

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bellissimo Matunga Tower -3"

"Bellissimo Matunga Tower -3" (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 :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

MASTER VALUATION REPORT OF "Bellissimo Matunga Tower -3"

"Bellissimo Matunga Tower -3" (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 **09th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Bellissimo Matunga Tower -3 (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 -3	P51900051743
Register office address	M/s. Macrotech Developers Ltd. Office No. 412, 4 th 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	rajendra.giri@lodhagroup.com , vikas.jain@lodhagroup.com www.lodhagroup.com	

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



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Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 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. P51900051743 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 Plinth C.C. endorsed as per amended IOD date 26.05.2023. This C.C. is valid upto 26.04.2024				
	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) + 1st to 38th Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	1 to 3	Ground (pt) + Stilt (pt) + 1 st to 38 th Upper floors.
Tower	Number of Floors					
1 to 3	Ground (pt) + Stilt (pt) + 1 st to 38 th Upper floors.					
	Project Name (with address & phone nos.)	: "Bellissimo Matunga Tower -3" (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)	<p>M/s. Macrotech Developers Ltd.</p> <p>Office No. 412, 4th Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Rajendra Giri (General Manager - Mobile No. 9820248856</p>															
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>About "Bellissimo Matunga (Lodha Divino)" Project: 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 & 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>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Proposed Ground (pt) + Stilt (pt) + 1st to 38th Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</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>3</td> <td>RCC work upto 1st floor slab is in progress</td> <td>12%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</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	3	Proposed Ground (pt) + Stilt (pt) + 1 st to 38 th Upper floors.	Tower	Present stage of Construction	Percentage of work completion	3	RCC work upto 1 st 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 wiring																	

	<ul style="list-style-type: none"> ➤ 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		:	"Bellissimo Matunga Tower -3" (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
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.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	SRA Building & Midas Tower	Tower No. 8	Parking Area & New RMO Hostel Sion Hospital
	South	Bhau Daji Road	Tower No. 2	Internal Road & Midas CHSL
	East	Dr. Ambedkar Road	Existing Road	Open Plot, Shree Manav Seva Sangh & Eastern Express Highway

	West	North Indian Associates	Tower No. 4	Bhaujaji 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 – 4916.00 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 – 4916.00 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	CHARACTERISTICS OF THE SITE			
1.	Classification of locality			: Middle Class
2.	Development of surrounding areas			: Good
3.	Possibility of frequent flooding/ sub-merging			: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			: All available near by
5.	Level of land with topographical conditions			: Plain
6.	Shape of land			: Irregular
7.	Type of use to which it can be put			: For residential purpose
8.	Any usage restriction			: Residential
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. CHE / CITY / 1323 / FN / 302 date 26.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Ten - Sheet No. 1 to 10) Approved upto:
			Tower	Number of Floors
			3	Ground (pt) + Stilt (pt) + 1st to 38th 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.	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	:	Total Plot area – 26329.97 Sq. M. (As per Approved Plan) Plot area – 4916.00 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	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>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>4916</td> <td>102420</td> <td>50,34,96,720.00</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 (₹)	4916	102420	50,34,96,720.00
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4916	102420	50,34,96,720.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Tower	Number of Floors																			
	3	Proposed Ground (pt) + Stilt (pt) + 1st to 38th Upper floors.																			
	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		

g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / 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	:	Approved upto: <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Ground (pt) + Stilt (pt) + 1st to 38th Upper floors</td> </tr> </tbody> </table>	Tower	Number of Floors	3	Ground (pt) + Stilt (pt) + 1 st to 38 th Upper floors
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i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

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

Sr. No.	As per Approved Plan		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	3.5 BHK	1331	1464	41500	5,52,36,500	5,96,55,420	124500	43,92,300
2	102	1	102	1	3 BHK	1227	1350	41500	5,09,20,500	5,49,94,140	114500	40,49,100
3	103	1	103	1	3 BHK	1227	1350	41500	5,09,20,500	5,49,94,140	114500	40,49,100
4	201	2	201	2	3.5 BHK	1331	1464	41620	5,53,96,220	5,98,27,918	124500	43,92,300
5	202	2	202	2	3 BHK	1227	1350	41620	5,10,67,740	5,51,53,159	115000	40,49,100
6	203	2	203	2	3 BHK	1227	1350	41620	5,10,67,740	5,51,53,159	115000	40,49,100
7	301	3	301	3	3.5 BHK	1331	1464	41740	5,55,55,940	6,00,00,415	125000	43,92,300
8	302	3	302	3	3 BHK	1227	1350	41740	5,12,14,980	5,53,12,178	115000	40,49,100
9	303	3	303	3	3 BHK	1227	1350	41740	5,12,14,980	5,53,12,178	115000	40,49,100
10	401	4	401	4	3.5 BHK	1331	1464	41860	5,57,15,660	6,01,72,913	125500	43,92,300
11	402	4	402	4	3 BHK	1227	1350	41860	5,13,62,220	5,54,71,198	115500	40,49,100
12	403	4	403	4	3 BHK	1227	1350	41860	5,13,62,220	5,54,71,198	115500	40,49,100
13	501	5	501	5	3.5 BHK	1331	1464	41980	5,58,75,380	6,03,45,410	125500	43,92,300
14	502	5	502	5	3 BHK	1227	1350	41980	5,15,09,460	5,56,30,217	116000	40,49,100
15	503	5	503	5	3 BHK	1227	1350	41980	5,15,09,460	5,56,30,217	116000	40,49,100
16	601	6	601	6	3.5 BHK	1331	1464	42100	5,60,35,100	6,05,17,908	126000	43,92,300
17	602	6	602	6	3 BHK	1227	1350	42100	5,16,56,700	5,57,89,236	116000	40,49,100
18	603	6	603	6	3 BHK	1227	1350	42100	5,16,56,700	5,57,89,236	116000	40,49,100
19	701	7	701	7	3.5 BHK	1331	1464	42220	5,61,94,820	6,06,90,406	126500	43,92,300
20	801	8	801	8	3.5 BHK	1331	1464	42340	5,63,54,540	6,08,62,903	127000	43,92,300
21	802	8	802	8	3 BHK	1227	1350	42340	5,19,51,180	5,61,07,274	117000	40,49,100
22	803	8	803	8	3 BHK	1227	1350	42340	5,19,51,180	5,61,07,274	117000	40,49,100
23	901	9	901	9	3.5 BHK	1331	1464	42460	5,65,14,260	6,10,35,401	127000	43,92,300
24	902	9	902	9	3 BHK	1227	1350	42460	5,20,98,420	5,62,66,294	117000	40,49,100
25	903	9	903	9	3 BHK	1227	1350	42460	5,20,98,420	5,62,66,294	117000	40,49,100
26	1001	10	1001	10	3.5 BHK	1331	1464	42580	5,66,73,980	6,12,07,898	127500	43,92,300
27	1002	10	1002	10	3 BHK	1227	1350	42580	5,22,45,660	5,64,25,313	117500	40,49,100
28	1003	10	1003	10	3 BHK	1227	1350	42580	5,22,45,660	5,64,25,313	117500	40,49,100
29	1101	11	1101	11	3.5 BHK	1331	1464	42700	5,68,33,700	6,13,80,396	128000	43,92,300
30	1102	11	1102	11	3 BHK	1227	1350	42700	5,23,92,900	5,65,84,332	118000	40,49,100
31	1103	11	1103	11	3 BHK	1227	1350	42700	5,23,92,900	5,65,84,332	118000	40,49,100
32	1201	12	1201	12	3.5 BHK	1331	1464	42820	5,69,93,420	6,15,52,894	128000	43,92,300
33	1202	12	1202	12	3 BHK	1227	1350	42820	5,25,40,140	5,67,43,351	118000	40,49,100
34	1203	12	1203	12	3 BHK	1227	1350	42820	5,25,40,140	5,67,43,351	118000	40,49,100
35	1301	13	1401	14	3.5 BHK	1331	1464	42940	5,71,53,140	6,17,25,391	128500	43,92,300
36	1302	13	1402	14	3 BHK	1227	1350	42940	5,26,87,380	5,69,02,370	118500	40,49,100
37	1303	13	1403	14	3 BHK	1227	1350	42940	5,26,87,380	5,69,02,370	118500	40,49,100

Sr. No.	As per Approved Plan		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	2801	28	2901	29	3.5 BHK	1331	1464	44740	5,95,48,940	6,43,12,855	134000	43,92,300
77	2901	29	3001	30	3.5 BHK	1331	1464	44860	5,97,08,660	6,44,85,353	134500	43,92,300
78	2902	29	3002	30	3 BHK	1227	1350	44860	5,50,43,220	5,94,46,678	124000	40,49,100
79	2903	29	3003	30	3 BHK	1227	1350	44860	5,50,43,220	5,94,46,678	124000	40,49,100
80	3001	30	3101	31	3.5 BHK	1331	1464	44980	5,98,68,380	6,46,57,850	134500	43,92,300
81	3002	30	3102	31	3 BHK	1227	1350	44980	5,51,90,460	5,96,05,697	124000	40,49,100
82	3003	30	3103	31	3 BHK	1227	1350	44980	5,51,90,460	5,96,05,697	124000	40,49,100
83	3101	31	3201	32	3.5 BHK	1331	1464	45100	6,00,28,100	6,48,30,348	135000	43,92,300
84	3102	31	3202	32	3 BHK	1227	1350	45100	5,53,37,700	5,97,64,716	124500	40,49,100
85	3103	31	3203	32	3 BHK	1227	1350	45100	5,53,37,700	5,97,64,716	124500	40,49,100
86	3201	32	3301	33	3.5 BHK	1331	1464	45220	6,01,87,820	6,50,02,846	135500	43,92,300
87	3202	32	3302	33	3 BHK	1227	1350	45220	5,54,84,940	5,99,23,735	125000	40,49,100
88	3203	32	3303	33	3 BHK	1227	1350	45220	5,54,84,940	5,99,23,735	125000	40,49,100
89	3301	33	3401	34	3.5 BHK	1331	1464	45340	6,03,47,540	6,51,75,343	136000	43,92,300
90	3302	33	3402	34	3 BHK	1227	1350	45340	5,56,32,180	6,00,82,754	125000	40,49,100
91	3303	33	3403	34	3 BHK	1227	1350	45340	5,56,32,180	6,00,82,754	125000	40,49,100
92	3401	34	3501	35	3.5 BHK	1331	1464	45460	6,05,07,260	6,53,47,841	136000	43,92,300
93	3402	34	3502	35	3 BHK	1227	1350	45460	5,57,79,420	6,02,41,774	125500	40,49,100
94	3403	34	3503	35	3 BHK	1227	1350	45460	5,57,79,420	6,02,41,774	125500	40,49,100
95	3501	35	3601	36	3.5 BHK	1331	1464	45580	6,06,66,980	6,55,20,338	136500	43,92,300
96	3502	35	3602	36	3 BHK	1227	1350	45580	5,59,26,660	6,04,00,793	126000	40,49,100
97	3503	35	3603	36	3 BHK	1227	1350	45580	5,59,26,660	6,04,00,793	126000	40,49,100
98	3601	36	3701	37	3.5 BHK	1331	1464	45700	6,08,26,700	6,56,92,836	137000	43,92,300
99	3603	36	3703	37	3 BHK	1227	1350	45700	5,60,73,900	6,05,59,812	126000	40,49,100
100	3701	37	3801	38	3.5 BHK	1331	1464	45820	6,09,86,420	6,58,65,334	137000	43,92,300
101	3702 & 3802	38 & 37	3801 & 3902	38 & 39	4.5 BHK	2454	2699	45940	11,27,36,760	12,17,55,701	253500	80,98,200
102	3703 & 3803	38 & 37	3801 & 3902	38 & 39	4.5 BHK	2454	2699	45940	11,27,36,760	12,17,55,701	253500	80,98,200
103	3801	38	3901	39	3.5 BHK	1331	1464	45940	6,11,46,140	6,60,37,831	137500	43,92,300
Total						132787	146066		5,80,50,79,540	6,26,94,85,903		43,81,97,100

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 ₹
3	3 BHK - 63 3.5 BHK - 38 4.5 BHK - 02	103	132787	146066	5,80,50,79,540.00	6,26,94,85,903.00
Typical Refuge Floors – 7 th , 15 th , 22 nd & 29 th Floors – Flat No. 2 & 3 and 36 th Floor - Flat No. 2 (As per Builder)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,80,50,79,540.00
Final Realizable Value After Completion in ₹	6,26,94,85,903.00
Cost of Construction (Total Built up area x Rate) 146066 Sq. Ft. x ₹ 3000.00	43,81,98,000.00

Tower	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
3	12	146066	43,81,98,000.00	5,25,83,760.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 5,80,50,79,540.00
Final Realizable Value After Completion in ₹		:	₹ 6,26,94,85,903.00

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 ₹ 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.

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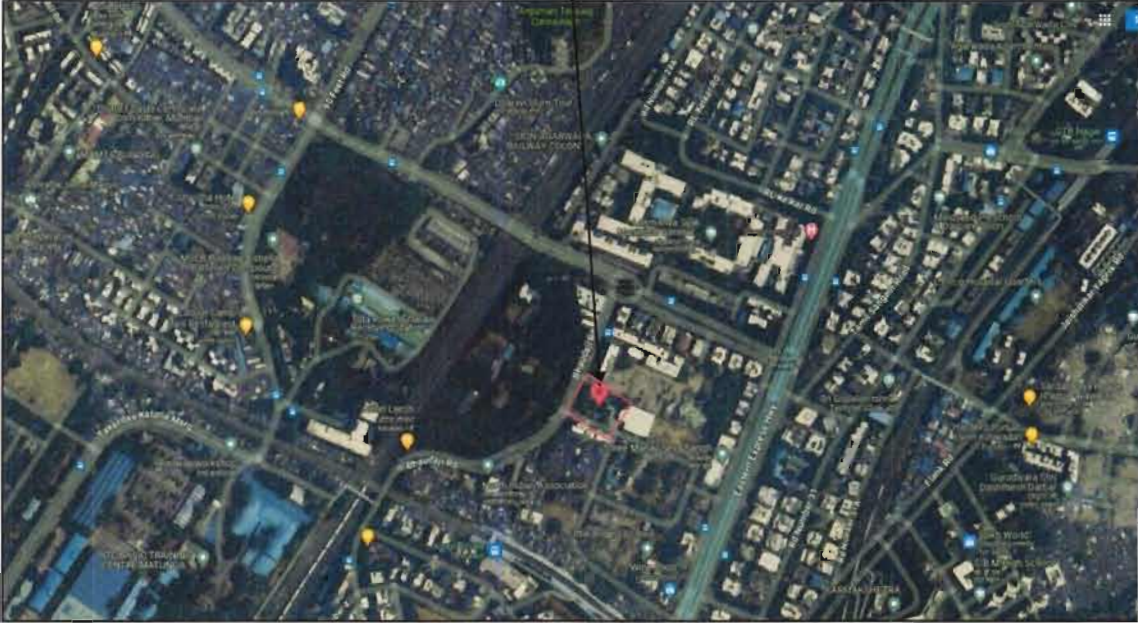


Actual Site Photographs



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



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Government of Maharashtra

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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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Selected District मुंबई(मेन)

Select Village सायन डिव्हीजन

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सवनिका	बॉडींग	दुकाने	बीघोमिफ	एकूफ (Rs./)	Attribute
19/123 -रस्ता : क्रिंज सकील पुलापासून सायन स्टेशन पर्यंत.	103760	219790	265400	330800	224430	चौरस मीटर	सि.टी.एच. नंबर
19/126A -भूभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्वेस हुनगती महामार्ग, पश्चिमेस माध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई शहर हद्द, दक्षिणेस सायन स्टेशन रोड.	84820	207660	238810	269000	207660	चौरस मीटर	सि.टी.एच. नंबर
19/126 -भूभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस नफ्तीबाई फेडर, हुनगती महामार्ग, दक्षिणेस क्रिंज सकीलकडे जाणारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110	चौरस मीटर	सि.टी.एच. नंबर



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Selected District मुंबई(मेन)

Select Village सायन डिव्हीजन

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सवनिका	बॉडींग	दुकाने	बीघोमिफ	एकूफ (Rs./)
SurveyNo	19/123 -रस्ता : क्रिंज सकील पुलापासून सायन स्टेशन पर्यंत.	103760	219790	265400	330800	224430	चौरस मीटर
SurveyNo	19/124 -भूभाग : सायन डिव्हीजन मधील हार्बर रेल्वे लाईनच्या पुर्वेकडील सर्व भाग.	58200	141250	162440	183160	141250	चौरस मीटर
SurveyNo	19/125 -भूभाग : पश्चिमेस माध्य रेल्वे लाईन, उत्तरेकडे रुयत स्टेशन पासून जांबेवडर रस्तापर्यंत कोडपारस रस्ता (पुनर्वावरील दक्षिणेस मिळवली झकन) दक्षिणेस हार्बर रेल्वे लाईन, पूर्वेस जांबेवडर रस्ता.	97710	228190	262420	296000	228190	चौरस मीटर
SurveyNo	19/126A -भूभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्वेस हुनगती महामार्ग, पश्चिमेस माध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई शहर हद्द, दक्षिणेस सायन स्टेशन रोड.	84820	207660	238810	269000	207660	चौरस मीटर
SurveyNo	19/126 -भूभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस नफ्तीबाई फेडर, हुनगती महामार्ग, दक्षिणेस क्रिंज सकीलकडे जाणारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110	चौरस मीटर
Survey Number	1, 2, 6, 11PT, 1A3, 13, 17, 16, 20, 21, 25, 2A5, 37, 38, 39, 40, 90, 91, 1/31, 1/51, 208, 217, 2B/91, 291, 3/23, 324, 325, 451, 469, 610, 121 (सायन मातुंगा स्पेट रिजम नं. 8), 220/23, 303/6, 315/6, 316/6, 317/6, 318/6, 319/6, 320/6, 321/6, 325/6, 333/6, 334/6, 335/6, 336/6, 337/6, 338/6, 340/6, 365/6, 366/6, 368/6, 384/6, 388/6, 395/6, 401/6, 402/6, 403/6, 404/6, 405/6, 406/6, 407/6, 408/6, 409/6, 410/6, 411/6, 412/6, 413/6, 414/6, 415/6, 416/6, 423/6, 451/6, 484/6, 485/6, 486/6, 477/6, 478/6, 479/6, 482/6, 483/6, 484/6, 485/6, 486/6, 487/6, 488/6, 492/6, 493/6, 494/6, 495/6, 496/6, 497/6, 498/6, 499/6, 500/6, 502/6, 508/6, 509/6, 510/6, 516/6, 518/6, 519/6, 520/6						



Sales Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	30287927
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25372045.204
(4) भू. मापन. पोटहिस्सा 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- बेल्लिस्सिमो 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) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव- मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. मु. पेट्रिक मोनिस तर्फे कु. मु. पंढरी केसरकर - - वय- 50 पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- 412, 4था मजला, 17वी वर्धमान चेंबर, कावसजी पटेल रोड, हार्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACLI490J
(8) दस्तऐवज करून घेणा-या 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:-BFRPK848F
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10) दस्ता 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

गावाचे नाव : सायन		
1291508 13-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 1291/2024 नोंदणी : Regn:63m
(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: सदनिका नं- 3003 माळा नं- 30 वा मजला इमारतीचे नाव - टॉवर 1 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 देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मॅक्रोटिक 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, कावसाजी पटेल रोड, हॉर्नमन सर्कल, फोर्ट, मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई, पिन कोड:-400001 पॅन नं:-AAACLI490I
(8)दस्तऐवज करून घेणाऱ्या 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/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
2505508	सूची क्र.2	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	
गावाचे नाव : सायन			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	31877619		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	26437201.582		
(4) भू.मापन.पोटहिस्सा 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- बेल्लिस्सिमो 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) दस्ताऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटिक 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, हॉर्निमन सर्कल, फोर्ट, मुंबई, बॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J		
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोल्ड क्रिएशन तर्फे ऑथोराईज सिप्रेटरी राहूल खंडेलवाल - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सी-14, वल्लभ नगर, कोटा, राजस्थान, कोटा, राजस्थान, बॉक नं:-, रोड नं:-, राजस्थान, कोटा. पिन कोड:-324007 पॅन नं:-AAJFG9873E		
(9) दस्ताऐवज 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) शेर			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			



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गावाचे नाव : सायन	
2697508 13-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 2697/2024 नोंदणी : Regn:63m
गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	68382018
(3) बाजारभाव(भाडेपट्टाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	54216346.932
(4) भू-मापन पोर्टहिस्स 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- बेल्लिस्सिमो 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 करून देणा-या दिवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भंकोटेक डेव्हलपर्स लि. तर्फे कु. भु. सुरेन्द्रन नायर तर्फे कु. म. मंदरी केसरकर -- वय:-50 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निंगन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:-400601 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वेंकटरामन सुब्रमण्यन -- वय:-51; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: 6/69, रामकृष्ण नगर, स्वामी विवेकानंद रोड, खार पोलीस 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: 6/69, रामकृष्ण नगर, स्वामी विवेकानंद रोड, खार पोलीस स्टेशन जवळ, खार पश्चिम, मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AISPP0190Q
(9) दस्तऐवज करून 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 Agents Services Resources Intelligence **Prime Member**

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

Compare

26 Photos 1 Video Map Download Brochure

Lodha Bellissimo Matunga
Matunga East, Mumbai

₹ 3.69 Cr to 7.69 Cr

Status: **New Launch**

Project Size: 382 units, 55 Acres

Configurations: 2.34 BHK Flat from 620 Sq Ft to 1727 Sq Ft (Capet)

Recent Registered Sale: ₹ 8.95 Cr

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50% Extra with 3 offers

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₹ 6995

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magicbricks Buy Rent Sell Home Loans

₹ 5.62 Cr EMI - ₹ 2.53k Get Loan offers from 3+ 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

8 Photos

Carpet Area 1227 sqft + ₹ 4,600/sqft	Developer Lodha	Project Lodha Divino	Transaction Type New Property
Status Under Construction	Furnished Status Unfurnished	Car Parking 1 Covered	

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 - ₹ 2,301 | [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 ₹ -16.46/sqft	Developer Lodha	Project Lodha Divino	Floor 15 (Out of 38 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing East	Lifts 3

East Facing Property

[Contact Agent](#) [Get Phone No](#) Last contact made 170 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 - ₹ 2,181 | [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 Terrace Laundry Service

Super Built-Up Area 1337 sqft ₹ 36.42/sqft	Developer Lodha	Project Lodha Divino	Floor 23 (Out of 38 Floors)
Transaction Type New Property	Additional Rooms 1 Store Rooms	Facing East	Furnished Status Unfurnished

Price Indicators

magicbricks Buy Rent Sell Home Loans

₹ 5.15 Cr | ₹ 2,27,300 | Get the price of this property | [View the property](#)

1.8BHK 1850 Sq-ft Flat For Sale **Matunga East, Mumbai**

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

Carpet Area 1227 sqft ₹ 41,97,300/sqft	Developer Lodha	Project Lodha Divino	Transaction Type New Property
Additional Rooms 1 Servant Room	Facing East	Floors 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: P51900049433

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 | ₹ 2,27,300 | Get the price of this property | [View the property](#)

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

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

Carpet Area 1227 sqft ₹ 41,97,300/sqft	Developer Lodha	Project Lodha Divino	Floor 15 (Out of 34 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North - East	Floors 3

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. Unit Monthly

Booking Amount: ₹ 10.0 Lac

RERA ID: P51900049433

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

Dosti Mezzo 22

₹1.58 Cr - 3.97 Cr | 1,124 sq ft
Possession Starts: Jun 2020

2 BHK Apartments, Colgate, Colgate

₹29.74/sq ft Avg. Price

1,124 sq ft - 1,524 sq ft Carpet Area

₹7.95 Cr (₹11 - ₹13.5 Cr) | **Get Pre-qualified loan** | **PREMIUM LOCALITY**

3 BHK - 2,513 Sq-ft Flat For Sale in **Matunga East, Mumbai**

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

Carpet Area 1795 sqft - ₹4,39,500/sqft	Floor 16 (Out of 34 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing East	Lifts 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: ₹110 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
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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 > 785 Sq-ft

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

3 BHK 785 Sq-ft Flat For Sale Matunga East, Mumbai



3 Beds
3 Baths
1 Covered Parking
Unfurnished
Visitor Parking

Carpet Area 525 sqft • ₹ 1,905/sqft	Developer Hubtown Ltd.	Project Hubtown Harmony	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 33 days ago

More Details

Price Breakup	₹ 2.2 Cr ₹ 11,00,000 Approx. Registration Charges ₹ 1,000 Monthly
Booking Amount	₹ 10 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


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Property in Mumbai / Property in Matunga East / Property in Bhaudaji Road / 1 BHK Flat for Sale in Hubtown Codename Heartbeat

1 BHK Flat for Sale in Hubtown Codename Heartbeat


Bhaudaji Road, Matunga East, Mumbai - 400019

Building: Hubtown Codename Heartbeat



1.52 Cr

₹ 4,623 / sq-ft



Allwyn Borde
Agent
Real Estate Agent

Contact Now

Configuration 1 BHK Flat	Carpet Area 375 sq-ft	Possession Under Construction - Possession Around December 2023
Bathroom 1	Bathroom 2	Floor Number 8 of 17
Furnishing Un-Furnished	Property Code GK&RL214875	

Is there any error or missing information?
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About Property

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

Enquire Now
Buyer Agent

Price Indicators Projects nearby Locality

Why you should consider Lodha Vero?

- Luxury Art-Deco architecture
- Private club in every mansion
- Lavish sky decks with beautiful sea and garden views

CONSTRUCTION STATUS
Under Construction
Completion in Apr. 2028

₹ 7.7 - 9.3 Cr - Charges

3, 4 BHK Apartment

3 BHK Apartment	4 BHK Apartment
Carpet Area: 1795 sq.ft.	Carpet Area: 2178 sq.ft.
₹ 7.7 Cr - Charges	₹ 9.3 Cr - Charges

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](#)

Configuration: 4-BHK Flat	Carpet Area: 1000 Sq.ft.	Possession: New Launch
Bedroom: 4	Bathroom: 4	Balcony: 1
Floor Number: Middle Floor of	Furnishing: Un-Furnished	Property Code: GHARL203821

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 16:23:43 +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 M/s. Macrotech Developers 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 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 **15th 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

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