

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Kanakia Beverly Heights"

"Kanakia Beverly Heights", Proposed Layout on Land Bearing (Old Survey No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at Village – Navghar, Behind Kanakia International School, Panchamratna Park, Deepak Hospital Road, Bhayander (East), Taluka & Dist. – Thane – 401 105, State - Maharashtra, Country – India

Latitude Longitude: 19°18'04.9"N 72°52'14.3"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 "Kanakia Beverly Heights"

"Kanakia Beverly Heights", Proposed Layout on Land Bearing (Old Survey No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at Village – Navghar, Behind Kanakia International School, Panchamratna Park, Deepak Hospital Road, Bhayander (East), Taluka & Dist. – Thane – 401 105, State - Maharashtra, Country – India

Latitude Longitude: 19°18'04.9"N 72°52'14.3"E

NAME OF DEVELOPER: M/s. Periwinkle Constructions Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Kanakia Beverly Heights", Proposed Layout on Land Bearing (Old Survey No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at - Village – Navghar, Behind Kanakia International School, Panchamratna Park, Deepak Hospital Road, Bhayander (East), Taluka & Dist. – Thane – 401 105, State - Maharashtra, Country – India. It is about 3.5 Km. travel distance from Mira Road Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Periwinkle Constructions Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Kanakia Beverly Heights	P51700051409
Register office address	M/s. Periwinkle Constructions Pvt. Ltd. Address: Block No. 101, Ground Floor, A – Wing, "Vilco Centre", Subhash Road, Opp. Garware, Ville Parle (East), Mumbai, PIN – 400 057, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Ashish Bhosale (Builder Person - Mobile No. 9004082448)	
E – mail ID & Website	ashish.bhosale@kanakia.com www.kanakia.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	RBK Global School
On or towards South	Road
On or towards East	Internal Road & Star Primer Building
On or towards West	Road & Sheetal Industrial Estate Building



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

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 : 20.02.2024
	b)	Date on which the valuation is made : 15.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 18.04.2023 issued by Adv.D.G.Naik.
	2.	Copy of CA Certificate issued by V P Khemka & Associates, dated 06.02.2024.
	3.	Copy of Search report dated 09.09.2021 issued by Sharad N. Pawar (Search clerk).
	4.	Copy of Architects Certificated dated 31.12.2023 issued by CNS Consultants .
	5.	Copy of Revised Fire NOC No.MBMC / FIRE / 441 / 2023-2024 dated 24.07.2023 issued by Fire Department, Mira Bhayander Municipal Corporation.
	6.	Copy of Deed of Transfer b/w. M/s. Periwinkle Constructions Pvt. Ltd.& Mira Bhainder Muncipal Corporation dated on 11.11.2022 . Doc No. Thane 4 / 18636 / 2022
	7.	Copy of MAHARERA Registration Certificate of Project No. P51700051409 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023. Last Modified date 21.02.2024
	8.	Copy of Commencement Certificate No. MNP / NR / 2496 / 2023-2024 dated 06.11.2023 issued by Mira Bhayander Municipal Corporation.
	<u>Approved Up to:</u>	
	Tower No.	Numbers of Floors
	1	Basement + Ground (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 29 th Upper Floors.
9.	Copy of Approved Plan No. MBMNP / NR / 2496 / 2023 – 2024 date 06.11.2023 issued by Mira Bhayander Municipal Corporation (Number of Copies – 11 - Sheet No. 1/11 to 11/11)	
	<u>Approved Up to:</u>	
	Tower No.	Ground + Floors
	1	Basement + Ground (Part) + Stilt (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 29 th Upper Floors.
	Project Name (with address & phone nos.)	: "Kanakia Beverly Heights", Proposed Layout on Land Bearing (Old Survey No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey

		No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at - Village – Navghar, Behind Kanakia International School, Panchamratna Park, Deepak Hospital Road, Bhayander (East), Taluka & Dist. – Thane – 401 105, State - Maharashtra, Country – India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Periwinkle Constructions Pvt. Ltd. Address: Block No. 101, Ground Floor, A – Wing, “ Vilco Centre ”, Subhash Road, Opp. Garware, Ville Parle (East), Mumbai, PIN – 400 057, State - Maharashtra, Country – India. Contact Person : Mr. Ashish Bhosale (Builder Person - Mobile No. 9004082448)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Kanakia Beverly Heights": Kanakia Beverly Heights, located in Bhayandar East, Mumbai, is a heartfelt expression of luxury living curated by the esteemed Kanakia Group. 1 BHK and 2 BHK configurations. Kanakia Beverly Heights embraces a thoughtful layout that welcomes abundant natural sunlight. The project extends an invitation to residents to relish a life of indulgence, offering breathtaking views that capture the serenity of waterfronts, hills, and the vibrant cityscape. Kanakia Beverly Heights represents a haven of refined living, where residents can luxuriate in the comfort of considerably designed spaces while savouring panoramic views of the surrounding hills and the lively city. This residential gem is a harmonious fusion of luxury, accessibility, and aesthetics, making it a cherished choice for those in pursuit of an enriched lifestyle in the heart of Mumbai</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Numbers of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Proposed Basement + Ground (Part) + Stilt (Part) + 1st to 6th Flors (Podiums) + 1st to 30th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (Part) + Stilt (Part) + 1st to 6th Flors (Podiums) + 1st to 29th 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>1</td> <td>Foundation work is completed.</td> <td>05%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31st 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> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills 			Tower	Numbers of Floors	1	Proposed Basement + Ground (Part) + Stilt (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 30 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (Part) + Stilt (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 29 th Upper Floors.	Tower	Present stage of Construction	Percentage of work completion	1	Foundation work is completed.	05%
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Tower	Present stage of Construction	Percentage of work completion										
1	Foundation work is completed.	05%										

	<ul style="list-style-type: none"> ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Creche/Day Care ➤ Jogging Track ➤ Recreation Facilities ➤ Club Rooftop ➤ Multipurpose Hall ➤ Senior Citizen Siteout ➤ Swimming Pool ➤ Intercom ➤ Club House ➤ Party Hall ➤ Indoor Games ➤ Library ➤ Gymnasium 		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	(Old Survey No. 237/2,4,11,12,13, 41/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	(Old Survey No. 237/2,4,11,12,13, 41/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at - Village – Navghar
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
7.	Postal address of the property	:	"Kanakia Beverly Heights", Proposed Layout on Land Bearing (Old Survey No. 237/2,4,11,12,13, 241/1,2,3A,3B,3C, 5, 9, 242/14 and (New Survey No. 186/2, 4, 11, 12, 13, 34/1,2,3A,3B,5,9 & 33/14 at - Village – Navghar, Behind Kanakia International School, Panchamratna Park, Deepak Hospital Road, Bhayander (East), Taluka & Dist. – Thane – 401 105, State - Maharashtra, Country – India
8.	City / Town	:	Bhayander (East)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Mira Bhayandere Municipal Corporation, Village - Navghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	15 Mtr. Wide Road	15 Mtr. Wide Road	RBK Global School
	South	Other Properties	Other Properties	Road
	East	15 Mtr. Wide Road	15 Mtr. Wide Road	Internal Road & Star Primer Building
	West	15 Mtr. Wide Road	15 Mtr. Wide Road	Road & Sheetal Industrial Estate Building
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°18'04.9"N 72°52'14.3"E	
14.	Extent of the site	:	Total Plot area – 14201.32 Sq. M. (As per Approved Plan) Plot area – 3994.79 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 – 14201.32 Sq. M. (As per Approved Plan) Plot area – 3994.79 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus 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. MBMNP / NR / 2496 / 2023 – 2024 date 06.11.2023 issued by Mira Bhayander Municipal Corporation (Number of Copies – 11 - Sheet No. 1/11 to 11/11) Approved upto:	

			Tower No.	Numbers of Floors																		
			1	Basement + Ground (Part) + Stilt (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 29 th 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.	:	15.00 Mtr. D. P. Road																			
14.	Is it a Land – Locked land?	:	No																			
15.	Water potentiality	:	Municipal Water supply																			
16.	Underground sewerage system	:	Connected to Municipal sewer																			
17.	Is Power supply is available in the site	:	Yes																			
18.	Advantages of the site	:	Located in developed area																			
19.	Special remarks, if any like threat of acquisition of land for publics 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 – 14201.32 Sq. M. (As per Approved Plan) Plot area – 3994.79 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)	:	₹ 84,200.00 per Sq. M. for Residential ₹ 26,920.00 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>14201.32</td> <td>26920</td> <td>38,22,99,534.00</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>3994.79</td> <td>26920</td> <td>10,75,39,747.00</td> </tr> </tbody> </table>		As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	14201.32	26920	38,22,99,534.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3994.79	26920	10,75,39,747.00
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3994.79	26920	10,75,39,747.00																				
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 No.		Numbers of Floors				
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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. MBMNP / NR / 2496 / 2023 – 2024 date 06.11.2023 issued by Mira Bhayander Municipal Corporation (Number of Copies – 11 - Sheet No. 1/11 to 11/11)				
h)	Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Basement + Ground (Part) + Stilt (Part) + 1st to 6th Flors (Podiums) + 1st to 29th Upper Floors.</td> </tr> </tbody> </table>	Tower No.	Number of Floors	1	Basement + Ground (Part) + Stilt (Part) + 1 st to 6 th Flors (Podiums) + 1 st to 29 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	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. MBMNP / NR / 2496 / 2023 - 2024 date 06.11.2023 issued by Mira Bhayander Municipal Corporation	
		Approval upto:	
Tower	Number of Floors	Tower	Number of Floors
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We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Mira Bhayander Municipal Corporation. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Tower 1 (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
2	103	1	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
3	104	1	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
4	105	1	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
5	106	1	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
6	107	1	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
7	108	1	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
8	201	2	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
9	202	2	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
10	203	2	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
11	204	2	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
12	205	2	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
13	206	2	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
14	207	2	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
15	208	2	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
16	301	3	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
17	302	3	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
18	303	3	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
19	304	3	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
20	305	3	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
21	306	3	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
22	307	3	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
23	308	3	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
24	401	4	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
25	402	4	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
26	403	4	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
27	404	4	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
28	405	4	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
29	406	4	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
30	407	4	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
31	408	4	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
32	501	5	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
33	502	5	2 BHK	575	0	575	633	15000	86,25,000	91,42,500	19000	16,44,500
34	503	5	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
35	504	5	1 BHK	411	0	411	452	15000	61,65,000	65,34,900	13500	11,75,460
36	505	5	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
37	506	5	2 BHK	644	34	678	746	15000	1,01,70,000	1,07,80,200	22500	19,39,080
38	507	5	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
39	508	5	2 BHK	638	34	672	739	15000	1,00,80,000	1,06,84,800	22500	19,21,920
40	601	6	2 BHK	575	0	575	633	15150	87,11,250	92,33,925	19000	16,44,500
41	603	6	1 BHK	411	0	411	452	15150	62,26,650	66,00,249	14000	11,75,460
42	604	6	1 BHK	411	0	411	452	15150	62,26,650	66,00,249	14000	11,75,460
43	605	6	2 BHK	644	34	678	746	15150	1,02,71,700	1,08,88,002	22500	19,39,080

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
120	1604	16	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
121	1605	16	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
122	1606	16	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
123	1607	16	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
124	1608	16	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
125	1701	17	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
126	1702	17	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
127	1703	17	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
128	1704	17	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
129	1705	17	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
130	1706	17	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
131	1707	17	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
132	1708	17	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
133	1801	18	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
134	1802	18	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
135	1803	18	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
136	1804	18	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
137	1805	18	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
138	1806	18	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
139	1807	18	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
140	1808	18	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
141	1901	19	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
142	1902	19	2 BHK	575	0	575	633	15450	88,83,750	94,16,775	19500	16,44,500
143	1903	19	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
144	1904	19	1 BHK	411	0	411	452	15450	63,49,950	67,30,947	14000	11,75,460
145	1905	19	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
146	1906	19	2 BHK	644	34	678	746	15450	1,04,75,100	1,11,03,606	23000	19,39,080
147	1907	19	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
148	1908	19	2 BHK	638	34	672	739	15450	1,03,82,400	1,10,05,344	23000	19,21,920
149	2001	20	2 BHK	580	0	580	638	15450	89,61,000	94,98,660	20000	16,58,800
150	2002	20	2 BHK	580	0	580	638	15450	89,61,000	94,98,660	20000	16,58,800
151	2003	20	1 BHK	415	0	415	457	15450	64,11,750	67,96,455	14000	11,86,900
152	2004	20	1 BHK	415	0	415	457	15450	64,11,750	67,96,455	14000	11,86,900
153	2005	20	2 BHK	645	34	679	747	15450	1,04,90,550	1,11,19,983	23000	19,41,940
154	2006	20	2 BHK	645	34	679	747	15450	1,04,90,550	1,11,19,983	23000	19,41,940
155	2007	20	2 BHK	645	35	680	748	15450	1,05,06,000	1,11,36,360	23000	19,44,800
156	2008	20	2 BHK	645	35	680	748	15450	1,05,06,000	1,11,36,360	23000	19,44,800
157	2101	21	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
158	2103	21	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
159	2104	21	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
160	2105	21	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
161	2106	21	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
162	2107	21	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
163	2108	21	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
164	2201	22	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
165	2202	22	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
166	2203	22	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
167	2204	22	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
168	2205	22	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
169	2206	22	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
170	2207	22	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
171	2208	22	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
172	2301	23	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
173	2302	23	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
174	2303	23	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
175	2304	23	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
176	2305	23	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
177	2306	23	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
178	2307	23	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
179	2308	23	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
180	2401	24	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
181	2402	24	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
182	2403	24	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
183	2404	24	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
184	2405	24	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
185	2406	24	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
186	2407	24	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
187	2408	24	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
188	2501	25	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
189	2502	25	2 BHK	580	0	580	638	15600	90,48,000	95,90,880	20000	16,58,800
190	2503	25	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
191	2504	25	1 BHK	415	0	415	457	15600	64,74,000	68,62,440	14500	11,86,900
192	2505	25	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
193	2506	25	2 BHK	645	34	679	747	15600	1,05,92,400	1,12,27,944	23500	19,41,940
194	2507	25	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800
195	2508	25	2 BHK	645	35	680	748	15600	1,06,08,000	1,12,44,480	23500	19,44,800

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
196	2601	26	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
197	2603	26	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
198	2604	26	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
199	2605	26	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
200	2606	26	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
201	2607	26	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
202	2608	26	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
203	2701	27	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
204	2702	27	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
205	2703	27	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
206	2704	27	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
207	2705	27	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
208	2706	27	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
209	2707	27	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
210	2708	27	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
211	2801	28	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
212	2802	28	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
213	2803	28	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
214	2804	28	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
215	2805	28	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
216	2806	28	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
217	2807	28	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
218	2808	28	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
219	2901	29	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
220	2902	29	2 BHK	587	47	634	697	15750	99,85,500	1,05,84,630	22000	18,13,240
221	2903	29	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
222	2904	29	1 BHK	415	0	415	457	15750	65,36,250	69,28,425	14500	11,86,900
223	2905	29	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
224	2906	29	2 BHK	645	54	699	769	15750	1,10,09,250	1,16,69,805	24500	19,99,140
225	2907	29	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
226	2908	29	2 BHK	645	56	701	771	15750	1,10,40,750	1,17,03,195	24500	20,04,860
Total				128473	4621	133094	146403		2,04,49,27,200	2,16,76,22,832		38,06,48,840

1b) Tower 2 (Proposed Inventory, Pending Approval):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
227	3001	30	2 BHK	587	47	634	697	15790	1,00,10,860	1,06,11,512	22000	18,13,240
228	3002	30	2 BHK	587	47	634	697	15790	1,00,10,860	1,06,11,512	22000	18,13,240
229	3003	30	1 BHK	415	0	415	457	15790	65,52,850	69,46,021	14500	11,86,900
230	3004	30	1 BHK	415	0	415	457	15790	65,52,850	69,46,021	14500	11,86,900
231	3005	30	2 BHK	645	54	699	769	15790	1,10,37,210	1,16,99,443	24500	19,99,140
232	3006	30	2 BHK	645	54	699	769	15790	1,10,37,210	1,16,99,443	24500	19,99,140
233	3007	30	2 BHK	645	56	701	771	15790	1,10,68,790	1,17,32,917	24500	20,04,860
234	3008	30	2 BHK	645	56	701	771	15790	1,10,68,790	1,17,32,917	24500	20,04,860
Total				4584	314	4898	5388		7,73,39,420	8,19,79,786		1,40,08,280

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 BHK - 58 2 BHK - 168	226	133094	146403	2,04,49,27,200.00	2,16,76,22,832.00
Proposed	1 BHK - 02 2 BHK - 06	08	4898	5388	7,73,39,420.00	8,19,79,786.00
Total		234	137992	151791	2,12,22,66,620.00	2,24,96,02,618.00
Typical Refuge Floors – 1 st , 6 th , 11 th & 16 th , 21 st & 26 th Floors – Flat No. 2						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,12,22,66,620.00
Final Realizable Value After Completion in ₹	2,24,96,02,618.00
Cost of Construction (Total Built up area x Rate) 151791 Sq. Ft. x ₹ 2600.00	39,46,56,600.00

Tower	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1	05	151791	39,46,56,600.00	1,97,32,830.00

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 ₹		₹ 2,12,22,66,620.00
Final Realizable Value After Completion in ₹		₹ 2,24,96,02,618.00

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 ₹ 13,500.00 to ₹ 16,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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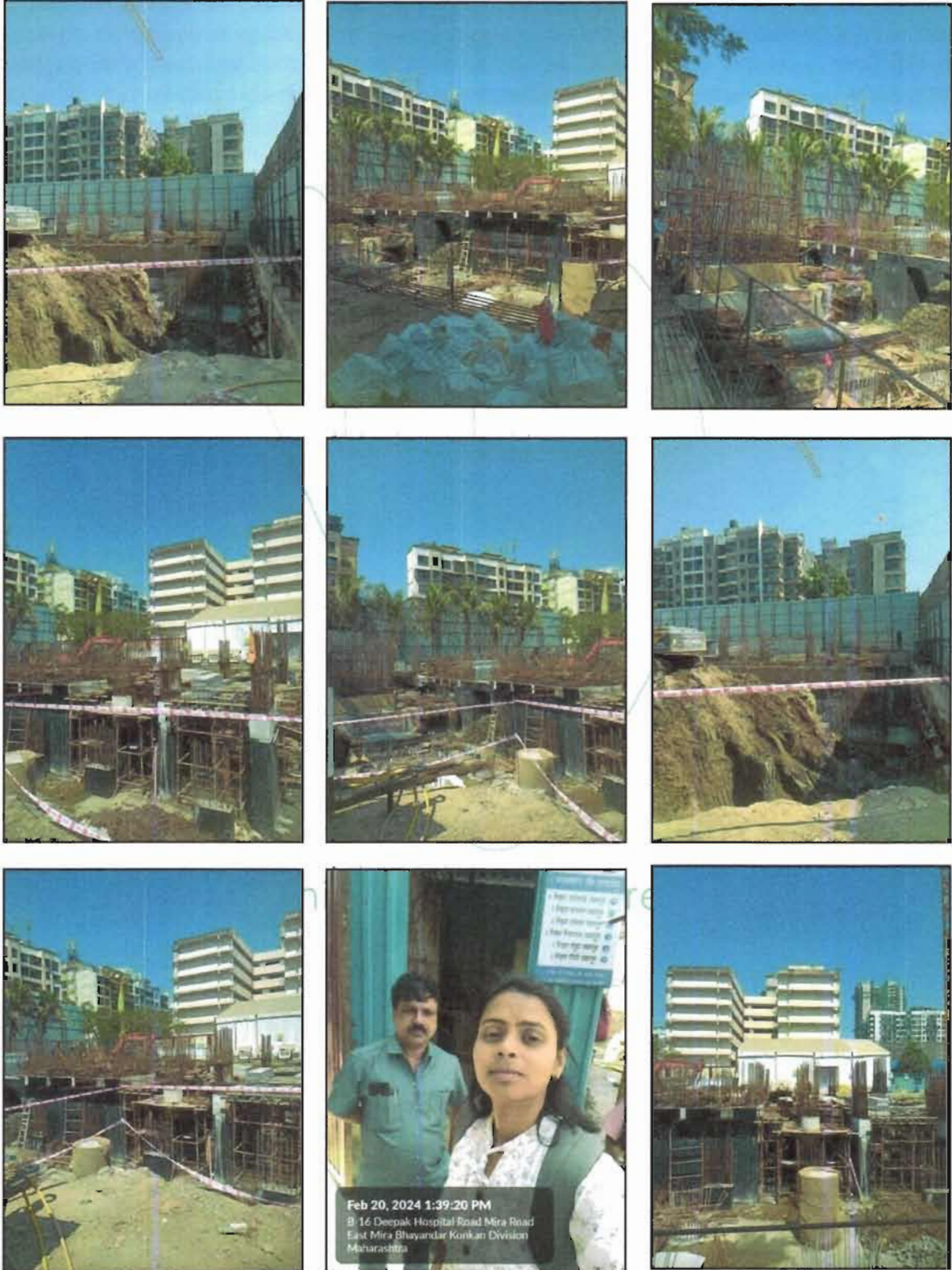
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Actual Site Photographs




Actual Site Photographs



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#)
[User Manual](#)

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Gav] Navghar No. 11 (Mira Bhe)

Search By: Survey No. Location

Enter Survey No: 186 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/41-डब्ल्यु) भु-विभाग नवघर गांवातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर सर्वेक्षण नंबर

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Sales Instance

3/9/24, 10:59 AM		freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
2993337	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.ठाणे 7	
09-03-2024		दस्त क्रमांक : 2993/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी Regn:63m	
गावाचे नाव : नवघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6233000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4321426.912		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: सदनिका क्र.2504,25 वा मजला बिल्डिंग कनाकिया बेव्हरीली हाइट्स टॉवर क्रमांक 1,आर बी के इंटरनॅशनल स्कूल च्या पुढे इंद्रलोक फेस 6 भायंदर पूर्व ठाणे 401107 सदनिका चे क्षेत्रफळ 38.56 चौरस मीटर रेरा कार्पेट((Survey Number : जुना सर्व्हे नंबर 237 ,नवीन सर्व्हे नंबर 186 हिस्सा नंबर 2,4,11,12 व 13. ;))		
(5) क्षेत्रफळ	42.416 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:-मे पेरिव्हिकल कन्स्ट्रक्शन प्रा ली तर्फे ऑफो सिग्रेटरी मनिषा वेरा तर्फे मुखत्यार प्रवीण राठोड वय:-37 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्को सेंटर, ब्लॉक नं: विलेपार्ले पूर्व, रोड नं: सुभाष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFPCP4419G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीकांत - करमाकर वय:-46; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: अनंता बिल्डिंग नंबर 2, ब्लॉक नं: मीरारोड पूर्व, रोड नं: कनाकिया बेव्हरीली पार्क,मारी गोल्ड 5 जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ATNPK3803B 2): नाव:-प्रिषा श्रीकांत करमाकर वय:-39; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: अनंता बिल्डिंग नंबर 2, ब्लॉक नं: मीरारोड पूर्व, रोड नं: कनाकिया बेव्हरीली पार्क, मारी गोल्ड 5 जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AXJPK5015F		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	2993/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	436400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



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Sales Instance

339976 09-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक - सह दु.नि. ठाणे 4 दस्ता क्रमांक : 3399/2024 नोंदणी : Regn:63m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)नोबदला	6082800	
(3) बाजारभाव(मंडे-टटयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3890874	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.1904.19 वा मजला बिल्डिंग कनाकिया बेव्हरली हाइट्स टॉवर क्रमांक 1.आर बी के इंटरनॅशनल स्कूल च्या पुढे इंद्रलोक फेस 6 भायंदर पूर्व ठाणे 401105 सदनिका चे क्षेत्रफळ 38.19 चौरस मीटर रेरा कार्पेट. ((Survey Number : जुना सर्व्हे नंबर 237 ,नवीन सर्व्हे नंबर 186 हिस्सा नंबर 2,4,11,12 व 13. :))	
(5) क्षेत्रफळ	42.009 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे पेरिविकल कन्सल्टेशन प्रा ली तर्फे ऑथो सिप्रेटरी आशा शाह तर्फे मुखत्यार प्रवीण राठीड वय:-37 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. विल्को सेंटर. ब्लॉक नं. विलेपार्ले पूर्व, रोड नं: सुभाष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFPC4419G	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धार्थ नवलकिशोर साह वय:-27; पत्ता:-प्लॉट नं: 902, माळा नं. , इमारतीचे नाव: मिताली हाईट्स, ब्लॉक नं: इंद्रलोक फेस 6 भायंदर पूर्व, रोड नं: शालोम हॉस्पिटल जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-GXHPS4371G	
(9) दस्तावेज करून दिल्याचा दिनांक	23/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	23/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3399/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	425800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

3/9/24, 11:02 AM		freesearchhigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
3002337	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 7	
09-03-2024		दस्त क्रमांक : 3002/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn.63m	
गावाचे नाव : नवघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10050500		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6223714.57		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: संदनिका क्र.306,3 रा मजला बिल्डिंग कनाकिया बेव्हरी हाइट्स टॉवर क्रमांक 1,आर बी के इंटरनॅशनल स्कूल च्या पुढे इंद्रलोक फेस 6 भायंदर पूर्व ठाणे 401105 सदनिका चे क्षेत्रफळ 59.83 चौरस मीटर रेरा कार्पेट व बाल्कनी चे क्षेत्रफळ 3.16 चौरस मीटर व सोबत 1 कार पार्किंग मेकॅनिकल स्टॅक स्पेस सहित.((Survey Number : जुना सर्व्हे नंबर 237 ,नवीन सर्व्हे नंबर 186 हिस्सा नंबर 2,4,11,12 व 13. ;))		
(5) क्षेत्रफळ	69.289 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे पेरिर्विकल कन्स्ट्रक्शन प्रा ली तर्फे औधो सिग्रेटरी आशा शाह तर्फे मुखत्यार प्रवीण राठोड वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विल्को सेंटर, ब्लॉक नं. विलेपाले पूर्व, रोड नं. सुभाष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFCP4419G		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिता मनोहर बागवे वय:-55; पत्ता:-प्लॉट नं: 201, माळा नं. -, इमारतीचे नाव: शकुंतला अपार्टमेंट, ब्लॉक नं: साई बाबा नगर भायंदर पूर्व, रोड नं: नवघर रोड, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABZPB2293A 2): नाव:-मनोहर आत्माराम बागवे वय:-64; पत्ता:-प्लॉट नं: 201, माळा नं. -, इमारतीचे नाव: शकुंतला अपार्टमेंट, ब्लॉक नं: साई बाबा नगर भायंदर पूर्व, रोड नं: नवघर रोड, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAPPB0624G		
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3002/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	703600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



Sales Instance

3/9/24, 10:59 AM		freesearchignrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
2997337	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 7	
09-03-2024		दस्त क्रमांक : 2997/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
गावाचे नाव : नवघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9576000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6838625.486		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती : इतर माहिती: सदनिका क्र.1607,16 वा मजला बिल्डिंग कनाकिया बेकरली हाइट्स टॉवर क्रमांक 1,आर बी के इंटरनेशनल स्कूल च्या पुढे इंद्रलोक फेस 6 भायंदर पूर्व ठाणे 401105 सदनिका चे क्षेत्रफळ 59.28 चौरस मीटर रेरा कार्पेट व बाल्कनी चे क्षेत्रफळ 3.16 चौरस मीटर.((Survey Number : जुना सर्व्हे नंबर 237 ,नवीन सर्व्हे नंबर 186 हिस्सा नंबर 2,4,11,12 व 13. ;))		
(5) क्षेत्रफळ	68.684 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे पेरिडिकल कन्स्ट्रक्शन प्रा ली तर्फे ऑथो सिग्रेटरी आशा शाह तर्फे मुखत्यार प्रवीण राठोड वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विल्को सेंटर, ब्लॉक नं. विलेपार्ले पूर्व, रोड नं: सुभाष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFCP4419G		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशीष अनिल चौरसिया वय:-31; पत्ता:-प्लॉट नं: बी - 303, माळा नं. -, इमारतीचे नाव: मिताली हाईट्स, ब्लॉक नं: भायंदर पूर्व, रोड नं: इंद्रलोक फेस 6, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ARRPC5635K 2): नाव:-माला आशीष चौरसिया - वय:-28; पत्ता:-प्लॉट नं: 170, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रागरगंज पोस्ट काटरिया याकुपूर एकनारपूर अंबेडकर नगर उत्तरप्रदेश, रोड नं: -, उत्तर प्रदेश, AMBEDKAR NAGAR. पिन कोड:-224122 पॅन नं:-CLVPC7624N		
(9) दस्तावेज करून दिल्याचा दिनांक	20/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	2997/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	670400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Price Indicators

Kanakia Beverly Heights - RERA
 By KANAKIA SPACE PVT LTD
 Next To RKK International School Indrak Phase 6, Bhayandar (E), Mira Bhayandar, Mira Road and Beyond, Mumbai

₹64.0 L - 1.03 Cr | ₹15.90 K/sq.ft
 EMI starts at ₹33,89 K
 Basic Price Only

1, 2 BHK Apartments Configurations
 Dec. 2027 Possession Starts
 ₹15.90 K/sq.ft Avg. Price
 411.00 sq.ft. - 635.00 sq.ft. (Carpet Area) Sizes

99 acres Buy Mira Bhayandar Add more

Home / Projects in Mira Bhayandar / Bhayandar / Bhayandar East / Kanakia Beverly Heights

Kanakia Beverly Heights

Bhayandar East, Mira Bhayandar

No Brokerage

CONSTRUCTION STATUS

Under Construction

1 Phase is Under Construction
 Completion in Dec. 2027

₹ 61.5 - 95.25 L + Charges
 PRICE RANGE

1, 2 BHK Apartment	
1 BHK Apartment	2 BHK Apartment
Carpet Area 410 sq.ft. (38.09 sq.m.)	Carpet Area 575 - 635 sq.ft. (53.42 - 58.99 sq.m.)
₹ 61.5 L + Charges	₹ 86.25 - 95.25 L + Charges

Price Indicators

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

Home New Projects in Mumbai Projects in Bhayandar East Kanakia Beverly Heights

Kanakia Beverly Heights
Bhayandar East, Mumbai

₹ 60.00 Lac to 1.07 Cr

Status: **New Launch**

Project Size: 44 units · 1.5 Acres

Configurations: 1, 2 BHK Flat from 411 Sq. Ft. to 535 Sq. Ft. (Carpet)

25 Photos Video Floor Plans & Virtual Tour Map Download Brochure

Valuation Report
₹ 69,99

- Estimated Market Value
- Taxist Value
- Govt. Value

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More Offers

magicbricks Buy Rent Sell Home Loans

Home > Property in Mumbai > Bhayandar East > Apartment in Bhayandar East > 1 BHK > 765 Sq-ft

₹ 63.0 Lac EMI - ₹ 28k | [Get pre-approved loan](#)

1 BHK 765 Sq-ft Flat For Sale **Bhayandar East, Mumbai**

1 Bed 2 Baths 3 Balconies Unfurnished


Carpet Area	Developer	Project
415 sqft. ₹ 15,181/sqft.	Kanakia Spaces Realty Pvt. Ltd.	Kanakia Beverly Heights
Floor	Transaction Type	Facing
8 (Out of 37 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Open

Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹79.9 Lac | EMI - ₹36k | [Get pre-approved loan](#)

2 BHK 980 Sq-ft Flat For Sale **Bhayandar East, Mumbai**





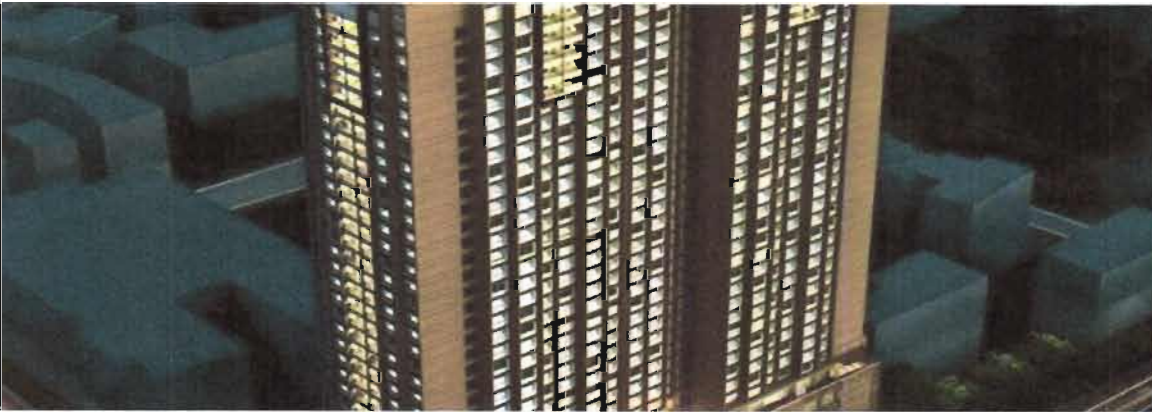
2 Beds 2 Baths 1 Balcony Unfurnished

<p>Carpet Area 575 sqft ₹13,896/sqft</p>	<p>Developer Kanakia Spaces Realty Pvt. Ltd.</p>	<p>Project Kanakia Beverly Heights</p>
<p>Floor 9 (Out of 35 Floors)</p>	<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Store Room</p>
<p>Facing East</p>	<p>Lifts 6</p>	<p>Furnished Status Unfurnished</p>

OFFER

Free Modular Kitchen



[Home](#) > [Projects In Western Mumbai](#) > [Kanakia Beverly Heights](#)

Kanakia Beverly Heights

Mira Bhayandar Maharashtra [\(show on map\)](#)

1 - 2 BHK
Apartment

411 - 635 Sqft
Carpet Area 📏

₹ 60L - ₹ 1.07Cr
Price Range 📉

P51700051409
RERA Number

December, 2027
Possession Start Date

1.5 Acres
Project Area

Tower 37 Storeys
Project Size

New Launch
Construction Status



Price Indicators Projects nearby Locality

Home > Property in Mira Bhayandar > Flats in Kanakia Park > 2 BHK Flats in Kanakia Park

₹1.1 Cr @ 14,665 per sq.ft.

Estimated EMI ₹87,849

2BHK 2Baths


Flat/Apartment For Sale

Aristone Vasudev Paradise (Kanakia Park, Mira Bhayandar, Maharashtra)

REAR STATUS NOT AVAILABLE Website: <https://maharainit.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Recom >

Videos (1) **Property (9)**



Area

Super Built up area 1145 sq.ft.

(106.27 sq.m.)

Built Up area: 897 sq.ft.

(83.13 sq.m.)

Carpet area: 750 sq.ft.

(69.33 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, 3+ Balconies with Others

Price

₹ 1.1 Crore+ Govt Charges & Tax @ 14,665 per sq.ft. (Negotiable) [View Price Details](#)

Address

Aristone Vasudev Paradise
Kanakia Park, Mira Bhayandar

Floor Number

9th of 22 Floors

Facing

East

Facilities

Club, Park/Garden, Main Road

Possession in


Within 6 months

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Ramdev Park > Apartment in Ramdev Park > 1 BHK > 731 Sq-ft.

₹62.0 Lac EMI - ₹ 28k | [How much loan can I get?](#)

1 BHK 731 Sq-ft Flat For Sale Ramdev Park, Mumbai



2 Photos

1 Bed
2 Baths
Semi-Furnished

Carpet Area	Developer	Project
427 sqft ~ ₹14,520/sqft	Chheda Group	Chheda Greens
Floor	Transaction Type	Facing
3 (Out of 22 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
2	Semi-Furnished	1 Open

Near Ramdev Park Garden , Ramdev park ,mira Road

Price Indicators Projects nearby Locality

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₹70.0 Lac EMI - ₹32k | [How much loan can I get?](#)

2 BHK 770 Sq-ft Flat For Sale [Beverly Park, Mumbai](#)

2 Beds
2 Baths
3 Balconies
Semi-Furnished

Carpet Area	Developer	Project
500 sqft • ₹14,000/sqft	HCS Realtors LLP	HCS Horizon
Floor	Transaction Type	Facing
15 (Out of 21 Floors)	New Property	East
Lifts	Furnished Status	Type Of Ownership
3	Semi-Furnished	Freehold

✔ East Facing Property

Contact Agent
Get Phone No.

Posted on Feb 01, 24 | Property ID: 71779487

Contact Agent

✔ Certified Agent

Alpesh Jain +91-9200000000

Get Phone No.

Download Brochure

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₹66.9 Lac EMI - ₹30k | [How much loan can I get?](#)

1 BHK 750 Sq-ft Flat For Sale [Perkarpada, Mumbai](#)

1 Bed
2 Baths
Semi-Furnished

Carpet Area	Developer	Project
449 sqft • ₹14,900/sqft	Raj Realty Group	127 Raj Home
Floor	Transaction Type	Facing
5 (Out of 17 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
2	Semi-Furnished	1 Open

✔ East Facing Property

Contact Agent
Get Phone No.

Posted on Feb 02, 24 | Property ID: 695384

Contact Agent

✔ Certified Agent ✔ RERA REGISTERED

Raju Sharma +91-9800000000

Get Phone No.


Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Beverly Park > Apartment in Beverly Park > 1 BHK, 720 Sq-Ft

₹ 71.0 Lac EMI - ₹ 32k | [Get Loan offers from 3+ banks](#)

1 BHK 720 Sq-ft Flat For Sale in [Beverly Park, Mumbai](#)



1 Bed
2 Baths
3 Balconies
Unfurnished

Carpet Area 478 sqft ₹14,854/sqft	Floor 25 (Out of 32 Floors)	Transaction Type New Property
Facing North - East	Lifts 3	Furnished Status Unfurnished
Car Parking 1 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 71 Lac ₹ 3,55,000 Approx. Registration Charges ₹ 5 Monthly
Booking Amount	₹ 2.0 Lac
Address	Kanaki Road Miraroad East, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	kanakiya miraroad East

1BHK Flat/Apartment

Luxuria

Mira Road East, Mira Bhayandar, Maharashtra

Why choose this project

- 5 min Dahisar rail station
- Close to Kaligaur metro station

Project Name: [Luxuria](#) | Location: [Mira Road East, Mira Bhayandar](#) | Price Range: [₹ 62.75 - 63.64 Lac](#) | Project Status: [New Launch](#)


Project Size: [423 - 430 sq.ft.](#) | Project Start: [December '22](#)

Project Type: [Residential](#) | Project Phase: [New Year Plans](#)

NO BROKERAGE
NEW LAUNCH
REGISTERED
Registration No: [P170049729](#)
Website: [https://www.luxuria.com](#)

[Floor Plan](#)
[Project Details](#)
[Society Reviews](#)
[Explore Locality](#)
[Recommendations](#)
[Dealer Details](#)

[FLOOR PLAN](#)
[INCLUDING](#)
[AREA DETAILS](#)
[PRICE DETAILS](#)



₹ 62.75 - 63.64 Lac

423 - 430 sq.ft.

₹ 62.75 Lacs

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 : 15.03.2024

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: 2024.03.15 15:37:56 +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 15.03.2024 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 20.02.2024. 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. Periwinkle Constructions Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical 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 – 20.02.2024 Valuation Date - 15.03.2024 Date of Report - 15.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.02.2024
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 March 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. Periwinkle Constructions Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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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