

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Sky Terraces"

"Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°02'34.5"N 72°54'45.1"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/03/2024/7151/2305618

19/18-366-SSPV

Date: 19.03.2024

MASTER VALUATION REPORT OF "Godrej Sky Terraces"

"Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°02'34.5"N 72°54'45.1"E

NAME OF DEVELOPER: M/s. Godrej properties Limited Company.

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 **23rd February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India. It is about 3.2 Km travel distance from Chembur railway Station. 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. Godrej properties Limited Company.	
Project Registration Number	Project	RERA Project Number
	Godrej Sky Terraces	P51800053882
Register office address	M/s. Godrej properties Limited Company. Office on 5 th Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Mr. Norbert Mendes (Builder Person – Mobile No. 9821422860)	
E – mail ID and Website	sachin.shewale@godrejproperties.com , nmendes@godrejproperties.com , www.godrejproperties.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Nallah & Zenith Park
On or towards South	Deonar Farm Road &
On or towards East	Deonar Farm Road
On or towards West	Open Plot



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	: 23.02.2024
	b)	Date on which the valuation is made	: 19.03.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report of the said Property Certificate from DSK Legal, Mumbai dated 10.07.2023		
	2. Copy of Permission for cutting/transplanting of Trees issued by MCGM Tree Authority, dated on 11.10.2023		
	3. Copy of Engineer's Certificate date 21.12.2023 issued by Vinyasa Consultants.		
	4. Copy of Architect Certificate date 30/12/2023 issued by R Design Architects (As per RERA Certificate).		
	5. Copy of No Objection Certificate for Height Clearance issued by Airport Authority of India, dated on 13.07.2023, Document No. SNCR/WEST/B/031623/747317. Valid till – 12.07.2031.		
	6. Copy of MAHARERA certificate No. P51800053882 issued by Maharashtra real Estate Regulatory Authority. Date 008.12.2023. Last Modified date 15.03.2024		
	7. Copy of No Environment Clearance certificate No. SIA / MH / INFRA2 / 436409 / 2023 date 18.10.2023, issued by State level Environment Impact Assessment Authority, Maharashtra.		
	8. Copy of NOC of Fire Protection & Firefighting date 21.07.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai. Document No. P-17114/2023/(418 & other)M / E Ward/ Deonar-E.		
	9. Copy of No Objection Certificate for Height Clearance dated on 15.03.2022 issued by Airport Authority of India. Valid till 14.03.2030. Doc. No. JUHU/WEST/B/011422/648497		
	10. Copy of Commencement Certificate No. P-17114 / 2023 / (418 & others) / M / E Ward / DEONAR-E / CC / 1 / New dated 24.05.2023 issued by Municipal Corporation of Greater Mumbai.		
	Issue On : 21 Nov 2023 Valid Upto . 20 Nov 2024		
	Application Number : P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/CC/1/New		
	Remark :		
	Plinth CC as per approved IOD plans dt. 19.10.2023 i.e. for phase-I as per approved phase program dt. 21.11.2023		
	11. Copy of Amended Plan Approval Letter No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E / 337		

/ 1 / Amend dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai		
12. Copy of Approved Plan No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Ten – Sheet No. 1/10 to 10/10)		
Approved Up to:		
Building	Number of Floors	
Godrej Sky Terrace	2 Basements + Stilt + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Part Amenity / Part Podium) + 4th to 22nd floors + 23rd (part) upper floors.	
Project Name (with address & phone nos.)	:	"Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, 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. Godrej properties Limited Company. Address: Office on 5 th Floor, "Godrej One" , Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country – India Contact Person: Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Mr. Norbert Mendes (Builder Person – Mobile No. 9821422860)
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
<p>About "Godrej Sky Terraces" Project: Godrej Sky Terraces is a project by Godrej Properties Ltd. in Mumbai. It is a Under Construction project. Godrej Sky Terraces offers some of the most conveniently designed Apartment. Located in Anushakti Nagar, it is a residential project. The project is spread over 1.05 Acres. It has 55 units. There is 1 building in this project. Godrej Sky Terraces offers some of the most exclusive 3 BHK, 4 BHK. As per the area plan. Launched in December 2023, Godrej Sky Terraces is slated for possession in Mar, 2029. The address of Godrej Sky Terraces is Deonar Farm Road, Chembur. The project is RERA approved. For details, check RERA ID P51800053882.</p>		
TYPE OF THE BUILDING:		
Project	Number of Floors	
Godrej Sky Terrace	Proposed 2 Basements + Stilt + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Part Amenity / Part Podium) + 4 th to 24 th upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Stilt + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Part Amenity / Part Podium) + 4th to 22nd floors + 23rd (part) upper floors. Hence we have considered the area up to 2 Basements + Stilt + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Part Amenity / Part Podium) + 4th to 22nd floors + 23rd (part) upper floors only for the purpose of valuation	
LEVEL OF COMPLETION:		
Project	Present stage of Construction	Percentage of work

		completion
Godrej Sky Terraces	Work not yet started.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **March - 2029 (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:

➤ Italina Marble 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
➤ Kids' Play Areas
➤ Indoor Games
➤ Power Back Up
➤ Park
➤ Reserved Parking
➤ Visitor Parking
➤ Children's Play Area
➤ Indoor Games Room
➤ Intercom
➤ Cafeteria
➤ Senior Citizen Corner Area
➤ Yoga Area / Meditation Area
➤ Swimming Pool
➤ Gymnasium
➤ Squash Court
➤ Golf Course

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 418, 418/1, to 418/11
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 418, 418/1 to 418/11 of Village Deonar
	d) Ward / Taluka	:	M/E -Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India
8.	City / Town	:	Chembur (East), 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, Village - Deonar
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
	North	Existing Nalla	Existing Nalla
	South	13.4.00 Mtr. wide proposed DP Road	13.4.00 Mtr. wide proposed DP Road.
	East	Existing Nalla	Existing Nalla.
	West	CTS No. 414, property formerly of Berozbai w/o Ardeshir Nareilwala.	CTS No. 414
			Nallah & Zenith Park
			Deonar Farm Road &
			Deonar Farm Road
			Open Plot
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°02'34.5"N 72°54'45.1"E
14.	Extent of the site	:	Plot area – 4265.50 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 – 4265.50 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERSTICS 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									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai. Approved Up to:									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Godrej Sky Terrace</td> <td>2 Basements + Stilt + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Part Amenity / Part Podium) + 4th to 22nd floors + 23rd (part) upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Godrej Sky Terrace	2 Basements + Stilt + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Part Amenity / Part Podium) + 4 th to 22 nd floors + 23 rd (part) upper floors.					
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9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide D.P. Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	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 – 4265.50 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)	:	₹ 1,87,070.00 per Sq. M. for Residential ₹ 78,090.00 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>4265.50</td> <td>78090</td> <td>33,30,92,895.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4265.50	78090	33,30,92,895.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
4265.50	78090	33,30,92,895.00										
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 not yet started				
	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	Project		Number of Floors				
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	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai.				
	h) Approved map / plan issuing authority	:	Approved Up to: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Godrej Sky Terrace</td> <td>2 Basements + Stilt + 2 Podiums (1st & 2nd Floors) + 3rd Floor (Part Amenity / Part Podium) + 4th to 22nd floors + 23rd (part) upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Godrej Sky Terrace	2 Basements + Stilt + 2 Podiums (1 st & 2 nd Floors) + 3 rd Floor (Part Amenity / Part Podium) + 4 th to 22 nd floors + 23 rd (part) upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled 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 not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN DATE 20.02.2024:**1) Godrej Sky Terraces:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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	401	4	3 BHK	1335	1469	46000	6,14,10,000	6,63,22,800	138000	46,99,200
2	402	4	3 BHK	1516	1668	46000	6,97,36,000	7,53,14,880	157000	53,36,320
3	403	4	3 BHK	1516	1668	46000	6,97,36,000	7,53,14,880	157000	53,36,320
4	404	4	4 BHK	1928	2121	46000	8,86,88,000	9,57,83,040	199500	67,86,560
5	501	5	3 BHK	1335	1469	46160	6,16,23,600	6,65,53,488	138500	46,99,200
6	502	5	3 BHK	1516	1668	46160	6,99,78,560	7,55,76,845	157500	53,36,320
7	503	5	3 BHK	1516	1668	46160	6,99,78,560	7,55,76,845	157500	53,36,320
8	504	5	4 BHK	1928	2121	46160	8,89,96,480	9,61,16,198	200000	67,86,560
9	601	6	3 BHK	1335	1469	46320	6,18,37,200	6,67,84,176	139000	46,99,200
10	602	6	3 BHK	1516	1668	46320	7,02,21,120	7,58,38,810	158000	53,36,320

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. FL.	Built up Area in Sq. FL.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on data 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 ₹
11	603	6	3 BHK	1516	1668	46320	7,02,21,120	7,58,38,810	158000	53,36,320
12	604	6	4 BHK	1928	2121	46320	8,93,04,960	9,64,49,357	201000	67,86,560
13	701	7	3 BHK	1335	1469	46480	6,20,50,800	6,70,14,864	139500	46,99,200
14	703	7	3 BHK	1516	1668	46480	7,04,63,680	7,61,00,774	158500	53,36,320
15	704	7	3 BHK	1928	2121	46480	8,96,13,440	9,67,82,515	201500	67,86,560
16	801	8	3 BHK	1335	1469	46640	6,22,64,400	6,72,45,552	140000	46,99,200
17	802	8	3 BHK	1516	1668	46640	7,07,06,240	7,63,62,739	159000	53,36,320
18	803	8	3 BHK	1516	1668	46640	7,07,06,240	7,63,62,739	159000	53,36,320
19	804	8	4 BHK	1928	2121	46640	8,99,21,920	9,71,15,674	202500	67,86,560
20	901	9	3 BHK	1335	1469	46800	6,24,78,000	6,74,76,240	140500	46,99,200
21	902	9	3 BHK	1516	1668	46800	7,09,48,800	7,66,24,704	159500	53,36,320
22	903	9	3 BHK	1516	1668	46800	7,09,48,800	7,66,24,704	159500	53,36,320
23	904	9	4 BHK	1928	2121	46800	9,02,30,400	9,74,48,832	203000	67,86,560
24	1001	10	3 BHK	1335	1469	46960	6,26,91,600	6,77,06,928	141000	46,99,200
25	1002	10	3 BHK	1516	1668	46960	7,11,91,360	7,68,86,669	160000	53,36,320
26	1003	10	3 BHK	1516	1668	46960	7,11,91,360	7,68,86,669	160000	53,36,320
27	1004	10	4 BHK	1928	2121	46960	9,05,38,880	9,77,81,990	203500	67,86,560
28	1101	11	3 BHK	1335	1469	47120	6,29,05,200	6,79,37,616	141500	46,99,200
29	1102	11	3 BHK	1516	1668	47120	7,14,33,920	7,71,48,634	160500	53,36,320
30	1103	11	3 BHK	1516	1668	47120	7,14,33,920	7,71,48,634	160500	53,36,320
31	1104	11	4 BHK	1928	2121	47120	9,08,47,360	9,81,15,149	204500	67,86,560
32	1201	12	3 BHK	1335	1469	47280	6,31,18,800	6,81,68,304	142000	46,99,200
33	1202	12	3 BHK	1516	1668	47280	7,16,76,480	7,74,10,598	161500	53,36,320
34	1203	12	3 BHK	1516	1668	47280	7,16,76,480	7,74,10,598	161500	53,36,320
35	1204	12	4 BHK	1928	2121	47280	9,11,55,840	9,84,48,307	205000	67,86,560
36	1301	13	3 BHK	1335	1469	47440	6,33,32,400	6,83,98,992	142500	46,99,200
37	1302	13	3 BHK	1516	1668	47440	7,19,19,040	7,76,72,563	162000	53,36,320
38	1303	13	3 BHK	1516	1668	47440	7,19,19,040	7,76,72,563	162000	53,36,320
39	1304	13	4 BHK	1928	2121	47440	9,14,64,320	9,87,81,466	206000	67,86,560
40	1401	14	3 BHK	1335	1469	47600	6,35,46,000	6,86,29,680	143000	46,99,200
41	1403	14	3 BHK	1516	1668	47600	7,21,61,600	7,79,34,528	162500	53,36,320
42	1404	14	3 BHK	1928	2121	47600	9,17,72,800	9,91,14,624	206500	67,86,560
43	1501	15	3 BHK	1335	1469	47760	6,37,59,600	6,88,60,368	143500	46,99,200
44	1502	15	3 BHK	1516	1668	47760	7,24,04,160	7,81,96,493	163000	53,36,320
45	1503	15	3 BHK	1516	1668	47760	7,24,04,160	7,81,96,493	163000	53,36,320

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
46	1504	15	4 BHK	1928	2121	47760	9,20,81,280	9,94,47,782	207000	67,86,560
47	1601	16	3 BHK	1335	1469	47920	6,39,73,200	6,90,91,056	144000	46,99,200
48	1602	16	3 BHK	1516	1668	47920	7,26,46,720	7,84,58,458	163500	53,36,320
49	1603	16	3 BHK	1516	1668	47920	7,26,46,720	7,84,58,458	163500	53,36,320
50	1604	16	4 BHK	1928	2121	47920	9,23,89,760	9,97,80,941	208000	67,86,560
51	1701	17	3 BHK	1335	1469	48080	6,41,86,800	6,93,21,744	144500	46,99,200
52	1702	17	3 BHK	1516	1668	48080	7,28,89,280	7,87,20,422	164000	53,36,320
53	1703	17	3 BHK	1516	1668	48080	7,28,89,280	7,87,20,422	164000	53,36,320
54	1704	17	4 BHK	1928	2121	48080	9,26,98,240	10,01,14,099	208500	67,86,560
55	1801	18	3 BHK	1335	1469	48240	6,44,00,400	6,95,52,432	145000	46,99,200
56	1802	18	3 BHK	1516	1668	48240	7,31,31,840	7,89,82,387	164500	53,36,320
57	1803	18	3 BHK	1516	1668	48240	7,31,31,840	7,89,82,387	164500	53,36,320
58	1804	18	4 BHK	1928	2121	48240	9,30,06,720	10,04,47,258	209500	67,86,560
59	1901	19	3 BHK	1335	1469	48400	6,46,14,000	6,97,83,120	145500	46,99,200
60	1902	19	3 BHK	1516	1668	48400	7,33,74,400	7,92,44,352	165000	53,36,320
61	1903	19	3 BHK	1516	1668	48400	7,33,74,400	7,92,44,352	165000	53,36,320
62	1904	19	4 BHK	1928	2121	48400	9,33,15,200	10,07,80,416	210000	67,86,560
63	2001	20	3 BHK	1335	1469	48560	6,48,27,600	7,00,13,808	146000	46,99,200
64	2002	20	3 BHK	1516	1668	48560	7,36,16,960	7,95,06,317	165500	53,36,320
65	2003	20	3 BHK	1516	1668	48560	7,36,16,960	7,95,06,317	165500	53,36,320
66	2004	20	4 BHK	1928	2121	48560	9,36,23,680	10,11,13,574	210500	67,86,560
67	2101	21	3 BHK	1335	1469	48720	6,50,41,200	7,02,44,496	146500	46,99,200
68	2103	21	4 BHK	2073	2280	48720	10,09,96,560	10,90,76,285	227000	72,96,960
69	2104	21	4 BHK	1928	2121	48720	9,39,32,160	10,14,46,733	211500	67,86,560
70	2201	22	3 BHK	1335	1469	48720	6,50,41,200	7,02,44,496	146500	46,99,200
71	2202	22	3 BHK	1516	1668	48880	7,41,02,080	8,00,30,246	166500	53,36,320
72	2203	22	3 BHK	1516	1668	48880	7,41,02,080	8,00,30,246	166500	53,36,320
73	2204	22	4 BHK	1928	2121	48880	9,42,40,640	10,17,79,891	212000	67,86,560
74	2301	23	3 BHK	1335	1469	49040	6,54,68,400	7,07,05,872	147500	46,99,200
Total				116949	128644		5,54,99,68,240	5,99,39,65,699		41,16,60,480

Summary of the Project:

Project	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 ₹
Godrej Sky Terraces	3 BHK - 56 4 BHK - 18	74	116949	128644	5,54,99,68,240.00	5,99,39,65,699.00
Typical Refuge Floors – 7th, 14th & 21st Floors - Flat No. 2						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,54,99,68,240.00
Final Realizable Value After Completion in ₹	5,99,39,65,699.00
Cost of Construction (Total Built up area x Rate) 128644 Sq. Ft. x ₹ 3200.00	41,16,60,800.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2. Drainage arrangements	

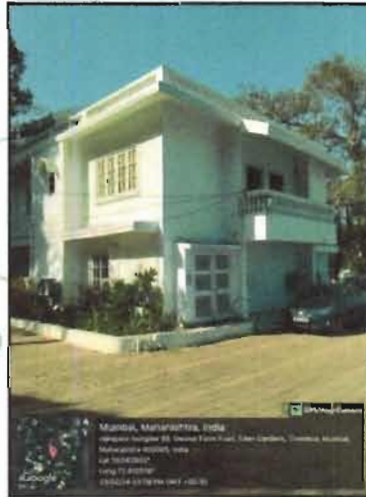
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Realizable Value / Fair Market Value as on date in ₹	:	₹ 5,54,99,68,240.00
	Final Realizable Value After Completion in ₹	:	₹ 5,99,39,65,699.00

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 ₹ 44,500.00 to ₹ 49,500.00 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 ₹ 46,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

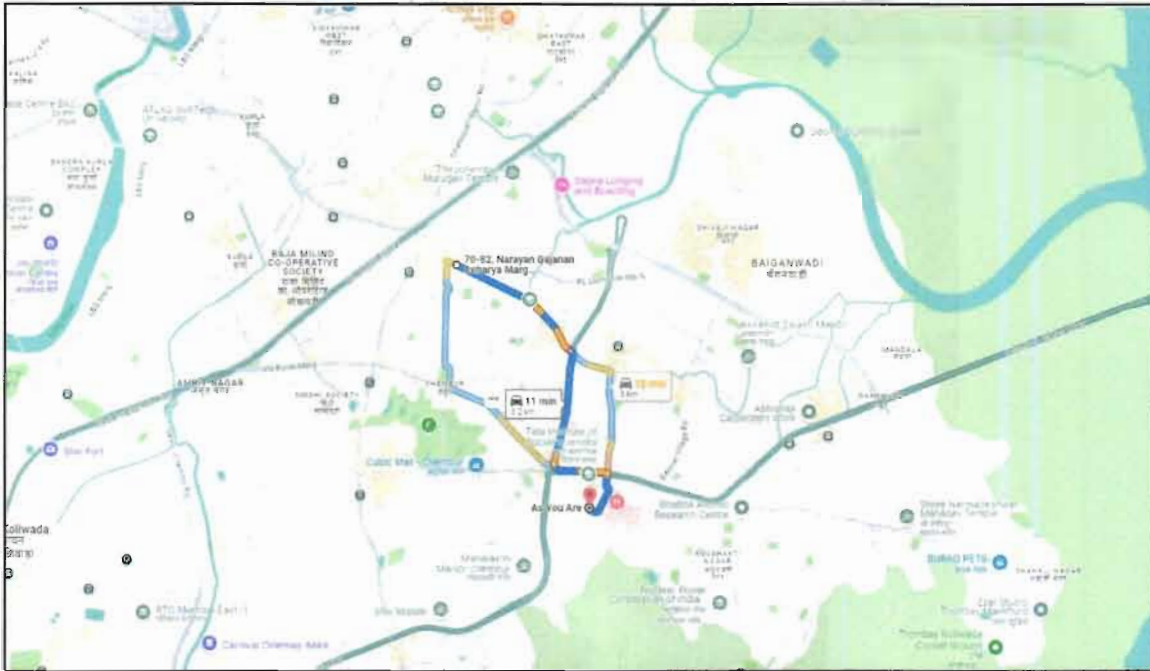
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Route Map of the property


Site ulr



Latitude Longitude: 19°02'34.5"N 72°54'45.1"E


Note: The Blue line shows the route to site from nearest Railway station (Chembur – 3.2 Km)

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

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: देवनार - कुर्ना

Search By: Survey No. Location

Enter Survey No: 418 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
100/469 - भुभाग : उत्तरेस व्ही.एन.पुरव मार्ग पूर्वस गावाची सीमा, दक्षिणेस टाटा पॉवर लाईन व पश्चिमेस गावाची सीमा.	78090	187070	209540	233390	187070	चौ. मीटर मि.टी.एस. तंत्र

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Sales Instance

2285520 13-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 2285/2024 नोंदणी : Regn.63m
गावाचे नाव : देवनार		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	61062900	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28102004.22	
(4) भू.मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa इतर वर्णन : इतर माहिती: फ्लॉट नं.601,सहवा मजला,गोदरेज स्काय टेरर्सस.देवनार फार्म रोड,देवनार.मुंबई 400088,मौजे देवनार,सदनिकेचे एकूण क्षेत्रफळ 124.03 चौ मी रेरा कारपेट एरिया,दोन कार पार्किंग स्पेस सहित.((C.T.S. Number : 418, 418:1 to 418:11 ;))	
(5) क्षेत्रफळ	124.03 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात आलेले तैक्का.		
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड तर्फे ऑथोराइज्ड सिग्नदोरी नॉर्बर्ट मॅडिस दप -53 पत्ता:-दरत नं. , माळा नं. गाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं. विक्रोळी पूर्व, मुंबई, रोड नं: पिरोजशानागर, ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:- AAACG3995M	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुसूदन गोपीनाथ वय:-64; पत्ता:-फ्लॉट नं. फ्लॉट नं.२०३, माळा नं. , इमारतीचे नाव: अथेमा, रहेजा एंक्रोपोलिस, ब्लॉक नं: मुंबई, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं -AEEPG7376M	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2285/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3664000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्याकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

3396369 13-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 3396/2024 नोंदणी Regn:63m
गावाचे नाव : देवनार		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	88991052	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	42504997.808	
(4) भू-मपन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 1304. माळा नं: 13 वा मजला, इमारतीचे नाव: गोदरेज स्काय टॅरेसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-162.98 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-16.16 चौ. मीटर यांसी एकूण क्षेत्र-179.14 चौ. मीटर कारपेट. सोबत तीन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : 418, 418/1 to 418/11 :))	
(5) क्षेत्रफळ	179.14 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:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मेंडेस . . वय:-53 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:- AAACG3995M.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अलोक सेगल . . वय:-46; पत्ता:-प्लॉट नं: . . माळा नं: . . इमारतीचे नाव: . . ब्लॉक नं. 602. अन्वर व्हिला, 9 वा रोड, डायमंड गार्डन, चेंबूर, मुंबई, रोड नं: . . महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-APNPS6669B	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3396/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5339500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

5185369 13-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुग्धम निबंधक : सह दु.नि. कुर्ला ; दस्त क्रमांक : 5185/2024 नोंदणी : Regn:63m
गावाचे नाव : देवनार		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	68207024	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31738991.004	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 903, माळा नं: 9 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरेसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-130.25 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-10.61 चौ. मीटर खांसी एकूण क्षेत्र-140.86 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C. I. S. Number : 418, 418/1 to 418/11 ;))	
(5) क्षेत्रफळ	140.86 चौ.मीटर	
(6)आकारणी किंवा जुडी 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:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोरिज्ड सिग्नेटरी नॉरबर्ट मेंडेस लॉकें मुख्यतार किरण नॉईक . वय:-37 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विकोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजीव चाचोन्दिया . वय:-60; पत्ता:-प्लॉट नं: फ्लॉट नं. सी-1104, माळा नं: .. इमारतीचे नाव: महिंद्रा स्लॅंडर, ब्लॉक नं: भांडुप पश्चिम, मुंबई, रोड नं: एलबीएस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AAAPC2863Q 2): नाव:-अलका एस.चाचोन्दिया . वय:-58; पत्ता:-प्लॉट नं: फ्लॉट नं. सी-1104, माळा नं: .. इमारतीचे नाव: महिंद्रा स्लॅंडर, ब्लॉक नं: भांडुप पश्चिम, मुंबई, रोड नं: एलबीएस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AAAPC8261D	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5185/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4092500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

3/18/24, 10:14 AM		freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx	
5601369	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 1	
16-03-2024		दस्त क्रमांक : 5601/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRC office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : देवनार			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	64821695		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	33188200.942		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 1501 माळा नं: 15 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरेसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-130.25 चौ मीटर कारपेट व इतर लगतचे क्षेत्र-10.61 चौ. मीटर यांसी एकूण क्षेत्र-140.86 चौ मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : 418, 418/1 to 418/11 ;))		
(5) क्षेत्रफळ	140.86 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:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑपोराइज सिनेटरी नॉरबर्ट मॅडेस तर्फे मुख्यतार सचिन शेवाळे . वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एलएसआर लुब्रिकंट्स प्रायव्हेट लिमिटेड चे मॅनिजिंग डायरेक्टर कुमार राजू नंदीमंडल . वय:-56; पत्ता:-फ्लॉट नं: ऑफिस डी-301, माळा नं: . इमारतीचे नाव: . ब्लॉक नं: रायकर चौब जैन मंदिर जवळ, गोवंडी पूर्व, मुंबई, रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं: AAACL3688C		
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5601/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3889400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance

3/16/24, 10:13 AM		freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
5806369	सूची क्र.2	दुधम निबंधक : सह दु.नि. कुर्ला 1	
16-03-2024		दस्त क्रमांक : 5806/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : देवनार			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	63479250		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	30654709.19		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 2201, माळा नं: 22 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-113.31 चौ.मीटर कारपेट व इतर लगतचे क्षेत्र-10.72 चौ. मीटर यांसी एकूण क्षेत्र-124.03 चौ.मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)X (C.T.S. Number : 418, 418/1 to 418/11 ;)		
(5)क्षेत्रफळ	124.03 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑफिसर/इज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे मुख्यतार किरण पाईक . . वय:-37 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिया रंजन . . वय:-41; पत्ता:-फ्लॉट नं: फ्लॉट नं. सी-910, माळा नं: . इमारतीचे नाव: कुकरेजा रेसिडेन्सी, ब्लॉक नं: ड्यूक्स व्हिलेज बोर्ला समोर, चेंबूर, मुंबई, रोड नं: डब्ल्यूटी पाटील मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AOQPK0285F 2): नाव:-रितेश रंजन . . वय:-45; पत्ता:-फ्लॉट नं: फ्लॉट नं. सी-910, माळा नं: . इमारतीचे नाव: कुकरेजा रेसिडेन्सी, ब्लॉक नं: ड्यूक्स व्हिलेज बोर्ला समोर, चेंबूर, मुंबई, रोड नं: डब्ल्यूटी पाटील मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AGPPR6793Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5806/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3809000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Price Indicators

HOUSING.COM Mumbai

Home / Mumbai / Mumbai Real Estate / Eastern / Godrej Sky Terraces

Godrej Sky Terraces - 4 BHK

By **GODREJ PROPERTIES LTD.**

Devotee Farm Road, Chembur, Mumbai Harbour, Mumbai

₹5.68 Cr - 8.17 Cr | 46.59 K/sq.ft.
EPR starts at ₹2.82 Lacs

Project updated Mar 1, 2018

See More

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Project Image

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3, 4 BHK Apartments Configurations

Mar, 2019 Possession Starts

₹46.59 K/sq.ft Avg. Price

1219.00 sq.ft. - 1754.00 sq.ft. (Carpet Area) Sizes

dwello Select City Search

Homes in Mumbai > Homes in Eastern Suburbs > Homes in Chembur > Godrej Sky Terraces At Eden Gardens, Chembur By Godrej Properties

Godrej Sky Terraces Chembur Mumbai By Godrej Properties

Configurations Floor Plans About Highlights Project Stories Amenities Specifications Developer About Chem >

CONFIGURATIONS FOR GODREJ SKY TERRACES

3 BHK Premium 1401.49 ft² ₹7.28 Cr

1 living room, kitchen, 3 bedrooms, 3 bathrooms

Price Indicators

Project Highlights

- The project is expanded in 1 Acre of land parcel which has single tower with G+24 floors.
- It has various lifestyle amenities such as - Internal Roads, Meter Room, Rain Water Harvesting, Landscaping & Tree Planting, Fire Fighting System etc.
- Eastern Freeway & Eastern Express Highway is just 5-10 mins away.
- K. J. Somaiya College of Arts & Commerce & Tata Institute of Social Sciences is just 10-15 mins away.
- 3BHK - 1,330 sq ft - Premium

Price Indicators

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Godrej Sky Terraces View More Details
Central Mumbai

New Launch Possession will start from Mar. 2029

Godrej Sky Terraces Floor Plan

3 BHK Apartment 4 BHK Apart...

3 BHK Apartment	4 BHK Apartment
Carpet Area: 1,335 sq.ft. (124.03 sq.m.)	Carpet Area: 1,516 sq.ft. (140.84 sq.m.)
Possession: Mar. 2029	Possession: Mar. 2029
Price: ₹ 6.22 Cr	Price: ₹ 7.06 Cr
Request for a callback	Request for a callback

HOUSING.COM Buy in Mumbai

Mumbai > Anushakti Nagar > Apartment for Sale in Anushakti Nagar / 3 BHK Flat

3 BHK Flat ₹5.61 Cr EMI starts at ₹2.79 Lacs
₹24.78 K/sq.ft

By **GODREJ PROPERTIES LTD.**
Godrej Sky Terraces, Eden Gardens, Anushakti Nagar, Mumbai

[Contact Seller](#)

2265 sq.ft Built Up Area
₹24.78 K/sq.ft Avg. Price
3 BHK Configuration
24th Max. 2027 Possession status
Higher of 24 floors
East facing Facing
Unfurnished Furnishing

Price Indicators Projects nearby Locality

magicbricks
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur East > 3 BHK Flats for Sale in Chembur East > 1430 Sq-ft

₹ 2.50 Cr

EMI - ₹ 1131 | [Get pre-approved loan](#)

⋮

3 BHK 1430 Sq-ft Flat For Sale **Subash Nagar, Mumbai**



3 Beds

3 Baths

1 Balcony

1 Covered Parking



Theme base

Jogging and

Carpet Area	Developer	Project	Floor
951 sqft ₹ 26,288/sqft	V Laxmi Estate Developers Private Limited	V Laxmi Queens Park	7 (Out of 16 Floors)
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Store Room	East	3

NOBROKER
₹ 7.24 Crores
₹ 4.15 Lacs/Month
3,148
₹ 1,148

3 BHK Flat in Goorej Rks For Sale in Chembur

3 Bedroom

3 Bathroom

2

Bike and Car

Oct 14, 2023

Immediately

Goorej Rks

Full

18

Contact

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Listed by Broker
 Sold Out
 Wrong info

Price marked by MRB estimate

Price Indicators Projects nearby Locality

2 BHK Flat
By SUPREME UNIVERSAL
Surla Park, Deonar Village, Deonar, Mumbai

₹2.5 Cr EMI starts at ₹1.24 Lacs

745 sq.ft Built Up Area | ₹33.56 K/sq.ft Avg. Price | 2 BHK Configuration | 5th Jan, 2024 Possession status | Middle of 17 floors | East facing Facing | Unfurnished Furnishing

4 BHK Flat
By YUD DEVELOPERS
Vag Sathelna or Vagave, Eden Gardens, Anandnagar, Mumbai

₹7.2 Cr EMI starts at ₹3.57 Lacs

2000 sq.ft Built Up Area | ₹36.00 K/sq.ft Avg. Price | 4 BHK Configuration | 30th Apr, 2025 Possession status | Lower of 12 floors | East facing Facing | Unfurnished Furnishing

Price Indicators Projects nearby Locality

HOUSING.COM | Mumbai | Search | Add | Download

Godrej RKS | NRI | ₹2.74 Cr - 10.31 Cr | ₹51.01 K/sq.ft
EPI starts at ₹1.56 Lacs

By **GODREJ PROPERTIES LTD.**
Compliances with CTS No. 675, At Kurla, Chembur, Mumbai Harbour, Mumbai

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Project Images | [SHARE](#) | [SAVE](#)

2, 3, 4 BHK Apartments Configurations | Jun. 2024 Possession Starts | ₹51.01 K/sq.ft Avg. Price | 538.00 sq.ft. - 2018.00 sq.ft. (Carpet Area) Size

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Shree Mount Resort
By: Shree Krishna Group
Deonar Farm Road, Chembur East, Mumbai - 400071

₹ 4.85 Cr Onwards
Price See Offers & Deals
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Disclaimer * Price, per sq. ft. indicative

[Investor / Resale Options Available](#)

RERA

Configuration 3 BHK & 4 BHK Flats Flats See Listings	Carpet Area 1354 Sq.ft - 1567 Sq.ft View Floor Plan	Possession March 2024
---	--	---------------------------------

Construction Status
Under Construction

RERA No.
P51800029531
[View RERA Details & QR Code](#)


Price Indicators Projects nearby Locality

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Home / Mumbai / Mumbai (Hortopolis) / Hortopolis / Wadhwa Dukes Horizon

Wadhwa Dukes Horizon

By THE WADHWA GROUP
Sardar Karia Complex, Chembur, Mumbai Hortopolis, Mumbai



2, 2.5, 3 BHK Apartments Configurations
Jun. 2026 Possession Starts
₹61.29 K/sq.ft Avg. Price



₹2.75 Cr - 5.13 Cr | ₹61.29 K/sq.ft EMI starts at ₹1.37 Lacs

Last updated: Mar 9, 2024

Contact Developer

Product Images

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Home / Mumbai / Gyrand / Apartment for sale in Gyrand / 3 BHK Flat

3 BHK Flat

By SHREE KRISHNA PROPERTIES
Shree Mount Resort, Gyrand, Mumbai



1700 sq.ft Built Up Area
₹35.29 K/sq.ft Avg. Price
1 Years Old Age of property



₹6.0 Cr EMI starts at ₹2.98 Lacs

Last updated: Mar 9, 2024

Contact Seller

Bedroom Two

SHARE
SAVE

27 more

Ready to move Possession status

Higher of 16 floors

South-West facing Facing

Fully Furnished Furnishing

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: 19.03.2024

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: 2024.03.19 15:41:00 +05'30'

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)

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 19.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 20.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Godrej properties Limited Company.
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 Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.02.2024 Valuation Date – 19.03.2024 Date of Report – 19.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.02.2024
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 **19th 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. Godrej properties Limited Company**. 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. Godrej properties Limited Company**. 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.19 15:40:43 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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



FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Certificate No.: RDA/RERA/00097/23-24

Date: 31-12-2023

To,
M/s. Godrej Properties Limited
5th Floor, Godrej One, Pirojsha Nagar
Vikhroli, Mumbai – 400079

Sub: Certificate of Percentage of Completion of Construction Work for Godrej Properties Limited having project Godrej Sky Terraces under MahaRERA Registration Number P51800053882 being developed by Godrej Properties Limited.

Sir,

We R design architects have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work "for Development of Godrej Properties Limited for Construction of Residential Building upon the plot bearing CTS No. 418. 418/1 to 418/11. Of Village Deonar farm Road Mumbai Suburban M/Esat Ward Mumbai – 400 088, demarcated by its boundaries (19 02 34.64N 72 54 43.62E, 19 02 36.25N 72 54 44.20E, 19 02 36.56N 72 54 45.05E, 19 02 36.08N 72 54 45.19E, 19 02 36.56N 72 54 45.20E, 19 02 35.55N 72 54 45.58E, 19 02 34.46N 72 54 46.62E, 19 02 33.52N 72 54 46.88E, 19 02 33.47N 72 54 47.26E) latitude and longitude of the end points) having 13.30 mtr wide proposed DP Road to the south admeasuring plot Area of 4265.50 sq.mt. being developed by Godrej Project Limited.

Following technical professionals are appointed by owner /promoter: -

- M/S RSP Design Consultants as Design Architect;
- M/s KMH Engineering as Structural Consultant
- M/s. Shreeji Design as MEP Consultants

Based on Site Inspection, with respect project to each of the aforesaid Real Estate Project, I certify that the Percentage of Work done for each of the building/Wing of the Real Estate Project, to be registered under MahaRERA **P51800053882** is as per table A herein below.



Table A

Sr.No (1)	Tasks /Activity (2)	Percentage of work done
1	Excavation	0%
2	Basement(s) : 2	0%
3	Podiums: 3	0%
4	Plinth 1	0%
5	Stilt Floor 0	0%
6	Slabs of Super Structure: 19 number	0%
7	Internal walls, Internal Plaster, Floorings, Doors, and Windows to within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete a project as per specifications in the agreement of sale. Any other activities.	0%



TABLE-B
Internal & External Development Works in Respect of the Registered
Phase/Project Number

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	Entry from municipal Road
2	Water Supply	Yes	0%	By BMC
3	Sewerage (chamber, Lines, Septic Tank, STP)	Yes	0%	As per the approved plan
4	Storm Water Drains	Yes	0%	As per the approved plan
5	Landscaping & Tree Planting	Yes	0%	As per the approved plan
6	Street Lighting	No	0%	
7	Community Buildings	No	0%	As per the approved plan
8	Treatment and disposal of sewage and silage water	Yes	0%	STP provided
9	Solid Waste Management & Disposal	Yes	0%	As per design
10	Water conservation, Rainwater harvesting	Yes	0%	As per the approved plan
11	Energy management	Yes	0%	As per the approved plan
12	Fire protection and fire safety requirements	Yes	0%	As per the approved plan
13	Electrical meter room, sub-station, receiving station	Yes	0%	As per the approved plan
14	The aggregate area of recreational Open Space	Yes	0%	As per the approved plan
15	Others	Yes/No	0%	

Yours Faithfully

Ar. RUPALI BHANDARE MANDE
Architect (COA.NO: (CA/2008/42298)
R design architects

Agreed and Accepted by:



Signature of Promoter

Name: Himanshu Rai

Date:



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/337/1/Amend dated 20.02.2024

To, **MANISH MANHARLAL SHAH**
1101, Wing B, Western Edge - II,
Western Express Highway, Borivali
(East), Mumbai-400066

CC (Owner),
Godrej Properties Limited
Godrej One, 5th floor, Pirojshanagar,
Eastern Express Highway, Vikhroli
(E), Mumbai – 400 079

Subject : Proposed Residential Development on plot bearing CTS No. 418, 418/1 to 418/11 of Village Deonar, M/East ward, Deonar Farm Road, Chembur (East) Mumbai 400088..

Reference : Online submission of plans dated 21.10.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even No. P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/337/1/New Dated 19/10/2023 and following additional conditions shall be complied with.
- 2) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos. should be submitted through the registered structural engineer before starting the work.
- 3) That all requisite fees, deposits, development charges etc. shall be paid
- 4) That the C.C. shall be got endorsed as per approved amended plans.
- 5) That valid janata insurance policy shall be submitted.
- 6) That the extra water and sewerage charges shall be paid.
- 7) That the up-to-date paid bill from A.A. & C (M/E) Ward shall be submitted.
- 8) That the Quarterly Progress report of project shall be submitted.
- 9) That the NOC from Airport Authority of India shall be submitted.
- 10) That the top most elevation level of the building will be certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted before O.C.C.
- 11) That the work shall be carried out only between 6.00 am to 10.00 pm as per circular u/no Ch.E./DP/7749/Gen dated 07.06.2016.
- 12) That the NOC from concerned department /S.W.M. Department shall be obtained in view of order of Hon'ble Supreme Court of India in Dumping Ground case dated 15/03/2018(SLP Civil No.D 23708 of 2017)
- 13) That the Air pollution norms shall be followed as per circular dtd. 25.10.2023.



Digitally signed by NARENDRA MADHUKAR KOTKAR
Date: 20 Feb 2024 16:31:48
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to

- 1) Assistant Commissioner, M/E Ward
- 2) A.E.W.W., M/E Ward
- 3) D.O. M/E Ward

- Forwarded for information please.



Annexure – B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of ongoing project and for withdrawal of Money from Designated Account – Project Wise)

To,

31ST DECEMBER 2023

GODREJ PROPERTIES LIMITED,
5th Floor, Godrej One, Pirojsha Nagar
Vikhroli East, Mumbai – 400 079

Subject: Certificate of cost Incurred for development of **Godrej Sky Terraces, Chembur** having MahaRERA Registration Number **P51800053882** being developed by Godrej Properties Limited.

Sir,

1. // We Vinyasa Consultants have undertaken assignment of certifying estimated cost for **Godrej Sky Terraces, Chembur** having MahaRERA Registration number **P51800053882** (Only Applicable after project Registration being developed by Godrej Properties Limited.
2. We have estimated the cost of civil, MEP, and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer/ consultants. The schedule of items and quantity required for the entire work as calculated by Quantity surveyor* M/s. Plannerfy appointed by Developer/Engineer, the assumption of the cost of material, Labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.
3. We estimated Total Estimated cost of completion of the aforesaid project under reference at **Rs. 164.77Cr**s (Total of Table A and B) at the time of registration. The estimated total cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s), / Wing(s) / Layout / Plotted Development from the **BNCMC** being the planning Authority under whose jurisdiction the aforesaid Project is being implemented.
4. Estimated cost incurred till date is calculated at **Rs. 0.00 Cr**s (Total of Table A and B). The Amount of estimated Cost Incurred is calculated on the basis of input material/ Services used and unit cost of these items.
5. The balance cost of completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 164.77Cr**s (Total of Table A and B).
6. I certify that the cost of Civil, MEP and Allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B Below:





Table A

Building / Wing/ Layout / Plotted development bearing Building / Wing/ Layout / Plotted development bearing Survey number CTS No.673, 673/1 to 673/20 & 783 (Part) of Village Borla, situate at Chembur, Mumbai Demarcated by its boundaries CTS nos. 674 & 676 to East, CTS no. 783 part & 668 to West, 36 .60 m wide V.N. Purav road to North and 36.6m wide Choithram gidwani road to the South admeasuring 7795.31 sqm Area being developed by Godrej Properties Limited.

Sr. No.	Particulars	Amount (In Crs)
		SKY TERRACES
1	Total Estimated cost of the building / wing as on date of Registration	156.04
2	Cost incurred as on date of Certification <u>(based on the Estimated cost)</u>	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	156.04
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	0.00

Table B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (Crs)
		Total
1	Total Estimated cost of the Internal and External Development Works including amenities, Retail and Facilities in the layout as on date of Registration	8.73
2	Cost incurred as on date of certification <u>(based on the Estimated cost)</u>	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	8.73
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	0

Yours Faithfully



Parag Rode
Signature of Engineer



Agreed and Accepted by:

Signature of Promoter

Name: HIMANSHU RAI

Date: 31/12/2023

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of engineer or can be done by an independent Quantity surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity surveyor being appointed by developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of the Engineer, who is responsible for the Quantity calculated should be mentioned at the place marked (*). The details as calculated by quantity Surveyor* M/s. Plannerfy / Godrej Properties Limited (GPL) and not cross verified by M/s. Vinyasa Consultants.
3. (**) Balance cost to be incurred (4) may vary from Difference between Total Estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will be result in amended of the cost incurred / to be incurred.
4. All components of the work with specifications are Indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items Considered in Cost

(Which were not part of the original estimate of Total cost)

Sr. No.	List of Extra / Additional/ Deleted Items	Amount (In INR Cr)
1		
2		

C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/CC/1/New



COMMENCEMENT CERTIFICATE

To.

Godrej Properties Limited

Godrej One, 5th floor, Pirojshanagar, Eastern

Express Highway, Vikhroli (E), Mumbai – 400 079

Sir,

With reference to your application No. **P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/CC/1/New** Dated. **24 May 2023** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **24 May 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **418,418/1 to 418/11** C.T.S. No. **418,418/1 to 418/11** Division / Village / Town Planning Scheme No. **DEONAR-E** situated at **Deonar Farm Road Road / Street** in **M/E Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Exe. Engineer BP ES-I** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

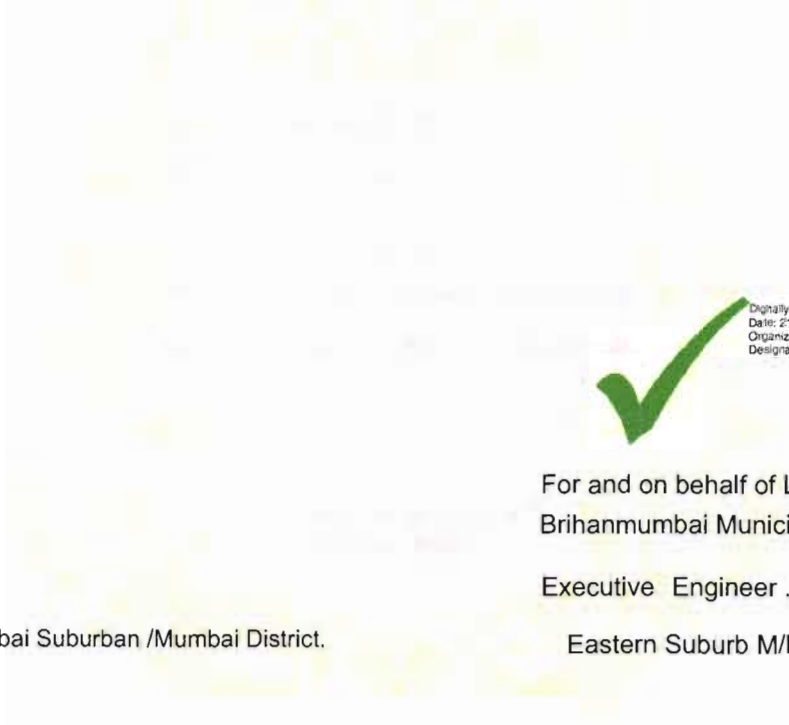
This CC is valid upto 20/11/2024

Issue On : 21 Nov 2023 Valid Upto : 20 Nov 2024

Application Number : P-17114/2023/(418 And Other)/M/E
Ward/DEONAR-E/CC/1/New

Remark :

Plinth CC as per approved IOD plans dt. 19.10.2023 i.e. for phase-I as per approved phase program dt. 21.11.2023



Digitally signed by NARENDRA MADHUKAR KOTKAR
Date: 21 Nov 2023 16:20:19
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal
Eastern Suburb M/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
R51800053882

Project: Godrej Sky Terraces , Plot Bearing / CTS / Survey / Final Plot No.: **418,418/1 to 418/11** at **Deonar, Kurla, Mumbai Suburban, 400088;**

- Godrej Properties Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/12/2023** and ending with **25/03/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:08-12-2023 18:14:17

Dated: **08/12/2023**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority