

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Ajmera Downtown"

"Ajmera Downtown", Proposed Redevelopment on Property Bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Mag, Picket Road, K. H. Ajmera Chowk, Opp. L. T. Marg Police Station, Marine Lines, Mumbai, PIN Code – 400 002, State - Maharashtra, Country - India

Latitude Longitude: 18°56'45.1"N 72°49'49.5"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

Vastu/SBI/Mumbai/02/2024/7075/2305230

29/09-452-V

Date: 29.02.2024

MASTER VALUATION REPORT OF "Ajmera Downtown"

"Ajmera Downtown", Proposed Redevelopment on Property Bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Mag, Picket Road, K. H. Ajmera Chowk, Opp. L. T. Marg Police Station, Marine Lines, Mumbai, PIN Code – 400 002, State - Maharashtra, Country - India

Latitude Longitude: 18°56'45.1"N 72°49'49.5"E

NAME OF DEVELOPER: M/s. Ashjit Realities 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 **21st February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Ajmera Downtown", Proposed Redevelopment on Property Bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Mag, Picket Road, K. H. Ajmera Chowk, Opp. L. T. Marg Police Station, Marine Lines, Mumbai, PIN Code – 400 002, State - Maharashtra, Country - India. It is about 850 Mtr. travel distance from Marin Line 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. Ashjit Realities Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Ajmera Downtown	P51900031924
Register office address	M/s. Ashjit Realities Pvt. Ltd. "Ajmera House", 63/67, Pathakwadi, L. T. Marg, K. H. Ajmera Chowk, Opp. G. T. Hospital, Mumbai, PIN Code - 400 002, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Zubeda Saiyad (Builder Person - Mobile No. 8928446701)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	G. T. Building & Gopal Niwas Building
On or towards South	Picket Road
On or towards East	Shrinath Bhavan & Pathakwadi Road
On or towards West	Sagar Bhavan Building & R. Champsai Road



www.vastukala.org

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, iBoormidag,
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 : 21.02.2024
	b)	Date on which the valuation is made : 29.02.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Certificate date 07.08.2021 issued by Adv. Taurus Legal	
	2. Copy of Sale Deed date 13.10.2016 b/w. Mr. Rohan Developers Pvt. Ltd. (the Vendor) AND yle of M/s. Ashjit Realities Pvt. Ltd. (the Purchaser)	
	3. Copy of MAHARERA Registration Certificate of Project No. P51900031924 issued by Maharashtra Real Estate Regulatory Authority date 22.11.2021. Last Modified date 26.02.2024	
	4. Copy of Affidavit – Cum – Declaration of Mr. Manish K. Ajmera & others Directors of M/s. Ashjit Realities Pvt. Ltd. date 27.12.2023	
	5. Copy of Architect's Certificate Ref No. PA / 03 / Ajmera Downtown / 2023 date 15.01.2024 issued by Ar. Patidar Alliance (As per RERA Certificate)	
	6. Copy of CA Certificate date 01.11.2023 issued by CA Kailas Yadu Shinare	
	7. Copy of Engineer's Certificate for Quality Assurance date 02.02.2024 issued by Er. Rakesh Kumar Singh (As per RERA Certificate)	
	8. Copy of Engineer's Certificate date 16.10.2023 issued by Er. Rakesh Kumar Singh (As per RERA Certificate)	
	9. Copy of Annual Report on Statement of Accounts Chartered Accountants Certificate date 28.09.2023 issued by M/s. D. S. Madhavani & Co.	
	10. Copy of Tax Clearance Certificate date 17.06.2019 issued by MCGM	
	11. Copy of NOC for Height Clearance No. SNCR / WEST / B / 032120 / 452280 date 30.06.2020 issued by Airports Authority of India	
	12. Copy of Fire NOC No. 0188 / 2019 / (996) / C / Ward / Bhuleshwar – CFO / 1 / NEW date 02.06.2022 issued by Brihanmumbai Municipal Corporation Mumbai Fire Brigade	
	13. Copy of Commencement Certificate No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali / CC / 1 NEW date 19.02.2019 issued by Municipal Corporation of Greater Mumbai	

amenities. It is a gated community with like-minded people. Experience a relaxing environment in this aesthetically pleasing environment that offers best-in-class amenities. Located just minutes from all the city's significant landmarks, The Ajmera Downtown Kalbadevi project provides luxurious and comfortable living for a lifetime. A dedicated parking area is available for residents of Ajmera Downtown Kalbadevi. Consequently, you will always be able to find a parking space at Ajmera Downtown Kalbadevi. Ajmera Downtown Kalbadevi project is located near shopping centres, educational institutions, IT hubs, healthcare facilities, and entertainment venues. With easy access to highways and multiple public transport options, this new project in Mumbai is perfect for working professionals, families, and students. It provides the ideal balance of convenience and comfort.

TYPE OF THE BUILDING

Project	Number of Floors
Ajmera Downtown	Proposed 1 Basement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential / Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace Upper Floors.

LEVEL OF COMPLETEION:

Project	Present stage of Construction	Percentage of work completion
Ajmera Downtown	RCC work upto 19 th floor slab is completed. Brick work upto 16 th floor is completed.	30%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2027 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

➤ Italian marble flooring f or living, dining, bedrooms and kitchen.
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Garden
➤ Fitness Centre
➤ Yoga
➤ Gymnasium
➤ Children's Play Area
➤ Kids play area
➤ Jogging track
➤ Swimming pool
➤ Roof Top Sky Lounge
➤ Landscape Area
➤ Fitness Centre
➤ Indoor Games

6.	Location of property	:	
a)	Plot No. / Survey No.	:	C. S. No. 996
b)	Door No.	:	Not applicable

c)	C. T.S. No. / Village	:	C. S. No. 996 of Bhuleshwar Division	
d)	Ward / Taluka	:	C -Ward	
e)	Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"Ajmera Downtown", Proposed Redevelopment on Property Bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Mag, Picket Road, K. H. Ajmera Chowk, Opp. L. T. Marg Police Station, Marine Lines, Mumbai, PIN Code – 400 002, State - Maharashtra, Country - India	
8.	City / Town	:	R. S. Sapre Mag, Picket Road, K. H. Ajmera Chowk, Opp. L. T. Marg Police Station, Marine Lines, Mumbai	
	Residential area		Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	C S No. 990 & 991	C S No. 990 991	G. T. Building & Gopal Niwas Building
	South	C S No. 497 & R S Sapre Marg of Bhuleshwar Division	R S SAPRE MARG C S No. 997	Picket Road
	East	C S No. 993, 994 & 995 of Bhuleshwar Division	C S No. 999	Shrinath Bhavan & Pathakwadi Road
	West	C S No. 999 of Bhuleshwar Division	C S No. 993 994 995	Sagar Bhavan Building & R. Champsi Road
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	:	18°56'45.1"N 72°49'49.5"E	

14.	Extent of the site	:	Plot area – 2473.26 Sq. M. (As per Approved Plan) Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2473.26 Sq. M. (As per Approved Plan)				
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				
III	CHARACTERISTICS OF THE SITE						
1.	Classification of locality	:	Higher 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 Amended Approved Plan No. 0188 / 2019 / (996) / C / Ward / Bhuleshwar / 337 date 13.05.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Seven - Sheet No. 1/7 to 7/7) Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ajmera Downtown</td> <td>1 Easement + Ground / Stilt + 1st & 2nd Floors (Commercial) + 3rd to 19th Floors (Part Residential, Part Parking) + 20th to 46th floors + 47th Floor (Amenity) + 48th (Part) Terrace Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Ajmera Downtown	1 Easement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential, Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace Upper Floors.
Project	Number of Floors						
Ajmera Downtown	1 Easement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential, Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace 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.	:	13.20 Mtr. Wide R S Sapre Marg (Picket Road)				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							

1	Size of plot	:	Plot area – 2473.26 Sq. M. (As per Approved Plan)											
	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)	:	₹ 1,67,530.00 per Sq. M. for Residential ₹ 85,220.00 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>2473.26</td> <td>85220</td> <td>21,07,71,217.00</td> </tr> </tbody> </table>			As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2473.26	85220	21,07,71,217.00
As per Approved Plan														
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)												
2473.26	85220	21,07,71,217.00												
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	:												
	Project		Number of Floors											
	Ajmera Downtown		Proposed 1 Basement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential / Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace 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 Amended Approved Plan No. 0188 / 2019 / (996) / C / Ward / Bhuleshwar / 337 date 13.05.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Seven - Sheet No. 1/7 to 7/7)											
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ajmera Downtown</td> <td>1 Basement + Ground / Stilt + 1st & 2nd Floors (Commercial) + 3rd to 19th Floors (Part Residential / Part Parking) + 20th to 46th floors + 47th Floor (Amenity) + 48th (Part) Terrace Upper Floors.</td> </tr> </tbody> </table>			Project	Number of Floors	Ajmera Downtown	1 Basement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential / Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace Upper Floors.					
Project	Number of Floors													
Ajmera Downtown	1 Basement + Ground / Stilt + 1 st & 2 nd Floors (Commercial) + 3 rd to 19 th Floors (Part Residential / Part Parking) + 20 th to 46 th floors + 47 th Floor (Amenity) + 48 th (Part) Terrace 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	:	-
	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1. Ajmera Downtown:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	2 BHK	560	616		Land Owner's Share			21,56,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
2	302	3	1 BHK	440	484					16,94,000
3	303	3	1 BHK	440	484					16,94,000
4	304	3	2 BHK	560	616					21,56,000
5	306	3	2 BHK	620	682					23,87,000
6	307	3	2 BHK	620	682					23,87,000
7	401	4	2 BHK	560	616					21,56,000
8	402	4	1 BHK	440	484					16,94,000
9	403	4	1 BHK	440	484					16,94,000
10	404	4	2 BHK	560	616					21,56,000
11	406	4	2 BHK	620	682					23,87,000
12	407	4	2 BHK	620	682					23,87,000
13	501	5	2 BHK	560	616					21,56,000
14	502	5	1 BHK	440	484					16,94,000
15	503	5	1 BHK	440	484					16,94,000
16	504	5	2 BHK	560	616					21,56,000
17	506	5	2 BHK	620	682					23,87,000
18	507	5	2 BHK	620	682					23,87,000
19	601	6	2 BHK	560	616					21,56,000
20	602	6	1 BHK	440	484					16,94,000
21	603	6	1 BHK	440	484					16,94,000
22	604	6	2 BHK	560	616					21,56,000
23	701	7	2 BHK	560	616	45600	2,55,36,000	2,75,78,880	69000	21,56,000
24	702	7	1 BHK	440	484					16,94,000
25	703	7	1 BHK	440	484					16,94,000
26	704	7	2 BHK	560	616	45600	2,55,36,000	2,75,78,880	69000	21,56,000
27	706	7	2 BHK	620	682					23,87,000
28	707	7	2 BHK	620	682					23,87,000
29	801	8	2 BHK	560	616	45750	2,56,20,000	2,76,69,600	69000	21,56,000
30	802	8	1 BHK	440	484					16,94,000
31	803	8	1 BHK	440	484					16,94,000
32	804	8	2 BHK	560	616	45750	2,56,20,000	2,76,69,600	69000	21,56,000
33	806	8	2 BHK	620	682					23,87,000
34	807	8	2 BHK	620	682					23,87,000
35	901	9	2 BHK	560	616	45900	2,57,04,000	2,77,60,320	69500	21,56,000
36	902	9	1 BHK	440	484					16,94,000
37	903	9	1 BHK	440	484					16,94,000
38	904	9	2 BHK	560	616	45900	2,57,04,000	2,77,60,320	69500	21,56,000
39	906	9	2 BHK	620	682					23,87,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
40	907	9	2 BHK	620	682					23,87,000
41	1001	10	2 BHK	560	616					21,56,000
42	1002	10	1 BHK	440	484					16,94,000
43	1003	10	1 BHK	440	484					16,94,000
44	1004	10	2 BHK	560	616	46050	2,57,88,000	2,78,51,040	69500	21,56,000
45	1006	10	2 BHK	620	682					23,87,000
46	1007	10	2 BHK	620	682					23,87,000
47	1101	11	2 BHK	560	616	46200	2,58,72,000	2,79,41,760	70000	21,56,000
48	1102	11	1 BHK	440	484					16,94,000
49	1103	11	1 BHK	440	484					16,94,000
50	1104	11	2 BHK	560	616	46200	2,58,72,000	2,79,41,760	70000	21,56,000
51	1106	11	2 BHK	620	682					23,87,000
52	1107	11	2 BHK	620	682					23,87,000
53	1201	12	2 BHK	560	616	46350	2,59,56,000	2,80,32,480	70000	21,56,000
54	1202	12	1 BHK	440	484					16,94,000
55	1203	12	1 BHK	440	484					16,94,000
56	1204	12	2 BHK	560	616	46350	2,59,56,000	2,80,32,480	70000	21,56,000
57	1206	12	2 BHK	620	682					23,87,000
58	1207	12	2 BHK	620	682					23,87,000
59	1301	13	2 BHK	560	616	46500	2,60,40,000	2,81,23,200	70500	21,56,000
60	1302	13	1 BHK	440	484					16,94,000
61	1303	13	1 BHK	440	484					16,94,000
62	1304	13	2 BHK	560	616	46500	2,60,40,000	2,81,23,200	70500	21,56,000
63	1401	14	2 BHK	560	616	46650	2,61,24,000	2,82,13,920	70500	21,56,000
64	1402	14	1 BHK	440	484					16,94,000
65	1403	14	1 BHK	440	484					16,94,000
66	1404	14	2 BHK	560	616					21,56,000
67	1406	14	2 BHK	620	682	46650	2,89,23,000	3,12,36,840	78000	23,87,000
68	1407	14	2 BHK	620	682					23,87,000
69	1501	15	2 BHK	560	616	46800	2,62,08,000	2,83,04,640	71000	21,56,000
70	1502	15	1 BHK	440	484					16,94,000
71	1503	15	1 BHK	440	484					16,94,000
72	1504	15	2 BHK	560	616					21,56,000
73	1506	15	2 BHK	620	682					23,87,000
74	1507	15	2 BHK	620	682					23,87,000
75	1601	16	2 BHK	560	616	46950	2,62,92,000	2,83,95,360	71000	21,56,000
76	1602	16	1 BHK	440	484					16,94,000
77	1603	16	1 BHK	440	484					16,94,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
78	1604	16	2 BHK	560	616	46950	2,62,92,000	2,83,95,360	71000	21,56,000
79	1606	16	2 BHK	620	682	Land Owner's Share				23,87,000
80	1607	16	2 BHK	620	682					23,87,000
81	1701	17	2 BHK	560	616	47100	2,63,76,000	2,84,86,080	71000	21,56,000
82	1702	17	1 BHK	440	484	47100	2,07,24,000	2,23,81,920	56000	16,94,000
83	1703	17	1 BHK	440	484	Land Owner's Share				16,94,000
84	1704	17	2 BHK	560	616	47100	2,63,76,000	2,84,86,080	71000	21,56,000
85	1706	17	2 BHK	620	682	47100	2,92,02,000	3,15,38,160	79000	23,87,000
86	1707	17	2 BHK	620	682	Land Owner's Share				23,87,000
87	1801	18	2 BHK	560	616					21,56,000
88	1802	18	1 BHK	440	484					16,94,000
89	1803	18	1 BHK	440	484					16,94,000
90	1804	18	2 BHK	560	616	47250	2,64,60,000	2,85,76,800	71500	21,56,000
91	1806	18	2 BHK	620	682	Land Owner's Share				23,87,000
92	1807	18	2 BHK	620	682	47250	2,92,95,000	3,16,38,600	79000	23,87,000
93	1901	19	2 BHK	560	616	47400	2,65,44,000	2,86,67,520	71500	21,56,000
94	1902	19	1 BHK	440	484	Land Owner's Share				16,94,000
95	1903	19	1 BHK	440	484					16,94,000
96	1904	19	2 BHK	560	616	47400	2,65,44,000	2,86,67,520	71500	21,56,000
97	1906	19	2 BHK	620	682	Land Owner's Share				23,87,000
98	1907	19	2 BHK	620	682	47400	2,93,88,000	3,17,39,040	79500	23,87,000
99	2001	20	2 BHK	560	616	47550	2,66,28,000	2,87,58,240	72000	21,56,000
100	2002	20	1 BHK	440	484	47550	2,09,22,000	2,25,95,760	56500	16,94,000
101	2003	20	1 BHK	440	484	Land Owner's Share				16,94,000
102	2004	20	2 BHK	560	616	47550	2,66,28,000	2,87,58,240	72000	21,56,000
103	2005	20	3 BHK	870	957	Land Owner's Share				33,49,500
104	2008	20	3 BHK	870	957					33,49,500
105	2101	21	2 BHK	560	616	47700	2,67,12,000	2,88,48,960	72000	21,56,000
106	2102	21	1 BHK	440	484	Land Owner's Share				16,94,000
107	2103	21	1 BHK	440	484					16,94,000
108	2104	21	2 BHK	560	616	47700	2,67,12,000	2,88,48,960	72000	21,56,000
109	2105	21	3 BHK	870	957	Land Owner's Share				33,49,500
110	2106	21	2 BHK	620	682					23,87,000
111	2107	21	2 BHK	620	682					23,87,000
112	2108	21	3 BHK	870	957					33,49,500
113	2201	22	2 BHK	560	616	Land Owner's Share				21,56,000
114	2202	22	1 BHK	440	484	47850	2,10,54,000	2,27,38,320	57000	16,94,000
115	2203	22	1 BHK	440	484	Land Owner's Share				16,94,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
116	2204	22	2 BHK	560	616					21,56,000
117	2205	22	3 BHK	870	957					33,49,500
118	2206	22	2 BHK	620	682	47850	2,96,67,000	3,20,40,360	80000	23,87,000
119	2207	22	2 BHK	620	682	47850	2,96,67,000	3,20,40,360	80000	23,87,000
120	2208	22	3 BHK	870	957		Land Owner's Share			33,49,500
121	2301	23	2 BHK	560	616	48000	2,68,80,000	2,90,30,400	72500	21,56,000
122	2302	23	1 BHK	440	484		Land Owner's Share			16,94,000
123	2303	23	1 BHK	440	484	48000	2,11,20,000	2,28,09,600	57000	16,94,000
124	2304	23	2 BHK	560	616	48000	2,68,80,000	2,90,30,400	72500	21,56,000
125	2305	23	3 BHK	870	957		Land Owner's Share			33,49,500
126	2306	23	2 BHK	620	682		Land Owner's Share			23,87,000
127	2307	23	2 BHK	620	682		Land Owner's Share			23,87,000
128	2308	23	3 BHK	870	957		Land Owner's Share			33,49,500
129	2401	24	2 BHK	560	616	48150	2,69,64,000	2,91,21,120	73000	21,56,000
130	2402	24	1 BHK	440	484		Land Owner's Share			16,94,000
131	2403	24	1 BHK	440	484		Land Owner's Share			16,94,000
132	2404	24	2 BHK	560	616	48150	2,69,64,000	2,91,21,120	73000	21,56,000
133	2405	24	3 BHK	870	957		Land Owner's Share			33,49,500
134	2406	24	2 BHK	620	682	48150	2,98,53,000	3,22,41,240	80500	23,87,000
135	2407	24	2 BHK	620	682	48150	2,98,53,000	3,22,41,240	80500	23,87,000
136	2408	24	3 BHK	870	957		Land Owner's Share			33,49,500
137	2501	25	2 BHK	560	616	48300	2,70,48,000	2,92,11,840	73000	21,56,000
138	2502	25	1 BHK	440	484	48300	2,12,52,000	2,29,52,160	57500	16,94,000
139	2503	25	1 BHK	440	484	48300	2,12,52,000	2,29,52,160	57500	16,94,000
140	2504	25	2 BHK	560	616	48300	2,70,48,000	2,92,11,840	73000	21,56,000
141	2505	25	3 BHK	870	957		Land Owner's Share			33,49,500
142	2506	25	2 BHK	620	682		Land Owner's Share			23,87,000
143	2507	25	2 BHK	620	682		Land Owner's Share			23,87,000
144	2508	25	3 BHK	870	957		Land Owner's Share			33,49,500
145	2601	26	2 BHK	560	616	48450	2,71,32,000	2,93,02,560	73500	21,56,000
146	2602	26	1 BHK	440	484	48450	2,13,18,000	2,30,23,440	57500	16,94,000
147	2603	26	1 BHK	440	484		Land Owner's Share			16,94,000
148	2604	26	2 BHK	560	616		Land Owner's Share			21,56,000
149	2605	26	3 BHK	870	957		Land Owner's Share			33,49,500
150	2606	26	2 BHK	620	682		Land Owner's Share			23,87,000
151	2607	26	2 BHK	620	682		Land Owner's Share			23,87,000
152	2608	26	3 BHK	870	957		Land Owner's Share			33,49,500
153	2701	27	2 BHK	560	616	48600	2,72,16,000	2,93,93,280	73500	21,56,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
154	2702	27	1 BHK	440	484		Land Owner's Share			16,94,000
155	2703	27	1 BHK	440	484	48600	2,13,84,000	2,30,94,720	57500	16,94,000
156	2704	27	2 BHK	560	616	48600	2,72,16,000	2,93,93,280	73500	21,56,000
157	2705	27	3 BHK	870	957		Land Owner's Share			33,49,500
158	2708	27	3 BHK	870	957		Land Owner's Share			33,49,500
159	2801	28	2 BHK	560	616	48750	2,73,00,000	2,94,84,000	73500	21,56,000
160	2802	28	1 BHK	440	484	48750	2,14,50,000	2,31,66,000	58000	16,94,000
161	2803	28	1 BHK	440	484	48750	2,14,50,000	2,31,66,000	58000	16,94,000
162	2804	28	2 BHK	560	616	48750	2,73,00,000	2,94,84,000	73500	21,56,000
163	2805	28	3 BHK	870	957		Land Owner's Share			33,49,500
164	2806	28	2 BHK	620	682		Land Owner's Share			23,87,000
165	2807	28	2 BHK	620	682	48750	3,02,25,000	3,26,43,000	81500	23,87,000
166	2808	28	3 BHK	870	957		Land Owner's Share			33,49,500
167	2901	29	2 BHK	560	616	48900	2,73,84,000	2,95,74,720	74000	21,56,000
168	2902	29	1 BHK	440	484	48900	2,15,16,000	2,32,37,280	58000	16,94,000
169	2903	29	1 BHK	440	484	48900	2,15,16,000	2,32,37,280	58000	16,94,000
170	2904	29	2 BHK	560	616	48900	2,73,84,000	2,95,74,720	74000	21,56,000
171	2905	29	3 BHK	870	957		Land Owner's Share			33,49,500
172	2906	29	2 BHK	620	682		Land Owner's Share			23,87,000
173	2907	29	2 BHK	620	682	48900	3,03,18,000	3,27,43,440	82000	23,87,000
174	2908	29	3 BHK	870	957	48900	-	-	0	33,49,500
175	3001	30	2 BHK	560	616	49050	2,74,68,000	2,96,65,440	74000	21,56,000
176	3002	30	1 BHK	440	484	49050	2,15,82,000	2,33,08,560	58500	16,94,000
177	3003	30	1 BHK	440	484	49050	2,15,82,000	2,33,08,560	58500	16,94,000
178	3004	30	2 BHK	560	616	49050	2,74,68,000	2,96,65,440	74000	21,56,000
179	3005	30	3 BHK	870	957	49050	-	-	0	33,49,500
180	3006	30	2 BHK	620	682	49050	-	-	0	23,87,000
181	3007	30	2 BHK	620	682	49050	-	-	0	23,87,000
182	3008	30	3 BHK	870	957	49050	-	-	0	33,49,500
183	3101	31	2 BHK	560	616	49200	2,75,52,000	2,97,56,160	74500	21,56,000
184	3102	31	1 BHK	440	484	49200	2,16,48,000	2,33,79,840	58500	16,94,000
185	3103	31	1 BHK	440	484	49200	2,16,48,000	2,33,79,840	58500	16,94,000
186	3104	31	2 BHK	560	616	49200	2,75,52,000	2,97,56,160	74500	21,56,000
187	3105	31	3 BHK	870	957	49200	-	-	0	33,49,500
188	3106	31	2 BHK	620	682	49200	-	-	0	23,87,000
189	3107	31	2 BHK	620	682	49200	-	-	0	23,87,000
190	3108	31	3 BHK	870	957	49200	-	-	0	33,49,500
191	3201	32	2 BHK	560	616	49350	2,76,36,000	2,98,46,880	74500	21,56,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
268	4202	42	1 BHK	440	484	50850	2,23,74,000	2,41,63,920	60500	16,94,000
269	4203	42	1 BHK	440	484	50850	2,23,74,000	2,41,63,920	60500	16,94,000
270	4204	42	2 BHK	560	616	50850	2,84,76,000	3,07,54,080	77000	21,56,000
271	4205	42	3 BHK	870	957	50850	4,42,39,500	4,77,78,660	119500	33,49,500
272	4206	42	2 BHK	620	682	50850	3,15,27,000	3,40,49,160	85000	23,87,000
273	4207	42	2 BHK	620	682	50850	3,15,27,000	3,40,49,160	85000	23,87,000
274	4208	42	3 BHK	870	957	50850	4,42,39,500	4,77,78,660	119500	33,49,500
275	4301	43	2 BHK	560	616	51000	2,85,60,000	3,08,44,800	77000	21,56,000
276	4302	43	1 BHK	440	484	51000	2,24,40,000	2,42,35,200	60500	16,94,000
277	4303	43	1 BHK	440	484	51000	2,24,40,000	2,42,35,200	60500	16,94,000
278	4304	43	2 BHK	560	616	51000	2,85,60,000	3,08,44,800	77000	21,56,000
279	4305	43	3 BHK	870	957	51000	4,43,70,000	4,79,19,600	120000	33,49,500
280	4306	43	2 BHK	620	682	51000	3,16,20,000	3,41,49,600	85500	23,87,000
281	4307	43	2 BHK	620	682	51000	3,16,20,000	3,41,49,600	85500	23,87,000
282	4308	43	3 BHK	870	957	51000	4,43,70,000	4,79,19,600	120000	33,49,500
283	4401	44	2 BHK	560	616	51150	2,86,44,000	3,09,35,520	77500	21,56,000
284	4402	44	1 BHK	440	484	51150	2,25,06,000	2,43,06,480	61000	16,94,000
285	4403	44	1 BHK	440	484	51150	2,25,06,000	2,43,06,480	61000	16,94,000
286	4404	44	2 BHK	560	616	51150	2,86,44,000	3,09,35,520	77500	21,56,000
287	4405	44	3 BHK	870	957	51150	4,45,00,500	4,80,60,540	120000	33,49,500
288	4406	44	2 BHK	620	682	51150	3,17,13,000	3,42,50,040	85500	23,87,000
289	4407	44	2 BHK	620	682	51150	3,17,13,000	3,42,50,040	85500	23,87,000
290	4408	44	3 BHK	870	957	51150	4,45,00,500	4,80,60,540	120000	33,49,500
291	4501	45	2 BHK	560	616	51300	2,87,28,000	3,10,26,240	77500	21,56,000
292	4502	45	1 BHK	440	484	51300	2,25,72,000	2,43,77,760	61000	16,94,000
293	4503	45	1 BHK	440	484	51300	2,25,72,000	2,43,77,760	61000	16,94,000
294	4504	45	2 BHK	560	616	51300	2,87,28,000	3,10,26,240	77500	21,56,000
295	4505	45	3 BHK	870	957	51300	4,46,31,000	4,82,01,480	120500	33,49,500
296	4506	45	2 BHK	620	682	51300	3,18,06,000	3,43,50,480	86000	23,87,000
297	4507	45	2 BHK	620	682	51300	3,18,06,000	3,43,50,480	86000	23,87,000
298	4508	45	3 BHK	870	957	51300	4,46,31,000	4,82,01,480	120500	33,49,500
299	4601	46	2 BHK	560	616	51450	2,88,12,000	3,11,16,960	78000	21,56,000
300	4602	46	1 BHK	440	484	51450	2,26,38,000	2,44,49,040	61000	16,94,000
301	4603	46	1 BHK	440	484	51450	2,26,38,000	2,44,49,040	61000	16,94,000
302	4604	46	2 BHK	560	616	51450	2,88,12,000	3,11,16,960	78000	21,56,000
Total				179120	197032		4,90,39,20,000	5,29,62,33,600		68,96,12,000

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 ₹
Sale Flat	1 BHK - 46 2 BHK - 105 3 BHK - 21	172	99230	109153	4,90,39,20,000.00	5,29,62,33,600.00
Land Owner's Share	1 BHK - 42 2 BHK - 57 3 BHK - 31	130	79890	87879	-	-
Total		302	179120	197032	4,90,39,20,000.00	5,29,62,33,600.00
Refuge Floors – 6 th , 13 th , 20 th , 27 th , 34 th & 41 st Floors - Flat Nos. 6 & 7,						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,90,39,20,000.00
Final Realizable Value After Completion in ₹	5,29,62,33,600.00
Cost of Construction (Total Built up area x Rate) 197032 Sq. Ft. x ₹ 3500.00	68,96,12,000.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
30	197032	68,96,12,000.00	20,68,83,600.50

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		

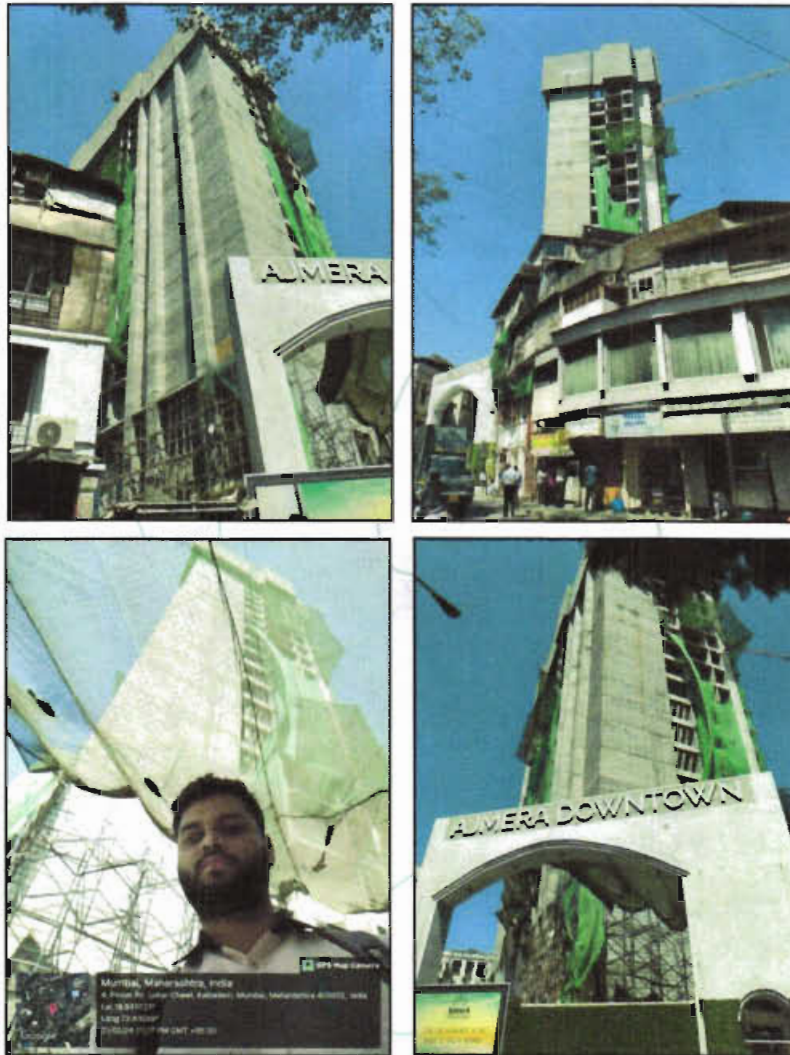
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

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 ₹		₹ 4,90,39,20,000.00
Final Realizable Value After Completion in ₹		₹ 5,29,62,33,600.00

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 ₹ 44,000.00 to ₹ 52,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 45,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

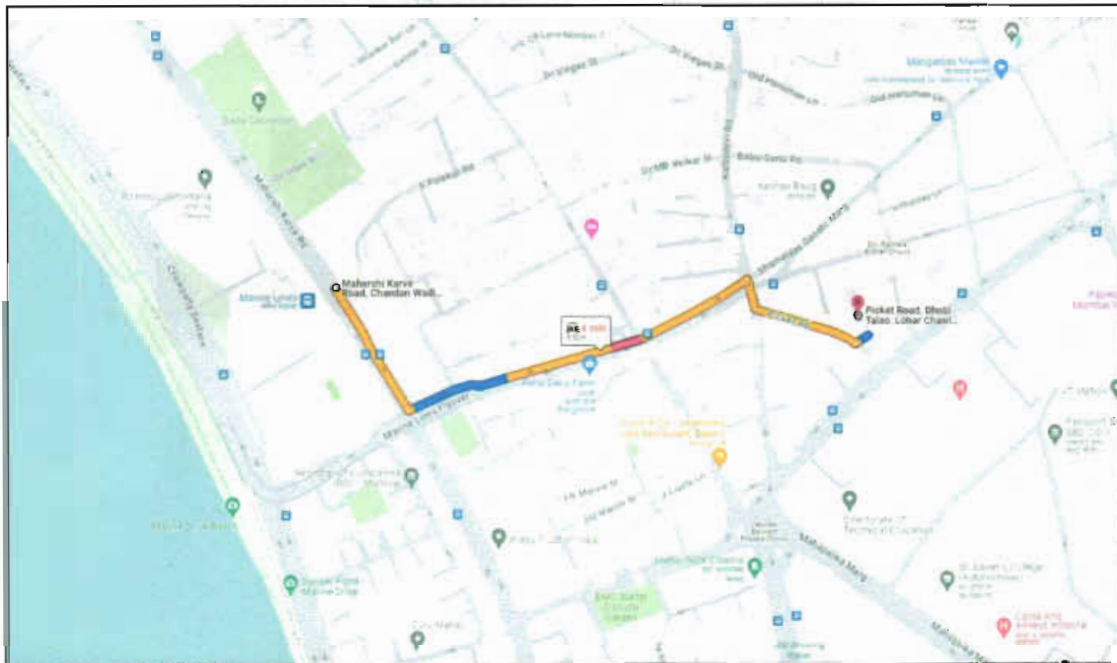
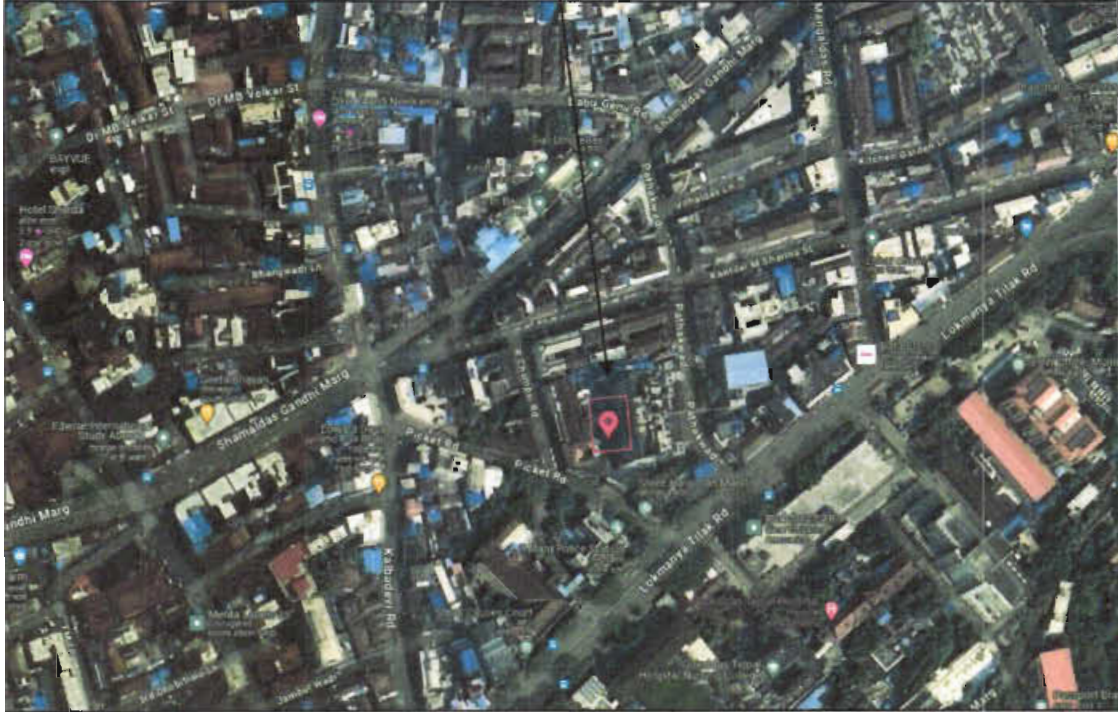
Actual Site Photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude: 18°56'45.1"N 72°49'49.5"E


Note: The Blue line shows the route to site from nearest Railway Station (Marine Lines – 850 Mtr.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year Language

20232024 English

Annual Statement of Rates


Selected District मुंबई(पैत) ▼

Select Village भुलेश्वर टिळीबन ▼

Search By Survey No Location


Enter Survey No

उपविभाग	पूची जमीन	निवासी सवतिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
5/49-पुभाग : पश्चिम व उत्तरेकडे फाल्गुना देवी रोड, दक्षिणेकडे लोकमान्य टिळक रोड, पूर्वेकडे अश्विन म्हामान म्हीट यामशील भाग	85220	167530	302400	348400	168060	चौरस मीटर	मि.मी.एच. नंबर



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Year Language

20232024 English

Annual Statement of Rates

Selected District मुंबई(पैत) ▼

Select Village भुलेश्वर टिळीबन ▼

Search By Survey No Location

Select	उपविभाग	पूची जमीन	निवासी सवतिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	5/49-पुभाग : पश्चिम व उत्तरेकडे फाल्गुना देवी रोड, दक्षिणेकडे लोकमान्य टिळक रोड, पूर्वेकडे अश्विन म्हामान म्हीट यामशील भाग	85220	167530	302400	348400	168060	चौरस मीटर
SurveyNo	5/50A-पुभाग : मौलाना मौलाना जली रोड	84880	175400	219900	297000	175400	चौरस मीटर
SurveyNo	5/50-पुभाग : दक्षिणेकडे टिळीबन वीचा, उत्तरेकडे मौलाना मौलाना जली रोड, पूर्वेकडे दामोदर टिळीबन मार्ग व दक्षिणेकडे भुलेश्वर मार्ग व फाल्गुना देवी रोड	83930	175660	218900	297000	175660	चौरस मीटर
SurveyNo	5/51-पुभाग : भुलेश्वर रोड (बिठुलभाई पेटे रोड)	86570	175020	244400	288400	182380	चौरस मीटर

1 2 3

Survey Number

846, 847, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 864, 865, 866, 867, 872, 875, 876, 877, 878, 882, 883, 888, 889, 890, 892, 893, 894, 895, 897, 898, 899, 900, 902, 903, 904, 905, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059,

Sales Instance

गावाचे नाव : भुलेश्वर	
2982508	सूची क्र.2
28-02-2024	दुयम निबंधक : सह दु.नि.मुंबई शहर 4
Note.-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 2982/2024
	नोदणी :
	Regn:63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	25714286
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11611700.45
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन :सदनिका नं: 3004, माळा नं: तीसावा फ्लोअर, इमारतीचे नाव: अजमेरा डाऊनटाऊन, ब्लॉक नं: मुंबई - 400002, रोड : 4,पिकेट रोड,(आर. एस. सप्रे मार्ग), इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 560 चौ.फूट रेरा कार्पेट,सोबत एक कार पार्किंग.((C.T.S. Number : 996 ;))
(5) क्षेत्रफळ	57.24 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:-मेसर्स अशजीत रिअल्टीज प्रा. लि. तर्फे संचालक जितें के. अजमेरा तर्फे मुखत्यार पंकज पटेल वय:-59 पत्ता:-प्लॉट नं: 63/67, माळा नं: चवथा मजला, इमारतीचे नाव: अजमेरा हाऊस, ब्लॉक नं: जे.टी.हॉस्पिटलच्या समोर, मुंबई, रोड नं: पाठकवाडी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAGCA7451E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितीन चंद्रकांत धुरू वय:-62; पत्ता:-प्लॉट नं: 6/1701-02, माळा नं: -, इमारतीचे नाव: मॉर्निंग ग्लोरी, ब्लॉक नं: डोकाली,ठाणे, रोड नं: एवरेस्ट वर्ल्ड,कोलशेत रोड,बायर इंडिया कंपनी समोर, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AAOPD0442R 2): नाव:-नेत्रा नितीन धुरू वय:-60; पत्ता:-प्लॉट नं: 6/1701-02, माळा नं: -, इमारतीचे नाव: मॉर्निंग ग्लोरी, ब्लॉक नं: डोकाली,ठाणे, रोड नं: एवरेस्ट वर्ल्ड,कोलशेत रोड,बायर इंडिया कंपनी समोर, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACXPD2287M
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2982/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1543000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

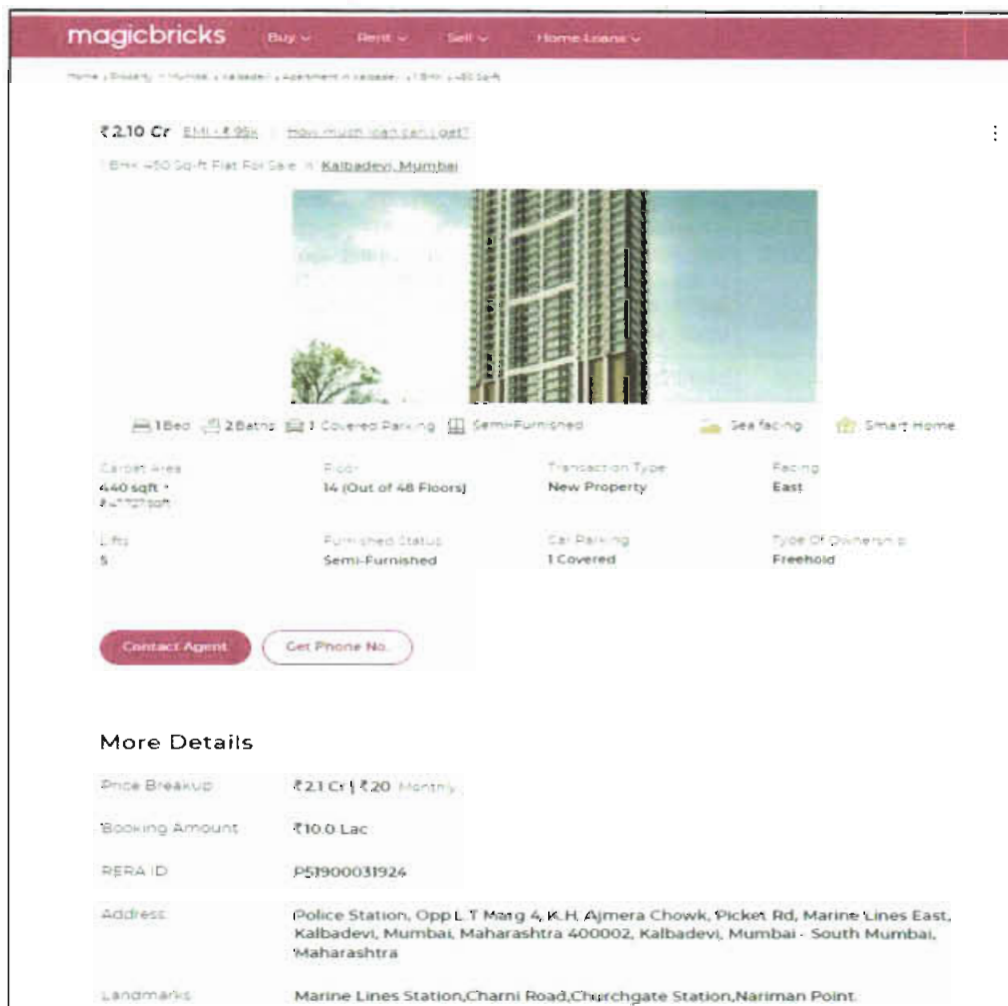
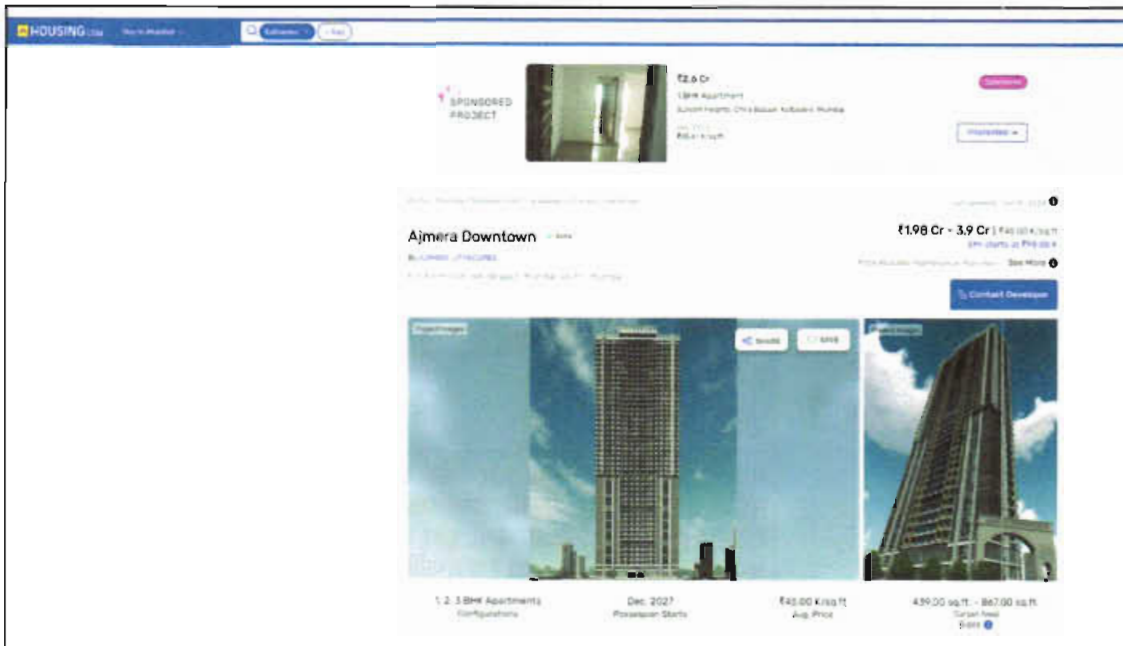
Sales Instance

गावाचे नाव : भुलेश्वर	
15978508 28-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 15978/2023 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	25951429
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12790779.65
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2807, माळा नं: 28 वा मजला, इमारतीचे नाव: अजमेरा डाऊनटाऊन, ब्लॉक नं: मुंबई - 400002, रोड : 4,पिकेट रोड,(आर. एस. सप्रे मार्ग), इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 620 चौ.फूट रेरा कार्पेट,म्हणचेच 57.60 चौ.मी. रेरा कारपेट,सोबत एक कार पार्किंग.((C.T.S. Number : 996 ;))
(5) क्षेत्रफळ	63.36 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:-मेसर्स अशजीत रिअल्टीज प्रा. लि. तर्फे ऑंधोराईन्ड सिग्रेटरी जितेन के. अजमेरा तर्फे मुखत्यार पंकज पटेल वय:-58 पत्ता:-प्लॉट नं: 63/67, माळा नं: चवथा मजला, इमारतीचे नाव: अजमेरा हाऊस, ब्लॉक नं: जी.टी.हॉस्पिटलच्या समोर, मुंबई, रोड नं: पाठकवाडी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAGCA7451E
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुंदरलाल धरमदास खत्री वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नंबर 50,कुकरेजा नगर जरीपट्टाका नागपुर 440014, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पिन कोड:-440014 पॅन नं:-AJCPK0405A
(9) दस्तावेज करून दिल्याचा दिनांक	13/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15978/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1557100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

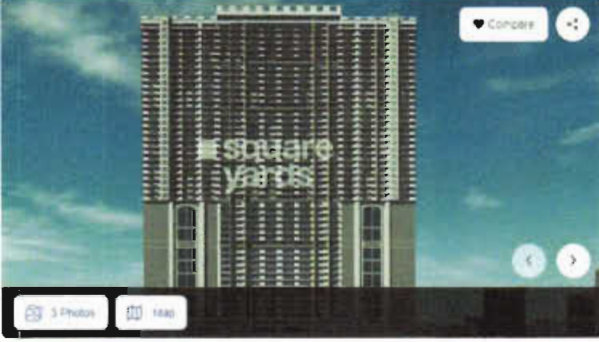
गावाचे नाव : भुलेश्वर	
4645508 28-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 4645/2023 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10654600
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 904, माळा नं: 9 वा मजला, इमारतीचे नाव: अजमेरा डाऊनटाऊन, ब्लॉक नं: मुंबई - 400002, रोड : 4,पिकेट रोड,(आर. एस. सप्रे मार्ग), इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 560 चौ.फूट रेरा कार्पेट. सोबत 1 कारपार्किंग((C.T.S. Number : 996 :))
(5) क्षेत्रफळ	57.25 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अश्वजीत रिअल्टीज प्रा. लि. तर्फे संचालक जितें कें. अजमेरा तर्फे मुखत्यार पंकज पटेल वय:-58 पत्ता:-प्लॉट नं: 63/67, माळा नं: चवथा मजला, इमारतीचे नाव: अजमेरा हाऊस, ब्लॉक नं: जी.टी.हॉस्पिटलच्या समोर, मुंबई, रोड नं: पाठकवाडी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAGCA7451E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित शशिकांत कबरे तर्फे मुखत्यार पुजा अमित कबरे वय:-47; पत्ता:-प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: ईस्टर्न बिल्डींग, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: 38 स्टेशन रोड, सम्राट फॅशनच्या मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AHTPK6113E 2): नाव:-पुजा अमित कबरे वय:-47; पत्ता:-प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: ईस्टर्न बिल्डींग, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: 38 स्टेशन रोड, सम्राट फॅशनच्या मागे, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AELPD2711C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4645/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1296000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानसार आवश्यक नाही

Price Indicators



Price Indicators

Project
Agents
Services
Resource
Intelligence
Prime Member



Ajmera Downtown
Marine Lines, Mumbai

₹ 1.98 Cr to 3.90 Cr

Status: Mid Stage Construction

Project Size: 248 Units, 8.81 Acres

Configurations: 1, 2, 3 BHK Flat from 440 Sq Ft to 870 Sq Ft (Carpet)

[Whatsapp](#) [Get a Call Back](#)

Save Extra with 3 offers

Prime Member
Benefits worth ₹75000 in Jul 2020
Enjoy benefits worth ₹75,000 on new property, home loan interest, valuation report & more. [Get Offer](#)

More Offers

Valuation Report
Price: ₹998

- Estimated Market Value
- Rental Value
- Debt Value

Get a comprehensive Valuation Report of any property

[View Sample Report](#)

Ajmera Downtown
By Ajmera Cityscapes in Kalbadevi

₹1.97 Cr ₹1.97 Cr

OVERVIEW LOCATION BUY (4) RENT

Gallery

1, 2, 3 BHK

Dec-2027 (Ongoing)

Apartment

RESA ID: [P/2018/030/01](#)

438 - 867 sq ft

₹ 1.97 Cr - 3.90 Cr

Nov-2021

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Lives-in Tour
1 BHK Apartment <small>Availability: Yes</small>	NA	438 sq ft <small>(39.11 sq m)</small>	₹ 1.97 Cr	NA / NA
2 BHK Apartment <small>Availability: Yes</small>	NA	550 sq ft <small>(50.93 sq m)</small>	₹ 2.52 Cr	NA / NA
3 BHK Apartment <small>Availability: Yes</small>	NA	867 sq ft <small>(79.87 sq m)</small>	₹ 3.90 Cr	NA / NA

commonfloor.com
Mumbai
Buy
₹1.97 Cr

Ajmera Downtown
By Ajmera Cityscapes in Kalbadevi

₹1.97 Cr ₹1.97 Cr

OVERVIEW LOCATION BUY (4) RENT

Gallery

1, 2, 3 BHK

Dec-2027 (Ongoing)

Apartment

RESA ID: [P/2018/030/01](#)

438 - 867 sq ft

₹ 1.97 Cr - 3.90 Cr

Nov-2021

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Lives-in Tour
1 BHK Apartment <small>Availability: Yes</small>	NA	438 sq ft <small>(39.11 sq m)</small>	₹ 1.97 Cr	NA / NA
2 BHK Apartment <small>Availability: Yes</small>	NA	550 sq ft <small>(50.93 sq m)</small>	₹ 2.52 Cr	NA / NA
3 BHK Apartment <small>Availability: Yes</small>	NA	867 sq ft <small>(79.87 sq m)</small>	₹ 3.90 Cr	NA / NA



Price Indicators

Indexlap Ajmera Downtown

Ajmera Downtown

308 Units | 440 - 870 sqft | 1, 2 & 3 BHK Flats | ₹ 35.2 L - ₹ 1.8 Cr - ₹ 2.8 Cr

Last Sale Transaction
₹ 2.60 Cr

View Site Plan | Contact Developer

commonfloor.com Mumbai Buy

Ajmera Downtown
By Ajmera Cityscapes in Khar West

OVERVIEW | LOCATION | BUY (4) | RENT

Gallery

1, 2, 3 BHK | 438 - 667 sq ft | Dec-2027 (ongoing) | Apartment | Nov-2021

₹ 1.97 Cr onwards

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Live-in Tour
1 BHK Apartment	NA	438 sq ft	₹ 1.97 Cr	NA NA
2 BHK Apartment	NA	560 sq ft	₹ 2.52 Cr	NA NA
3 BHK Apartment	NA	667 sq ft	₹ 3.90 Cr	NA NA

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 2.85 Cr EMI - ₹ 1.26k | How much loan can I get?

2 BHK 620 Sq-ft Flat For Sale **Kalbadevi, Mumbai**

Photo not uploaded by advertiser

Request Photos

2 Beds
2 Baths
1 Balcony
Unfurnished
Jogging and St.

Carpet Area 620 sqft - ₹ 3,950/sqft	Developer Ajmera Civicsabha	Project Ajmera Midtown	Floor 31 (Out of 48 Floors)
Transaction Type New Property	Facing North - East	Furnished Status Unfurnished	Type Of Ownership Freehold

Contact Agent
Get Phone No.
Last contact made 78 days ago

More Details

Price Breakup	₹ 2.85 Cr
Booking Amount	₹ 10.0 Lac
Address	Kalbadevi, Mumbai - South Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

₹ 1.98 Cr EMI - ₹ 88k | How much loan can I get?

2 BHK 628 Sq-ft Flat For Sale **Kalbadevi, Mumbai**

2 Beds

2 Baths

1 Balcony

1 Covered Parking

Carpet Area 568 sqft - ₹ 3,487/sqft	Floor 54 (Out of 56 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

East Facing Property
Last contact made 6 days ago

More Details

Price Breakup	₹ 1.98 Cr ₹ 9,90,000 Approx. Registration Charges ₹ 25,000 Monthly
Booking Amount	₹ 1.0 Cr
RERA ID	AM900016819
Address	Police Station, Opp LT Marg 4, KH. Ajmera Chowk, Picket Rd, Marine Lines East, Kalbadevi, Mumbai, Maharashtra 400002, Kalbadevi, Mumbai - South Mumbai, Maharashtra



Price Indicators Projects nearby Locality

Nakoda Mehta Sunshine Heights A And C Wings

₹1.76 Cr - 4.3 Cr | ₹40.92 K/sq.ft.
1.2 BHK Apartments
Apr 2027 Possession Starts
₹40.92 K/sq.ft. Avg Price
438,00 sq.ft. - 1,001,00 sq.ft.

Ajmera Midtown

₹1.6 Cr - 2.27 Cr | ₹44.08 K/sq.ft.
1 Bk Apartment Configuration
Jun 2023 Possession Starts
₹44.08 K/sq.ft. Avg Price
325,00 sq.ft. - 461,00 sq.ft.

Think, Innovate, Create

Price Indicators Projects nearby Locality


magicbricks
Buy | Rent | Sell | Home Loans

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chandan Wadi > ₹ 6.57 Cr Flats for Sale in Chandan Wadi > 1 BHK 16-17 Sq Ft Flat For Sale in Chandan Wadi, Mumbai



₹ 6.57 Cr

EMI: ₹ 2,95L

1 BHK 16-17 Sq Ft Flat For Sale in Chandan Wadi, Mumbai



3 Beds
3 Baths
2 Covered Parking
Unfurnished

Carpet Area
1026 sqft
6x27sqft

L/Fs
8

Floor
24 (Out of 70 Floors)

Furnished Status
Unfurnished

Transaction Type
New Property

Car Parking
2 Covered

Facing
East

Type Of Ownership
Freehold

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 6.57 Cr ₹ 32,85,000 + Broker Registration Charges ₹ 25,300 Monthly
Booking Amount	₹ 21.0 Lac
RERA ID	P51900019619
Address	5, Rupa Ln, Chandan Wadi, Sonapur, Marine Lines, Mumbai, Maharashtra 400002, Chandan Wadi, Mumbai - South Mumbai, Maharashtra
Landmarks	5, Rupa Ln, Chandan Wadi, Sonapur, Marine Lines, Mumbai


magicbricks
Buy | Rent | Sell | Home Loans

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chandan Wadi > ₹ 7.70 Cr Flats for Sale in Chandan Wadi > 1 BHK 228 Sq Ft Flat For Sale in Chandan Wadi, Mumbai



₹ 7.70 Cr

EMI: ₹ 3.35L

1 BHK 228 Sq Ft Flat For Sale in Chandan Wadi, Mumbai



4 Beds
4 Baths
2 Covered Parking
Unfurnished

Carpet Area
228 sqft
5x45sqft

L/Fs
4

Developer
Sheth Creators & Ym Infra

Furnished Status
Unfurnished

Project
One Marina

Car Parking
2 Store Room

Floor
45 (Out of 71 Floors)

Type Of Ownership
Freehold

Contact Agent
Get Phone No.

More Details






Price Breakup	₹ 7.7 Cr ₹ 38,50,000 + Broker Registration Charges ₹ 10,000 Monthly
Booking Amount	₹ 7 Lac
RERA ID	A51800009041
Address	Marine Lines, Mumbai, Chandan Wadi, Mumbai - South Mumbai, Maharashtra

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 3.10 Cr ~~₹ 3.10 Cr~~ | [View Similar Properties](#)

2 BHK 740 Sq-ft Flat For Sale in **Fort, Mumbai**

2 Bed, 2 Baths, 1 Covered Parking, Unfurnished

Carpet Area: 740 sqft • 8.1922sqft

Transaction Type: New Property

Developer: **Ashita Group**

Facing: North

Project: **Greenstone Heritage**

Lifts: 2

Floor: 9 (Out of 21 Floors)

Furnished Status: Unfurnished

Contact Agent
Get Phone No.
Last contact made 9 days ago




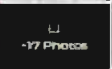
More Details

Price Breakup	₹ 31 Cr ₹ 15,50,000	Aprox. Registration Charges ₹ 14	Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac		
RERA ID	P51900008300		
Address	Fort Division, Ward ABCD, Mumbai, Maharashtra, Fort, Mumbai - South Mumbai, Maharashtra		
Landmarks	Fort		

magicbricks
Buy
Rent
Sell
Home Loans

₹ 1.75 Cr ~~₹ 1.75 Cr~~ | [Get Loan offers from 24+ banks](#)

1 BHK 400 Sq-ft Flat For Sale in **Mumbai CST Area, Mumbai**

1 Bed, 2 Baths, Unfurnished

Carpet Area: 400 sqft • 4.4720sqft

Facing: West

Car Parking: 1 Open

Floor: 12 (Out of 22 Floors)

Lifts: 2

Type Of Ownership: Freehold

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

Contact Agent
Get Phone No.
Last contact made 22 days ago

More Details

Price Breakup	₹ 1.75 Cr ₹ 8,75,000	Aprox. Registration Charges ₹ 12	Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac		
RERA ID	P51900008300		
Address	Fort, Mumbai, Mumbai CST Area, Mumbai - South Mumbai, Maharashtra		

Price Indicators

Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 3.15 Cr EMI - ₹ 1.42L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK 675 Sq-ft Flat For Sale **Girgaon, Mumbai**




Photo not uploaded by advertiser

Request Photos

2 Beds
3 Baths
Unfurnished
Balcony
Jogging and

Carpet Area 675 sqft - ₹ 46.68/sqft	Developer Suzee Developers	Project Suzee Renaissance	Floor 14 (Out of 22 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 1 day ago




More Details

Price Breakup	₹ 3.15 Cr ₹ 15,75,000 Approx. Registration Charges
Booking Amount	₹ 6.0 Lac
Address	prathna samaj, Girgaon, Mumbai - South Mumbai, Maharashtra
Landmarks	mayor bungalow peacefully location and raani baug 60 acre botanical garden greenery with full oxygen level

magicbricks
Buy
Rent
Sell
Home Loans

₹ 18.0 Cr EMI - ₹ 8.81L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

6 BHK 5200 Sq-ft Flat For Sale in **Marine Lines, Mumbai**

6 Beds
6 Baths
6 Balconies
5 Covered Parking
Smart Home
Skydeck

Carpet Area 5000 sqft - ₹ 36,000/sqft	Floor 30 (Out of 56 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North	Lifts 6	Furnished Status Semi-Furnished	Car Parking 5 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 18 Cr ₹ 30 Months
Booking Amount	₹ 50.0 Lac
REPA ID	P51900053993
Address	Marine Lines, Mumbai - South Mumbai, Maharashtra

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 : 29.02.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.29 13:53:59 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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 29.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 21.02.2024. 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. Ashjit Realities 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 Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 21.02.2024 Valuation Date - 29.02.2024 Date of Report - 29.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.02.2024
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 **29th February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Ashjit Realities 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. Ashjit Realities Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.29 13:54:16 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

