

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Mantri Our Home"

"Mantri Our Home", Proposed Residential Building on Plot Bearing CTS No. 822/3, 822/4 & 822/6 of Village - Ambivali, Sahakar Nagar / Azad Nagar, JP Road, Andheri (West), Mumbai, PIN – 400 053, State - Maharashtra, Country – India

Latitude Longitude: 19°07'43.0"N 72°49'56.3"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 :

- | | | | |
|---|--|---|--|
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|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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

MASTER VALUATION REPORT OF "Mantri our Home"

"Mantri Our Home", Proposed Residential Building on Plot Bearing CTS No. 822/3, 822/4 & 822/6 of Village - Ambivali, Sahakar Nagar / Azad Nagar, JP Road, Andheri (West), Mumbai, PIN – 400 053, State - Maharashtra, Country – India

Latitude Longitude: 19°07'43.0"N 72°49'56.3"E

NAME OF DEVELOPER: M/s. Pentagon Premises 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 **19th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Mantri Our Home"**, Proposed Residential Building on Plot Bearing CTS No. 822/3, 822/4 & 822/6 of Village - Ambivali, Sahakar Nagar / Azad Nagar, JP Road, Andheri (West), Mumbai, PIN – 400 053, State - Maharashtra, Country – India. It is about 260 minutes walking distance from VIVO DN Nagar Metro Station / Andheri 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 higher class & developed.

2. Developer Details:

Name of builder	M/s. Pentagon Premises Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Mantri Our Home	P51800051596
Register office address	M/s. Pentagon Premises Pvt. Ltd. Block No. 929, "Mantri House", FC Road, Shivaji Nagar, Dnyaneshwar Paduka Chowk, Pune, PIN – 411 004, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Shashikumar B. Nambiar (Builder Person - Mobile No. 9819057200) Mr. Deepak Koday (Site Supervisor. Mobile No. 8369774143)	
E – mail ID & Website	sbn@pentagonpremises.com www.pentagonpremises.com www.mantriourhome.life	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Titanium Towers & Eversmile Society
On or towards South	Varsova Marg
On or towards East	Amar Kunj Building & Apna Bazar Road
On or towards West	Sahakar Nagar Road & Eversun Society



Our Pan India Presence at :

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 : 19.02.2024				
	b) Date on which the valuation is made : 13.03.2024				
3.	List of documents produced for Perusal				
	1. Copy of Legal Title Report from Advocate Binod Kumar dated 16.03.2023.				
	2. Copy of Engineer's Certificate date 05.01.2024 issued by Mr. Tejas M. Shah (B.E. Civil) (As per RERA Certificate)				
	3. Copy of Architects Certificate date 14.02.2024 issued by Mr. Reza Kabul Architects Pvt. Ltd. (As per RERA Certificate)				
	4. Copy of CA Certificate date 21.09.2023 issued by CA P L B J & Company				
	5. Copy of MAHARERA Registration Certificate of Project No. P51800051596 issued by Maharashtra Real Estate Regulatory Authority date 27.06.2023. Valid Till. 31.03.2027				
	6. Copy of CA Certificate dated on 21.09.2023. issued by Bhavana Ganesh Jadhav.				
	7. Copy of Height Clearance NOC No. JUHU/WEST/B/092323/793468 date 13.11.2023 issued by Airports Authority of India. Valid Till. 12.11.2031.				
	8. Copy of Fire protection NOC No. P-11330/2022/(822/3 to 6)/K/W Ward/ Ambivali-CFO/1/New date 17.06.2022 issued by MCGM.				
	9. Copy of Commencement Certificate No. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali / FCC / 1 / Amend dated 17.05.2022 issued by Municipal Corporation Of Greater Mumbai. Issue On : 04 Aug 2023 Valid Upto : 08 Feb 2024 Application Number : P-11330/2022/(822/3 to 6)/K/W Ward/AMBIVALI/FCC/1/Amend Remark : Further C.C. for 'Wing A up to top of 5th floor + OHT for the height of 26.70 m AGL and for 'Wing B up to top of 7th upper floor + LMR & OHT for the height of 32.60m AGL' as per last approved plan dtd 20.12.2022 is approved.				
	10. Copy of Approved Plan No. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali dated 20.12.2022 issued by Municipal Corporation of Greater Mumbai. Approved upto:				
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Wing	Number of Floors		
Wing	Number of Floors				

	A	Basement + Ground + Podium + 1 st to 5 th upper floors.	
	B	Basement + Ground + Podium + 1 st to 7 th upper floors.	
11. Copy of Concession Plan No. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali dated 12.03.2024 issued by Municipal Corporation of Greater Mumbai			
Project Name (with address & phone nos.)	:	"Mantri Our Home", Proposed Residential Building on Plot Bearing CTS No. 822/3, 822/4 & 822/6 of Village - Ambivali, Sahakar Nagar / Azad Nagar, JP Road, Andheri (West), Mumbai, PIN – 400 053, 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. Pentagon Premises Pvt. Ltd. Address: Block No. 929, "Mantri House", FC Road, Shivaji Nagar, Dnyaneshwar Paduka Chowk, Pune, PIN – 411 004, State - Maharashtra, Country – India. Contact Person : Mr. Shashikumar B. Nambiar (Builder Person - Mobile No. 9819057200) Mr. Deepak Koday (Site Supervisor. Mobile No. 8369774143)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:		
<p>About "Mantri Our Home" Project: Presenting Pentagon Mantri Our Home a beautiful project, a well-planned living space which is the hallmark of thoughtfully laid out flats at reasonable prices. Pentagon Mantri Our Home brings a lifestyle that befits royalty with its beautiful apartments at Thane Your home will now serve as a perfect get-away after a tiring day at work, as Pentagon Mantri Our Home will make you forget that you are living in the heart of the city. These residential apartments in Thane offer luxurious homes that amazingly escape the noise of the city centre. The beautiful views and cross ventilation make your home a peaceful abode. In addition to that, there are a number of benefits of living in apartments with a good locality. Pentagon Mantri Our Home is conveniently located at Thane to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well-known hospitals, educational institutions, super-marts, parks, entertainment spots, recreational centres and so on. The RERA registration number of this project is P51800051596.</p>			
TYPE OF THE BUILDING			
Wing	Number of Floors		
A	Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 15 th (part) upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + Podium + 1st to 5th upper floors.		
B	Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 16 th upper floors. as per information provided by builder. The building permission as on date is received till Basement + Ground + Podium + 1st to 7th upper floors.		
LEVEL OF COMPLETEION:			
Wing	Present stage of Construction	Percentage of work completion	
A	RCC work upto 5 th floor slab work is completed.	32%	
B	RCC work upto 6 th floor slab work is completed.	34%	

DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is 31st March 2027 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Children Play Area		
➤ Club House		
➤ Terrace Garden above Club House		
➤ Yoga		
➤ Swimming Pool		
➤ Gymnasium		
➤ Kids Play Area		
➤ Multipurpose Hall		
➤ Outdoor Games		
➤ Spa and Salon		
➤ Banquet Hall		
➤ Basketball Court		
➤ Box Cricket		
➤ Library		
➤ Children Play area		
6.	Location of property	:
	a) Plot No. / Survey No.	: CTS No. 822/3, 822/4 & 822/6
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: CTS No. 822/3, 822/4 & 822/6, Village- Ambivali
	d) Ward / Taluka	: K/W - Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: "Mantri Our Home" , Proposed Residential Building on Plot Bearing CTS No. 822/3, 822/4 & 822/6 of Village - Ambivali, Sahakar Nagar / Azad Nagar, JP Road, Andheri (West), Mumbai, PIN – 400 053, State - Maharashtra, Country – India
8.	City / Town	: Andheri (West)
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Higher Middle Class
	ii) Urban / Semi Urban / Rural	: Urban

10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Ambivali	
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	Plot No. 21	Plot No. 21	Titanium Towers & Eversmile Society
	South	Plot No. 17, J P Road	Plot No. 17, J P Road	Varsova Marg
	East	Plot No. 821	Plot No. 821	Amar Kunj Building & Apna Bazar Road
	West	Sahakar Nagar Road	Sahakar Nagar Road	Sahakar Nagar Road & Eversun Society
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°07'43.0"N 72°49'56.3"E	
14.	Extent of the site	:	Plot area – 2799.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2799.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Higher Middle class	
2.	Development of surrounding areas	:	Very 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 and Commercial purpose									
8.	Any usage restriction	:	Residential and commercial purpose									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali dated 20.12.2022 issued by Municipal Corporation of Greater Mumbai. Approved upto:									
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10.	Corner plot or intermittent plot?	:	Corner									
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.	:	09.14 Mtr. Wide Sahakar Nagar 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-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 2799.00 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,70,020.00 per Sq. M. for Residential ₹ 1,09,010.00 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 & RERA</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>2799</td> <td>109010</td> <td>30,51,18,990</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2799	109010	30,51,18,990
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2799	109010	30,51,18,990										
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	:							
	Wing		Number of Floors						
	A		Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 15 th (part) upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + Podium + 1st to 5th upper floors.						
	B		Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 16 th upper floors. as per information provided by builder. The building permission as on date is received till Basement + Ground + Podium + 1st to 7th 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. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali dated 20.12.2022 issued by Municipal Corporation of Greater Mumbai.						
h)	Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + Podium + 1st to 5th upper floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground + Podium + 1st to 7th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + Podium + 1 st to 5 th upper floors.	B	Basement + Ground + Podium + 1 st to 7 th upper floors.
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A	Basement + Ground + Podium + 1 st to 5 th upper floors.								
B	Basement + Ground + Podium + 1 st to 7 th upper floors.								
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

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

2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	-
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. P-11330 / 2022 / (822/3 to 6)/ K/W Ward / Ambivali dated 20.12.2022 issued by Municipal Corporation of Greater Mumbai.	
		<u>Approval upto:</u>	
Wing	Number of Floors	Wing	Number of Floors
A	Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 15 th (part) upper floors.	A	Basement + Ground + Podium + 1 st to 5 th upper floors.
B	Proposed Basement + Ground + Podium + 1 st to 12 th floors + 14 th to 16 th upper floors.	B	Basement + Ground + Podium + 1 st to 7 th upper floors.

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. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.

1a) Wing -A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	1	GF	MP Room	365	402	35500	1,29,57,500	1,42,53,250	29500	12,84,800
2	2	GF	MP Room	245	270	35500	86,97,500	95,67,250	20000	8,62,400
3	3	GF	MP Room	224	246	35500	79,52,000	87,47,200	18000	7,88,480
4	101	1	2 BHK	636	700	35500	2,25,78,000	2,48,35,800	51500	22,38,720
5	102	1	2 BHK	598	658	35500	2,12,29,000	2,33,51,900	48500	21,04,960

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
6	103	1	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
7	104	1	3 BHK	764	840	35500	2,71,22,000	2,98,34,200	62000	26,89,280
8	201	2	2 BHK	636	700	35500	2,25,78,000	2,48,35,800	51500	22,38,720
9	202	2	2 BHK	598	658	35500	2,12,29,000	2,33,51,900	48500	21,04,960
10	203	2	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
11	204	2	3 BHK	764	840	35500	2,71,22,000	2,98,34,200	62000	26,89,280
12	301	3	2 BHK	636	700	35500	2,25,78,000	2,48,35,800	51500	22,38,720
13	302	3	2 BHK	598	658	35500	2,12,29,000	2,33,51,900	48500	21,04,960
14	303	3	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
15	304	3	3 BHK	764	840	35500	2,71,22,000	2,98,34,200	62000	26,89,280
16	401	4	2 BHK	636	700	35500	2,25,78,000	2,48,35,800	51500	22,38,720
17	402	4	2 BHK	598	658	35500	2,12,29,000	2,33,51,900	48500	21,04,960
18	403	4	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
19	404	4	3 BHK	764	840	35500	2,71,22,000	2,98,34,200	62000	26,89,280
20	503	5	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
Total				12066	13273		42,83,43,000	47,11,77,300		4,24,72,320

1b) Wing – A (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	501	5	2 BHK	636	700	35500	2,25,78,000	2,48,35,800	51500	22,38,720
22	502	5	2 BHK	598	658	35500	2,12,29,000	2,33,51,900	48500	21,04,960
23	504	5	2 BHK	648	713	35500	2,30,04,000	2,53,04,400	52500	22,80,960
24	601	6	2 BHK	636	700	35900	2,28,32,400	2,51,15,640	52500	22,38,720
25	602	6	2 BHK	598	658	35900	2,14,68,200	2,36,15,020	49000	21,04,960
26	603	6	2 BHK	648	713	35900	2,32,63,200	2,55,89,520	53500	22,80,960
27	604	6	3 BHK	764	840	35900	2,74,27,600	3,01,70,360	63000	26,89,280
28	701	7	2 BHK	636	700	35900	2,28,32,400	2,51,15,640	52500	22,38,720
29	702	7	2 BHK	598	658	35900	2,14,68,200	2,36,15,020	49000	21,04,960
30	703	7	2 BHK	648	713	35900	2,32,63,200	2,55,89,520	53500	22,80,960
31	704	7	3 BHK	764	840	35900	2,74,27,600	3,01,70,360	63000	26,89,280
32	801	8	2 BHK	636	700	35900	2,28,32,400	2,51,15,640	52500	22,38,720
33	802	8	2 BHK	598	658	35900	2,14,68,200	2,36,15,020	49000	21,04,960
34	803	8	2 BHK	648	713	35900	2,32,63,200	2,55,89,520	53500	22,80,960
35	804	8	3 BHK	764	840	35900	2,74,27,600	3,01,70,360	63000	26,89,280
36	901	9	2 BHK	636	700	35900	2,28,32,400	2,51,15,640	52500	22,38,720
37	902	9	2 BHK	598	658	35900	2,14,68,200	2,36,15,020	49000	21,04,960

Sr. No.	Flat No.	Floor No.	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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	903	9	2 BHK	648	713	35900	2,32,63,200	2,55,89,520	53500	22,80,960
39	904	9	3 BHK	764	840	35900	2,74,27,600	3,01,70,360	63000	26,89,280
40	1001	10	2 BHK	636	700	35900	2,28,32,400	2,51,15,640	52500	22,38,720
41	1002	10	2 BHK	598	658	35900	2,14,68,200	2,36,15,020	49000	21,04,960
42	1003	10	2 BHK	648	713	35900	2,32,63,200	2,55,89,520	53500	22,80,960
43	1004	10	3 BHK	764	840	35900	2,74,27,600	3,01,70,360	63000	26,89,280
44	1101	11	2 BHK	636	700	36300	2,30,86,800	2,53,95,480	53000	22,38,720
45	1102	11	2 BHK	598	658	36300	2,17,07,400	2,38,78,140	49500	21,04,960
46	1103	11	2 BHK	648	713	36300	2,35,22,400	2,58,74,640	54000	22,80,960
47	1104	11	3 BHK	764	840	36300	2,77,33,200	3,05,06,520	63500	26,89,280
48	1201	12	2 BHK	636	700	36300	2,30,86,800	2,53,95,480	53000	22,38,720
49	1202	12	2 BHK	598	658	36300	2,17,07,400	2,38,78,140	49500	21,04,960
50	1203	12	2 BHK	648	713	36300	2,35,22,400	2,58,74,640	54000	22,80,960
51	1204	12	3 BHK	764	840	36300	2,77,33,200	3,05,06,520	63500	26,89,280
52	1401	14	2 BHK	636	700	36300	2,30,86,800	2,53,95,480	53000	22,38,720
53	1402	14	2 BHK	598	658	36300	2,17,07,400	2,38,78,140	49500	21,04,960
54	1403	14	2 BHK	648	713	36300	2,35,22,400	2,58,74,640	54000	22,80,960
55	1404	14	3 BHK	764	840	36300	2,77,33,200	3,05,06,520	63500	26,89,280
56	1503	15	2 BHK	648	713	36300	2,35,22,400	2,58,74,640	54000	22,80,960
57	1504	15	3 BHK	764	840	36300	2,77,33,200	3,05,06,520	63500	26,89,280
Total				24462	26908		88,11,73,000	96,92,90,300		8,61,06,240

2a) Wing -B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	773	850					27,20,960
2	102	1	2 BHK	513	564					18,05,760
3	103	1	2 BHK	459	505					16,15,680
4	104	1	2 BHK	609	670					21,43,680
5	201	2	3 BHK	773	850					27,20,960
6	202	2	2 BHK	513	564					18,05,760
7	203	2	2 BHK	459	505					16,15,680
8	204	2	2 BHK	609	670					21,43,680
9	301	3	3 BHK	818	900					28,79,360
10	302	3	2 BHK	513	564					18,05,760
11	303	3	2 BHK	459	505					16,15,680
12	304	3	2 BHK	609	670					21,43,680
							Land Owner's Share			
							Land Owner's Share			

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
13	401	4	3 BHK	818	900					28,79,360
14	402	4	2 BHK	513	564	35500	1,82,11,500	2,00,32,650	41500	18,05,760
15	403	4	2 BHK	459	505					16,15,680
16	404	4	2 BHK	609	670					21,43,680
17	501	5	3 BHK	818	900					28,79,360
18	502	5	2 BHK	513	564					18,05,760
19	503	5	2 BHK	459	505					16,15,680
20	504	5	2 BHK	609	670					21,43,680
21	601	6	3 BHK	818	900					28,79,360
22	602	6	2 BHK	513	564					18,05,760
23	603	6	2 BHK	459	505					16,15,680
24	604	6	2 BHK	609	670					21,43,680
25	701	7	3 BHK	818	900					28,79,360
26	702	7	2 BHK	513	564					18,05,760
27	703	7	2 BHK	459	505					16,15,680
28	704	7	2 BHK	609	670					21,43,680
Total				16703	18373		1,82,11,500	2,00,32,650		5,87,95,560

2b) Wing – B (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
29	801	8	3 BHK	818	900					28,79,360
30	802	8	2 BHK	513	564					18,05,760
31	803	8	2 BHK	459	505					16,15,680
32	804	8	2 BHK	609	670					21,43,680
33	901	9	3 BHK	818	900					28,79,360
34	902	9	2 BHK	513	564					18,05,760
35	903	9	2 BHK	459	505					16,15,680
36	904	9	3 BHK	688	757					24,21,760
37	1001	10	3 BHK	818	900					28,79,360
38	1002	10	2 BHK	513	564					18,05,760
39	1003	10	2 BHK	459	505					16,15,680
40	1004	10	3 BHK	688	757					24,21,760
41	1101	11	3 BHK	818	900					28,79,360
42	1102	11	2 BHK	513	564					18,05,760
43	1103	11	2 BHK	459	505					16,15,680
44	1104	11	3 BHK	609	670					21,43,680

Sr. No.	Flat No.	Floor No.	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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
45	1201	12	3 BHK	945	1040					33,26,400
46	1202	12	2 BHK	584	642					20,55,680
47	1203	12	2 BHK	476	524					16,75,520
48	1204	12	3 BHK	688	757					24,21,760
49	1401	14	3 BHK	945	1040					33,26,400
50	1402	14	2 BHK	584	642					20,55,680
51	1403	14	2 BHK	476	524					16,75,520
52	1404	14	3 BHK	688	757					24,21,760
53	1501	15	3 BHK	945	1040					33,26,400
54	1502	15	2 BHK	584	642					20,55,680
55	1503	15	2 BHK	476	524					16,75,520
56	1504	15	3 BHK	688	757					24,21,760
57	1601	16	3 BHK	945	1040					33,26,400
58	1602	16	2 BHK	584	642					20,55,680
59	1603	16	2 BHK	476	524					16,75,520
60	1604	16	3 BHK	688	757					24,21,760
Total				20526	22579		-	-		7,22,51,520

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Approved	1 MP - 03 2 BHK - 13 3 BHK - 04	20	12066	13273	42,83,43,000.00	47,11,77,300.00
A - Proposed	2 BHK - 28 3 BHK - 09	37	24462	26908	88,11,73,000.00	96,92,90,300.00
Total (a)		57	36528	40181	1,30,95,16,000.00	1,44,04,67,600.00
B - Approved Sale Flat	2 BHK - 01	01	513	564	1,82,11,500.00	2,00,32,650.00
B - Approved & Proposed Land Owner's Share	2 BHK - 37 3 BHK - 22	59	36716	40388	-	-
Total (b)		60	37229	40952	1,82,11,500.00	2,00,32,650.00
Total (a + b)		117	73757	81133	1,32,77,27,500.00	1,46,05,00,250.00



Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,32,77,27,500.00
Final Realizable Value After Completion in ₹	1,46,05,00,250.00
Cost of Construction (Total Built up area x Rate) 81133 Sq. Ft. x ₹ 3200.00	25,96,25,600.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	32	40181	12,85,79,200.00	4,11,45,344.00
B	34	40952	13,10,46,400.00	4,45,55,776.00

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 ₹		:	₹ 1,32,77,27,500.00
Final Realizable Value After Completion in ₹		:	₹ 1,46,05,00,250.00

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 ₹ 34,500.00 to ₹ 37,500.00 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 ₹ 35,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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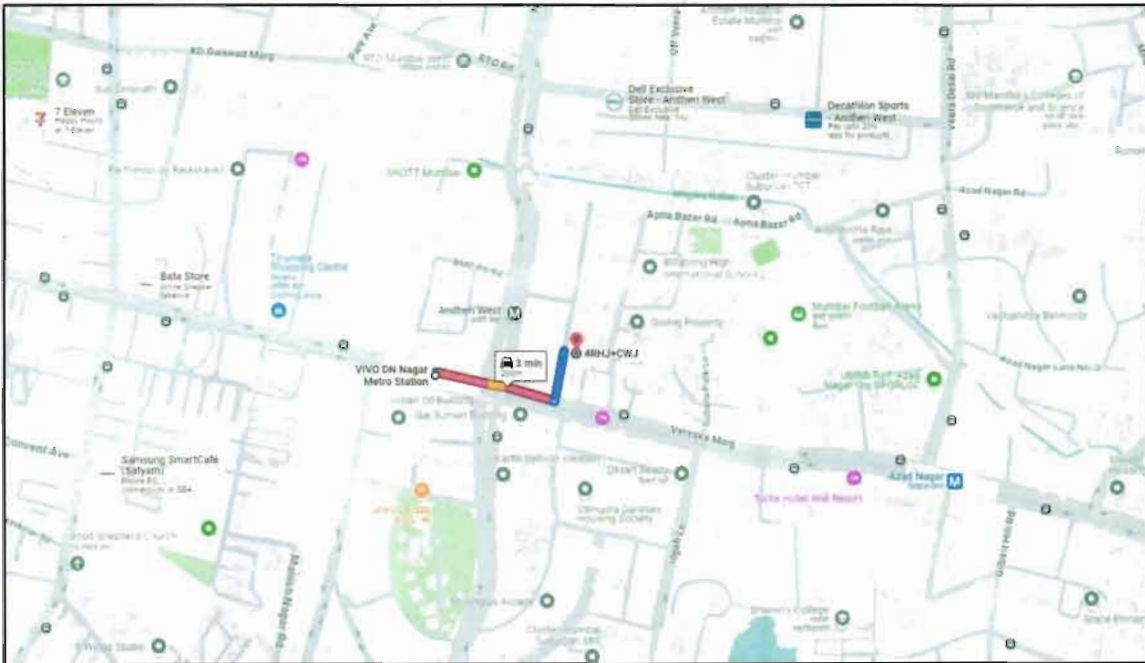


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°07'43.0"N 72°49'56.3"E


Note: The Blue line shows the route to site from nearest Metro station (Andheri / VVO D N Nagar – 260 Mtr.)

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)

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: अंबिवली (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 822 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
47/229-रस्ता: जयप्रकाश मार्ग - अंधेरी स्टेशन ते लिंक रोड जंक्शनपर्यंत.	109010	170020	195520287000	170330	चौ. मीटर	मि.टी.एम. तंत्र

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Price Indicators

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Pentagon Mantri Our Home

Andheri West, Mumbai

₹ 93.00 Lac to 3.40 Cr

Status: **New Launch**

Project Size
40 units · 0.68 Acres

Configurations: Flat, Studio from 224 Sq. Ft. to 818 Sq. Ft. (Carpet)

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1 Photo Map

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3 BHK Flat ₹2.57 Cr EMI starts at ₹1.29 Lacs

Mantri Our Home, Azad Nagar, Andheri West, Mumbai

Zero brokerage know More

1250 sq.ft Built Up Area ₹20.56 K/sq.ft Avg. Price 3 BHK Configuration 31st Dec, 2025 Possession status Lower of 14 floors North facing Facing Unfurnished Furnishing

Price Indicators

The screenshot displays a real estate listing on the Housing.com platform. At the top, there are navigation options for 'Buy in Mumbai' and a search bar. Below the search bar, there are two featured property cards: 'Jagdishwar, west, Western Suburbs, Mumbai' (2 BHK Apartment) and 'Anaher west, Western Suburbs, Mumbai' (1, 2, 3 BHK Apartments). The main listing is for a '2 BHK Flat' in 'Mantri Our Home, Azad Nagar, Andheri West, Mumbai'. The price is listed as ₹2.11 Cr, with an EMI starting at ₹1.05 Lacs. The listing includes several images: a blurred view of the building, a night view of the building, a view of the building's facade, a view of the building's entrance, and a floor plan. Below the images, there are key details: 1000 sq.ft Built Up Area, ₹21.10 K/sq.ft Avg. Price, 2 BHK Configuration, 31st Dec. 2025 Possession status, Lower of 14 floors, North facing Facing, and Unfurnished Furnishing.

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Sales Instance nearby

गावाचे नाव : आंबिवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	37640000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	24668107.5
(4) भू-मापन, पोटोसिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र 1904 15 वा मजला हबटाऊन प्रीमियर रेसिडेन्सी बेलप्यर मुद्रण कामगार नगर जे पी रोड आंबिवली अंधेरी वेस्ट मुंबई 400053 रेरा प्रमाणे सदनिकेचे क्षेत्रफळ 90.73 चौ मी कारपेट सोबत 1 स्टॅक म्हणजेच 2 कार पार्किंग व इतर माहिती व मिलकतीचे वर्णन दस्तात नमूद केल्या प्रमाणे (C.T.S. Number : 833 Part ;)
(5) क्षेत्रफळ	99.80 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हबटाऊन लिमिटेडचे ऑफो सिग्रेटरी अनघा औधकर तर्फे मुखत्यार काळुराम कशीवले - वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AAACA6101D 2): नाव:-हबटाऊन लिमिटेडचे ऑफो सिग्रेटरी माधवी देगावकर तर्फे मुखत्यार काळुराम कशीवले - वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AAACA6101D 3): नाव:-मान्यता देजार पॅराडिगम स्ट्रक्चर एलएलपीचे ऑफो सिग्रेटरी पदमाकर गंगाराम गावडे - वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं 201, 2 रा मजला निवाण एस एच रोड खार वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAVFP0257H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पायल भट्टाचार्या तर्फे कुलमुखत्यार गौतम भट्टाचार्या - वय:-70; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. 3बी, 1314 समर्थ अंगन लोखंडवाला अंधेरी पश्चिम, मुंबई, महाराष्ट्र, भारत, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-APNPNB8930Q 2): नाव:-गौतम भट्टाचार्या - वय:-70; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 3बी, 1314 समर्थ अंगन लोखंडवाला अंधेरी पश्चिम, मुंबई, महाराष्ट्र, भारत, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ARCPB4133R
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3105/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	2258400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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Price Indicators Projects nearby Locality

Tathastu REAR

By H AND D PROJECTS

Tathastu 22/A, Gawood Bldg. Off J.P. Rd., Andheri West, Western Suburbs, Mumbai

₹1.2 Cr - 3.16 Cr | ₹30.00 K/sq.ft

EMI starts at ₹59.72 K

Price excluded maintenance. Floor size. See More

[Contact Developer](#)



1, 2, 3 BHK Apartments Configurations

Jul, 2026

Possession Starts

₹30.00 K/sq.ft

Avg. Price

401.00 sq.ft. - 1054.00 sq.ft.

(Carpet Area) Sizes

DLH Swapndeeep

By DLH

Azad Nagar, Andheri-Dahisar, Western Suburbs, Mumbai

[Become the first to Rate](#)

₹3.75 Cr - 4.82 Cr | ₹35.00 K/sq.ft

EMI starts at ₹1.86 Lacs

Price excluded maintenance. Floor size. See More

[Contact Developer](#)



2, 3 BHK Apartments Configurations

Ready to Move

Possession Status

₹35.00 K/sq.ft

Avg. Price

1070.00 sq.ft. - 1376.00 sq.—

(Builtup Area) Sizes



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Price Indicators Projects nearby Locality

HOUSING.COM
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Chaitanya Shreyas RERA

By CHAITANYA DEVELOPERS

Azad Road, West To Saranam Chawl's Devel Road, Andheri West, Western Suburbs, Mumbai


Become the first to Rate

₹1.47 Cr - 2.18 Cr | ₹31.00 K/sq.ft

EMI starts at ₹72.98 K


All Inclusive Prices

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Terrace Garden

2, 3 BHK Apartments Configurations

Ready to Move Possession Status

₹31.00 K/sq.ft Avg. Price

475.00 sq.ft. - 702.00 sq.ft. (Carpet Area) Sizes

Graceunited Mirai RERA

By GRACEUNITED DEVELOPERS

Andheri West, Western Suburbs, Mumbai

₹1.37 Cr - 2.13 Cr | ₹30.00 K/sq.ft

EMI starts at ₹68.02 K

All Inclusive Prices

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1, 2 BHK Apartments Configurations

Jul, 2027 Possession Starts

₹30.00 K/sq.ft Avg. Price

456.00 sq.ft. - 711.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality


Transcon Triumph Tower 4 REERA

By TRANSCON TRIUMPH PHASE 2 PVT LTD
Andheri West, Western Suburbs, Mumbai

₹2.37 Cr - 3.41 Cr | ₹36.01 K/sq.ft
EMI starts at ₹1.18 Lacs


Price excludes maintenance. Floor 1-20 [See More](#)

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2, 3 BHK Apartments
Configurations

Mar, 2027
Possession Starts

₹36.01 K/sq.ft
Avg. Price

659.00 sq.ft. - 947.00 sq.ft.
(Carpet Area)
Sizes


Moongipa Winspace Amelio REERA

By MOONGIPA
DN Nagar, Andheri West, Western Suburbs, Mumbai

₹2.13 Cr - 2.67 Cr | ₹30.04 K/sq.ft
EMI starts at ₹1.06 Lacs


Price excludes maintenance. Floor 1-20 [See More](#)

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2, 3 BHK Apartments
Configurations

Dec, 2020
Possession Starts

₹30.04 K/sq.ft
Avg. Price

709.00 sq.ft. - 888.00 sq.ft.
(Carpet Area)
Sizes

Price Indicators Projects nearby Locality

Vista Residences Wing D Tower 3 REGA

By **HIRANJANDANI COMMUNITIES**


Above Vicco Mall, New Link Road, Oshiwara, Andheri West, Western Suburbs, Mumbai

₹2.95 Cr - 4.5 Cr | ₹38.64 K/sq.ft
EMI starts at ₹1.46 Laacs

Price excludes maintenance. Floor rise c. [See More](#)


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2, 3 BHK Apartments Configurations


Under Construction Possession Status.

₹38.64 K/sq. ft Avg. Price

760.00 sq.ft. - 1170.00 sq.ft.
(Carpet Area)
[Sizes](#)

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Listing ID: #6506792

₹ 5.25 Cr.,

- 3 Bedrooms
- Unfurnished
- 4 Bathroom
- 1282 Sq Ft. (Carpet Area)
- Park View

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Price Indicators Projects nearby Locality

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Home / Mumbai / Andheri West / Andheri West / Adani Codename Westbay

Last updated: Feb 24, 2024

Adani Codename Westbay RERA

By ADANI ESTATES PRIVATE LIMITED


Andheri West, Western Suburbs, Mumbai

₹2.5 Cr - 7.0 Cr | ₹30.38 K - 37.47 K/sq.ft


EMI starts at ₹124 Lacs

View price

Contact Seller



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2, 3, 4 BHK Apartments Configurations

Oct, 2028 Possession Starts

₹30.38 K - 37.47 K/sq.ft Avg. Price

823.00 sq.ft. - 1868.00 sq.ft. (Carpet Area) Sizes

The Residency Tower RERA

By LAK AND HANWARE REALTY

THE RESIDENCY TOWER, Keyrk Pada Near Mother Care Hospital, Behind Bharat Petrol Pump, Andheri West, Western Suburbs, Mumbai


★ 4.2 [Write a Review](#)

₹99.0 L - 2.13 Cr | ₹29.12 K - 31.02 K/sq.ft


EMI starts at ₹49.15 K

Price excludes maintenance, RERA fee etc. See More

Contact Developer



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1, 2 BHK Apartments Configurations

Ready to Move Possession Status

₹29.12 K - 31.02 K/sq.ft Avg. Price

340.00 sq.ft. - 685.00 sq.ft. (Carpet Area) Sizes

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 : 13.03.2024

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: 2024.03.14 10:28:59 +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)

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 13.03.2024 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 19.02.2024. 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. Pentagon Premises 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 – Processing Officer 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 - 19.02.2024 Valuation Date – 13.03.2024 Date of Report – 13.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.02.2024
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 **13th 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Pentagon Premises Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Pentagon Premises Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

(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.

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
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Date: 2024.03.14 10:29:21 +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