

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Abrol Signature"

"Abrol Signature", Proposed Residential Building on Plot Bearing C.T.S. No. 339/D & 339/E of Village – Malvani, Near Marina Enclave, Jankalyan Nagar, Malad (West), Mumbai, PIN - 400 095,
State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°12'04.7"N 72°49'00.7"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

Vastu/SBI/Mumbai/02/2024/6476/2304786

01/08-08-V

Date: 01.02.2024

MASTER VALUATION REPORT OF "Abrol Signature"

"Abrol Signature", Proposed Residential Building on Plot Bearing C.T.S. No. 339/D & 339/E of Village – Malvani, Near Marina Enclave, Jankalyan Nagar, Malad (West), Mumbai, PIN - 400 095, State - Maharashtra, Country - India

Latitude Longitude: 19°12'04.7"N 72°49'00.7"E

NAME OF DEVELOPER: M/s. Abrol Foundation

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 **23rd January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Abrol Signature"**, Proposed Residential Building on Plot Bearing C.T.S. No. 339/D & 339/E of Village – Malvani, Near Marina Enclave, Jankalyan Nagar, Malad (West), Mumbai, PIN - 400 095, State - Maharashtra, Country - India. It is about 2.7 Km. travel distance from Valnai 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. Abrol Foundation | |
| Project Registration Number | Project | RERA Project Number |
| | Abrol Signature | P51800047207 |
| Register office address | M/s. Abrol Foundation Address: B-101, "Neumec Heights", Sant Chokha Mela Road, Near Sai Baba Temple, Shradhanand Cross Road, Vile Parle (East), Mumbai, Pin - 400 057, State - Maharashtra, Country – India. | |
| Contact Numbers | Contact Person : Mr. Surabh Jadhav (Sales Person – Mobile No. 8104005139) Mr. Abeer Abrol (Builder Person - Mobile No. 7400400200) Mr. Alam Shaikh (Builder Person – Mobile No. 7738030005) | |
| E – mail ID & Website | vabrol6@gmail.com www.abrolbuilders.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|-------------------------------|
| On or towards North | Road & Bliss Niketan Building |
| On or towards South | Road & Open Plot |
| On or towards East | Sonata Complex |
| On or towards West | Road & Open Plot |



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

| Project | Number of Floors | | | | | | | | | | |
|--|--|-------------------------------|------------------|-----------------|---|---------|-------------------------------|-------------------------------|-----------------|---|-----|
| Abrol Signature | Ground + 1 st floor (Commercial) + 2 nd Floors (Part Residential / Part Lobby) + 3 rd to 4 th floors (Part Residential / Part Fitness Centre / Society Office) + 5 th to 22 nd upper floors. | | | | | | | | | | |
| Project Name (with address & phone nos.) | : "Abrol Signature", Proposed Residential Building on Plot Bearing C.T.S. No. 339/D & 339/E of Village – Malvani, Near Marina Enclave, Jankalyan Nagar, Malad (West), Mumbai, PIN - 400 095, 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. Abrol Foundation Address: B-101, "Neumec Heights", Sant Chokha Mela Road, Near Sai Baba Temple, Shradhanand Cross Road, Vile Parle (East), Mumbai, Pin - 400 057, State - Maharashtra, Country – India Contact Person : Mr. Surabh Jadhav (Sales Person – Mobile No. 8104005139) Mr. Abeer Abrol (Builder Person - Mobile No. 7400400200) Mr. Alam Shaikh (Builder Person – Mobile No. 7738030005) | | | | | | | | | | |
| 5. Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | |
| <p>About "Abrol Signature" Project: Abrol Malad West Project Overview Abrol Signature Project will be constructed on 0.11 acres of land parcel, 1 tower with G+1C+21 floors having 1 BHK, 2 BHK, 3 BHK premium residences.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Abrol Signature</td> <td>Proposed Ground + 1st floor (Commercial) + 2nd Floors (Part Residential / Part Lobby) + 3rd to 4th floors (Part Residential / Part Fitness Centre / Society Office) + 5th to 22nd upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Abrol Signature</td> <td>RCC work is completed. Brick work upto 22nd floor is completed. Internal plaster work upto 20th floor and External plaster work upto 8th floor is completed. Flooring work upto 2nd floor, Kitchen platform work upto 6th floor & Plumbing work upto 16th floor is completed.</td> <td>75%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is October - 2025 (As per MAHARERA Certificate)</p> | | Project | Number of Floors | Abrol Signature | Proposed Ground + 1 st floor (Commercial) + 2 nd Floors (Part Residential / Part Lobby) + 3 rd to 4 th floors (Part Residential / Part Fitness Centre / Society Office) + 5 th to 22 nd upper floors. | Project | Present stage of Construction | Percentage of work completion | Abrol Signature | RCC work is completed. Brick work upto 22 nd floor is completed. Internal plaster work upto 20 th floor and External plaster work upto 8 th floor is completed. Flooring work upto 2 nd floor, Kitchen platform work upto 6 th floor & Plumbing work upto 16 th floor is completed. | 75% |
| Project | Number of Floors | | | | | | | | | | |
| Abrol Signature | Proposed Ground + 1 st floor (Commercial) + 2 nd Floors (Part Residential / Part Lobby) + 3 rd to 4 th floors (Part Residential / Part Fitness Centre / Society Office) + 5 th to 22 nd upper floors. | | | | | | | | | | |
| Project | Present stage of Construction | Percentage of work completion | | | | | | | | | |
| Abrol Signature | RCC work is completed. Brick work upto 22 nd floor is completed. Internal plaster work upto 20 th floor and External plaster work upto 8 th floor is completed. Flooring work upto 2 nd floor, Kitchen platform work upto 6 th floor & Plumbing work upto 16 th floor is completed. | 75% | | | | | | | | | |

| | |
|--|--|
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic 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 | |
| ➤ Gymnasium | |
| ➤ Garden | |
| ➤ Club House | |
| ➤ Kids Play Area | |
| ➤ Children's Play Zone | |
| ➤ Yoga Deck | |
| ➤ Jacuzzi | |
| ➤ Jogging Track | |
| ➤ Swimming Pool | |
| 6. | Location of property : |
| a) | Plot No. / Survey No. : C.T.S. No. 339/D & 339/E |
| b) | Door No. : Not applicable |
| c) | C. T.S. No. / Village : C.T.S. No. 339/D & 339/E of Village – Malvani |
| d) | Ward / Taluka : P/N - Ward |
| e) | Mandal / District : Mumbai Suburban District |
| 7. | Postal address of the property : "Abrol Signature" , Proposed Residential Building on Plot Bearing C.T.S. No. 339/D & 339/E of Village – Malvani, Near Marina Enclave, Jankalyan Nagar, Malad (West), Mumbai, PIN - 400 095, State - Maharashtra, Country - India |
| 8. | City / Town : Malad (West), Mumbai |
| | Residential area : Yes |
| | Commercial area : No |
| | Industrial area : No |
| 9. | Classification of the area : |
| | i) High / Middle / Poor : Middle Class |
| | ii) Urban / Semi Urban / Rural : Urban |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality : Municipal Corporation of Greater Mumbai |
| 11 | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified 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 | Internal Road | Internal Road | Road & Bliss Niketan Building |
| | South | Existing Society | Existing Society | Road & Open Plot |
| | East | Existing Society | Existing Society | Sonata Complex |
| | West | 27.45. Mtr. Road | 27.45. Mtr. Road | Road & Open Plot |
| 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°12'04.7"N 72°49'00.7"E | |
| 14. | Extent of the site | | : Plot area – 3067.55 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 – 3067.55 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | | : N.A. Building Construction work is in progress | |
| II CHARACTERISTICS 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. CHE / WSII / 0372 / P / 337 (NEW) date 20.12.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1/5 to 5/5) Approved upto: | |
| | | | Project | Number of Floors |

| | | | Abrol Signature | Ground + 1 st floor (Commercial) + 2 nd Floors (Part Residential / Part Lobby) + 3 rd to 4 th floors (Part Residential / Part Fitness Centre / Society Office) + 5 th to 22 nd upper floors. | | | | | | | | | |
|---|---|-----------------|--|--|----------------------|--|--|---------------------|----------------|--------------|---------|-------|-----------------|
| 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. | : | 27.45 Mtr. Wide Existing D. P. 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-cost / tidal level must be incorporated) | : | No | | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | | |
| 1 | Size of plot | : | Plot area – 3067.55 Sq. M. (As per Approved Plan & RERA Certificate) | | | | | | | | | | |
| | North & South | : | - | | | | | | | | | | |
| | East & West | : | - | | | | | | | | | | |
| 2 | Total extent of the plot | : | As per table attached to the report | | | | | | | | | | |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | As per table attached to the report Details of recent transactions/online listings are attached with the report. | | | | | | | | | | |
| 4 | Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed) | : | ₹ 1,06,170.00 per Sq. M. for Residential ₹ 45,300.00 per Sq. M. for Land | | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3067.55</td> <td>45300</td> <td>13,89,60,015.00</td> </tr> </tbody> </table> | | As per Approved Plan | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 3067.55 | 45300 | 13,89,60,015.00 |
| As per Approved Plan | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | |
| 3067.55 | 45300 | 13,89,60,015.00 | | | | | | | | | | | |
| 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 | : | | | | | |
|---|--|--|---------|------------------|------------------------|---|
| Project | Number of Floors | | | | | |
| Abrol Signature | Proposed Ground + 1st floor (Commercial) + 2nd Floors (Part Residential / Part Lobby) + 3rd to 4th floors (Part Residential / Part Fitness Centre / Society Office) + 5th to 22nd 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. CHE / WSII / 0372 / P / 337 (NEW) date 20.12.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1/5 to 5/5) | | | | |
| h) Approved map / plan issuing authority | : | <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Abrol Signature</td> <td>Ground + 1st floor (Commercial) + 2nd Floors (Part Residential / Part Lobby) + 3rd to 4th floors (Part Residential / Part Fitness Centre / Society Office) + 5th to 22nd upper floors.</td> </tr> </tbody> </table> | Project | Number of Floors | Abrol Signature | Ground + 1st floor (Commercial) + 2nd Floors (Part Residential / Part Lobby) + 3rd to 4th floors (Part Residential / Part Fitness Centre / Society Office) + 5th to 22nd upper floors. |
| Project | Number of Floors | | | | | |
| Abrol Signature | Ground + 1st floor (Commercial) + 2nd Floors (Part Residential / Part Lobby) + 3rd to 4th floors (Part Residential / Part Fitness Centre / Society Office) + 5th to 22nd 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 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 | : | N.A. Building Construction work is in progress |
| | d) No. of bath tubs | : | |
| | e) Water meters, taps etc. | : | |
| | f) Any other fixtures | : | |

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Abrol Signature:

| 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 | 201 | 2 | 2 BHK | 662 | 728 | 19000 | 1,25,78,000.00 | 1,35,84,240.00 | 28500 | 21,84,600 |
| 2 | 202 | 2 | 2 BHK | 662 | 728 | 19000 | 1,25,78,000.00 | 1,35,84,240.00 | 28500 | 21,84,600 |
| 3 | 301 | 3 | 2 BHK | 662 | 728 | 19000 | 1,25,78,000.00 | 1,35,84,240.00 | 28500 | 21,84,600 |
| 4 | 302 | 3 | 2 BHK | 662 | 728 | 19000 | 1,25,78,000.00 | 1,35,84,240.00 | 28500 | 21,84,600 |
| 5 | 401 | 4 | 2 BHK | 658 | 724 | 19080 | 1,25,54,640.00 | 1,35,59,011.00 | 28000 | 21,71,400 |
| 6 | 402 | 4 | 2 BHK | 658 | 724 | 19080 | 1,25,54,640.00 | 1,35,59,011.00 | 28000 | 21,71,400 |
| 7 | 501 | 5 | 2 BHK | 658 | 724 | 19160 | 1,26,07,280.00 | 1,36,15,862.00 | 28500 | 21,71,400 |
| 8 | 502 | 5 | 2 BHK | 658 | 724 | 19160 | 1,26,07,280.00 | 1,36,15,862.00 | 28500 | 21,71,400 |
| 9 | 503 | 5 | 1 BHK | 445 | 490 | 19160 | 85,26,200.00 | 92,08,296.00 | 19000 | 14,68,500 |
| 10 | 601 | 6 | 2 BHK | 658 | 724 | 19240 | 1,26,59,920.00 | 1,36,72,714.00 | 28500 | 21,71,400 |
| 11 | 602 | 6 | 2 BHK | 658 | 724 | 19240 | 1,26,59,920.00 | 1,36,72,714.00 | 28500 | 21,71,400 |
| 12 | 603 | 6 | 1 BHK | 445 | 490 | 19240 | 85,61,800.00 | 92,46,744.00 | 19500 | 14,68,500 |
| 13 | 701 | 7 | 2 BHK | 658 | 724 | 19320 | 1,27,12,560.00 | 1,37,29,565.00 | 28500 | 21,71,400 |
| 14 | 702 | 7 | 2 BHK | 658 | 724 | 19320 | 1,27,12,560.00 | 1,37,29,565.00 | 28500 | 21,71,400 |
| 15 | 703 | 7 | 1 BHK | 445 | 490 | 19320 | 85,97,400.00 | 92,85,192.00 | 19500 | 14,68,500 |
| 16 | 802 | 8 | 3 BHK | 811 | 892 | 19400 | 1,57,33,400.00 | 1,69,92,072.00 | 35500 | 26,76,300 |
| 17 | 803 | 8 | 1 BHK | 443 | 487 | 19400 | 85,94,200.00 | 92,81,736.00 | 19500 | 14,61,900 |
| 18 | 901 | 9 | 2 BHK | 658 | 724 | 19480 | 1,28,17,840.00 | 1,38,43,267.00 | 29000 | 21,71,400 |

| 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 ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 19 | 902 | 9 | 2 BHK | 658 | 724 | 19480 | 1,28,17,840.00 | 1,38,43,267.00 | 29000 | 21,71,400 |
| 20 | 903 | 9 | 1 BHK | 445 | 490 | 19480 | 86,68,600.00 | 93,62,088.00 | 19500 | 14,68,500 |
| 21 | 1001 | 10 | 2 BHK | 658 | 724 | 19560 | 1,28,70,480.00 | 1,39,00,118.00 | 29000 | 21,71,400 |
| 22 | 1002 | 10 | 2 BHK | 658 | 724 | 19560 | 1,28,70,480.00 | 1,39,00,118.00 | 29000 | 21,71,400 |
| 23 | 1003 | 10 | 1 BHK | 445 | 490 | 19560 | 87,04,200.00 | 94,00,536.00 | 19500 | 14,68,500 |
| 24 | 1101 | 11 | 2 BHK | 658 | 724 | 19640 | 1,29,23,120.00 | 1,39,56,970.00 | 29000 | 21,71,400 |
| 25 | 1102 | 11 | 2 BHK | 658 | 724 | 19640 | 1,29,23,120.00 | 1,39,56,970.00 | 29000 | 21,71,400 |
| 26 | 1103 | 11 | 1 BHK | 445 | 490 | 19640 | 87,39,800.00 | 94,38,984.00 | 19500 | 14,68,500 |
| 27 | 1201 | 12 | 2 BHK | 658 | 724 | 19720 | 1,29,75,760.00 | 1,40,13,821.00 | 29000 | 21,71,400 |
| 28 | 1202 | 12 | 2 BHK | 658 | 724 | 19720 | 1,29,75,760.00 | 1,40,13,821.00 | 29000 | 21,71,400 |
| 29 | 1203 | 12 | 1 BHK | 445 | 490 | 19720 | 87,75,400.00 | 94,77,432.00 | 19500 | 14,68,500 |
| 30 | 1301 | 13 | 2 BHK | 658 | 724 | 19800 | 1,30,28,400.00 | 1,40,70,672.00 | 29500 | 21,71,400 |
| 31 | 1302 | 13 | 2 BHK | 658 | 724 | 19800 | 1,30,28,400.00 | 1,40,70,672.00 | 29500 | 21,71,400 |
| 32 | 1303 | 13 | 1 BHK | 445 | 490 | 19800 | 88,11,000.00 | 95,15,880.00 | 20000 | 14,68,500 |
| 33 | 1401 | 14 | 2 BHK | 658 | 724 | 19880 | 1,30,81,040.00 | 1,41,27,523.00 | 29500 | 21,71,400 |
| 34 | 1402 | 14 | 2 BHK | 658 | 724 | 19880 | 1,30,81,040.00 | 1,41,27,523.00 | 29500 | 21,71,400 |
| 35 | 1403 | 14 | 1 BHK | 445 | 490 | 19880 | 88,46,600.00 | 95,54,328.00 | 20000 | 14,68,500 |
| 36 | 1502 | 15 | 3 BHK | 732 | 805 | 19960 | 1,46,10,720.00 | 1,57,79,578.00 | 33000 | 24,15,600 |
| 37 | 1503 | 15 | 1 BHK | 443 | 487 | 19960 | 88,42,280.00 | 95,49,662.00 | 20000 | 14,61,900 |
| 38 | 1601 | 16 | 2 BHK | 658 | 724 | 20040 | 1,31,86,320.00 | 1,42,41,226.00 | 29500 | 21,71,400 |
| 39 | 1602 | 16 | 2 BHK | 658 | 724 | 20040 | 1,31,86,320.00 | 1,42,41,226.00 | 29500 | 21,71,400 |
| 40 | 1603 | 16 | 1 BHK | 445 | 490 | 20040 | 89,17,800.00 | 96,31,224.00 | 20000 | 14,68,500 |
| 41 | 1701 | 17 | 2 BHK | 658 | 724 | 20120 | 1,32,38,960.00 | 1,42,98,077.00 | 30000 | 21,71,400 |
| 42 | 1702 | 17 | 2 BHK | 658 | 724 | 20120 | 1,32,38,960.00 | 1,42,98,077.00 | 30000 | 21,71,400 |
| 43 | 1703 | 17 | 1 BHK | 445 | 490 | 20120 | 89,53,400.00 | 96,69,672.00 | 20000 | 14,68,500 |
| 44 | 1801 | 18 | 2 BHK | 658 | 724 | 20200 | 1,32,91,600.00 | 1,43,54,928.00 | 30000 | 21,71,400 |
| 45 | 1802 | 18 | 2 BHK | 658 | 724 | 20200 | 1,32,91,600.00 | 1,43,54,928.00 | 30000 | 21,71,400 |
| 46 | 1803 | 18 | 1 BHK | 445 | 490 | 20200 | 89,89,000.00 | 97,08,120.00 | 20000 | 14,68,500 |
| 47 | 1901 | 19 | 2 BHK | 658 | 724 | 20280 | 1,33,44,240.00 | 1,44,11,779.00 | 30000 | 21,71,400 |
| 48 | 1902 | 19 | 2 BHK | 658 | 724 | 20280 | 1,33,44,240.00 | 1,44,11,779.00 | 30000 | 21,71,400 |
| 49 | 1903 | 19 | 1 BHK | 445 | 490 | 20280 | 90,24,600.00 | 97,46,568.00 | 20500 | 14,68,500 |
| 50 | 2001 | 20 | 2 BHK | 658 | 724 | 20360 | 1,33,96,880.00 | 1,44,68,630.00 | 30000 | 21,71,400 |
| 51 | 2002 | 20 | 2 BHK | 658 | 724 | 20360 | 1,33,96,880.00 | 1,44,68,630.00 | 30000 | 21,71,400 |
| 52 | 2003 | 20 | 1 BHK | 445 | 490 | 20360 | 90,60,200.00 | 97,85,016.00 | 20500 | 14,68,500 |
| 53 | 2101 | 21 | 2 BHK | 658 | 724 | 20440 | 1,34,49,520.00 | 1,45,25,482.00 | 30500 | 21,71,400 |
| 54 | 2102 | 21 | 2 BHK | 658 | 724 | 20440 | 1,34,49,520.00 | 1,45,25,482.00 | 30500 | 21,71,400 |
| 55 | 2103 | 21 | 1 BHK | 445 | 490 | 20440 | 90,95,800.00 | 98,23,464.00 | 20500 | 14,68,500 |
| 56 | 2201 | 22 | 2 BHK | 658 | 724 | 20520 | 1,35,02,160.00 | 1,45,82,333.00 | 30500 | 21,71,400 |

| 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 ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 57 | 2202 | 22 | 2 BHK | 658 | 724 | 20520 | 1,35,02,160.00 | 1,45,82,333.00 | 30500 | 21,71,400 |
| 58 | 2203 | 22 | 1 BHK | 445 | 490 | 20520 | 91,31,400.00 | 98,61,912.00 | 20500 | 14,68,500 |
| Total | | | | 34569 | 38026 | | 68,27,77,240.00 | 73,73,99,420.00 | | 11,40,77,700 |

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 ₹ |
|---|--|-----------------------|------------------------|--------------------------|--|--|
| Abrol Signature | 1 BHK - 18 2 BHK - 38 3 BHK - 02 | 58 | 34569 | 38026 | 68,27,77,240.00 | 73,73,99,420.00 |
| Refuge Floor – 8th & 15th Floor – Flat No. 1 | | | | | | |

| Particulars | Market Value (₹) |
|--|------------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 68,27,77,240.00 |
| Final Realizable Value After Completion in ₹ | 73,73,99,420.00 |
| Cost of Construction (Total Built up area x Rate) 38026 Sq. Ft. x ₹ 3000.00 | 11,40,77,700.00 |

| 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 ₹ | | ₹ 68,27,77,240.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 73,73,99,420.00 |

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 ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 19,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Sales Intance nearby

| | | |
|--|--|--------------------------------------|
| 339324 | सूची क्र. २ | दुय्यम निबंधक :सह. दु.नि. बोंगीवली । |
| 01-02-2024 | | दस्तावेज क्रमांक :339/2023 |
| Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office. | | नोंदणी : Regn:63m |
| गाव : मालवणी | | |
| (1)दस्तावेज प्रकार | करारनामा | |
| (2)सोपवता | 13385714 | |
| (3)साक्षात्भाव (भाडेपट्ट्याच्या बाबतीतपट्ट्याकार आकारणी देतो कि पट्टेदार ते नमूद करावे) | 9481357.44 | |
| (4)मूल्यांकन, रेंटहिससा व बरकामांक (अमान्यता) | 1) सदनिका नं : 2202, माळा नं : 22 वा मजला, इमारतीचे नाव : कोरल एस विंग इटिम आईल, ब्लॉक नं : ऑप विल्लाबोंग इंटरनेशनल स्कूल, रोड : भूमी पार्क रोड, मालाड पश्चिम मुंबई 400095, इतर माहिती : सदर सदनिकेचे एकूण क्षेत्र 66.58 चौरस मीटर रेग कार्पट मुंबई मनपा | |
| (5)क्षेत्रफळ | 1) 73.24 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात आलेले तब्बू | | |
| (7)दस्तावेज करून देणाऱ्या / विहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा अदालत अमान्यता प्रतिवादीचे नाव व रक्क | 1) मेसर्स डॉटम रियल इस्टेट तर्फे भागीदार मनीज विश्वकर्मा तर्फे कव्हीनजवाकारिता मुबल्यार संजय यशवंत साडेकर 45 प्लॉट नं : - माळा नं : तळ मजला इमारतीचे नाव : जगदा संगीत विद्यालय ब्लॉक नं : कलानगर रोड नं : एम के मार्ग बोझा पूर्व मुंबई महाराष्ट्र मुंबई, 400051 2) मेसर्स डॉटम रियल इस्टेट तर्फे भागीदार मनीज जगडा तर्फे कव्हीनजवाकारिता मुबल्यार संजय यशवंत साडेकर 45 प्लॉट नं : - माळा नं : तळमजला इमारतीचे नाव : जगदा संगीत विद्यालय ब्लॉक नं : कलानगर रोड नं : एम के मार्ग बोझा पूर्व मुंबई महाराष्ट्र मुंबई, 400051 | |
| (8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा अदालत अमान्यता प्रतिवादीचे नाव व रक्क | 1) पार्थे सुधीर जोशी 27 प्लॉट नं : सदनिका क्रमांक सि-39० माळा नं : - इमारतीचे नाव : अशोक नगर ब्लॉक नं : अंबाडी रोड ईश्वर चिल्ड्रन हॉस्पिटल जवळ रोड नं : वसई रोड वेस्ट टाणे महाराष्ट्र टाणे, 401202 2) अंजली सुधीर जोशी 30 प्लॉट नं : सदनिका क्रमांक सि-39० माळा नं : - इमारतीचे नाव : अशोक नगर ब्लॉक नं : अंबाडी रोड ईश्वर चिल्ड्रन हॉस्पिटल जवळ रोड नं : वसई रोड वेस्ट टाणे महाराष्ट्र टाणे, 401202 3) सुधीर प्रभाकर जोशी 58 प्लॉट नं : सदनिका क्रमांक सी-31० माळा नं : - इमारतीचे नाव : अशोक नगर ब्लॉक नं : अंबाडी रोड ईश्वर चिल्ड्रन हॉस्पिटल जवळ रोड नं : वसई रोड वेस्ट टाणे महाराष्ट्र टाणे, 401202 | |
| (9)दस्तावेज करून देणाऱ्या दिनांक | 06/01/2023 | |
| (10)दस्तावेज नोंदणी देणाऱ्या दिनांक | 06/01/2023 | |
| (11)अनुक्रमिक, बंध इ पुरत | 339/2023 | |
| (12)साक्षात्भावपत्राचे मुद्रांक शुल्क | 803200 | |
| (13)साक्षात्भावपत्राचे नोंदणी शुल्क | 30000 | |
| टिपण्य | | |



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

The screenshot shows a real estate listing on HOUSING.com for the 'Abrol Signature' project. The listing includes a search bar at the top, the project name, and a price of ₹18.10 Cr. It features several images: a large blue-tinted image, a tall apartment building, and a smaller image of the building's facade. Text below the images indicates '1, 2 BHK Apartments Configuration', 'Sec. 2024 Possession Starts', and '₹18.10 Cr/sq.ft Avg. Price'. A 'Contact Us' button is visible in the top right corner.

The screenshot shows a real estate listing on magicbricks for a '1 BHK 750 Sq-ft Flat For Sale' in 'Jankalyan Nagar, Mumbai'. The listing price is ₹79.0 Lac with an EMI of ₹3,95,000. Key features include 1 Bed, 2 Baths, 1 Covered Parking, and an Unfurnished status. The carpet area is 445 sq ft at ₹17,753/sq ft. The developer is Abrol Builders and the project is Abrol Signature. The flat is on the 11th floor (out of 22 floors), facing East, and has 2 lifts. The furnished status is Unfurnished, and there is 1 Covered Car Parking. The listing includes a 'Contact Agent' button and a 'Get Phone No.' button. A note indicates 'Last contact made 6 days ago'. Below the listing, there is a 'More Details' section with the following information:

| | |
|----------------|---|
| Price Breakup | ₹79 Lac ₹3,95,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly |
| Booking Amount | ₹5.0 Lac |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | near bilfabong school, jankalyan nagar |

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

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

₹ 80.3 Lac | EMI - ₹ 26k | [Get pre-approved loan](#)

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

1 Bed | 2 Baths | Unfurnished

| | | |
|--|---|-----------------------------------|
| Carpet Area 446 sqft * ₹ 18,000/sqft | Developer Abrol Builders | Project Abrol Signature |
| Floor 12 (Out of 22 Floors) | Transaction Type New Property | Facing East |
| Lifts 3 | Furnished Status Unfurnished | Car Parking 1 Open |

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

| | |
|----------------|---|
| Price Breakup | ₹ 80.3 Lac ₹ 4,01,400 Approx. Registration Charges |
| Booking Amount | ₹ 1.0 Lac |
| RERA ID | P51800047207 |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |

magicbricks
Buy
Rent
Sell
Home Loans

Home » Property in Mumbai » Jankalyan Nagar » Apartment in Jankalyan Nagar » 2 BHK » 1000 Sq-Ft

₹ 1.20 Cr | EMI - ₹ 54k | [Get pre-approved loan](#)

2 BHK 1000 Sq-Ft Flat For Sale | **Jankalyan Nagar, Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

| | | |
|--|---|---|
| Carpet Area 663 sqft * ₹ 18,100/sqft | Developer Abrol Builders | Project Abrol Signature |
| Floor 7 (Out of 23 Floors) | Transaction Type New Property | Additional Rooms 1 Study Room |
| Facing West | Lifts 3 | Furnished Status Unfurnished |

Contact Agent
Get Phone No.

🕒 Last contact made 25 days ago

More Details

| | |
|----------------|---|
| Price Breakup | ₹ 1.2 Cr ₹ 6,00,000 Approx. Registration Charges [₹ 6,000 Monthly |
| Booking Amount | ₹ 1.0 Lac |
| Address | SIGNATURE Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | Billabong school. |



Price Indicators

99acres Buy | Search Society / Project / Society / Landmark

₹1.18 Cr (Estimated) | **2BHK 2Baths**

Property (2) Society (1)

- Carpet area: 665 sq.ft.
- 1.18 Crore+ Govt Charges & Tax @ 17,744 per sq.ft. (Negotiable)
- 13th of 21 Floors
- 2 Bedrooms, 2 Bathrooms, No Balcony with Others
- Address: Abrol Signature, Malad West, Mumbai Andheri, Dahisar
- Along: West
- Discovered on: Oct 2024
- Facilities: Park/Garden, Main Road, Club, Others, Sea facing

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

Abrol Signature
3 Bedroom 820 Sq.Ft. Apartment in Malad West Mumbai

Listing ID: 9448854

₹1.6 Cr.

- 3 Bedrooms
- Unfurnished
- 2 Bathrooms
- 820 Sq Ft. Carpet Area
- East

Get Instant Home Loan | Request to Call

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

Abrol Signature
3 Bedroom 768 Sq.Ft. Apartment in Malad West Mumbai

Listing ID: 44887910

₹1.47 Cr.

- 3 Bedrooms
- Unfurnished
- 1 Bathroom
- 768 Sq Ft. Carpet Area
- Road View


Get Instant Home Loan | Request to Call

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

₹1.35 Cr | EMI - ₹ 61k | [Get pre-approved loan](#) | VERIFIED ON SITE

2 BHK 950 Sq-ft Flat For Sale [Malad West, Mumbai](#)



-8 Photos

2 Beds | 2 Baths | Unfurnished

| | | |
|--|------------------------------------|-----------------------------------|
| Carpet Area 663 sqft - ₹20,762/sqft | Developer Abrol Builders | Project Abrol Signature |
| Floor 12 (Out of 22 Floors) | Transaction Type Resale | Status Ready to Move |
| Facing East | Lifts 2 | Furnished Status Unfurnished |

✔ East Facing Property

Contact Agent
Get Phone No


More Details

| | |
|----------------|---|
| Price Breakup | ₹1.35 Cr ₹ 6,75,000 - Approx. Registration Charges |
| Booking Amount | ₹ 3.0 Lac |
| Address | Jankalyan Nagar, Malad West, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | This Property Is Nearest To billabong International High School . |

magicbricks
Buy
Rent
Sell
Home Loans

₹1.29 Cr | EMI - ₹ 58k | [Can I afford it?](#) | VERIFIED ON SITE

2 BHK 950 Sq-ft Flat For Sale [Jankalyan Nagar, Mumbai](#)



-9 Photos

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

| | | |
|--|------------------------------------|-----------------------------------|
| Carpet Area 650 sqft - ₹19,846/sqft | Developer Abrol Builders | Project Abrol Signature |
| Floor 8 (Out of 19 Floors) | Transaction Type Resale | Status Ready to Move |
| Facing East | Lifts 2 | Furnished Status Unfurnished |

✔ East Facing Property

Contact Agent
Get Phone No

👤 Last contact made 74 days ago

More Details

| | |
|----------------|---|
| Price Breakup | ₹1.29 Cr ₹ 6,45,000 - Approx. Registration Charges |
| Booking Amount | ₹ 3.0 Lac |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | This Property Is Nearest To Billabong International High School |

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

₹ 1.20 Cr EMI - ₹ 54k | [Get Loan offers from 34+ banks](#)

2 BHK 990 Sq-ft Flat For Sale [Jankalyan Nagar, Mumbai](#)

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

| | | |
|---|------------------------------------|-----------------------------------|
| Carpet Area 650 sqft - ₹ 18.46/sqft | Developer Abrol Builders | Project Abrol Signature |
| Floor 20 (Out of 22 Floors) | Transaction Type Resale | Facing East |
| Lifts 2 | Furnished Status Unfurnished | Car Parking 1 Covered |

✓ East Facing Property

Contact Agent
Get Phone No.

More Details

| | |
|----------------|---|
| Price Breakup | ₹ 1.2 Cr [₹ 6,00,000 Approx. Registration Charges] ₹ 6,200 Monthly |
| Booking Amount | ₹ 5.0 Lac |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | A professionally conceptualised Residential property. |

commonfloor.com
Mumbai
Buy
Local Sale or Budget or Project Name

Abrol Signature

By Abrol Foundation in Malad West

₹ 81 L onwards

OVERVIEW
LOCATION
BUY (6)
RENT

Gallery

1, 2, 3 BHK

446 - 768 sq. ft
(41.43 - 71.25 sq.m)

Price Range
₹ 81 L - 1.38 Cr

Launch and Comm
Oct-2022

Property Type
Apartment

RERA ID PS1800047207

Unit Configuration

| Unit Types | Super Built-Up Area | Carpet Area | Price | Floor Plans Live-in Tour |
|---|---------------------|--|-----------|----------------------------|
| 1 BHK Apartment <small>Availability: Yes</small> | NA | 446 sq ft <small>(41.43 sq.m)</small> | ₹ 81 L | NA NA |
| 2 BHK Apartment <small>Availability: Yes</small> | NA | 663 sq ft <small>(61.38 sq.m)</small> | ₹ 1.20 Cr | NA NA |
| 3 BHK Apartment <small>Availability: Yes</small> | NA | 768 sq ft <small>(71.25 sq.m)</small> | ₹ 1.38 Cr | NA NA |

Price Indicators

Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹1.27 Cr EMI - ₹57k | [Get pre-approved loan](#)

2 BHK 890 Sq-ft Flat For Sale **Rathodi, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

| | | |
|--|---|---------------------------|
| Carpet Area 631 sqft - ₹20.127/sqft | Developer Liberty Group | Project Bay Vue |
| Floor 22 (Out of 36 Floors) | Transaction Type New Property | Facing East |
| Lifts 2 | Furnished Status Semi-Furnished | Car Parking 1 Covered |

Contact Agent
Get Phone No.

More Details

| | |
|----------------|---|
| Price Breakup | ₹1.27 Cr ₹6,35,000 Approx. Registration Charges ₹8 Per sq. Unit Monthly |
| Booking Amount | ₹5.0 Lac |
| Address | Malad West, Mumbai, Rathodi, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | Rathodi Village, Marve Rd, Malvani, Malad West, Mumbai, |

magicbricks
Buy
Rent
Sell
Home Loans

₹1.66 Cr EMI - ₹75k | [Get pre-approved loan](#)

2 BHK 1190 Sq-ft Flat For Sale **Orlem, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

| | | |
|--|---|------------------------------------|
| Carpet Area 734 sqft - ₹22.616/sqft | Developer Shreeji Group | Project Shreeji Atlantis |
| Floor 21 (Out of 36 Floors) | Transaction Type New Property | Facing North - West |
| Lifts 3 | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
Get Phone No.

Last contact made 152 days ago

More Details

| | |
|----------------|--|
| Price Breakup | ₹1.66 Cr ₹8,30,000 Approx. Registration Charges ₹6,000 Monthly |
| Booking Amount | ₹2.0 Lac |
| Address | opp st annes school orlem, Malad West, Mumbai, Orlem, Mumbai - Western Mumbai, Maharashtra |

Price Indicators Projects nearby Locality

Royal Lagoon E Wing ₹1.36 Cr - 1.78 Cr | ₹25.01 L - 25.50 L/sq ft

2 BHK Apartment Configuration | Delivered in 2026 | ₹25.01 L - 25.50 L/sq ft | 991.00 sq ft

[Contact Developer](#)

₹1.35 Cr | EMI - ₹ 61k | [How much loan can I get?](#)

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

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

Carpet Area: 638 sqft ~ ₹2,160/sqft

Developer: **Dotom Realty** | Project: **Sapphire Dotom Isle**

Floor: 5 (Out of 20 Floors) | Transaction Type: **New Property** | Facing: **East**

Lifts: 5 | Furnished Status: **Unfurnished** | Car Parking: **1 Covered**

✓ East Facing Property

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 11 days ago

More Details

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

Booking Amount: **₹10 Lac**

RERA ID: **Rear Registered**


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

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹1.19 Cr EMI: ₹3.5L | [Get one-approved loan](#)

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



WELL-EQUIPPED

2 Beds 2 Baths 1 Balcony Semi-Furnished

| | | |
|--------------------------------------|--|---|
| Carpet Area: 615 sqft ~ ₹19,250/sqft | Developer: Royal Realtors Group | Project: Royal Lagoon |
| Floor: II (Out of 23 Floors) | Transaction Type: New Property | Additional Rooms: 1 Store Room |
| Facing: West | Lifts: 3 | Furnished Status: Semi-Furnished |

Contact Agent
Get Phone No.

Last contact made 15 days ago


More Details

| | |
|----------------|---|
| Price Breakup | ₹1.19 Cr ₹5,95,000 Approx. Registration Charges ₹6 Per sq. Unit Monthly |
| Booking Amount | ₹1.0 Lac |
| RERA ID | PS1800026297 |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | next to Billabong High School, New Mhada Society, Jankalyan Nagar, Mal |

magicbricks
Buy
Rent
Sell
Home Loans

₹79.7 Lac EMI: ₹2.2L | [Can I afford it?](#)

1 BHK 450 Sq-ft Flat For Sale **Jankalyan Nagar, Mumbai**



1 Bed 2 Baths Unfurnished

| | | |
|--------------------------------------|---------------------------------------|------------------------------------|
| Carpet Area: 411 sqft ~ ₹18,800/sqft | Developer: DGS Group | Project: DGS Sheetal Usha |
| Floor: 12 (Out of 22 Floors) | Transaction Type: New Property | Lifts: 2 |
| Furnished Status: Unfurnished | Car Parking: 1 Open | Type Of Ownership: Freehold |

Contact Agent
Get Phone No.

Last contact made 21 days ago

More Details

| | |
|----------------|---|
| Price Breakup | ₹79.7 Lac ₹3,98,675 Approx. Registration Charges |
| Booking Amount | ₹1.0 Lac |
| RERA ID | PS1845746 |
| Address | Malad West, Mumbai, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | Billabong International school |


Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

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

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

1 BHK 650 Sq-ft Flat For Sale in [Jankalyan Nagar, Mumbai](#)



-7 Photos

1 Bed 2 Baths 1 Covered Parking Semi-Furnished

| | | |
|--|-------------------------------|---|
| Carpet Area 394 sqft ~ 419.797sqft | Floor 5 (Out of 29 Floors) | Transaction Type New Property |
| Facing East | Lifts 5 | Furnished Status Semi-Furnished |
| Car Parking 1 Covered | Type Of Ownership Freehold | Age Of Construction Under Construction |

East Facing Property

Contact Agent
Get Phone No.
Last contact made 14 days ago

More Details


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

magicbricks
Buy
Rent
Sell
Home Loans

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

₹1.17 Cr | EMI - ₹52k | [How much loan can I get?](#)

2 BHK 990 Sq-ft Flat For Sale in [Jankalyan Nagar, Mumbai](#)



-3 Photos

2 Beds 2 Baths 1 Covered Parking Unfurnished

| | | |
|---|----------------------------------|------------------------------------|
| Carpet Area 601 sqft ~ 619.48sqft | Developer DGS Group | Project DGS Sheetal Usha |
| Floor 18 (Out of 20 Floors) | Transaction Type New Property | Facing East |
| Lifts 3 | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
Get Phone No.

More Details

| | |
|----------------|--|
| Price Breakup | ₹1.17 Cr ₹5,85,000 Approx. Registration Charges ₹4,500 Monthly |
| Booking Amount | ₹5.0 Lac |
| RERA ID | PS1800045746 |
| Address | Malad West, Mumbai, Maharashtra, Jankalyan Nagar, Mumbai - Western Mumbai, Maharashtra |

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 01.02.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.01 15:32:36 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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 01.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 23.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- 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. Aprot Foundation |
| 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 - 23.01.2024 Valuation Date - 01.02.2024 Date of Report - 01.02.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 23.01.2024 |
| 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 |

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Abrol Foundation**. 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: 2024.02.01 15:32:18 +05'30'

Auth. Sign.