

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "UK IONA A & B Wing"

"UK IONA A & B 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°07'52.2"N 72°51'56.2"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

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

Vastu/SBI/Mumbai/02/2024/6744/2305067

21/05-289-V

Date: 21.02.2024

MASTER VALUATION REPORT OF " UK IONA A & B Wing"

"UK IONA A & B 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 A & B 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 A & B Wing	P51800047785
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) Pallavi (Builder Person -Mobile No. 8928950547)	
E – mail ID	care@ukreality.in	

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



Our Pan India Presence at :

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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 : 17.01.2024
	b)	Date on which the valuation is made : 21.02.2024
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/API C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority
	Approved upto:	
	Wing	Number of Floors
	A	Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.
	5.	Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/API C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority
	Approved upto:	
	Wing	Number of Floors
	B	Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.
	6.	Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
	7.	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
	8.	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)
	9.	Copy of 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

<p>K-S/MCGM & MHADA/0001/20171117/AP/C 14 FEB 2024</p> <p>This G.C. is re-endorsed as per amended plans for Composite Building approved dated 14/02/2024 and further extended for R.C.C Frame work only for part portion marked & hatched as 'A'-'B'-'C'-'D'-'A' on plan at pg.805 of consisting of Sale wing 'A' comprises of 13th to 19th + 20th (pt.) upper floor & Sale Wing 'B' comprises of 15th to 19th + 20th (pt.) upper floor with including O.H.W.T & L.M.R of Composite Building.</p> <p style="text-align: right;"><i>Santosh Chavan</i> Executive Engineer Slum Rehabilitation Authority</p>	
10. 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.	
11. Copy of CA Certificate (Form 3) for Wing A & B dated 14.07.2023 issued by M/s. V. M. Tated & Co.	
12. Copy of CA Certificate (Form 3) for Wing A & B dated 09.10.2023 issued by M/s. V. M. Tated & Co.	
13. Copy of RERA Certificate No. P51800047785 dated 28.11.2022 issued by Maharashtra Real Estate Regulatory Authority for Wing A & B. Last Modified date 23.01.2024	
Project Name (with address & phone nos.)	: "UK IONA", Wing – A & B, 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) Pallavi (Builder Person -Mobile No. 8928950547)
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>	



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TYPE OF THE BUILDING:		
Wing	Number of Floors	
A	Proposed Ground + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) upper floors.	
B	Proposed Ground + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) upper floors.	

LEVEL OF COMPLETEION:		
Wing	Present stage of Construction	Percentage of work completion
A	RCC work upto 17 th floor slab is completed.	62%
B	Brick work upto 13 th floor is completed. Internal & External Plaster work upto 11 th floor is completed.	

DATE OF COMPLETION & FUTURE LIFE:
 Expected completion date as informed by builder is for **December - 2026 (Wing -A & B) (As per MAHARERA Certificate)**

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
- > 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 A & B 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	:	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	B	
		As per the Deed	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	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	Middle class		
2.	Development of surrounding areas	Good		
3.	Possibility of frequent flooding/ sub-merging	No		
4.	Feasibility to the Civic amenities like School, Hospital, Bus	All available near by		

	Stop, Market etc.										
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?	:	<p>1. Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/AP/ C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.</td> </tr> </tbody> </table> <p>2. Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/AP/ C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground Floor + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) upper floors.	Wing	Number of Floors	B	Ground Floor + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) upper floors.
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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	:	As per table attached to the report								

	least two latest deals / transactions with respect to adjacent properties in the areas)	:	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	:	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						
	A		Proposed Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.						
	B		Proposed Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) 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	:	1. Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/AP/ C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground Floor + 1st to 19th floors + 20th (Part Residential / Part Fitness Center) upper floors.</td> </tr> </tbody> </table> 2. Copy of Approved Plan No. K-E/MCGM & MHADA/0001/20171117/AP/ C dated 14.02.2024 issued by Executive Engineer Slum Rehabilitation Authority Approved upto:			Wing	Number of Floors	A	Ground Floor + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) upper floors.
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			B	Ground Floor + 1 st to 19 th floors + 20 th (Part Residential / Part Fitness Center) 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	:	
d)	No. of bath tubs	:	
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) A – Wing:

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	85,99,500	18000	10,72,500
2	102	1	1 BHK	365	402	25200	91,98,000	96,57,900	20000	12,04,500
3	103	1	2 BHK	501	551	25200	1,26,25,200	1,32,56,460	27500	16,53,300
4	104	1	2 BHK	501	551	25200	1,26,25,200	1,32,56,460	27500	16,53,300
5	201	2	1 BHK	325	358	25280	82,16,000	86,26,800	18000	10,72,500
6	202	2	1 BHK	365	402	25280	92,27,200	96,88,560	20000	12,04,500
7	203	2	2 BHK	501	551	25280	1,26,65,280	1,32,98,544	27500	16,53,300
8	204	2	2 BHK	501	551	25280	1,26,65,280	1,32,98,544	27500	16,53,300
9	301	3	1 BHK	325	358	25360	82,42,000	86,54,100	18000	10,72,500
10	302	3	1 BHK	365	402	25360	92,56,400	97,19,220	20000	12,04,500
11	303	3	2 BHK	501	551	25360	1,27,05,360	1,33,40,628	28000	16,53,300
12	304	3	2 BHK	501	551	25360	1,27,05,360	1,33,40,628	28000	16,53,300
13	401	4	1 BHK	325	358	25440	82,68,000	86,81,400	18000	10,72,500
14	402	4	1 BHK	365	402	25440	92,85,600	97,49,880	20500	12,04,500
15	403	4	2 BHK	501	551	25440	1,27,45,440	1,33,82,712	28000	16,53,300
16	404	4	2 BHK	501	551	25440	1,27,45,440	1,33,82,712	28000	16,53,300
17	501	5	1 BHK	325	358	25520	82,94,000	87,08,700	18000	10,72,500
18	502	5	1 BHK	365	402	25520	93,14,800	97,80,540	20500	12,04,500
19	503	5	2 BHK	501	551	25520	1,27,85,520	1,34,24,796	28000	16,53,300
20	504	5	2 BHK	501	551	25520	1,27,85,520	1,34,24,796	28000	16,53,300
21	601	6	1 BHK	325	358	25600	83,20,000	87,36,000	18000	10,72,500
22	602	6	1 BHK	365	402	25600	93,44,000	98,11,200	20500	12,04,500
23	603	6	2 BHK	501	551	25600	1,28,25,600	1,34,66,880	28000	16,53,300
24	604	6	2 BHK	501	551	25600	1,28,25,600	1,34,66,880	28000	16,53,300
25	701	7	1 BHK	325	358	25680	83,46,000	87,63,300	18500	10,72,500
26	702	7	1 BHK	365	402	25680	93,73,200	98,41,860	20500	12,04,500
27	703	7	2 BHK	501	551	25680	1,28,65,680	1,35,08,964	28000	16,53,300
28	704	7	2 BHK	501	551	25680	1,28,65,680	1,35,08,964	28000	16,53,300
29	801	8	1 BHK	325	358	25760	83,72,000	87,90,600	18500	10,72,500
30	802	8	1 BHK	365	402	25760	94,02,400	98,72,520	20500	12,04,500
31	804	8	2 BHK	501	551	25760	1,29,05,760	1,35,51,048	28000	16,53,300
32	901	9	1 BHK	325	358	25840	83,98,000	88,17,900	18500	10,72,500

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 ₹
68	1802	18	1 BHK	365	402	26560	96,94,400	1,01,79,120	21000	12,04,500
69	1803	18	2 BHK	501	551	26560	1,33,06,560	1,39,71,888	29000	16,53,300
70	1804	18	2 BHK	501	551	26560	1,33,06,560	1,39,71,888	29000	16,53,300
71	1901	19	1 BHK	325	358	26640	86,58,000	90,90,900	19000	10,72,500
72	1902	19	1 BHK	365	402	26640	97,23,600	1,02,09,780	21500	12,04,500
73	1903	19	2 BHK	501	551	26640	1,33,46,640	1,40,13,972	29000	16,53,300
74	1904	19	2 BHK	501	551	26640	1,33,46,640	1,40,13,972	29000	16,53,300
75	2001	20	1 BHK	325	358	26720	86,84,000	91,18,200	19000	10,72,500
76	2004	20	2 BHK	501	551	26720	1,33,86,720	1,40,56,056	29500	16,53,300
Total				32210	35431		83,55,18,960	87,72,94,908		10,62,93,000

2) B – Wing:

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	2 BHK	501	551	25200	1,26,25,200	1,32,56,460	27500	16,53,300
2	102	1	2 BHK	501	551	25200	1,26,25,200	1,32,56,460	27500	16,53,300
3	103	1	1 BHK	365	402	25200	91,98,000	96,57,900	20000	12,04,500
4	104	1	1 BHK	325	358	25200	81,90,000	85,99,500	18000	10,72,500
5	201	2	2 BHK	501	551	25280	1,26,65,280	1,32,98,544	27500	16,53,300
6	202	2	2 BHK	501	551	25280	1,26,65,280	1,32,98,544	27500	16,53,300
7	203	2	1 BHK	365	402	25280	92,27,200	96,88,560	20000	12,04,500
8	204	2	1 BHK	325	358	25280	82,16,000	86,26,800	18000	10,72,500
9	301	3	2 BHK	501	551	25360	1,27,05,360	1,33,40,628	28000	16,53,300
10	302	3	2 BHK	501	551	25360	1,27,05,360	1,33,40,628	28000	16,53,300
11	303	3	1 BHK	365	402	25360	92,56,400	97,19,220	20000	12,04,500
12	304	3	1 BHK	325	358	25360	82,42,000	86,54,100	18000	10,72,500
13	401	4	2 BHK	501	551	25440	1,27,45,440	1,33,82,712	28000	16,53,300
14	402	4	2 BHK	501	551	25440	1,27,45,440	1,33,82,712	28000	16,53,300
15	403	4	1 BHK	365	402	25440	92,85,600	97,49,880	20500	12,04,500
16	404	4	1 BHK	325	358	25440	82,68,000	86,81,400	18000	10,72,500
17	501	5	2 BHK	501	551	25520	1,27,85,520	1,34,24,796	28000	16,53,300
18	502	5	2 BHK	501	551	25520	1,27,85,520	1,34,24,796	28000	16,53,300
19	503	5	1 BHK	365	402	25520	93,14,800	97,80,540	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 ₹
20	504	5	1 BHK	325	358	25520	82,94,000	87,08,700	18000	10,72,500
21	601	6	2 BHK	501	551	25600	1,28,25,600	1,34,66,880	28000	16,53,300
22	602	6	2 BHK	501	551	25600	1,28,25,600	1,34,66,880	28000	16,53,300
23	603	6	1 BHK	365	402	25600	93,44,000	98,11,200	20500	12,04,500
24	604	6	1 BHK	325	358	25600	83,20,000	87,36,000	18000	10,72,500
25	701	7	2 BHK	501	551	25680	1,28,65,680	1,35,08,964	28000	16,53,300
26	702	7	2 BHK	501	551	25680	1,28,65,680	1,35,08,964	28000	16,53,300
27	703	7	1 BHK	365	402	25680	93,73,200	98,41,860	20500	12,04,500
28	704	7	1 BHK	325	358	25680	83,46,000	87,63,300	18500	10,72,500
29	801	8	2 BHK	501	551	25760	1,29,05,760	1,35,51,048	28000	16,53,300
30	803	8	1 BHK	365	402	25760	94,02,400	98,72,520	20500	12,04,500
31	804	8	1 BHK	325	358	25760	83,72,000	87,90,600	18500	10,72,500
32	901	9	2 BHK	501	551	25840	1,29,45,840	1,35,93,132	28500	16,53,300
33	902	9	2 BHK	501	551	25840	1,29,45,840	1,35,93,132	28500	16,53,300
34	903	9	1 BHK	365	402	25840	94,31,600	99,03,180	20500	12,04,500
35	904	9	1 BHK	325	358	25840	83,98,000	88,17,900	18500	10,72,500
36	1001	10	2 BHK	501	551	25920	1,29,85,920	1,36,35,216	28500	16,53,300
37	1002	10	2 BHK	501	551	25920	1,29,85,920	1,36,35,216	28500	16,53,300
38	1003	10	1 BHK	365	402	25920	94,60,800	99,33,840	20500	12,04,500
39	1004	10	1 BHK	325	358	25920	84,24,000	88,45,200	18500	10,72,500
40	1101	11	2 BHK	501	551	26000	1,30,26,000	1,36,77,300	28500	16,53,300
41	1102	11	2 BHK	501	551	26000	1,30,26,000	1,36,77,300	28500	16,53,300
42	1103	11	1 BHK	365	402	26000	94,90,000	99,64,500	21000	12,04,500
43	1104	11	1 BHK	325	358	26000	84,50,000	88,72,500	18500	10,72,500
44	1201	12	2 BHK	501	551	26080	1,30,66,080	1,37,19,384	28500	16,53,300
45	1202	12	2 BHK	501	551	26080	1,30,66,080	1,37,19,384	28500	16,53,300
46	1203	12	1 BHK	365	402	26080	95,19,200	99,95,160	21000	12,04,500
47	1204	12	1 BHK	325	358	26080	84,76,000	88,99,800	18500	10,72,500
48	1301	13	2 BHK	501	551	26160	1,31,06,160	1,37,61,468	28500	16,53,300
49	1302	13	2 BHK	501	551	26160	1,31,06,160	1,37,61,468	28500	16,53,300
50	1303	13	1 BHK	365	402	26160	95,48,400	1,00,25,820	21000	12,04,500
51	1304	13	1 BHK	325	358	26160	85,02,000	89,27,100	18500	10,72,500
52	1401	14	2 BHK	501	551	26240	1,31,46,240	1,38,03,552	29000	16,53,300
53	1402	14	2 BHK	501	551	26240	1,31,46,240	1,38,03,552	29000	16,53,300
54	1403	14	1 BHK	365	402	26240	95,77,600	1,00,56,480	21000	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 ₹
55	1404	14	1 BHK	325	358	26240	85,28,000	89,54,400	18500	10,72,500
56	1501	15	2 BHK	501	551	26320	1,31,86,320	1,38,45,636	29000	16,53,300
57	1502	15	2.5 BHK	603	663	26320	1,58,70,960	1,66,64,508	34500	19,89,900
58	1504	15	1 BHK	325	358	26320	85,54,000	89,81,700	18500	10,72,500
59	1601	16	2 BHK	501	551	26400	1,32,26,400	1,38,87,720	29000	16,53,300
60	1602	16	2 BHK	501	551	26400	1,32,26,400	1,38,87,720	29000	16,53,300
61	1603	16	1 BHK	365	402	26400	96,36,000	1,01,17,800	21000	12,04,500
62	1604	16	1 BHK	325	358	26400	85,80,000	90,09,000	19000	10,72,500
63	1701	17	2 BHK	501	551	26480	1,32,66,480	1,39,29,804	29000	16,53,300
64	1702	17	2 BHK	501	551	26480	1,32,66,480	1,39,29,804	29000	16,53,300
65	1703	17	1 BHK	365	402	26480	96,65,200	1,01,48,460	21000	12,04,500
66	1704	17	1 BHK	325	358	26480	86,06,000	90,36,300	19000	10,72,500
67	1801	18	2 BHK	501	551	26560	1,33,06,560	1,39,71,888	29000	16,53,300
68	1802	18	2 BHK	501	551	26560	1,33,06,560	1,39,71,888	29000	16,53,300
69	1803	18	1 BHK	365	402	26560	96,94,400	1,01,79,120	21000	12,04,500
70	1804	18	1 BHK	325	358	26560	86,32,000	90,63,600	19000	10,72,500
71	1901	19	2 BHK	501	551	26640	1,33,46,640	1,40,13,972	29000	16,53,300
72	1902	19	2 BHK	501	551	26640	1,33,46,640	1,40,13,972	29000	16,53,300
73	1903	19	1 BHK	365	402	26640	97,23,600	1,02,09,780	21500	12,04,500
74	1904	19	1 BHK	325	358	26640	86,58,000	90,90,900	19000	10,72,500
75	2001	20	2 BHK	501	551	26720	1,33,86,720	1,40,56,056	29500	16,53,300
76	2004	20	1 BHK	325	358	26720	86,84,000	91,18,200	19000	10,72,500
Total				32210	35431		83,55,18,960	87,72,94,908		10,62,93,000

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 38 2 BHK - 37 2.5 BHK - 01	76	32210	35431	83,55,18,960.00	87,72,94,908.00
B	1 BHK - 38 2 BHK - 37 2.5 BHK - 01	76	32210	35431	83,55,18,960.00	87,72,94,908.00
Total		152	64420	70862	1,67,10,37,920.00	1,75,45,89,816.00
Refuge Floor – 8 th Floor – Flat No. 3 & 15 th Floor – Flat No. 2 (Wing - A)						
Refuge Floor – 8 th Floor – Flat No. 2 & 15 th Floor – Flat No. 3 (Wing - B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,67,10,37,920.00
Final Realizable Value After Completion in ₹	1,75,45,89,816.00
Cost of Construction (Total Built up area x Rate) 70862 Sq. Ft. x ₹ 3000.00	21,25,86,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A & B	62	70862	21,25,86,000.00	13,18,03,320.00

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	N.A. Building Construction work is in progress
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	
2. Separate lumber room	
3. Separate water tank / sump	N.A. Building Construction work is in progress
4. Trees, gardening	
Total	

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



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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 ₹		:	₹ 1,67,10,37,920.00
Final Realizable Value After Completion in ₹		:	₹ 1,75,45,89,816.00

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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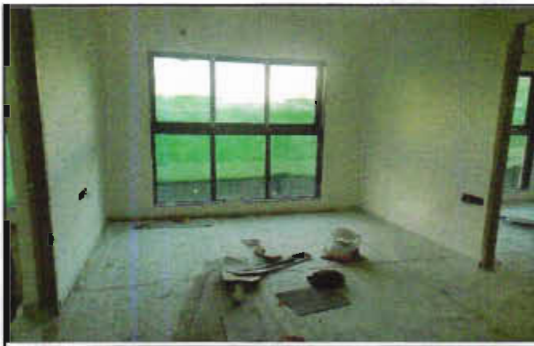
Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



PLR



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Actual Site Photographs



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Actual Site Photographs

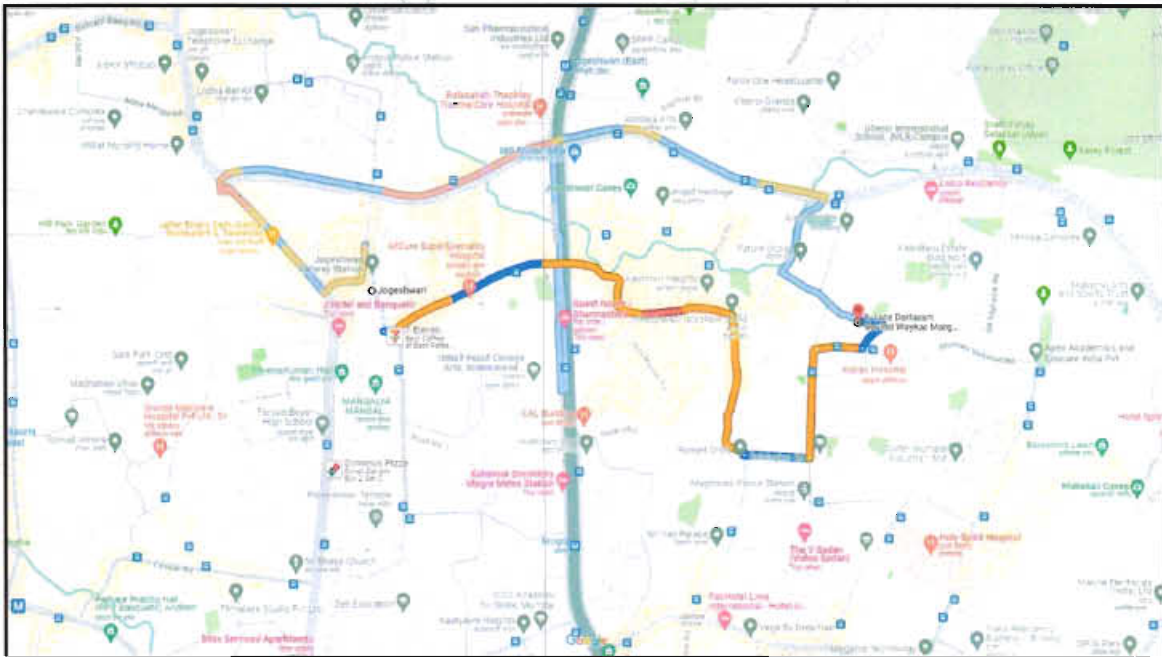


Actual Site Photographs



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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Selected District: मुंबई(उपनगर)

Select Village: मजास (अंधरी)

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Select	उपविभाग	सूची क्रमांक	निवासी सदनिका	जोफ्रीस	टुकाने	जोत्तमिक	एकक (R./.)
SurveyNo	53/251 -भूभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पूर्वेस खेरे 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-भूभाग: मंजूर विकास योजना 2034 नुसार वे Natural Area या वापर विभागात समाविष्ट मिळकती.	31600	0	0	0	0	चौरस मीटर
SurveyNo	53/252B-भूभाग: मंजूर विकास योजना 2034 नुसार वे Natural Area या वापर विभागात समाविष्ट मिळकती.	0	0	0	0	0	NA
SurveyNo	53/252C-भूभाग:उत्तरेस मूल्यदर विभाग 53/252 ची हद्द, पूर्वेस महाकाली गुफा मार्ग व अंशतः हा गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस खेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी. रुंद विकास योजना रस्ता.	77690	154710	185180	201850	166840	चौरस मीटर
SurveyNo	53/252 -भूभाग: उत्तरेस जोगेश्वरी-विळोळी लिंक रोड, पूर्वेस महाकाली गुफामार्ग व अंशतः गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस खेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि.रुंद वि.यो. रस्ता.	91400	182010	217860	237470	196280	चौरस मीटर

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Sales Instance

12121512 03-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अधेरी 5 दस्त क्रमांक : 12121/2023 नोंदणी : Regn.63m
गावाचे नाव : मजास		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	12200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	9782920.9	
(4) भू.मापन,पोटहिस्सा 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 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) दस्तऐवज करून देणा-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: केवस 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: केवस रोड टेकडी, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-AIMPD9335R	
(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) शेंरा		
गावाचे नाव: मजास		



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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
	नोंदणी :
	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 फॅन 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 स्कूलच्या जवळ, अंधेरी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 फॅन 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 स्कूलच्या जवळ, अंधेरी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 फॅन 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	



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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-भापन,पोटहिस्सा व धरक्रमांक(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)दस्तऐवज 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, सांतक्रुज 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	दुयम निबंधक : सह दु.नि. अंधेरी 5
03-02-2024		दस्ता 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 फॅन 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 इस्तामपुरा, बीएमसी स्कूल, अंधेरी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई, पिन कोड:-400099 फॅन 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		



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Price Indicators

The screenshot shows the HOUSING24.COM website interface. At the top, there are navigation links for 'Buy in Mumbai', 'Rent in Mumbai', and 'Mumbai'. Below the navigation, there are two property listings. The first listing is for 'UK IONA' with a price of ₹131 Cr - 176 Cr. The second listing is for 'UK IONA' with a price of ₹153 Cr - 1.53 Cr. Below these listings, there is a large image of the UK IONA building. To the right of the image, there is a price indicator: ₹78.41 L - 1.3 Cr | 234.12 K - 21.81 Ksqft | 396 units at ₹36.45 K. Below the image, there are four smaller images showing different views of the building and its surroundings. At the bottom of the image, there are four text boxes: '1 2 BHK Apartments', 'Dec 2016', '234.12 K - 21.81 Ksqft', and '326-00 sqft - 663.00 sq ft'. There are also buttons for 'Contact Developer' and '5 more'.

The screenshot shows the magicbricks website interface. At the top, there are navigation links for 'Buy', 'Rent', 'Sell', and 'Home Loans'. Below the navigation, there is a property listing for 'UK IONA' with a price of ₹84.0 Lac. The listing includes a main image of the building and three smaller images showing different views of the building and its surroundings. To the right of the images, there is a table with property details:

1 Bed	2 Baths	Unfurnished
Carpet Area: 345 sqft • 13-34sqft	Developer: UK Realty	Project: UK IONA
Floor: Upper Basement (Out of 21 Floors)	Transaction Type: New Property	Facing: West
Fits: 2	Furnished Status: Unfurnished	Type Of Ownership: Freehold

Below the table, there are two buttons: 'Contact Agent' and 'Get Phone No.'. To the right of the buttons, there is a text box: 'Last contact made 3 days ago'. Below the buttons, there is a section titled 'More Details' with the following information:

Price Breakup	₹84 Lac ₹4,20,000 Aposhi Registration Charges ₹3,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	PS1800001690
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	5 minutes walk from Jogeshwari Vikrol Link Road
Furnishing	Unfurnished

Price Indicators


magicbricks
Buy
Rent
Sell
Home Loans




Home > Property > Mumbai > Andheri East > Apartment > Andheri East > 1 BHK > 539 Sq-ft

₹92.0 Lac | EMI - ₹4k | [How much loan can I get?](#)

1 BHK 539 Sq-ft Flat For Sale **Andheri East, Mumbai**

1 Bed | 2 Baths | Unfurnished



-7 Photos

<p>Carpet Area 385 sqft ₹23,896/sqft</p>	<p>Developer UK Realty</p>	<p>Project UK IONA</p>
<p>Floor Upper Basement (Out of 21 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing West</p>
<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>	<p>Type Of Ownership Freehold</p>

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
Mumbai
Buy
Rent
Projects
Agents
Services
Resources
Intelligence
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Home > New Projects in Mumbai > Projects in Andheri East > UK Iona



16 Photos | 1 Video | 1 Map

Download Brochure

UK Iona
Andheri East, Mumbai

₹79.00 Lac to 1.39 Cr

Status: **New Launch**

Project Size
28 units | 1 floor

Configurations: 1: 1 BHK Flat from 345 Sq. Ft to 633 Sq. Ft (Carpet)


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Price Indicators

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₹1.50 Cr EMI - ₹ 68k | [Get pre-approved loan](#)

2 BHK 600 Sq-ft Flat For Sale **Andheri East, Mumbai**



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 550 sqft * ₹2725/sqft	Developer UK Realty	Project UK IONA
Floor 9 (Out of 20 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 74 days ago

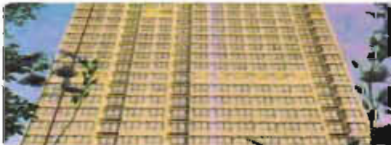
More Details

Price Breakup	₹1.5 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

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Home Loans

₹1.34 Cr EMI - ₹ 60k | [Can Lefferd ID](#)

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



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 552 sqft * ₹2427/sqft	Developer UK Realty	Project UK IONA
Floor 11 (Out of 20 Floors)	Transaction Type New Property	Facing North - East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent [Get Phone No.](#) Last contact made 133 days ago

More Details

Price Breakup	₹1.34 Cr ₹6,70,000 Approx. Registration Charges ₹3,100 Monthly
Booking Amount	₹1.5 Lac
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Located in the bustling neighborhood of Andheri
Furnishing	Unfurnished

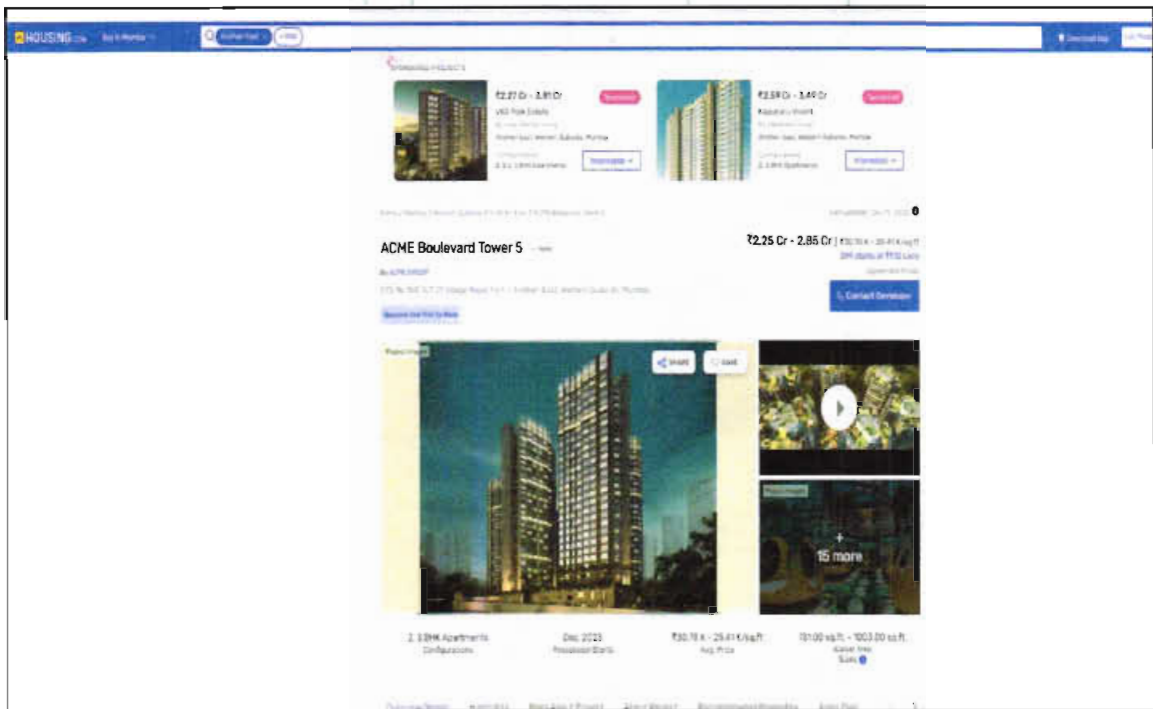
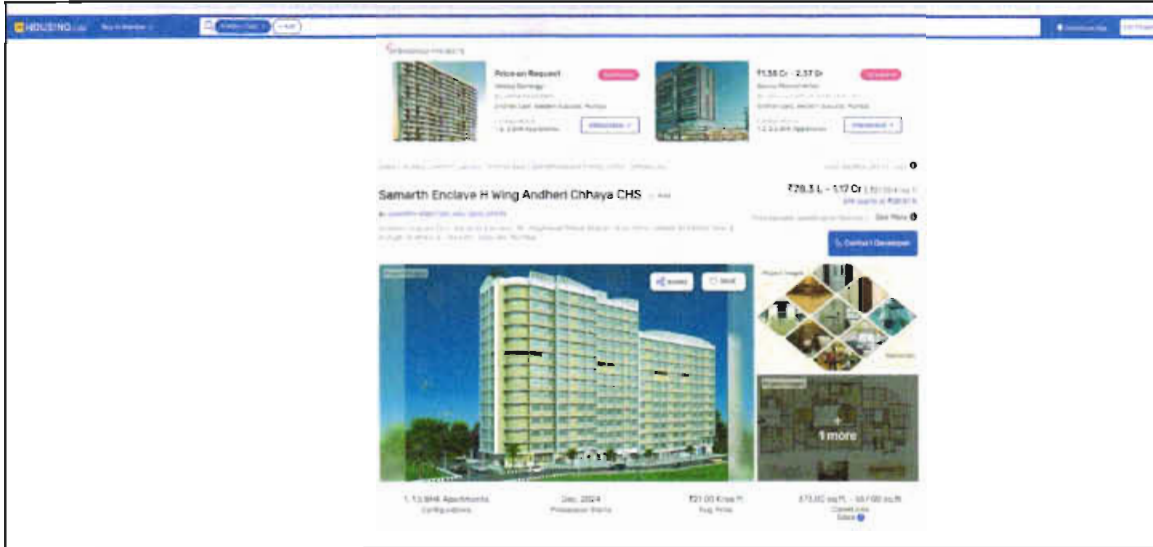


Price Indicators Projects nearby Locality

The screenshot shows a project listing for 'Dreamax Vega' on the HOUSING.com website. The listing includes a price range of ₹1.33 Cr - 2.56 Cr, a location in Park III, and a 'Contact Seller' button. It features several images: a map, a night view of the building, and a podium area. Key details listed are: 1, 2, 3 BHK Apartments Configuration, Dec 2023 Possession Starts, ₹28.00 K/sq.ft Avg. Price, and 458.00 sq.ft - 894.08 sq.ft Carpet Area Size. Navigation options at the bottom include Overview, Highlights, More About Project, About Project, Floor Plan, Top 100 Projects, and Amenities.

The screenshot shows a listing for a '2 BHK Flat' on the HOUSING.com website. The price is ₹1.81 Cr, located in Park III. It includes a 'Contact Seller' button and a 'Get coverage from here' link. The main image shows a bedroom with a bed and a smaller image shows a living area. Key details listed are: 1200 sq.ft. Built Up Area, ₹15.08 K/sq.ft Avg. Price, 2 BHK Configuration, 30th Jun 2024 Possession Starts, Middle 0 of 10 Floors, East facing Facing, and Semi-Furnished Furnishing. Navigation options at the bottom include Overview, Promotions, Furnishings, Buy-o-meter, Amenities, Price Trends, Registry Records, and 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 * ₹29.34/sqft

Transaction Type: **New Property**

Status: **Under Construction**

Furnished Status: **Unfurnished**

Developer: **Romell Group**

Project: **Romell Orbits**

OFFER Pay Just Rs. 5 Lakhs* and Balance on OC


Project: **Romell Orbits**

Furnished Status: **Unfurnished**

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₹1.90 Cr EMI - ₹ 86k | [Can't afford it?](#)

2 BHK 1330 Sq-ft Flat For Sale [Andheri East, Mumbai](#)



2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area: 747 sqft * ₹25.50/sqft

Floor: **11 (Out of 19 Floors)**

Lifts: **3**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Developer: **Amey Realty and Construction LLP**

Project: **Amey Apartments**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

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

Project: **Amey Apartments**

Facing: **East**

Car Parking: **1 Covered**

More Details

Price Breakup: ₹1.9 Cr | ₹9,52,500 Approx. Registration Charges | ₹6,500 Monthly

Booking Amount: ₹5.0 Lac

RERA ID: P51800045221

Address: Jijamata Road, Near Pump House Subway, Andheri East, Mumbai - 400069, Andheri East, Mumbai - Western Mumbai, Maharashtra


Landmarks: near pump house Andheri east

Price Indicators Projects nearby Locality

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₹ 95.0 Lac EMI - ₹ 53k | [Get pre-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 *
₹ 22,093/sqft

Developer:
YKG

Project:
YKG Passcode Beverly Hills

Transaction Type:
New Property

Status:
Under Construction

Lifts:
2

Furnished Status:
Unfurnished

Car Parking:
1 Covered

Contact Builder
Get Phone No.

Last contact made 16 days ago

More Details


Price Breakup	₹ 95 Lac
Booking Amount	₹ 100000
Address	Andheri East, Mumbai - Western Mumbai, Maharashtra

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Sell
Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Andheri East » 2 BHK Flats for Sale in Andheri East » 1000 Sq-ft

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

1 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 #0 | **Service Good**

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.5 Cr ₹ 2,50,000 + Approx. Registration Charges
Booking Amount	₹ 5.0 Lac
RERA ID	53B30049356
Address	Sher-e-Punjab Andheri East, Andheri East, Mumbai - Western Mumbai, Maharashtra



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Price Indicators Projects nearby Locality

The screenshot shows a listing for a 2 BHK Flat on the HOUSING24 website. The price is ₹1.4 Cr. The listing includes an image of a modern apartment building and several key features: 690 sq ft built-up area, ₹20.29 K/sq ft, ready to move possession status, 16th floor of 18 floors, west-facing, and unfurnished. Navigation options like 'VIEW', 'PROVISIONS', 'BUY-0-METER', 'AMENITIES', 'PRICE TRENDS', 'LOCALITY', and 'CALCULATOR' are visible at the bottom.

The screenshot shows a listing for a 3 BHK, 1185 Sq-Ft Flat For Sale in Andheri East, Mumbai, priced at ₹3.60 Cr. The listing includes an image of a modern apartment building and several key features: 3 Beds, 3 Baths, 1 Balcony, 2 Covered Parking, and a view of the sea. The developer is PURL CREATORS, and the project is Purl Seize Q1. The floor is Upper Basement (Out of 16 Floors). The transaction type is New Property, facing is West, and the furnished status is Unfurnished. The listing also includes a 'Contact Agent' button, a 'Get Phone No.' button, and a note that the last contact was made 23 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** SHR starts at ₹1.41 Cr

Project: Mahatma Gm Gauri Krishna Co Op Hsg Soc Ltd. Sher C Punjab Colony, Andheri East, Mumbai

777 sq.ft. Built Up Area | ₹1.20 K/sq.ft. Avg. Price | 2 BHK Configuration | Flat Dec. 2024 Possession Status | Higher of 14 floors | Exst. facing Facing | Semi Furnished Furnishing

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

Project Location: Mahatma Gm Gauri Krishna Co Op Hsg Soc Ltd. Sher C Punjab Colony, Andheri East, Mumbai

Associated Properties: [Saurabh Housing](#) [Surya](#) [Surya](#) [Surya](#)

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Contact Seller | View Consultancy | +91 22 4000 0000 | Please share your number!

HOUSING.com Buy in Mumbai

2 BHK Flat **₹2.07 Cr** SHR starts at ₹1.50 Cr

Project: Mahatma Gm Gauri Krishna Co Op Hsg Soc Ltd. Sher C Punjab Colony, Andheri East, Mumbai

134 sq.ft. Built Up Area | ₹14.64 K/sq.ft. Avg. Price | 2 BHK Configuration | 30th Jun. 2024 Possession Status | Higher of 13 floors | Exst. facing Facing | Semi Furnished Furnishing

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

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Contact Seller | View Consultancy | +91 22 4000 0000 | Please share your number!

(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 21.02.2024 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 17.01.2024. 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

	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 - 17.01.2024 Valuation Date - 21.02.2024 Date of Report - 21.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.01.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. 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: 2024.02.21 13:50:50 +05'30'

Auth. Sign.

Think.Innovate.Create



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