2,46,72,70,480.00
Final Realizable Value After Completion in ₹		:	₹ 2,66,46,52,115.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 24,500.00 to ₹ 27,500.00 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 ₹ 25,200.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



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Route Map of the property

Site ulr



Latitude Longitude: 19°07'52.2"N 72°51'56.2"E

Note: The Blue line shows the route to site from nearest Metro station (Mogra – 1.7 Km.)



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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: मोगरा (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 368 Search

उपविभाग	खुली जमीन	निवासी सदनिका	मौकीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
46/226-भुभाग: उतर, पुर्वेस व दक्षिणेस गावाची हद्द व पश्चिमेस वंगन; दुसऱ्या मार्ग व अंदरे पंजाब शॉपचीच्या पश्चिमेकडील दक्षिणेतर 18.30 मि. रेंज वि.सो. रस्ता.	73530	152190	175020	206900	152190	चौ. मीटर मि.टी.एम. नेबर


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: मजरा (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 160 Search

उपविभाग	खुली जमीन	निवासी सदनिका	मौकीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
53/251-भुभाग: उत्तरेस इर्षी मीमा व मात्र मीमा, पुर्वेस अंदरे पंजाब शॉपचीके पश्चिमेकडील दक्षिणेतर 18.30 मि. रेंज वि.सो. रस्ता, दक्षिणेस गावाची मीमा व पश्चिमेस दुसऱ्या मार्ग.	63110	136260	156890	170320	136260	चौ. मीटर मि.टी.एम. नेबर

Sales Instance

गावाचे नाव : मजास	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13999000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10644827
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं. 902.इ विंग. माळा नं: 9 वा मजला. इमारतीचे नाव: युके राया, प्रोजेक्टचे नाव शिव साई एसआरए सीएचएस लि., ब्लॉक नं: आझाद नगर, अंधेरी पूर्व, मुंबई 400093, रोड : महाकाली रोड कमलेश अपार्टमेंटच्या जवळ. इतर माहिती: सदनिकेचे एकूण क्षेत्र 50.64 चौरस मीटर रेरा कार्पेट.....31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक-2021/अनै.सं.क्र.12/व्य.क्र.107/म-1(धीरण)यानुसार दस्तऐवजात महिला खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे.....सी.टी.एस. नं.-160A/1(पाट)चे गाव मजास आणि सी.टी.एस. नं.- 368/अ(पाट), 368/3 चे गाव मोगरा तालुका अंधेरी. (C.T.S. Number : 160A/1 (pt) and 368/A (pt), 368/3 (pt) ;)
(5) क्षेत्रफळ	55.70 चौ.मीटर
(6) आकारणी किंवा जुळी 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:- मे. आर्क रियल इस्टेट डेव्हलपर्स प्राईवेट लिमिटेड चे ऑफोराइस सिग्रेटि देवांशु बंसल तर्फे मुखत्यार राकेश कुमार ओम प्रकाश लिखरी वय:-38 पत्ता:- प्लॉट नं. 8, माळा नं. तळ मजला. इमारतीचे नाव: अभिषेक बिल्डिंग, ब्लॉक नं. कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी व्हॉल्टेज इस्टेटच्या समोर, अंधेरी पश्चिम मुंबई, रोड नं:- न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पिन नं:-AALCA0141J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लक्ष्मी संतु घोष वय:-43; पत्ता:- प्लॉट नं. 37/38, माळा नं. - इमारतीचे नाव: कॅरोलीन हाऊस, ब्लॉक नं. शिवाजी नगर, सेंट लॉरेन्स चर्चच्या समोर, वांगळे इस्टेट, ठाणे, रोड नं: रोड नं. 3 महाराष्ट्र, ठाणे. पिन कोड:-400604 पिन नं:-AXOPG4646B
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17591/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	699950
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



Sales Instance nearby

गावाचे नाव : मोगरा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12800000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	9590557.23
(4) भू.मापन पोर्टहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1304, माळा नं: 13वा मजला, इमारतीचे नाव: होरायझन हार्डट्स, ब्लॉक नं: अंधेरी पूर्व, मुंबई 400093, रोड : शेर पंजाब सीएचएस लि. प्लॉट नं. 217, इतर माहिती: सदनिकेचे क्षेत्रफळ 49.20 चौ मी रेसा कारपेट... सोबत 1 कारपार्किंग जागा ((C.T.S. Number : 368/54, 368/58, 368/59 ;))
(5) क्षेत्रफळ	54.12 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:- अणु आर डेव्हलपर्स एलएलपी चे भागिदार इंदर मोहन सिंग सोलानी वय:- 51 पत्ता:- प्लॉट नं: 36, सीटीएस नं. 368/218, माळा नं: -, इमारतीचे नाव: मोगरा विलेज, शेर ए पंजाब सीएचएस लि. ब्लॉक नं: अंधेरी पूर्व, रोड नं: ओप गुरुद्वारा, महाकाली केव्हल रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400093 पॅन नं:- AAIF3058G
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वाशदेव किशनानी वय:- 67; पत्ता:- प्लॉट नं: 162/50, माळा नं: -, इमारतीचे नाव: यश विल्सा, ब्लॉक नं: अजमेर, रोड नं: लोहखान रोड, गणेश नगर, राजस्थान, AJMER. पिन कोड:- 305001 पॅन नं:- BMKPK5218H 2): नाव:- रोमी काका वय:- 64; पत्ता:- प्लॉट नं: 162/50, माळा नं: -, इमारतीचे नाव: यश विल्सा, ब्लॉक नं: अजमेर, रोड नं: लोहखान रोड, गणेश नगर, राजस्थान, AJMER. पिन कोड:- 305001 पॅन नं:- ABIPK0911B 3): नाव:- याशिका किशनानी वय:- 32; पत्ता:- प्लॉट नं: 162/50, माळा नं: -, इमारतीचे नाव: यश विल्सा, ब्लॉक नं: अजमेर, रोड नं: लोहखान रोड, गणेश नगर, राजस्थान, AJMER. पिन कोड:- 305001 पॅन नं:- DMGPK7203E
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	661/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	768000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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Price Indicators

HOUSING.COM Buy in Mumbai

Andheri East

UK RAYA Amenities

By UK REALTY

CTs No. 56B/3 At Malad, ANDHERI EAST, Western Suburbs, Mumbai.

₹99.0 L - 1.41 Cr | ₹23.99 K/sq.ft
EMI starts at ₹49.15 K

View Details

1, 2 BHK Apartments

Dec. 2028 Possession Starts

₹23.99 K/sq.ft Avg. Price

407.00 sq.ft. - 596.00 sq.ft. (Carpet Area)

Contact Sellers in UK RAYA

UK RAYA Amenities & Features

HOUSIEY

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UK RAYA Andheri East

By UK Realty | Andheri East Mumbai

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₹1.05 Cr - 1.51 Cr All Inc.

01-29-2024 4:54 PM

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CTs No. 56B/3 At Malad, ANDHERI EAST, Western Suburbs, Mumbai.

₹99.0 L - 1.41 Cr | ₹23.99 K/sq.ft
EMI starts at ₹49.15 K

Contact Sellers

1, 2 BHK Apartments Configurations

Dec. 2028 Possession Starts

₹23.99 K/sq.ft Avg. Price

407.00 sq.ft. - 596.00 sq.ft. (Carpet Area)

Price Indicators Projects nearby Locality

Dreamax Vega ₹1.33 Cr - 2.56 Cr ₹28.66 K/sq.ft 468.00 sq.ft - 894.00 sq.ft

By DREAMAX
Street: 1, Munim, Tharwad in the Agnash Project, Sector: East, Western Suburb, Mumbai

Project Images

1, 2, 3 BHK Apartments Configurations

Dec. 2023 Possession Starts

₹28.66 K/sq.ft Avg. Price

468.00 sq.ft - 894.00 sq.ft Super Area

21 more

Overview | Highlights | More About Project | About Project | Floor Plan | Tour This Project | Amenities

2 BHK Flat ₹1.81 Cr ₹15.06 K/sq.ft

By DREAMAX
Street: Sector: 19K, P. H. Road, Chembur, Sector: East, Mumbai

Project Images

1200 sq.ft Built Up Area

₹15.06 K/sq.ft Avg. Price

2 BHK Configuration

30th Jun. 2024 Possession Start

Mozes of 12 hours

East Facing Facing

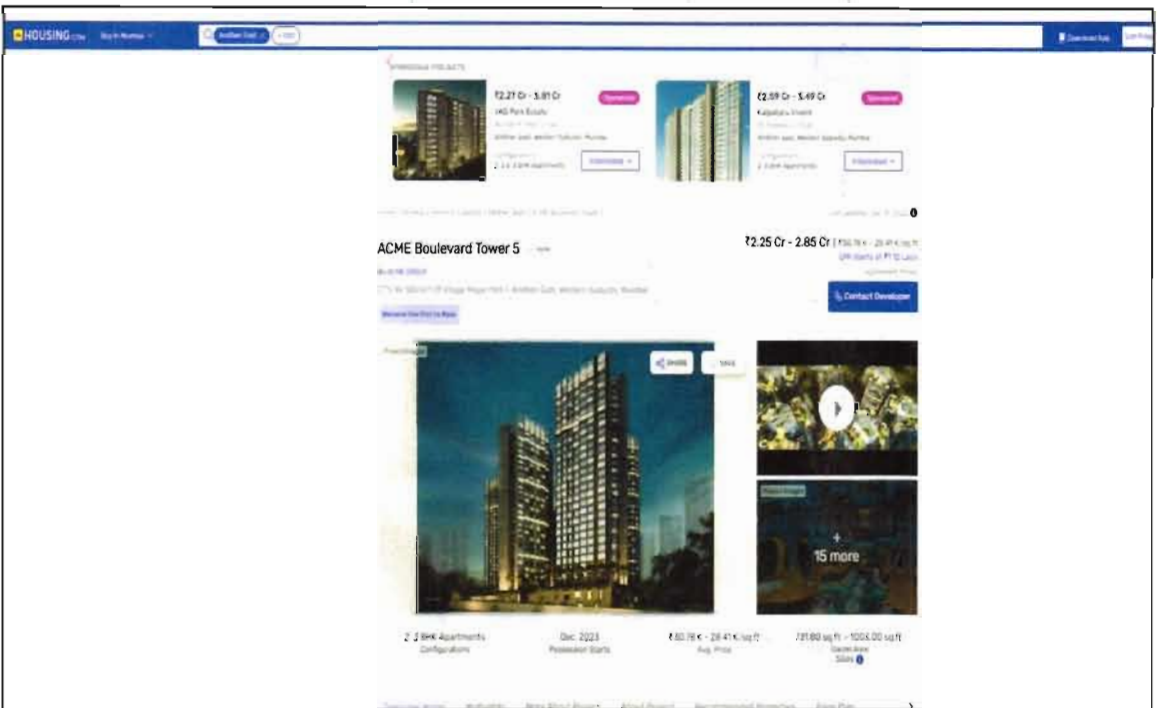
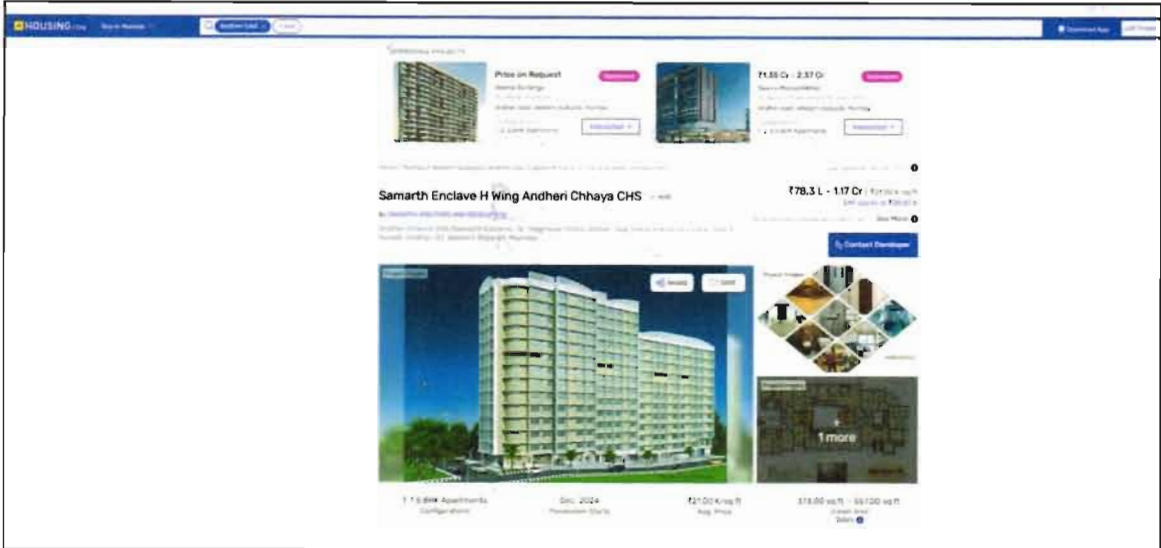
Semi-Furnished Furnishing

2 more

Overview | Promotions | Furnishings | Buy-G-Meter | Amenities | Price Trends | Registry Records | Location



Price Indicators Projects nearby Locality




Price Indicators Projects nearby Locality

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₹1.25 Cr | EMI - ₹.56k | [Get one-approved loan](#) | ✔ ZERO BROKERAGE

1 BHK 426 Sq-ft Flat For Sale - [Andheri East, Mumbai](#)



1 Bed | 1 Bath | Unfurnished

Carpet Area	Developer	Project
426 sqft + # 29.5-30sqft	Romell Group	Romell Orbis
Transaction Type	Status	Furnished Status
New Property	Under Construction	Unfurnished




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Home Loans


₹1.90 Cr | EMI - ₹.86k | [Can I afford it?](#)

2 BHK 1230 Sq-ft Flat For Sale - [Andheri East, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area	Developer	Project
747 sqft + # 25.800sqft	Amev Realty and Construction LLP	Amev Apartments
Floor	Transaction Type	Facing
N (Out of 19 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered



East Facing Property

Contact Agent

Get Phone No

More Details


Price Breakup	₹1.9 Cr [₹9,52,500] Approx. Registration Charges [₹6,500] Monthly
Booking Amount:	₹50 Lac.
RERA ID	P51800045221
Address:	Djaramata Road, Near Pump House Subway, Andheri East, Mumbai - 400069, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks:	near pump house Andheri east

Price Indicators Projects nearby Locality

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₹ 95.0 Lac EMI - ₹ 42k | [Get online approved loan](#)

1 BHK 430 Sq-ft Flat For Sale **Andheri East, Mumbai**



-29 Photos

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 430 sqft - 100093 sqft

Developer: **VKG**

Project: **VKG Passcode Beverly Hills**

Transaction Type: **New Property**

Status: **Under Construction**

Lifts: **2**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Builder
Get Phone No.

Last contact made 16 days ago

More Details

Price Breakup: **₹ 95 Lac**


Booking Amount: **₹ 1000000**

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

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Sell
Home Loans

₹ 2.50 Cr EMI - ₹ 11k | [Get online approved loan](#)

3 BHK 1000 Sq-ft Flat For Sale **Andheri East, Mumbai**



-29 Photos

3 Beds | 3 Baths | Unfurnished

Carpet Area: 800 sqft - ₹ 21250/sqft

Project: **Sher-e-Punjab**

Floor: **9 (Out of 9 Floors)**

Transaction Type: **New Property**

Additional Rooms: **1 Store Room**

Facing: **East**

Furnished Status: **Unfurnished**

Type Of Ownership: **Freehold**

Jogging an Service/Good

Contact Agent
Get Phone No.

More Details

Price Breakup: **₹ 2.5 Cr | ₹ 12,50,000** Approx. Registration Charges

Booking Amount: **₹ 5.00 Lac**

RERA ID: **S1800049356**

Address: **Sher-e-Punjab Andheri East, Andheri East, Mumbai - Western Mumbai, Maharashtra**



Price Indicators Projects nearby Locality

HOUSING24 Buy | Mumbai | Search | Register | Login

Mumbai | Mumbai | Search | Register | Login

2 BHK Flat **₹1.4 Cr** (Per Sq Ft ₹ 50K)

₹20.29 K/sq.ft Avg Price

690 sq.ft. Built Up Area

Ready to move Possession Status

Mobile: 0 of 10 Rows

West facing Facing

Unfurnished Furnishing

[OVERVIEW](#) [PHOTOHS](#) [BUY-0-METER](#) [AMENITIES](#) [PRICE TRENDS](#) [LOCALITY](#) [CALCULATOR](#)

magicbricks Buy | Rent | Sell | Home Loans

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Andheri East | 3 BHK Flats for Sale in Andheri East | 1188 Sq.ft

₹3.60 Cr (EMI: ₹ 1.62L) | How much loan can I get? PREMIUM PROJECT

3 BHK 1188 Sqft Flat For Sale Andheri East, Mumbai

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

Super Built-Up Area 1188 sqft - ₹ 30,302/sqft	Developer PURI CREATORS	Project Puri Sale 01	Floor Upper Basement (Out of 16 Floors)
Transaction Type New Property	Facing West	Lifts 2	Furnished Status Unfurnished

[Contact Agent](#) [Get Phone No.](#) Last contact made 23 days ago

More Details

Price Breakup	₹3.6 Cr ₹18,00,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	PS1800049868
Address	Nagardas Road, Andheri East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

HOUSING.com Buy in Mumbai

2 BHK Flat ₹1.68 Cr EMR starts at ₹93.41 K

By MAHALAXMI CONSTRUCTIONS CO.
Mahalaxmi Om Guru Kripa Co Op Hsg Soc Ltd, Sher E Punjab Colony, Anaher East, Mumbai

977 sq ft Built Up Area | ₹17.20 K/sq ft Avg. Price | 2 BHK Configuration | 31st Dec. 2026 Possession Status | Higher of 14 floors | East facing Facing | Semi-Furnished Furnishing

OVERVIEW BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT OSA DEVELOPER CALCULATOR

Property Location: Mahalaxmi Om Guru Kripa Co Op Hsg Soc Ltd, Sher E Punjab Colony, Anaher East, Mumbai

Around This Property: Green Hills Hospital, Jagdishwari Railway Station

Contact Seller: Usha Chaturvedi, +9192540...

HOUSING.com Buy in Mumbai

2 BHK Flat ₹2.07 Cr EMR starts at ₹103.14 K

By SHREEVASTU
Shreevastu Regal, Sher E Punjab Colony, Anaher East, Mumbai

1434 sq ft Built Up Area | ₹14.44 K/sq ft Avg. Price | 2 BHK Configuration | 30th Jun. 2024 Possession Status | Higher of 14 floors | East facing Facing | Semi-Furnished Furnishing

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS REGISTRY RECORDS LOCALITY

Property Location: Shreevastu Regal, Sher E Punjab Colony, Anaher East, Mumbai

2 more photos

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 : 30.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumba,
email=manoj@vastukala.org, c=IN
Date: 2024.01.30 15:03:45 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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 30.01.2024 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 24.01.2024. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Aarc Real Estate Developers Pvt. Ltd.
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 Deepak Jain – 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 - 24.01.2024 Valuation Date - 30.01.2024 Date of Report - 30.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.01.2024
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 **30th 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. Aarc Real Estate Developers Pvt. Ltd.** 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. Aarc Real Estate Developers Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.30 15:04:02 +05'30'

Auth. Sign.

Think. Innovate. Create

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
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An ISO 9001:2015 Certified Company

www.vastukala.org



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Re: Project - Shivsai SRA CHSL

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Trust this sender

Dear Mam,

Greetings from UK Realty!!

This is to request you that kindly follow the Approved Plan dated 10.02.2022, 10th floor is refuge.
In future when we get any changes in the approved plan, we will provide copy of the plan to the bank.
Kindly do the needful & please provide the APF NO. Soon.


Thanks and Regards,





Supriya Pawar
Asst. Manager - CRM
M: 9004673161 L: 022 4542 2300
Email : care@ukrealty.in
Abhishek Premises, 3rd Floor, Office No 310 Dalia Industrial Estate,
Behind Kuber Complex, Off Link Road, Andheri (W), Mumbai - 400053
Website - www.ukrealty.in

On Mon, 29 Jan 2024 at 13:19, vinita surve <vinita.surve@vastukala.org> wrote:

...

 1 Attachment(s) [Download as Zip](#)

 image001.png
10.9 KB 

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