

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "UK IONA C Wing"

"UK IONA C Wing", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.

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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



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 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

MASTER VALUATION REPORT OF " UK IONA C Wing"

"UK IONA C Wing", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.

Latitude Longitude: 19°08'06.9"N 72°51'51.6"E

NAME OF DEVELOPER: M/s. Keemaya Build 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 17th January 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "UK IONA C Wing", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. It is about 2.80 Km. travelling distance from Jogeshwari (East) Railway station. Surface transport to the property is by buses, 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 area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Keemaya Build Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	UK IONA C Wing	P51800051359
Register office address	M/s. Keemaya Build Pvt. Ltd. Office at 8, Ground Floor, "Abhishek Building", C-5, Dalia Industrial Estate, Off Andheri Link Road, Behind Kuber Complex, Opp. Barbeque Nation, Andheri (West), Mumbai – 400 053, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Santosh Chavan (Site Engineer – Mobile No. 8390190375)	
E – mail ID and Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Late Dattaram Govind Waykar Marg
On or towards South	Bal Vikas Vidya Mandir School & Slum Area
On or towards East	Open Area
On or towards West	Slum Area



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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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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 : 17.02.2024
	b)	Date on which the valuation is made : 05.02.2024
3.	List of documents produced for perusal	
	1.	Copy of Sale Agreement / Developer Agreement dated 24.06.2012 between M/s. Praijatak CHSL (The Society) and M/s. Keemaya Build Pvt. Ltd. (The Developers) through Notary.
	2.	Copy of Annexure II No. J.No.K.A/VV/UPV-1/MM/ET/1903/2021 dated 23.07.2021 issued by Maharashtra Housing & Area Development Authority (MHADA)
	3.	Copy of Letter of Intent (LOI) No. KE/MCGM & MHADA/0001/20171117 dated 21.12.2021 issued by Executive Engineer Slum Rehabilitation Authority
	4.	Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Executive Engineer Slum Rehabilitation Authority
	Approved upto:	
	Wing	Number of Floors
	C	Ground + 1st to 14th Upper Residential Floors.
	5.	Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
	6.	Copy of Intimation of Approval (IOA) Letter No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Executive Engineer Slum Rehabilitation Authority
	7.	Copy of 1 st Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Executive Engineer Slum Rehabilitation Authority for Composite Building (This CC is endorsed for the work for Plinth Level)
	8.	Copy of 2 nd Commencement Certificate No. K-E/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Executive Engineer Slum Rehabilitation Authority for Composite Building (This CC is endorsed for the work for Rehab Building: Ground Floor + 1st to 19th Upper Floors + 20th (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1st to 12th Upper Floors & Sale Building (Wing B): Ground Floor + 1st to 14th Upper Floors as per approved plan 15.03.2022)
	9.	Copy of Height Clearance Certificate No. SNCR/WEST/B/05118/305412 dated 07.06.2018 valid upto 06.06.2026 issued by Airports Authority of India.
	10.	Copy of CA Certificate (Form 3) for Wing C dated 14.07.2023 issued by M/s. V. M. Tated & Co.
	11.	Copy of CA Certificate (Form 3) for Wing C dated 09.10.2023 issued by M/s. V. M. Tated & Co.
	12.	Copy of RERA Certificate No. P51800051359 dated 08.06.2023 issued by Maharashtra Real Estate



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Regulatory Authority for Wing C.											
Project Name (with address & phone nos.)	: "UK IONA", Wing – C, Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.										
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Keemaya Build Pvt. Ltd. Address: Office at 8, Ground Floor, "Abhishek Building", C-5, Dalia Industrial Estate, Off Andheri Link Road, Behind Kuber Complex, Opp. Barbeque Nation, Andheri (West), Mumbai – 400 053, State - Maharashtra, Country – India. Contact Person : Mr. Santosh Chavan (Site Engineer – Mobile No. 8390190375)										
5. Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "UK Iona" Project: UK Iona Andheri updated to One of Mumbai opulent western neighbourhoods, Andheri, will soon host a major launch by UK Realty. UK Realty New Launch The opulent 1, 2 & 2.5 BHK Homes at UK Iona offer convenience and comfort from every nook and cranny. With your loved ones, have a lovely time to rest and recharge. A sunset lounge, meditation deck, creche, skywalk, and other upscale amenities are available at UK Iona, along with a big clubhouse. The trains, metro, educational institutions, and healthcare facilities are all conveniently accessible from UK Iona New Launch prime location. Only at UK Realty New Launch Andheri can you make the right decision and live the opulent life of your desires.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Proposed Ground + 1st to 19th Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 14th Upper floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Work not yet started</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is for December - 2027 (Wing -C) (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>		Wing	Number of Floors	C	Proposed Ground + 1 st to 19 th Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 14 th Upper floors	Wing	Present stage of Construction	Percentage of work completion	C	Work not yet started	0%
Wing	Number of Floors										
C	Proposed Ground + 1 st to 19 th Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 14 th Upper floors										
Wing	Present stage of Construction	Percentage of work completion									
C	Work not yet started	0%									

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				
➤ Indoor Games				
➤ Gymnasium				
➤ Car Parking				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), Village – Majas
	d)	Ward / Taluka	:	Taluka – Andheri
	e)	Mandal / District	:	District - Mumbai Suburban
7.	Postal address of the property		:	"UK IONA C Wing", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India
8.	City / Town		:	Jogeshwari (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Slum Rehabilitation Authority, Village – Majas
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	New Shyam Nagar	New Shyam Nagar	Late Dattaram Govind Waykar Marg
	South	Balvikas Vidya Mandir	Balvikas Vidya Mandir	Bal Vikas Vidya Mandir School & Slum Area

	East	Dattaram Waikar Marg	Dattaram Waikar Marg	Open Area
	West	Kokan Nagar Road	Kokan Nagar Road	Slum Area
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°08'11.8"N 72°51'41.8"E	
14.	Extent of the site		: Plot area = 2,681.78 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 = 2,681.78 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Higher 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. K-E / MCGM & MHADA / 0001 / 20171117 / AP dated 15.03.2022 issued by Executive Engineer Slum Rehabilitation Authority Approved upto:	
			Wing	Number of Floors
			C	Ground + 1st to 14th Upper floors.
3.	Corner plot or intermittent plot?		: Intermittent Plot	
4.	Road facilities		: Yes	
5.	Type of road available at present		: Bituminous Road	
6.	Width of road – is it below 20 ft. or more than 20 ft.		: Road of 15 M wide road	
7.	Is it a Land – Locked land?		: No	
8.	Water potentiality		: Municipal Water supply	
9.	Underground sewerage system		: Connected to Municipal sewer	

10	Is Power supply is available in the site	:	Yes									
11	Advantages of the site	:	Located in developed area									
12	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area = 2,681.78 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 63,110.00 per Sq. M. for Land ₹ 1,36,260.00 per Sq. M. for Residential Flat									
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 & RERA</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>2681.78</td> <td>63110</td> <td>169247136.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2681.78	63110	169247136.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2681.78	63110	169247136.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure									
	c) Year of construction	:	Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Wing		Number of Floors									
	C		Proposed Ground + 1 st to 19 th Upper Residential Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 14 th 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. K-E / MCGM & MHADA / 0001 / 20171117 / AP dated 15.03.2022 issued by Executive Engineer									
	h) Approved map / plan issuing authority	:										

		Slum Rehabilitation Authority Approved upto:				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Ground + 1st to 14th Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	C	Ground + 1 st to 14 th Upper floors.
Wing	Number of Floors					
C	Ground + 1 st to 14 th Upper floors.					
i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work not yet started

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:



Remarks:

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. K-E / MCGM & MHADA / 0001 / 20171117 / AP dated 15.03.2022 issued by Executive Engineer Slum Rehabilitation Authority.	
Wing	Number of Floors	Approval upto:	
C	Proposed Ground + 1 st to 19 th Upper Floors.	Wing	Number of Floors
		C	Ground + 1 st to 14 th Upper floors.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) C – Wing (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per 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	101	1	1 BHK	325	358	25200	81,90,000.00	85,99,500.00	18000	10,72,500
2	102	1	1 BHK	365	402	25200	91,98,000.00	96,57,900.00	20000	12,04,500
3	103	1	2 BHK	501	551	25200	1,26,25,200.00	1,32,56,460.00	27500	16,53,300
4	104	1	2 BHK	509	560	25200	1,28,26,800.00	1,34,68,140.00	28000	16,79,700
5	201	2	1 BHK	325	358	25280	82,16,000.00	86,26,800.00	18000	10,72,500
6	202	2	1 BHK	365	402	25280	92,27,200.00	96,88,560.00	20000	12,04,500
7	203	2	2 BHK	501	551	25280	1,26,65,280.00	1,32,98,544.00	27500	16,53,300
8	204	2	2 BHK	509	560	25280	1,28,67,520.00	1,35,10,896.00	28000	16,79,700
9	301	3	1 BHK	325	358	25360	82,42,000.00	86,54,100.00	18000	10,72,500
10	302	3	1 BHK	365	402	25360	92,56,400.00	97,19,220.00	20000	12,04,500
11	303	3	2 BHK	501	551	25360	1,27,05,360.00	1,33,40,628.00	28000	16,53,300
12	304	3	2 BHK	509	560	25360	1,29,08,240.00	1,35,53,652.00	28000	16,79,700
13	401	4	1 BHK	325	358	25440	82,68,000.00	86,81,400.00	18000	10,72,500
14	402	4	1 BHK	365	402	25440	92,85,600.00	97,49,880.00	20500	12,04,500
15	403	4	2 BHK	501	551	25440	1,27,45,440.00	1,33,82,712.00	28000	16,53,300
16	404	4	2 BHK	509	560	25440	1,29,48,960.00	1,35,96,408.00	28500	16,79,700
17	501	5	1 BHK	325	358	25520	82,94,000.00	87,08,700.00	18000	10,72,500
18	502	5	1 BHK	365	402	25520	93,14,800.00	97,80,540.00	20500	12,04,500
19	503	5	2 BHK	501	551	25520	1,27,85,520.00	1,34,24,796.00	28000	16,53,300
20	504	5	2 BHK	509	560	25520	1,29,89,680.00	1,36,39,164.00	28500	16,79,700
21	601	6	1 BHK	325	358	25600	83,20,000.00	87,36,000.00	18000	10,72,500
22	602	6	1 BHK	365	402	25600	93,44,000.00	98,11,200.00	20500	12,04,500



Sr. No.	Flat No.	Floor No.	Comp	As per 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 ₹
23	603	6	2 BHK	501	551	25600	1,28,25,600.00	1,34,66,880.00	28000	16,53,300
24	604	6	2 BHK	509	560	25600	1,30,30,400.00	1,36,81,920.00	28500	16,79,700
25	701	7	1 BHK	325	358	25680	83,46,000.00	87,63,300.00	18500	10,72,500
26	702	7	1 BHK	365	402	25680	93,73,200.00	98,41,860.00	20500	12,04,500
27	703	7	2 BHK	501	551	25680	1,28,65,680.00	1,35,08,964.00	28000	16,53,300
28	704	7	2 BHK	509	560	25680	1,30,71,120.00	1,37,24,676.00	28500	16,79,700
29	801	8	1 BHK	325	358	25760	83,72,000.00	87,90,600.00	18500	10,72,500
30	802	8	1 BHK	365	402	25760	94,02,400.00	98,72,520.00	20500	12,04,500
31	804	8	2 BHK	509	560	25760	1,31,11,840.00	1,37,67,432.00	28500	16,79,700
32	901	9	1 BHK	325	358	25840	83,98,000.00	88,17,900.00	18500	10,72,500
33	902	9	1 BHK	365	402	25840	94,31,600.00	99,03,180.00	20500	12,04,500
34	903	9	2 BHK	501	551	25840	1,29,45,840.00	1,35,93,132.00	28500	16,53,300
35	904	9	2 BHK	509	560	25840	1,31,52,560.00	1,38,10,188.00	29000	16,79,700
36	1001	10	1 BHK	325	358	25920	84,24,000.00	88,45,200.00	18500	10,72,500
37	1002	10	1 BHK	365	402	25920	94,60,800.00	99,33,840.00	20500	12,04,500
38	1003	10	2 BHK	501	551	25920	1,29,85,920.00	1,36,35,216.00	28500	16,53,300
39	1004	10	2 BHK	509	560	25920	1,31,93,280.00	1,38,52,944.00	29000	16,79,700
40	1101	11	1 BHK	325	358	26000	84,50,000.00	88,72,500.00	18500	10,72,500
41	1102	11	1 BHK	365	402	26000	94,90,000.00	99,64,500.00	21000	12,04,500
42	1103	11	2 BHK	501	551	26000	1,30,26,000.00	1,36,77,300.00	28500	16,53,300
43	1104	11	2 BHK	509	560	26000	1,32,34,000.00	1,38,95,700.00	29000	16,79,700
44	1201	12	1 BHK	325	358	26080	84,76,000.00	88,99,800.00	18500	10,72,500
45	1202	12	1 BHK	365	402	26080	95,19,200.00	99,95,160.00	21000	12,04,500
46	1203	12	2 BHK	501	551	26080	1,30,66,080.00	1,37,19,384.00	28500	16,53,300
47	1204	12	2 BHK	509	560	26080	1,32,74,720.00	1,39,38,456.00	29000	16,79,700
48	1301	13	1 BHK	325	358	26160	85,02,000.00	89,27,100.00	18500	10,72,500
49	1302	13	1 BHK	365	402	26160	95,48,400.00	1,00,25,820.00	21000	12,04,500
50	1303	13	2 BHK	501	551	26160	1,31,06,160.00	1,37,61,468.00	28500	16,53,300
51	1304	13	2 BHK	509	560	26160	1,33,15,440.00	1,39,81,212.00	29000	16,79,700
52	1401	14	1 BHK	325	358	26240	85,28,000.00	89,54,400.00	18500	10,72,500
53	1402	14	1 BHK	365	402	26240	95,77,600.00	1,00,56,480.00	21000	12,04,500
54	1403	14	2 BHK	501	551	26240	1,31,46,240.00	1,38,03,552.00	29000	16,53,300
55	1404	14	2 BHK	509	560	26240	1,33,56,160.00	1,40,23,968.00	29000	16,79,700
Total				23299	25629		59,92,30,240.00	62,91,91,752.00		7,68,86,700

1b) C – Wing (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
56	1501	15	1 BHK	325	358	26320	85,54,000.00	89,81,700.00	18500	10,72,500
57	1503	15	2 BHK	501	551	26320	1,31,86,320.00	1,38,45,636.00	29000	16,53,300
58	1504	15	2 BHK	509	560	26320	1,33,96,880.00	1,40,66,724.00	29500	16,79,700
59	1601	16	1 BHK	325	358	26400	85,80,000.00	90,09,000.00	19000	10,72,500
60	1602	16	1 BHK	365	402	26400	96,36,000.00	1,01,17,800.00	21000	12,04,500
61	1603	16	2 BHK	501	551	26400	1,32,26,400.00	1,38,87,720.00	29000	16,53,300
62	1604	16	2 BHK	509	560	26400	1,34,37,600.00	1,41,09,480.00	29500	16,79,700
63	1701	17	1 BHK	325	358	26480	86,06,000.00	90,36,300.00	19000	10,72,500
64	1702	17	1 BHK	365	402	26480	96,65,200.00	1,01,48,460.00	21000	12,04,500
65	1703	17	2 BHK	501	551	26480	1,32,66,480.00	1,39,29,804.00	29000	16,53,300
66	1704	17	2 BHK	509	560	26480	1,34,78,320.00	1,41,52,236.00	29500	16,79,700
67	1801	18	1 BHK	325	358	26560	86,32,000.00	90,63,600.00	19000	10,72,500
68	1802	18	1 BHK	365	402	26560	96,94,400.00	1,01,79,120.00	21000	12,04,500
69	1803	18	2 BHK	501	551	26560	1,33,06,560.00	1,39,71,888.00	29000	16,53,300
70	1804	18	2 BHK	509	560	26560	1,35,19,040.00	1,41,94,992.00	29500	16,79,700
71	1901	19	1 BHK	325	358	26640	86,58,000.00	90,90,900.00	19000	10,72,500
72	1902	19	1 BHK	365	402	26640	97,23,600.00	1,02,09,780.00	21500	12,04,500
73	1903	19	2 BHK	501	551	26640	1,33,46,640.00	1,40,13,972.00	29000	16,53,300
74	1904	19	2 BHK	509	560	26640	1,35,59,760.00	1,42,37,748.00	29500	16,79,700
Total				8135	8949		21,54,73,200.00	22,62,46,860.00	471500	2,68,45,500

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 ₹
Approved	1 BHK - 28 2 BHK - 27	55	23299	25629	59,92,30,240.00	62,91,91,752.00
Proposed	1 BHK - 09 2 BHK - 10	19	8135	8949	21,54,73,200.00	22,62,46,860.00
Total		74	31434	34578	81,47,03,440.00	85,54,38,612.00
Refuge Floor – 8th Floor – Flat No. 3 & 15th floor – Flat No. 2 (Wing - C)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	81,47,03,440.00
Final Realizable Value After Completion in ₹	85,54,38,612.00
Cost of Construction (Total Built up area x Rate) 34578 Sq. Ft. x ₹ 3000.00	10,37,34,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work not yet started
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 81,47,03,440.00
Final Realizable Value After Completion in ₹		:	₹ 85,54,38,612.00

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.

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Actual Site Photograph



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Route Map of the property

Site u/r




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

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 2.80 Km.)



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year: 2023-2024
Language: English

Selected District:

Select Village:

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R/L)
SurveyNo	53.251-भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पुर्वेस शेर पंजाब कॉलनीचे पश्चिमेकडील दक्षिणेत्तर 18.30 मि रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौरस मीटर
SurveyNo	53.252B-भुभाग: मंजूर विकास योजना 2034 नुसार चे Natural Area या वापर विभागात समाविष्ट मिळकती	31600	0	0	0	0	चौरस मीटर
SurveyNo	53.252B-भुभाग: मंजूर विकास योजना 2034 नुसारचे Natural Area या वापर विभागात समाविष्ट मिळकती.	0	0	0	0	0	NA
SurveyNo	53.252C-भुभाग:उत्तरेस मूल्यदर विभाग 53.252 ची हद्द, पुर्वेस महाकाली गुफा मार्ग व अंशतः हा गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शेर पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी रुंद विकास योजना रस्ता.	77690	154710	185180	201850	166840	चौरस मीटर
SurveyNo	53.252-भुभाग: उत्तरेस जोगेश्वरी-विक्रोळी लिंक रोड, पुर्वेस महाकाली गुफामार्ग व अंशतः गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शेर पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि रुंद वि.यो. रस्ता.	91400	182010	217860	237470	196280	चौरस मीटर

1 2 2

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Sales Instance

12121512	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 5
03-02-2024		दस्त क्रमांक : 12121/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : मजास		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	12200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9782920.9	
(4) भू-मापन,पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1003.विंग सी, माळा नं: 10 वा मजला, इमारतीचे नाव: युके आयोना, ब्लॉक नं: अंधेरी पूर्व जवळ,जोगेश्वरी पूर्व,मुंबई 400060, रोड : न्यु श्याम नगर,बालविकास स्कूलच्या जवळ, इतर माहिती: सदनिकेचे एकूण क्षेत्र 46.54 चौरस मीटर रेरा कार्पेट.((C.T.S. Number : 165(pt), 166/A/1(pt) & 169/7/A(pt) ;))	
(5) क्षेत्रफळ	51.19 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:-कीमया बील्ड प्राईवेट लिमिटेड तर्फे संचालक देवांशु बंसल तर्फे मुखत्यार राकेश कुमार ओम प्रकाश तिवारी वय:-38 पत्ता:-प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभिषेक बिल्डिंग , ब्लॉक नं: कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल इस्टेटच्या समोर, अंधेरी पश्चिम, मुंबई, रोड नं: न्यु लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AADCK2669M	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वरूपा कश्मीर डिसा वय:-42; पत्ता:-प्लॉट नं: रूम नं: 11 बी, माळा नं: . इमारतीचे नाव: शितला प्रसाद चाळ, ब्लॉक नं: पारस नगरच्या जवळ, रामवाडी, जोगेश्वरी पूर्व, मुंबई, रोड नं: केव्स रोड टेकडी, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-AJNPD6618H 2): नाव:-कश्मीर मिगेल डिसा वय:-49; पत्ता:-प्लॉट नं: रूम नं: 11 बी, माळा नं: . इमारतीचे नाव: शितला प्रसाद चाळ, ब्लॉक नं: पारस नगरच्या जवळ, रामवाडी, जोगेश्वरी पूर्व, मुंबई, रोड नं: केव्स रोड टेकडी, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-AIMPDP9335R	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	12121/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	732000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
एवढ्याकरिता मी निवादाज होऊन		



Sales Instance

गावाचे नाव : मजास	
1444512	सूची क्र.2
03-02-2024	दुय्यम निबंधक : सह दु.नि. अंधेरी 5
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 1444/2024
	नोदणी
	Regn:63m
गावाचे नाव : मजास	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9782920.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 503,विंग सी. माळा नं: 5 वा मजला, इमारतीचे नाव: युके आयोना, ब्लॉक नं: अंधेरी पूर्व जवळ,जोगेश्वरी पूर्व,मुंबई 400060. रोड : न्यु श्याम नगर,बालविकास स्कुलच्या जवळ, इतर माहिती: सदनिकेचे एकूण क्षेत्र 46.54 चौरस मीटर रेरा कार्पेट. (C.T.S. Number : 165(pt), 166/A/1(pt) & 169/7/A(pt) ;)
(5) क्षेत्रफळ	51.19 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:-कीमया बील्ड प्राईवेट लिमिटेड तर्फे संचालक देवांशु बंसल तर्फे मुखत्यार राकेश कुमार तिवारी वय:-38 पत्ता:-प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभिषेक बिल्डिंग, ब्लॉक नं: कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल इस्टेटच्या समोर, अंधेरी पश्चिम, मुंबई, रोड नं: न्यु लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AADCK2669M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश कैलाश मिश्रा वय:-41; पत्ता:-प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: दुर्गा सेवा संघ, ब्लॉक नं: शेर-इ-पंजाब, गुरु नानक हाय स्कुलच्या जवळ, अंधेरी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AOLPM9339R 2): नाव:-शशिकला महेश मिश्रा वय:-40; पत्ता:-प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: दुर्गा सेवा संघ, ब्लॉक नं: शेर-इ-पंजाब, गुरु नानक हाय स्कुलच्या जवळ, अंधेरी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AUXPM9519K
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1444/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	762000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Sales Instance

10997512	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 5
03-02-2024		दस्त क्रमांक : 10997/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मजास		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10248801.09	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1204.विंग ए, माळा नं: 12 वा मजला, इमारतीचे नाव: युके आयोना, ब्लॉक नं: अंधेरी पूर्व जवळ,जोगेश्वरी पूर्व,मुंबई 400060. रोड : न्यु श्याम नगर,बालविकास स्कुलच्या जवळ, इतर माहिती: सदनिकेचे एकूण क्षेत्र 46.54 चौरस मीटर रेरा कार्पेट.((C.T.S. Number : 165(pt), 166/A/1(pt) & 169/7/A(pt) :))	
(5) क्षेत्रफळ	51.19 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:-कीमया बील्ड प्राईवेट लिमिटेड तर्फे संचालक देवांशु बंसल तर्फे मुखत्यार राकेश कुमार ओम प्रकाश तिवारी वय:-38 पत्ता:-प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभिषेक बिल्डिंग , ब्लॉक नं: कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल इस्टेटच्या समोर, अंधेरी पश्चिम, मुंबई, रोड नं: न्यु लिंक रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AADCK2669M	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत अनावडिया वय:-36; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: . इमारतीचे नाव: नगर कॉटेज खारवा चाळ , ब्लॉक नं: प्रभात कॉलनी, सांताक्रुज पूर्व, मुंबई, रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-ATTPA8570D	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	10997/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	720000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला		



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Sales Instance

14288512	सूची क्र.2	दुष्यम निबंधक : सह दु.नि. अंधेरी 5
03-02-2024		दस्त क्रमांक : 14288/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मजास		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7899000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6651009.42	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1401,विंग सी, माळा नं: 14 वा मजला, इमारतीचे नाव: युके आयोना, ब्लॉक नं: अंधेरी पूर्व जवळ,जोगेश्वरी पूर्व,मुंबई 400060, रोड : न्यु श्याम नगर,बालविकास स्कुलच्या जवळ, इतर माहिती: सदनिकेचे एकूण क्षेत्र 30.20 चौरस मीटर रेरा कार्पेट. ((C.T.S. Number : 165(pt), 166/A/1(pt) & 169/7/A(pt) ;))	
(5) क्षेत्रफळ	33.22 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:-कीमया बील्ड प्राईवेट लिमिटेड तर्फे संचालक देवांशु बंसल तर्फे मुखत्यार जितेंद्र कुमार राई वय:-32 पत्ता:-प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभिषेक बिल्डिंग, ब्लॉक नं: कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल इस्टेटच्या समोर, अंधेरी पश्चिम, मुंबई, रोड नं: न्यु लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AADCK2669M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल मिश्रीलाल गुप्ता वय:-27; पत्ता:-प्लॉट नं: 01, माळा नं: , इमारतीचे नाव: गुप्ता हाऊस, ब्लॉक नं: चकाला इस्लामपुरा, बीएमसी स्कूल, अंधेरी पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुंबई, पिन कोड:-400099 पॅन नं:-BXGPG9751G	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14288/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	473940	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

The screenshot shows the HOUSING.COM website interface. At the top, there are navigation links for 'HOUSING.COM' and 'New in Mumbai'. Below this, there are two project cards. The first card is for 'UK IONA' with a price of ₹1.11 Cr - 1.76 Cr and 1.2 BHK Apartments. The second card is for 'UK IONA' with a price of ₹1.83 Cr - 3.31 Cr and 1.2 BHK Apartments. Below these cards, there is a large section for 'UK IONA' with a price of ₹78.41 L - 1.3 Cr. This section includes a large image of the building, a '1.2 BHK Apartments Configurations' section, a 'Dec. 2025 Possession Starts' section, and a '₹24.12 K - 21.01 K/sq.ft Avg. Price' section. There are also buttons for 'Contact Developer' and '5 more' images.

The screenshot shows the MAGICBRICKS website interface. At the top, there are navigation links for 'magicbricks', 'Buy', 'Rent', 'Sell', and 'Home Loans'. Below this, there is a listing for 'UK IONA' with a price of ₹84.0 Lac. The listing includes a large image of the building, a '1 BHK 482 Sq Ft Flat For Sale' section, and a '1 Bed 2 Baths Unfurnished' section. Below these images, there is a table with the following details:

Carpet Area: 345 sqft + 7 sqft (balcony)	Developer: UK Realty	Project: UK IONA
Floor: Upper Basement (Out of 21 Floors)	Transaction Type: New Property	Facing: West
Lifts: 2	Furnished Status: Unfurnished	Type Of Ownership: Freehold

Below the table, there are buttons for 'Contact Agent' and 'Get Phone No.'. To the right, it says 'Last contact made 3 days ago'. Below this, there is a 'More Details' section with the following information:

- Price Breakup: ₹84.3 Lac | ₹4,20,000 (Broker Registration Charges) | ₹3,600 (Mortgage)
- Booking Amount: ₹16 Lac
- RERA ID: #P51800001690
- Address: Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
- Landmarks: Sometimes walk from Jogeshwari Vikhroli Link Road
- Furnishing: Unfurnished


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home » Property in Mumbai » Andheri East » Apartments in Andheri East » 1 BHK » 339 Sq-ft

₹ 92.0 Lac [EMI - ₹ 4.1k](#) | [How much loan can I get?](#)

1 BHK 339 Sq-ft Flat For Sale **Andheri East, Mumbai**



1 Bed 2 Baths Unfurnished

Carpet Area	Developer	Project
385 sqft * ₹ 23896/sqft	UK Realty	UK IONA
Floor	Transaction Type	Facing
Upper Basement (Out of 21 Floors)	New Property	West
Lifts	Furnished Status	Type Of Ownership
2	Unfurnished	Freehold


Contact Agent
Get Phone No.

Last contact made 4 days ago

More Details

Price Breakup	₹ 92 Lac ₹ 4,60,000 Approx. Registration Charges ₹ 3,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51800001690
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	5 minutes walk from Jogeshwari Vikroli Link Road

square yards Home » New Flats in Mumbai » Projects in Andheri East » **UK Iona**



UK Iona
Andheri East, Mumbai

₹ 79.00 Lac to 1.39 Cr

Status: **New Launch**

Project Size: 28 units - 14000

Configurations: 1/2 BHK Flats from 345 Sq Ft to 402 Sq Ft Carpet

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Price Indicators

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₹1.50 Cr Estt. - ₹68L [Get pre-approved loan](#)

2 BHK 800 sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area	Developer	Project
550 sqft - 827.273sqft	UK Realty	UK IONA
Floor	Transaction Type	Facing
9 (Out of 20 Floors)	New Property	East
Lfts	Furnished Status	Car Parking
2	Unfurnished	1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 74 days ago


More Details

Price Breakup	₹15 Cr ₹5,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	51800001488
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	The property is close to JVLR, WEH, Int Airport and School.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.34 Cr Estt. - ₹62L [Can't afford it?](#)

2 BHK 645 sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area	Developer	Project
552 sqft - 824.273sqft	UK Realty	UK IONA
Floor	Transaction Type	Facing
8 (Out of 20 Floors)	New Property	North - East
Lfts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✔ Last contact made 133 days ago

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.34 Cr ₹6,70,000 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹1.5 Lac
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Located in the bustling neighborhood of Andheri
Furnishings	Unfurnished



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Price Indicators Projects nearby Locality

Dreamax Vega ₹1.33 Cr - 2.56 Cr (1200 sq.ft) (210 sq.ft) at ₹11.17/sq.ft

By UKMANKA

Shree S. Narayan / Central 2 km from Highway Nagar, Andheri East, Mumbai 400059, Mumbai

Project Image:

PODIUM

21 more

1, 2, 3 BHK Apartments Configuration

Dec. 2023 Possession Starts

₹28.64 K/sq.ft Avg. Price

466.00 sq.ft - 894.09 sq.ft Carpet Area

View more photos | Highlights | More About Project | About Project | Floor Plan | Tour This Project | Amenities

2 BHK Flat ₹1.81 Cr (1100 sq.ft) at ₹16.45/sq.ft

By UKMANKA

Shree S. Narayan / Central 2 km from Highway Nagar, Andheri East, Mumbai

View more photos

Interior Image:

2 more

1200 sq.ft Built Up Area

₹16.08 K/sq.ft Avg. Price

2 BHK Configuration

30th Jun 2024 Possession Status

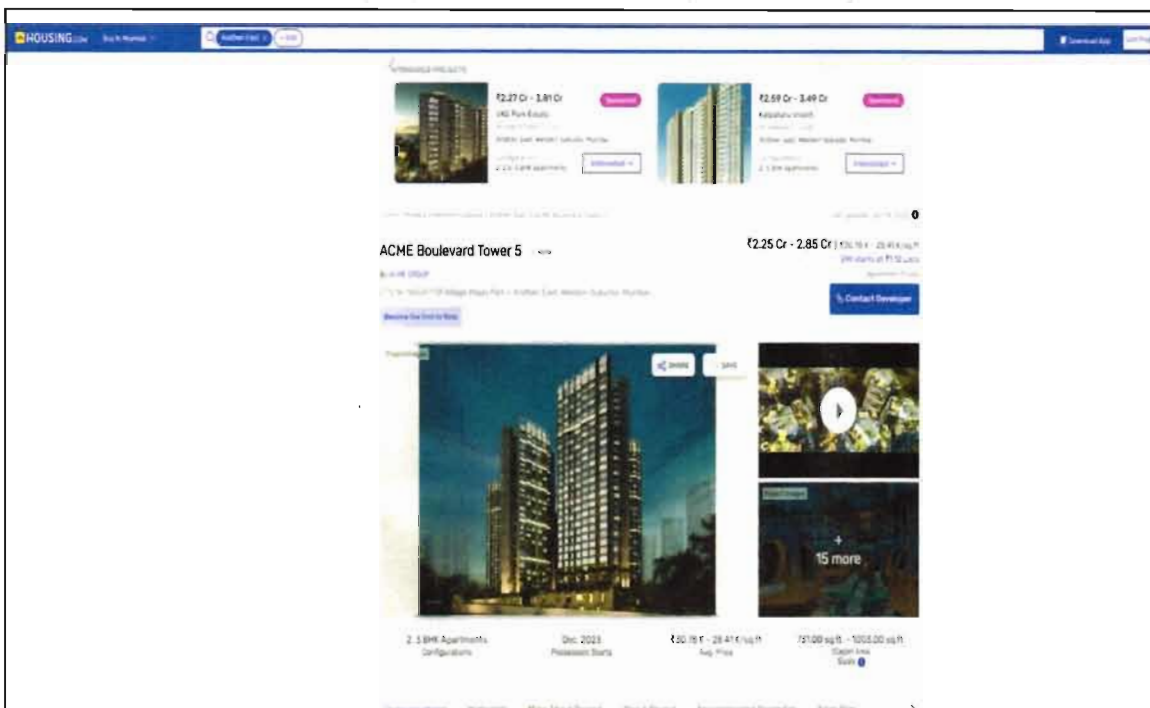
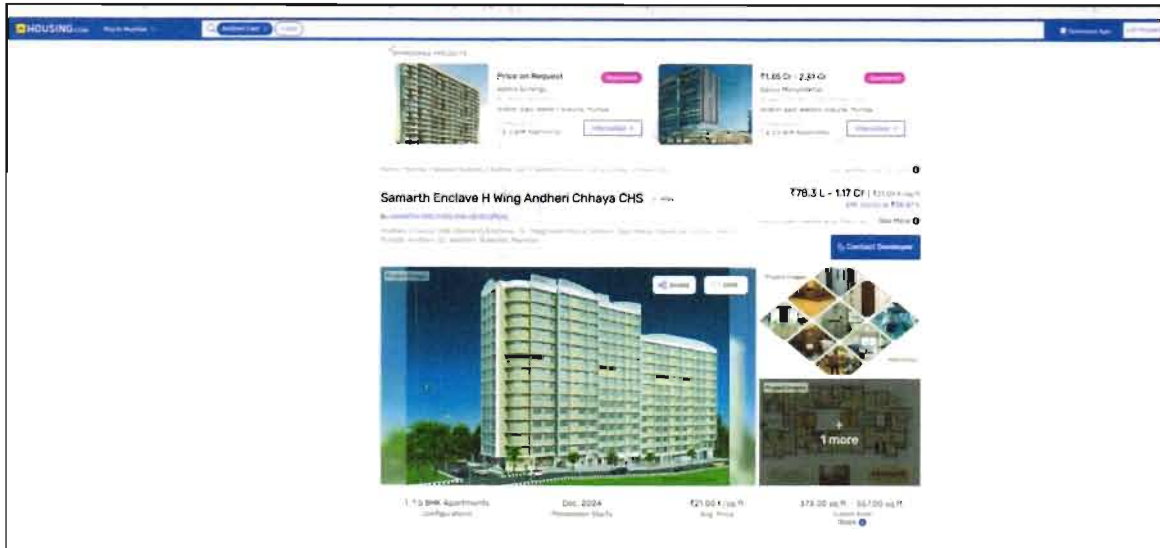
Middle of 13 floors

East facing Facing

Semi-Furnished Furnishing

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

Price Indicators Projects nearby Locality




Price Indicators Projects nearby Locality

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Home Loans


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

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



1 Bed | 1 Bath | Unfurnished

Carpet Area 426 sqft • ₹ 29.543/sqft	Developer Romell Group	Project Romell Orbis
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished




offer Pay just Rs. 5 Lakhs* and Balance on OC

magicbricks
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Sell
Home Loans


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

2 BHK 720 Sq-ft Flat For Sale [Andheri East, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 747 sqft • ₹ 25.500/sqft	Developer Amev Realty and Construction LLP	Project Amev Apartments
Floor 11 (Out of 19 Floors)	Transaction Type New Property	Facing East
Lfts 3	Furnished Status Unfurnished	Car Parking 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	₹5.0 Lac
RERA ID	PS1800045221
Address	Dijamata 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

magicbricks
Buy
Rent
Sell
Home Loans

₹95.0 Lac EMI: ₹5.7k | [Get Online approved loan](#)

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



1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 430 sqft • ₹21,000/sqft

Developer: **VKG**

Project: **VKG Passcode Revery 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: **₹100000**

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

magicbricks
Buy
Rent
Sell
Home Loans

₹2.50 Cr EMI: ₹13.1k | [Get Online approved loan](#)

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



3 Beds | 3 Baths | Unfurnished

Carpet Area: 800 sqft • ₹31,250/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 path | Service/Good

Contact Agent
Get Phone No.

More Details

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

Booking Amount: **₹5.0 Lac.**

REPA ID: **51800049356**

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



Think. Innovate. Create

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An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

2 BHK Flat ₹1.4 Cr (Est. Start of Feb 2024)

300 sq ft Built Up Area | ₹20.29 K/sq ft Avg. Price | Ready to move Possession Status | Model of 16 Years | West facing Facing | Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-D-METER AMENITIES PRICE TRENDS LOCALITY CALCULATOR

MAGICBRICKS Buy Rent Sell Home Loans

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

3 BHK 1188 Sq-Ft Flat For Sale Andheri East, Mumbai

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

Super Built-Up Area: 1188 sqft - ₹30,303/sqft | Developer: PURI CREATORS | Project: Puri SaleQt | 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 27 days ago

More Details

Price Breakup: ₹3.6 Cr | ₹18,00,000 Approx. Registration Charges

Booking Amount: ₹5.0 Lac

RERA ID: P51800049868

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** (RM starts at ₹63.49 K)

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

977 sq.ft. Built Up Area | **₹1720 K/sq.ft.** Avg. Price | **2 BHK** Configuration | **31st Dec. 2025** Possession Status | **Highrise** of 14 floors | **East facing** Facing | **Semi Furnished** Furnishing

OVERVIEW BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Working Location: Mahalaxmi Om Guru Kripa Co Op Hsg Soc Ltd. Sher E Punjab Colony, Andheri East, Mumbai

Around This Priority: Government Mills Hospital, Durgawadi Railway Station

Contact Seller: Umap Deshpande, +9193240...

HOUSING.com Buy in Mumbai

2 BHK Flat **₹2.07 Cr** (RM starts at ₹80.1 Lacs)

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

1454 sq.ft. Built Up Area | **₹1444 K/sq.ft.** Avg. Price | **2 BHK** Configuration | **30th Jun. 2024** Possession Status | **Highrise** of 13 floors | **East facing** Facing | **Semi Furnished** Furnishing

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

Interior Photos: Kitchen, Living Room

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 : 05.02.2024

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=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.05 11:05:51 +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)

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 05.02.2024 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 17.02.2024. 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 is developed by M/s. Keemaya Build 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 Bhavika Chavan – 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 - 17.02.2024 Valuation Date - 05.02.2024 Date of Report - 05.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.02.2024
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 **03rd 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 advice 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. Keemaya Build 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. Keemaya Build 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

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: 2024.02.05 11:06:16 +05'30'

Auth. Sign.



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