

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Bellissimo Matunga Tower -2"**

"Bellissimo Matunga Tower -2" (Lodha Divino), Proposed Redevelopment of Municipal Property Known as Barracks No. T/57, T/58, T/59 on Plot Bearing C. T. S. No. 6 (Pt) of Sion - Division, Vishramwadi Bhaudaji Road, Sion, Mumbai, PIN Code – 400 022, State - Maharashtra, Country - India

Latitude Longitude: 19°02'04.3"N 72°51'26.9"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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 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

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

## MASTER VALUATION REPORT OF "Bellissimo Matunga Tower -2"

**"Bellissimo Matunga Tower -2" (Lodha Divino), Proposed Redevelopment of Municipal Property Known as Barracks No. T/57, T/58, T/59 on Plot Bearing C. T. S. No. 6 (Pt) of Sion - Division, Vishramwadi Bhaudaji Road, Sion, Mumbai, PIN Code – 400 022, State - Maharashtra, Country - India**

**Latitude Longitude: 19°02'04.3"N 72°51'26.9"E**

**NAME OF DEVELOPER: M/s. Macrotech Developers 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 **09<sup>th</sup> February 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Bellissimo Matunga Tower -2 (Lodha Divino)"**, Proposed Redevelopment of Municipal Property Known as Barracks No. T/57, T/58, T/59 on Plot Bearing C. T. S. No. 6 (Pt) of Sion - Division, Vishramwadi Bhaudaji Road, Sion, Mumbai, PIN Code – 400 022, State - Maharashtra, Country - India. It is about 850 Mtr. travel distance from Kings Circle Railway Station of Harbour 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. Macrotech Developers Ltd.	
Project Registration Number	Project	RERA Project Number
	Bellissimo Matunga Tower -2	P51900051742
Register office address	M/s. Macrotech Developers Ltd. Office No. 412, 4 <sup>th</sup> Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajendra Giri (General Manager - Mobile No. 9820248856)	
E – mail ID and Website	<a href="mailto:rajendra.giri@lodhagroup.com">rajendra.giri@lodhagroup.com</a> , <a href="mailto:vikas.jain@lodhagroup.com">vikas.jain@lodhagroup.com</a> <a href="http://www.lodhagroup.com">www.lodhagroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Parking Area & New RMO Hostel Sion Hospital
On or towards South	Internal Road & Midas CHSL
On or towards East	Open Plot, Shree Manav Seva Sangh & Eastern Express Highway
On or towards West	Bhaudaji Road & Open Plot



#### Our Pan India Presence at :

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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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

**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 : 09.02.2024				
	b)	Date on which the valuation is made : 15.02.2024				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Certificate date 16.02.2023 issued by Adv. Pradip Garach				
	2.	Copy of MAHARERA Registration Certificate of Project No. P51900051742 issued by Maharashtra Real Estate Regulatory Authority date 27.06.2023. Last Modified date 24.01.2024				
	3.	Copy of Affidavit Cum Declaration of Mr. Bakim Doshi duly authorized by the promoter of Macrotech Developers Ltd. date 15.05.2017				
	4.	Copy of Grant of Environment Clearance (EC) No. SIA / MH / INFRA2 / 408565 / 2022 date 11.04.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra				
	5.	Copy of Architect's Certificate date 15.10.2023 issued by Ar. Vilas Desai & Associates (As per RERA Certificate)				
	6.	Copy of CA Certificate date 05.10.2023 issued by MSKA & Associates Chartered Accountants (As per RERA Certificate)				
	7.	Copy of Engineer's Certificate date 21.08.2023 issued by Er. K. C. Shah Consultants (As per RERA Certificate)				
	8.	Copy of Commencement Certificate No. CHE / CTY / 1323 / F/N / 337 (NEW) / CC / 2 / Amend date 05.03.2018 issued by Municipal Corporation of Greater Mumbai  <b>Plinth C.C. endorsed as per amended IOD date 26.05.2023. This C.C. is valid upto 26.04.2024</b>				
	9.	Copy of Amended Plan Approval Letter No. CHE / CTY / 1323 / F/N / 337 (NEW) / 337/2/ Amend date 26.05.2023 issued by Municipal Corporation of Greater Mumbai				
	10.	Copy of Approved Plan No. CHE / CITY / 1323 / FN / 302 date 26.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Ten - Sheet No. 1 to 10)				
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 to 3</td> <td>Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 38<sup>th</sup> Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	1 to 3	Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 38 <sup>th</sup> Upper floors.
Tower	Number of Floors					
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	Project Name (with address & phone nos.)	: "Bellissimo Matunga Tower -2" (Lodha Divino), Proposed Redevelopment of Municipal Property Known as Barracks No. T/57, T/58, T/59 on Plot Bearing C. T. S. No. 6 (Pt) of Sion - Division, Vishramwadi Bhaudaji Road, Sion,				

		Mumbai, PIN Code – 400 022, 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)	<b>M/s. Macrotech Developers Ltd.</b>  Office No. 412, 4 <sup>th</sup> Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India  Contact Person : Mr. Rajendra Giri (General Manager - Mobile No. 9820248856)															
5.	Brief description of the property (Including Leasehold / freehold etc.)																
<p><b>About "Bellissimo Matunga (Lodha Divino)" Project:</b> Lodha Matunga is a residential project located in Matunga, Mumbai. With its residential developments in Mumbai, Lodha has won many hearts. The project offers premium apartments with different configurations, including 1, 2, 3, 4, 5 BHK &amp; Duplex. The average price per square feet of the apartments. The 38-storey towers are strategically designed to offer comfort and convenience at every turn. With its morning sunlight, daily breeze, and green surroundings, the apartment enhances positive vibes. Matunga is one of the prime locations in Mumbai. This prime central suburb has easy accessibility over the central, western and harbour suburbs of Mumbai. Geographically, Matunga is surrounded by the Sion-Dharavi belt to the North, Mahim to the North-West, GTB Nagar to the North-East, Wadala to the East and Dadar to the South making it a prominent residential as well as commercial location in Mumbai. The prime location of Lodha Divino is a significant advantage for prospective homebuyers, as it is positioned in one of Mumbai's most desirable neighbourhoods. Sion, an already well-developed area, provides excellent connectivity to the rest of the city. The project enjoys close proximity to major roads, railway stations, metro stations, and bus stations, resulting in reduced commuting time for office-goers. Additionally, the neighbourhood offers abundant options for retail shopping and fulfilling daily needs.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Proposed Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 38<sup>th</sup> Upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>RCC work upto 1<sup>st</sup> floor slab is in progress</td> <td>12%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b>  Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr> <td>➤ Italian marble flooring for living, dining, bedrooms and kitchen.</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with M.S. Grills</td> </tr> <tr> <td>➤ Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>➤ Concealed wiring</td> </tr> </tbody> </table>			Tower	Number of Floors	2	Proposed Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 38 <sup>th</sup> Upper floors.	Tower	Present stage of Construction	Percentage of work completion	2	RCC work upto 1 <sup>st</sup> floor slab is in progress	12%	➤ Italian marble flooring for living, dining, bedrooms and kitchen.	➤ 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
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	➤ Concealed plumbing			
	➤ Garden			
	➤ Fitness Centre			
	➤ Yoga			
	➤ Gymnasium			
	➤ Children's Play Area			
	➤ Kids play area			
	➤ Jogging track			
	➤ Swimming pool			
	➤			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	C. T. S. No. 6 (Pt)	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	C. T. S. No. 6 (Pt) of Sion - Division	
	d) Ward / Taluka	:	F/ North -Ward	
	e) Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	<b>"Bellissimo Matunga Tower -2" (Lodha Divino)</b> , Proposed Redevelopment of Municipal Property Known as Barracks No. T/57, T/58, T/59 on Plot Bearing C. T. S. No. 6 (Pt) of Sion - Division, Vishramwadi Bhaudaji Road, Sion, Mumbai, PIN Code – 400 022, State - Maharashtra, Country - India	
8.	City / Town	:	Sion, Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher 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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	SRA Building & Midas Tower	Tower 8	Parking Area & New RMO Hostel Sion Hospital
	South	Bhau Daji Road	Tower 1	Internal Road & Midas CHSL
	East	Dr. Ambedkar Road	Existing Road	Open Plot, Shree Manav Seva Sangh & Eastern Express Highway

	West	North Indian Associates	Tower 3	Bhaudaji Road & Open Plot
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°02'04.3"N 72°51'26.9"E
14.	Extent of the site			Total Plot area – 26329.97 Sq. M. (As per Approved Plan) Plot area – 6350.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			Total Plot area – 26329.97 Sq. M. (As per Approved Plan) Plot area – 6350.00 Sq. M. (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			N.A. Building Construction work is in progress
II	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality			Middle Class
2.	Development of surrounding areas			Good
3.	Possibility of frequent flooding/ sub-merging			No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			All available near by
5.	Level of land with topographical conditions			Plain
6.	Shape of land			Irregular
7.	Type of use to which it can be put			For residential purpose
8.	Any usage restriction			Residential
9.	Is plot in town planning approved layout?			Copy of Approved Plan No. CHE / CITY / 1323 / FN / 302 date 26.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Ten - Sheet No. 1 to 10) <b>Approved upto:</b>
			<b>Tower</b>	<b>Number of Floors</b>
			2	Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 38 <sup>th</sup> 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.			09.00 Mtr. Wide Internal 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area – 26329.97 Sq. M. (As per Approved Plan) Plot area – 6350.00 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 2,42,110.00 per Sq. M. for Residential ₹ 1,02,420.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<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>26329.97</td> <td>102420</td> <td>269,67,15,527.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6350</td> <td>102420</td> <td>65,03,67,000.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	26329.97	102420	269,67,15,527.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6350	102420	65,03,67,000.00
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6350	102420	65,03,67,000.00																			
<b>Part – B (Valuation of Building)</b>																					
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	:																			
	<b>Tower</b>	<b>Number of Floors</b>																			
	<b>2</b>	<b>Proposed Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 38<sup>th</sup> Upper floors.</b>																			
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	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 / CITY / 1323 / FN / 302 date 26.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Ten - Sheet No. 1 to 10)				
h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 38<sup>th</sup> Upper floors</td> </tr> </tbody> </table>	Tower	Number of Floors	2	Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 38 <sup>th</sup> Upper floors
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i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
	<b>Plumbing installation</b>	
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) Tower - 2:**

Sr. No.	As per Approved		As per Builder		Comp.	As per Builder 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
	Flat No.	Floor No.	Flat No.	Floor No.								
1	101	1	101	1	4.5 BHK	1680	1848	41500	6,97,20,000	7,52,97,600	157000	55,44,000
2	102	1	102	1	4.5 BHK	1727	1900	41500	7,16,70,500	7,74,04,140	161500	56,99,100
3	103	1	103	1	3.5 BHK	1331	1464	41500	5,52,36,500	5,96,55,420	124500	43,92,300
4	201	2	201	2	4.5 BHK	1680	1848	41620	6,99,21,600	7,55,15,328	157500	55,44,000
5	202	2	202	2	4.5 BHK	1727	1900	41620	7,18,77,740	7,76,27,959	161500	56,99,100
6	203	2	203	2	3.5 BHK	1331	1464	41620	5,53,96,220	5,98,27,918	124500	43,92,300
7	301	3	301	3	4.5 BHK	1680	1848	41740	7,01,23,200	7,57,33,056	158000	55,44,000
8	302	3	302	3	4.5 BHK	1727	1900	41740	7,20,84,980	7,78,51,778	162000	56,99,100
9	303	3	303	3	3.5 BHK	1331	1464	41740	5,55,55,940	6,00,00,415	125000	43,92,300
10	401	4	401	4	4.5 BHK	1680	1848	41860	7,03,24,800	7,59,50,784	158000	55,44,000
11	402	4	402	4	4.5 BHK	1727	1900	41860	7,22,92,220	7,80,75,598	162500	56,99,100
12	403	4	403	4	3.5 BHK	1331	1464	41860	5,57,15,660	6,01,72,913	125500	43,92,300
13	501	5	501	5	4.5 BHK	1680	1848	41980	7,05,26,400	7,61,68,512	158500	55,44,000
14	502	5	502	5	4.5 BHK	1727	1900	41980	7,24,99,460	7,82,99,417	163000	56,99,100
15	503	5	503	5	3.5 BHK	1331	1464	41980	5,58,75,380	6,03,45,410	125500	43,92,300
16	601	6	601	6	4.5 BHK	1680	1848	42100	7,07,28,000	7,63,86,240	159000	55,44,000
17	602	6	602	6	4.5 BHK	1727	1900	42100	7,27,06,700	7,85,23,236	163500	56,99,100
18	603	6	603	6	3.5 BHK	1331	1464	42100	5,60,35,100	6,05,17,908	126000	43,92,300
19	701	7	701	7	4.5 BHK	1680	1848	42220	7,09,29,600	7,66,03,968	159500	55,44,000
20	702	7	702	7	4.5 BHK	1727	1900	42220	7,29,13,940	7,87,47,055	164000	56,99,100
21	703	7	703	7	3.5 BHK	1331	1464	42220	5,61,94,820	6,06,90,406	126500	43,92,300
22	801	8	801	8	4.5 BHK	1680	1848	42340	7,11,31,200	7,68,21,696	160000	55,44,000
23	802	8	802	8	4.5 BHK	1727	1900	42340	7,31,21,180	7,89,70,874	164500	56,99,100
24	803	8	803	8	3.5 BHK	1331	1464	42340	5,63,54,540	6,08,62,903	127000	43,92,300
25	901	9	901	9	4.5 BHK	1680	1848	42460	7,13,32,800	7,70,39,424	160500	55,44,000
26	902	9	902	9	4.5 BHK	1727	1900	42460	7,33,28,420	7,91,94,694	165000	56,99,100
27	903	9	903	9	3.5 BHK	1331	1464	42460	5,65,14,260	6,10,35,401	127000	43,92,300
28	1001	10	1001	10	4.5 BHK	1680	1848	42580	7,15,34,400	7,72,57,152	161000	55,44,000
29	1002	10	1002	10	4.5 BHK	1727	1900	42580	7,35,35,660	7,94,18,513	165500	56,99,100
30	1003	10	1003	10	3.5 BHK	1331	1464	42580	5,66,73,980	6,12,07,898	127500	43,92,300
31	1101	11	1101	11	4.5 BHK	1680	1848	42700	7,17,36,000	7,74,74,880	161500	55,44,000
32	1102	11	1102	11	4.5 BHK	1727	1900	42700	7,37,42,900	7,96,42,332	166000	56,99,100
33	1103	11	1103	11	3.5 BHK	1331	1464	42700	5,68,33,700	6,13,80,396	128000	43,92,300
34	1201	12	1201	12	4.5 BHK	1680	1848	42820	7,19,37,600	7,76,92,608	162000	55,44,000
35	1202	12	1202	12	4.5 BHK	1727	1900	42820	7,39,50,140	7,98,66,151	166500	56,99,100
36	1203	12	1203	12	3.5 BHK	1331	1464	42820	5,69,93,420	6,15,52,894	128000	43,92,300
37	1301	13	1401	14	4.5 BHK	1680	1848	42940	7,21,39,200	7,79,10,336	162500	55,44,000

Sr. No.	As per Approved		As per Builder		Comp.	As per Builder 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
	Flat No.	Floor No.	Flat No.	Floor No.								
38	1302	13	1402	14	4.5 BHK	1727	1900	42940	7,41,57,380	8,00,89,970	167000	56,99,100
39	1303	13	1403	14	3.5 BHK	1331	1464	42940	5,71,53,140	6,17,25,391	128500	43,92,300
40	1401	14	1501	15	4.5 BHK	1680	1848	43060	7,23,40,800	7,81,28,064	163000	55,44,000
41	1402	14	1502	15	4.5 BHK	1727	1900	43060	7,43,64,620	8,03,13,790	167500	56,99,100
42	1403	14	1503	15	3.5 BHK	1331	1464	43060	5,73,12,860	6,18,97,889	129000	43,92,300
43	1501	15	1601	16	4.5 BHK	1680	1848	43180	7,25,42,400	7,83,45,792	163000	55,44,000
44	1502	15	1602	16	4.5 BHK	1727	1900	43180	7,45,71,860	8,05,37,609	168000	56,99,100
45	1503	15	1603	16	3.5 BHK	1331	1464	43180	5,74,72,580	6,20,70,386	129500	43,92,300
46	1601	16	1701	17	4.5 BHK	1680	1848	43300	7,27,44,000	7,85,63,520	163500	55,44,000
47	1602	16	1702	17	4.5 BHK	1727	1900	43300	7,47,79,100	8,07,61,428	168500	56,99,100
48	1603	16	1703	17	3.5 BHK	1331	1464	43300	5,76,32,300	6,22,42,884	129500	43,92,300
49	1701	17	1801	18	4.5 BHK	1680	1848	43420	7,29,45,600	7,87,81,248	164000	55,44,000
50	1702	17	1802	18	4.5 BHK	1727	1900	43420	7,49,86,340	8,09,85,247	168500	56,99,100
51	1703	17	1803	18	3.5 BHK	1331	1464	43420	5,77,92,020	6,24,15,382	130000	43,92,300
52	1801	18	1901	19	4.5 BHK	1680	1848	43540	7,31,47,200	7,89,98,976	164500	55,44,000
53	1802	18	1902	19	4.5 BHK	1727	1900	43540	7,51,93,580	8,12,09,066	169000	56,99,100
54	1803	18	1903	19	3.5 BHK	1331	1464	43540	5,79,51,740	6,25,87,879	130500	43,92,300
55	1901	19	2001	20	4.5 BHK	1680	1848	43660	7,33,48,800	7,92,16,704	165000	55,44,000
56	1902	19	2002	20	4.5 BHK	1727	1900	43660	7,54,00,820	8,14,32,886	169500	56,99,100
57	1903	19	2003	20	3.5 BHK	1331	1464	43660	5,81,11,460	6,27,60,377	131000	43,92,300
58	2001	20	2101	21	4.5 BHK	1680	1848	43780	7,35,50,400	7,94,34,432	165500	55,44,000
59	2002	20	2102	21	4.5 BHK	1727	1900	43780	7,56,08,060	8,16,56,705	170000	56,99,100
60	2003	20	2103	21	3.5 BHK	1331	1464	43780	5,82,71,180	6,29,32,874	131000	43,92,300
61	2101	21	2201	22	4.5 BHK	1680	1848	43900	7,37,52,000	7,96,52,160	166000	55,44,000
62	2102	21	2202	22	4.5 BHK	1727	1900	43900	7,58,15,300	8,18,80,524	170500	56,99,100
63	2103	21	2203	22	3.5 BHK	1331	1464	43900	5,84,30,900	6,31,05,372	131500	43,92,300
64	2201	22	2301	23	4.5 BHK	1680	1848	44020	7,39,53,600	7,98,69,888	166500	55,44,000
65	2202	22	2302	23	4.5 BHK	1727	1900	44020	7,60,22,540	8,21,04,343	171000	56,99,100
66	2203	22	2303	23	3.5 BHK	1331	1464	44020	5,85,90,620	6,32,77,870	132000	43,92,300
67	2301	23	2401	24	4.5 BHK	1680	1848	44140	7,41,55,200	8,00,87,616	167000	55,44,000
68	2302	23	2402	24	4.5 BHK	1727	1900	44140	7,62,29,780	8,23,28,162	171500	56,99,100
69	2303	23	2403	24	3.5 BHK	1331	1464	44140	5,87,50,340	6,34,50,367	132000	43,92,300
70	2401	24	2501	25	4.5 BHK	1680	1848	44260	7,43,56,800	8,03,05,344	167500	55,44,000
71	2402	24	2502	25	4.5 BHK	1727	1900	44260	7,64,37,020	8,25,51,982	172000	56,99,100
72	2403	24	2503	25	3.5 BHK	1331	1464	44260	5,89,10,060	6,36,22,865	132500	43,92,300
73	2501	25	2601	26	4.5 BHK	1680	1848	44380	7,45,58,400	8,05,23,072	168000	55,44,000
74	2502	25	2602	26	4.5 BHK	1727	1900	44380	7,66,44,260	8,27,75,801	172500	56,99,100
75	2503	25	2603	26	3.5 BHK	1331	1464	44380	5,90,69,780	6,37,95,362	133000	43,92,300

Sr. No.	As per Approved		As per Builder		Comp.	As per Builder 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
	Flat No.	Floor No.	Flat No.	Floor No.								
76	2601	26	2701	27	4.5 BHK	1680	1848	44500	7,47,60,000	8,07,40,800	168000	55,44,000
77	2602	26	2702	27	4.5 BHK	1727	1900	44500	7,68,51,500	8,29,99,620	173000	56,99,100
78	2603	26	2703	27	3.5 BHK	1331	1464	44500	5,92,29,500	6,39,67,860	133500	43,92,300
79	2701	27	2801	28	4.5 BHK	1680	1848	44620	7,49,61,600	8,09,58,528	168500	55,44,000
80	2702	27	2802	28	4.5 BHK	1727	1900	44620	7,70,58,740	8,32,23,439	173500	56,99,100
81	2703	27	2803	28	3.5 BHK	1331	1464	44620	5,93,89,220	6,41,40,358	133500	43,92,300
82	2801	28	2901	29	4.5 BHK	1680	1848	44740	7,51,63,200	8,11,76,256	169000	55,44,000
83	2802	28	2902	29	4.5 BHK	1727	1900	44740	7,72,65,980	8,34,47,258	174000	56,99,100
84	2803	28	2903	29	3.5 BHK	1331	1464	44740	5,95,48,940	6,43,12,855	134000	43,92,300
85	2901	29	3001	30	4.5 BHK	1680	1848	44860	7,53,64,800	8,13,93,984	169500	55,44,000
86	2902	29	3002	30	4.5 BHK	1727	1900	44860	7,74,73,220	8,36,71,078	174500	56,99,100
87	2903	29	3003	30	3.5 BHK	1331	1464	44860	5,97,08,660	6,44,85,353	134500	43,92,300
88	3001	30	3101	31	4.5 BHK	1680	1848	44980	7,55,66,400	8,16,11,712	170000	55,44,000
89	3002	30	3102	31	4.5 BHK	1727	1900	44980	7,76,80,460	8,38,94,897	175000	56,99,100
90	3003	30	3103	31	3.5 BHK	1331	1464	44980	5,98,68,380	6,46,57,850	134500	43,92,300
91	3101	31	3201	32	4.5 BHK	1680	1848	45100	7,57,68,000	8,18,29,440	170500	55,44,000
92	3102	31	3202	32	4.5 BHK	1727	1900	45100	7,78,87,700	8,41,18,716	175000	56,99,100
93	3103	31	3203	32	3.5 BHK	1331	1464	45100	6,00,28,100	6,48,30,348	135000	43,92,300
94	3201	32	3301	33	4.5 BHK	1680	1848	45220	7,59,69,600	8,20,47,168	171000	55,44,000
95	3202	32	3302	33	4.5 BHK	1727	1900	45220	7,80,94,940	8,43,42,535	175500	56,99,100
96	3203	32	3303	33	3.5 BHK	1331	1464	45220	6,01,87,820	6,50,02,846	135500	43,92,300
97	3301	33	3401	34	4.5 BHK	1680	1848	45340	7,61,71,200	8,22,64,896	171500	55,44,000
98	3302	33	3402	34	4.5 BHK	1727	1900	45340	7,83,02,180	8,45,66,354	176000	56,99,100
99	3303	33	3403	34	3.5 BHK	1331	1464	45340	6,03,47,540	6,51,75,343	136000	43,92,300
100	3401	34	3501	35	4.5 BHK	1680	1848	45460	7,63,72,800	8,24,82,624	172000	55,44,000
101	3402	34	3502	35	4.5 BHK	1727	1900	45460	7,85,09,420	8,47,90,174	176500	56,99,100
102	3403	34	3503	35	3.5 BHK	1331	1464	45460	6,05,07,260	6,53,47,841	136000	43,92,300
103	3501	35	3601	36	4.5 BHK	1680	1848	45580	7,65,74,400	8,27,00,352	172500	55,44,000
104	3502	35	3602	36	4.5 BHK	1727	1900	45580	7,87,16,660	8,50,13,993	177000	56,99,100
105	3503	35	3603	36	3.5 BHK	1331	1464	45580	6,06,66,980	6,55,20,338	136500	43,92,300
106	3601	36	3701	37	4.5 BHK	1680	1848	45700	7,67,76,000	8,29,18,080	172500	55,44,000
107	3602	36	3702	37	4.5 BHK	1727	1900	45700	7,89,23,900	8,52,37,812	177500	56,99,100
108	3603	36	3703	37	3.5 BHK	1331	1464	45700	6,08,26,700	6,56,92,836	137000	43,92,300
109	3703	37	3803	38	3.5 BHK	1331	1464	45820	6,09,86,420	6,58,65,334	137000	43,92,300
110	3701 & 3801	38 & 37	3801 & 3901	38 & 39	6.5 BHK	4037	4441	45940	18,54,59,780	20,02,96,562	417500	1,33,22,100
111	3702 & 3802	38 & 37	3802 & 3902	38 & 39	6.5 BHK	4185	4604	45940	19,22,58,900	20,76,39,612	432500	1,38,10,500

Sr. No.	As per Approved		As per Builder		Comp.	As per Builder 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
	Flat No.	Floor No.	Flat No.	Floor No.								
112	3803	38	3903	39	3.5 BHK	1331	1464	45940	6,11,46,140	6,60,37,831	137500	43,92,300
Total						181452	199597		7,93,66,16,040	8,57,15,45,323		59,87,91,600

### Summary of the Project:

Tower	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 ₹
2	3.5 BHK - 38 4.5 BHK - 72 6.5 BHK - 02	112	181452	199597	7,93,66,16,040.00	8,57,15,45,323.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	7,93,66,16,040.00
Final Realizable Value After Completion in ₹	8,57,15,45,323.00
Cost of Construction (Total Built up area x Rate) 199597 Sq. Ft. x ₹ 3000.00	59,87,91,000.00

Tower	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2	12	199597	59,87,91,000.00	7,18,54,920.00

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	
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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		

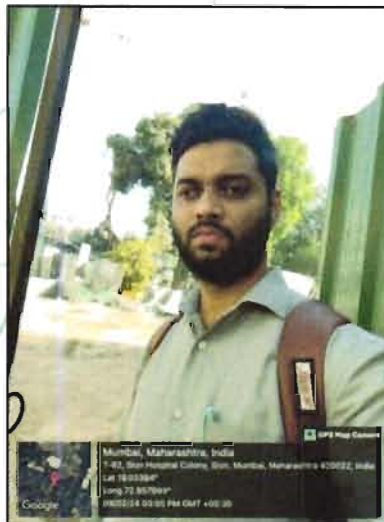
Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

#### **Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 7,93,66,16,040.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 8,57,15,45,323.00</b>

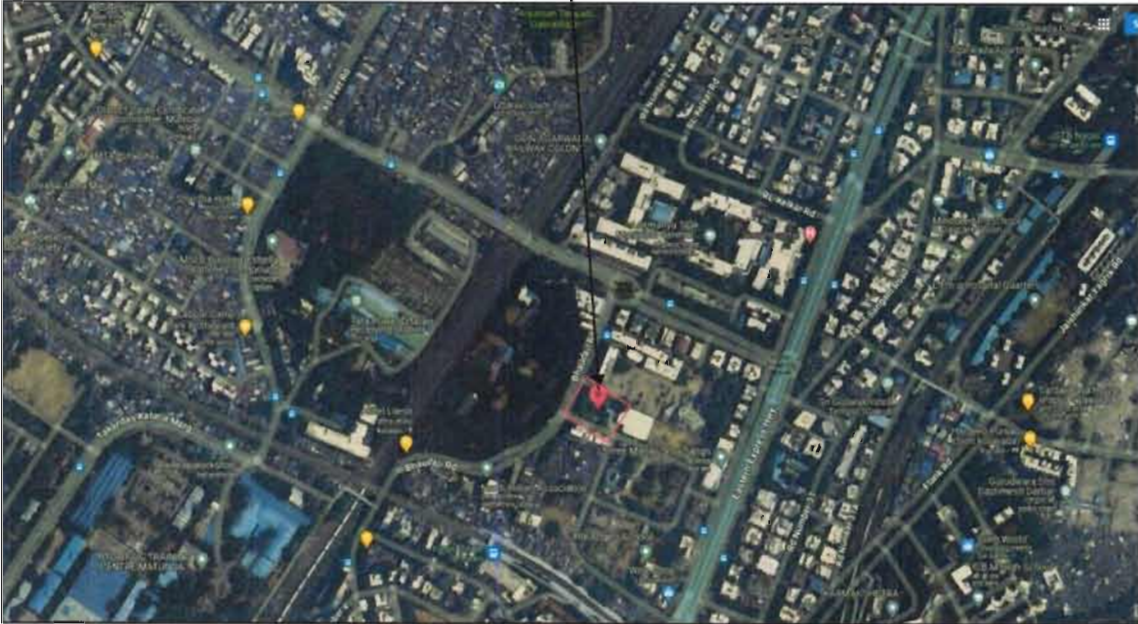
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 47,000.00 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 ₹ 41,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

## Actual Site Photographs



## Route Map of the property


Site u/r



Latitude Longitude: 19°02'04.3"N 72°51'26.9"E

**Note:** The Blue line shows the route to site from nearest Railway Station (Kings Circle – 290 Mtr.)

## 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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2023/2024 English

**Annual Statement of Rates**


Selected District: मुंबई(मेन)

Select Village: सायन विन्हीजन

Search By:  Survey No  Location

Enter Survey No:

उपविभाग	बूनी बमीन	निवासी सयनिका	बॉझिस	डुकाने	बीघोविक	एकक (Rs.)	Attribute
19/123 -रस्ता : क्रिंज सक्कल पुलापावून सायन स्टेशन पर्यंत.	103760	219790	265400	330800	224430	चौरस मीटर	सि.टी.एस. नंबर
19/126A -पुभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्व हुवगती महामार्ग, पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई अहद हद्द, इल्लियेस सायन स्टेशन रोड.	84820	207860	238810	269000	207860	चौरस मीटर	सि.टी.एस. नंबर
19/126 -पुभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस मध्नीबाई कॅन्डर, हुवगती महामार्ग, इल्लियेस क्रिंज सक्कलजे आधारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110	चौरस मीटर	सि.टी.एस. नंबर



**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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2023/2024 English

**Annual Statement of Rates**

Selected District: मुंबई(मेन)

Select Village: सायन विन्हीजन

Search By:  Survey No  Location

Select	उपविभाग	बूनी बमीन	निवासी सयनिका	बॉझिस	डुकाने	बीघोविक	एकक (Rs.)
SurveyNo	19/123 -रस्ता : क्रिंज सक्कल पुलापावून सायन स्टेशन पर्यंत.	103760	219790	265400	330800	224430	चौरस मीटर
SurveyNo	19/124 -पुभाग : सायन विन्हीजन मधील हार्बर रेल्वे लाईनच्या पूर्वेकडील सर्व भाग.	58200	141250	162440	183100	141250	चौरस मीटर
SurveyNo	19/125-पुभाग : पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस सायन स्टेशन पावून आंबेडकार रस्तापर्यंत कोडगाव रस्ता ( रस्तावरील दर्जती मिळवणी प्रकाम ) इल्लियेस हार्बर रेल्वे लाईन, पूर्वेस आंबेडकार रस्ता.	97710	228190	262420	296300	228190	चौरस मीटर
SurveyNo	19/126A -पुभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्व हुवगती महामार्ग, पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई अहद हद्द, इल्लियेस सायन स्टेशन रोड.	84820	207860	238810	269000	207860	चौरस मीटर
SurveyNo	19/126 -पुभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस मध्नीबाई कॅन्डर, हुवगती महामार्ग, इल्लियेस क्रिंज सक्कलजे आधारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110	चौरस मीटर
Survey Number	1, 2, 6, 11PT, 1A3, 13, 13, 16, 20, 21, 25, 2A9, 37, 38, 39, 40, 90, 91, 131, 181, 206, 217, 2E91, 291, 3/23, 324, 325, 451, 489, 810, 121 (सायन बासुण इन्डर क्रिंज नं. 8), 22D23, 3038, 3156, 3186, 3178, 3186, 3196, 3206, 3216, 3256, 3336, 3048, 3366, 3366, 3378, 3386, 3406, 3656, 3696, 3848, 3886, 3886, 4016, 4026, 4036, 4046, 4056, 4066, 4076, 4086, 4086, 4106, 4116, 4126, 4136, 4146, 4156, 4166, 4236, 4516, 4646, 4656, 4666, 4776, 4786, 4796, 4826, 4836, 4846, 4856, 4866, 4876, 4886, 4826, 4936, 4946, 4956, 4966, 4976, 4986, 4996, 5006, 5026, 5086, 5096, 5106, 5368, 5186, 5196, 5206						





## Sales Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	30287927
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	25372045.204
(4) भू-मापन पोर्टहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं - 2803, माळा नं- 28 वा मजला, इमारतीचे नाव - टॉवर 1, विंग- ए, प्रोजेक्टचे नाव- बेल्लिसिमो माटुंगा, प्रोजेक्ट चा पत्ता- विश्रामवाडी, भाऊ दाजी रोड, सायन, मुंबई, पार्किंग - सोबत एक कार पार्किंग( ( C.T.S. Number : 6(pt) व दस्तात नमूद केल्याप्रमाणे , ) )
(5) क्षेत्रफळ	76.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु. मु. पॅट्रिक मोनिस तर्फे कु. मु. पंढरी केसरकर - - वय:- 50 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्नमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400001 पॅन नं:- AAACL1490J
(8) दस्तावेज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विनिकेत अशोक कांबळे - - वय:- 32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: टी-30, रूम नं. 305, प्रतीक्षा नगर, सुंदर हॉटेल, सायन कोळीवाडा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400022 पॅन नं:- BFRPK8048F
(9) दस्तावेज करून दिल्याचा दिनांक	23/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1186/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1817500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sales Instance**

2/13/24, 4:30 PM		freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx	
1291508	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4	
13-02-2024		दस्त क्रमांक : 1291/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
<b>गावाचे नाव : सायन</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	32442574		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	26245912.704		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सुदनिका नं- 3003 माळा नं- 30 वा मजला इमारतीचे नाव - टॉवर । विंग- ए प्रोजेक्टचे नाव- बेल्लिस्सिमो माटुंगा प्रोजेक्ट चा पत्ता- विश्रामवाडी,भाऊ दाजी रोड,सायन मुंबई पार्किंग - सोबत दोन कार पार्किंग( ( C.T.S. Number : 6 (pt) व दस्तात नमूद केल्याप्रमाणे : ) )		
(5) क्षेत्रफळ	76.18 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:-मेंक्रीटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई, पिन कोड:-400001 पॅन नं:-AAACL1490J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल रामेश्वर परालिया - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-604, लक्ष्मी अपार्टमेंट सी एस रोड, कॉर्पोरेशन बँकेच्या वर आनंद नगर दहिसर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AKJPP6453F 2): नाव:-रामेश्वर धन्नालाल परालिया - - वय:-71; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-604, लक्ष्मी अपार्टमेंट सी एस रोड, कॉर्पोरेशन बँकेच्या वर आनंद नगर दहिसर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ACPPM8757K		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1291/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1947000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

**Sales Instance**

2/13/24, 4.44 PM		freesearchigrservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx	
2505508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4	
13-02-2024		दस्त क्रमांक : 2505/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
<b>गावाचे नाव : सायन</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	31877619		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	26437201.582		
(4) भू.मापन.पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं - 3502,माळा नं- 35 वा मजला,इमारतीचे नाव - टॉवर 1.विंग- ए,प्रोजेक्टचे नाव- बेल्लिसिमो माटुंगा प्रोजेक्ट चा पत्ता- विश्रामवाडी,भाऊ दाजी रोड,सायन,मुंबई,पार्किंग - सोबत एक कार पार्किंग( ( C.T.S. Number : 6(pt) व दस्तात नमूद केल्याप्रमाणे ; ) )		
(5) क्षेत्रफळ	76.18 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा			
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मॅकोटेक डेव्हलपर्स लि. रॉफे कु. मु. पेट्रिक मोनिस रॉफे कु. मु. पंढरी कैसरकर . . बय.-50 पत्ता.-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: 412, 4था मजला, 17वी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J		
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-गोल्ड क्रिएशन रॉफे ऑर्थोराईज सिग्रेटरी राहूल खंडेलवाल . . बय.-39 पत्ता.-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सी-14, बल्लभा नगर, कोटा, राजस्थान, कोटा, राजस्थान, ब्लॉक नं. ., रोड नं. ., राजस्थान, कोटा. पिन कोड:-324007 पॅन नं:-AAJF G9873E		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	2505/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1913000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) चेंरा			
मुल्यांकनासाठी विचारात घेतलेला व्यक्तीत:-			



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**Sales Instance**

2/13/24, 4:45 PM		fresearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
2697508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4	
13-02-2024		दस्त क्रमांक : 2697/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
<b>गावाचे नाव : सायन</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	68382018		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	54216346.932		
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं - 2602,माळा नं- 26 वा मजला,इमारतीचे नाव - टॉवर 2,विंग- ए.प्रोजेक्टचे नाव- बेल्लिसिमो माटुंगा - टॉवर 2,प्रोजेक्ट चा पत्ता- विश्रामवाडी,भाऊ दाजी रोड,सायन,मुंबई,पार्किंग - सोबत तीन कार पार्किंग( ( C.T.S. Number : 6(pt) व दस्तात नमूद केल्याप्रमाणे : ) )		
(5) क्षेत्रफळ	160.44 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तऐवज करुन देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. गु. सुरेन्द्रन नगर तर्फे कु. मु. बंदरी केसरवार -- वय:-50 पत्ता:-प्लॉट नं. --, माळा नं. --, इमारतीचे नाव:- 412, 4थो मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490I		
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-वेंकटरमन सुब्रमण्यन -- वय:-51; पत्ता:-प्लॉट नं. --, माळा नं. --, इमारतीचे नाव:- 669, रामकृष्ण नगर, स्वामी विवेकानंद रोड, खार पोलिस स्टेशन जवळ, खार पश्चिम, मुंबई, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AHAPS1758G 2): नाव:-संगीता वेंकटरामन -- वय:-47; पत्ता:-प्लॉट नं. --, माळा नं. --, इमारतीचे नाव:- 669, रामकृष्ण नगर, स्वामी विवेकानंद रोड, खार पोलिस स्टेशन जवळ, खार पश्चिम, मुंबई, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-A3SPPO190Q		
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	12/02/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	2697/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4103000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## Price Indicators

**square yards** Mumbai Buy Rent Projects Apartments Flats Residential India Prime Member

Home New Projects in Mumbai Projects in Matunga East Lodha Bellissimo Matunga

Compare

26 Photos 1 Video Map Download Brochure

**Valuation Report**  
₹999  
Get an instant & comprehensive Valuation Report of any property. Downloadable in PDF. [View Sample Report](#)

**Lodha Bellissimo Matunga**  
Matunga East Mumbai

**₹ 3.69 Cr to 7.69 Cr**

Status: **New Launch**

Project Size  
362 units, 10 Acres

Configurations: 2.2 + 3 BHK Flat from 628 Sq Ft to 1727 Sq Ft (Carpet)

Recent Registered Sale: ₹ 6.55 Cr

WhatsApp Get a Call Back

Save Extra with 0 offers

Prime Member

Benefit worth ₹15000 in just ₹4999

Extra benefit worth ₹75,000 on this property, home loan interest, valuation report & more. [Get Offer](#)

More Offers

**magicbricks** Buy Rent Sell Home Loans

₹ 5.62 Cr EMI - ₹ 2.53L Get Loan offers from 34+ banks ZERO BROKERAGE PREMIUM PROJECT

3 BHK 1227 Sq-ft Flat For Sale Matunga East, Mumbai

3 Beds 3 Baths 1 Covered Parking Unfurnished Skyline View

Carpet Area 1227 sqft ~ ₹ 5.603/sqft	Developer <b>Lodha</b>	Project <b>Lodha Divino</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	

Contact Builder Download Brochure Last contact made 6 days ago


## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Matunga East > 3 BHK Flats for Sale in Matunga East > 1227 Sq-Ft

**₹ 5.11 Cr** EMI - ₹ 2,30k | [Get Loan offers from 3+ banks](#) **PREMIUM PROJECT**

3 BHK 1227 Sq-Ft Flat For Sale **Matunga East, Mumbai**



3 Beds 3 Baths 3 Balconies 2 Covered Parking

Carpet Area: 1227 sqft - 8-16-00sqft	Developer: <b>Lodha</b>	Project: <b>Lodha Divino</b>	Floor: 15 (Out of 38 Floors)
Transaction Type: <b>New Property</b>	Additional Rooms: 1 Study Room	Facing: East	...

East Facing Property

[Contact Agent](#) [Get Phone No](#) Last contact made: 190 days ago

### More Details

Price Breakup: ₹ 5.11 Cr | ₹ 25,55,000 Approx. Registration Charges: [ ₹ 15 Per sq. Unit Monthly]

Booking Amount: ₹ 2.0 Lac

Address: Lodha Divino, Bhaudaji Road, Matunga East, Mumbai, Matunga East, Mumbai - South Mumbai, Maharashtra


Landmarks: Bhaudaji Rd, Sion West, Matunga East, Mumbai, Maharashtra

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Matunga East > 3 BHK Flats for Sale in Matunga East > 1331 Sq-Ft

**₹ 4.85 Cr** EMI - ₹ 2,19k | [Get pre-approved loan](#) **PREMIUM PROJECT**

3 BHK 1331 Sq-Ft Flat For Sale **Matunga East, Mumbai**



3 Beds 3 Baths 1 Balcony Unfurnished

Outdoor Te... Laundry Serv...


Super Built-Up Area: 1331 sqft - 836-09sqft	Developer: <b>Lodha</b>	Project: <b>Lodha Divino</b>	Floor: 23 (Out of 38 Floors)
Transaction Type: <b>New Property</b>	Additional Rooms: 1 Store Room	Facing: East	Furnished Status: Unfurnished



## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 5.15 Cr ₹ 11.17 Cr ₹ 25.75 Cr ₹ 30.00 Cr

1 BHK - 1227 sqft Flat For Sale - Matunga East, Mumbai



3 Beds 3 Baths 1 Balcony 1 Covered Parking Smart Home Island Kitchen

**Carpet Area**  
1227 sqft  
₹ 4197/sqft

**Developer**  
Lodha

**Project**  
Lodha Divino

**Transaction Type**  
New Property

**Additional Rooms**  
1 Servant Room

**Facing**  
East

**Lifts**  
6

**Furnished Status**  
Semi-Furnished

East Facing Property

Contact Agent

Get Phone No

Last contact made 18 days ago

**More Details**

Price Breakup: ₹ 5.15 Cr | ₹ 25,75,000 - Approx. Registration Charges | ₹ 30,000 - Monthly

Booking Amount: ₹ 50.0 Lac

RERA ID: P51900049453


Address: Lodha Divino, Bhaudaji Road, Matunga East, Mumbai, Matunga East, Mumbai - South Mumbai, Maharashtra



Landmarks: Bhaudaji Road

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 5.15 Cr ₹ 11.17 Cr ₹ 25.75 Cr ₹ 30.00 Cr

1 BHK - 1227 sqft Flat For Sale - Hanuman Nagar, Matunga East, Mumbai



3 Beds 3 Baths 1 Balcony 2 Covered Parking Laundry Ser. Service/Good

**Carpet Area**  
1227 sqft  
₹ 4197/sqft

**Developer**  
Lodha

**Project**  
Lodha Divino

**Floor**  
15 (Out of 34 Floors)

**Transaction Type**  
New Property

**Additional Rooms**  
1 Store Room

**Facing**  
North - East

**Lifts**  
3

Last contact made 18 days ago

Contact Agent

Get Phone No

Last contact made 18 days ago

**More Details**

Price Breakup: ₹ 5.15 Cr | ₹ 25,75,000 - Approx. Registration Charges | ₹ 20 - Per sq.ft Monthly

Booking Amount: ₹ 10.0 Lac

RERA ID: P1900049453

Address: Matunga East, Mumbai, Hanuman Nagar, Matunga East, Mumbai - South Mumbai, Maharashtra

Landmarks: Banks, Hospital, School, College, Market, Malls, Restaurants, Hotels, Temples

## Price Indicators Projects nearby Locality

This screenshot shows a listing for 'Sheth Beaumonte Tower B Phase 1 Building No 10' on the HOUSING.com website. The listing includes a main image of the building, a video player, and key details: '2, 3, 4, 5, 6 BHK Apartments Configurations', 'Jun, 2024 Possession Starts', '₹40.00 K/sq.ft Avg Price', and '9100 sq.ft - 2625.00 sq.ft Carpet Area'. A 'Contact Seller' button is visible. The page also features navigation links like 'Discover More', 'Highlights', 'Around This Project', 'More About Project', 'About Project', 'Floor Plan', and 'See This Project'.

This screenshot shows a listing for 'Sheth Beaumonte Tower C' on the HOUSING.com website. The listing includes a main image of the building, a video player, and key details: '2, 3, 4 BHK Apartments Configurations', 'Dec, 2027 Possession Starts', '₹37.58 K/sq.ft Avg Price', and '882.00 sq.ft - 2500.00 sq.ft Carpet Area'. A 'Contact Seller' button is visible. The page also features navigation links like 'Discover More', 'Around This Project', 'More About Project', 'About Project', 'Floor Plan', 'See This Project', and 'Similar'.



## Price Indicators Projects nearby Locality

**Dosti Mezzo 22** ₹1.58 Cr - 3.97 Cr | ₹29.14 K/sq.ft

₹ 287.18/sq.ft

2 BHK Apartments  
Configurations

Jun 2020  
Possession Starts

₹29.14 K/sq.ft  
Avg Price

532.00 sq.ft - 1554.00 sq.ft  
Carpet Area  
Sales

43 more

**₹7.95 Cr** | ₹45.1 - ₹77.59/L | [Get our approved loan](#) | [PRIME LOCALITY](#)

IBHK 2BHK Gilt Flat For Sale in Matunga East, Mumbai

3 Beds | 3 Baths | 1 Balcony | 3 Covered Parking | Full Glass W | Bar/Lounge

Carpet Area 1795 sqft - ₹ ---290/sqft	Floor 16 (Out of 34 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing East	Lfts 4	Furnished Status Unfurnished	Car Parking 3 Covered

East Facing Property

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

**More Details**

Price Breakup: ₹7.95 Cr | ₹39,75,000. Approx. Registration Charges | ₹30,000 Monthly

Booking Amount: ₹31.0 Lac

RERA ID: P51900052415

Address: Bhaudaji Road, Matunga east, Matunga East, Mumbai - South Mumbai, Maharashtra

Landmarks: The project is located near to eastern express highway, Prime Location

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Matunga East > 3 BHK Flats for Sale in Matunga East > 765 Sq-ft

₹ 2.20 Cr
EMI - ₹ 99k
Get pre-approved loan
PREMIUM LOCALITY

3 BHK 765 Sq-ft Flat For Sale Matunga East, Mumbai

3 Beds
3 Baths
1 Covered Parking
Unfurnished
Visitor Parking

Carpet Area 525 sqft ₹ =1905sqft	Developer <a href="#">Hubtown Ltd.</a>	Project <a href="#">Hubtown Harmony</a>	Floor 8 (Out of 17 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing West	Lifts 2

Contact Agent
Get Phone No.
Last contact made 53 days ago

### More Details

Price Breakup	₹ 2.2 Cr   ₹ 11,00,000 Approx. Registration Charges [ ₹ 1,000 Monthly
Booking Amount	₹ 1.0 Lac
Address	Hubtown Harmony, Road No. 4, Bhaudaji Road, Matunga E, Maharashtra-400019, Matunga East, Mumbai - South Mumbai, Maharashtra
Landmarks	close proximity to railway stations, metro stations, schools, colleges

Ghar.tv
Select City ▾ Search
Post Property Post Requirement

Property in Mumbai > Property in Matunga East > Property in Bhaudaji Road > 1 BHK Flat for Sale in Mumbai / Matunga East

### 1 BHK Flat for Sale in Hubtown Codename Heartbeat

Bhaudaji Road, Matunga East, Mumbai - 400019

Hubtown Hubtown Codename Heartbeat

**Configuration**  
1 BHK Flat

**Bedroom**  
1

**Bathroom**  
2

**Furnishing**  
Un-Furnished

**Carpet Area**  
375 Sq.ft

**Property Code**  
GHARL214072

**Possession**  
Under Construction - Possession Around December 2023

**Floor Number**  
8 of 17

₹ 1.52 Cr

₹ 40211 / sq.ft

**Alwyn Bards**  
Agent

Direct Contact Agent

Connect Now

Is there any error or missing information?  
[Report Error / Add Missing Information](#)

Overview
Gallery
Location
Home Loan
More

### About Property

Type of Ownership Freehold	Construction Type New	Property Age Under Construction
-------------------------------	--------------------------	------------------------------------

Enquire Now

## Price Indicators Projects nearby Locality

**Lodha Vero** Lodha

**CONSTRUCTION STATUS**  
**Under Construction**  
Completion in Apr. 2025

**₹ 7.7 - 9.3 Cr** + Charges

**3, 4 BHK Apartment**

<b>3 BHK Apartment</b> Carpet Area: 1795 sq.ft. ₹ 7.7 Cr + Charges	<b>4 BHK Apartment</b> Carpet Area: 2178 sq.ft. ₹ 9.3 Cr + Charges
--	--

[Download Brochure](#)

**Ghar.tv** Select City Search Post Property Post Requirement

Property in Mumbai Property in Matunga East Property in Bhaudaji Road 4 BHK Flat for Sale in Lodha Vero Last updated on 01 Sep 2021

**4 BHK Flat for Sale in Lodha Vero**  
Bhaudaji Road, Matunga East, Mumbai - 400019  
Building: Lodha Vero

**₹ 4.29 Cr**  
₹ 42997 / Sq.ft

Sandeep Patil  
Agent  
[Connect Now](#)

**4 BHK Flat**

<b>Configuration</b> 4 BHK Flat	<b>Carpet Area</b> 1000 Sq.ft	<b>Possession</b> New Launch
<b>Bedroom</b> 4	<b>Bathroom</b> 4	<b>Balcony</b> 1
<b>Floor Number</b> Middle Floor of	<b>Furnishing</b> Un-Furnished	<b>Property Code</b> GHARL283821

Is there any error or missing information?  
[Report Error / Add missing information](#)

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 : 15.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.15 16:13:03 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Think.Innovate.Create

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

**(Annexure-I)**

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15.02.2024 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 09.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Macrotech Developers Ltd.</b>
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 Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Manager
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 - 09.02.2024 Valuation Date - 15.02.2024 Date of Report - 15.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.02.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **15<sup>th</sup> February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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