

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Shraddha West Residency"**

"Shraddha West Residency" Proposed Slum Rehabilitation Scheme on Plot Bearing C.T.S. No. 205, 205/1 to 9 of Village Majas, Service Road / Gumpha Road, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India

Latitude Longitude: 19°08'14.1"N 72°51'22.3"E

### **Valuation Done for:** **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



#### **Our Pan India Presence at :**

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

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

## MASTER VALUATION REPORT OF "Shraddha West Residency"

**"Shraddha West Residency" Proposed Slum Rehabilitation Scheme on Plot Bearing C.T.S. No. 205, 205/1 to 9 of Village Majas, Service Road / Gumpha Road, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India**

**Latitude Longitude: 19°08'14.1"N 72°51'22.3"E**

**NAME OF DEVELOPER: M/s. Shraddha Buildcon 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 **12<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Shraddha West Residency"** Proposed Slum Rehabilitation Scheme on Plot Bearing C.T.S. No. 205, 205/1 to 9 of Village Majas, Service Road / Gumpha Road, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India. It is about 800 Mtr. travel distance from Jogeshwari 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. Shraddha Buildcon Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Shraddha West Residency	P51800049859
Register office address	M/s. Shraddha Buildcon Pvt.Ltd. Office at Ground Floor, "Manisha Heights Commercial Building", Vaishali Nagar, Balrajeshwar Road, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mrs. Rasida Siddque (Sales Person - Mobile No. 8657512196) Mr. Vishal Salecha (Builder Person - Mobile No. 9967647057)	
E - mail ID and Website	<a href="mailto:vishalsalecha@yahoo.com">vishalsalecha@yahoo.com</a> <a href="http://www.shraddhaprimeprojects.in">www.shraddhaprimeprojects.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building
On or towards South	Gumpha Road / Station Road & Slum Area
On or towards East	Gumpha Road & Slum Area
On or towards West	Slum Area & Service Road / Western Express Highway



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- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

- Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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- 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 : 12.03.2024
	b)	Date on which the valuation is made : 21.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 06.02.2023 issued by Adv. C.M.Gandhi.
	2.	Copy of Certificate of percentage of completion of construction work of Composite Building dated on 31.12.2023 issued by S.S. Associates.
	3.	Copy of CA Certificate date 18.11.2023 issued by CA. M/s. Gaurav S. Rajpal & Co. (As per RERA Certificate)
	4.	Copy of Engineer's Certificate date 20.01.2024 issued by Er. Hrushikesh Vilas Mindhe(SK Consultants & Engineers) (RERA Certificate)
	5.	Copy of Engineer's Certificate for Quality Assurance date 23.12.2023 issued by Rajendra P. Bankar (RERA Certificate)
	6.	Copy of Architect's Certificate date 31.12.2023 issued by Ar. S.S. Associates (Sheetal Nikhare)
	7.	Copy of No Dues Certificate from MCGM to Shraddha Buildcon Pvt.Ltd. dated on 13.01.2023
	8.	Copy of MAHARERA Registration Certificate of Project No. P51800049859 issued by Maharashtra Real Estate Regulatory Authority date 06.03.2023. Last Modified date 30.01.2024
	9.	Copy of NOC for Heigher Clearance Certificate No. JUHU / WEST / B / 100419 / 431970 date 01.11.2019 issued by Airports Authority of India. Valid till 31.10.2027.
	10.	Copy of Fire Protection & Fire Fighting No. FB / HR / R-III / 40 date 17.06.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade
	11.	Copy of Letter of Intent (LOI) No. K-E / PVT / 0253 / 20201208 / LOI dated 11.04.2024 issued by Slum Rehabilitation Authority
	12.	Copy of Commencement Certificate No. KE / PVT / 0253 /20201208 / AP date 15.11.2022 issued by Executive Engineer Slum Rehabilitation Authority (Composite Building) <b>This C.C. is granted for work upto Plinth Level .</b>
	13.	Copy of Approved Plan No. SRA / ENG / KE / PVT / 0253 / 20201208 / AP date 19.04.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6) <b>Approved upto:</b>
	<b>Project</b>	<b>Number of Floors</b>

	Shradha West Residency	Ground + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors.										
	Project Name (with address & phone nos.)	: <b>"Shradha West Residency"</b> Proposed Slum Rehabilitation Scheme on Plot Bearing C.T.S. No. 205, 205/1 to 9 of Village Majas, Service Road / Gumpha Road, Jogeshwari (East), Mumbai, PIN - 400 060, 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)	: <b>M/s. Shradha Buildcon Pvt. Ltd.</b>  <b>Address:</b> Office at Ground Floor, <b>"Manisha Heights Commercial Building"</b> , Vaishali Nagar, Balrajeshwar Road, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country-India.  <b>Contact Person :</b> Mrs. Rasida Siddque (Sales Person - Mobile No. 8657512196) Mr. Vishal Salecha (Builder Person - Mobile No. 9967647057)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p><b>About "Shradha West Residency" Project:</b> Shradha Jogeshwari East Project Overview Shradha West Residency Project will be constructed on 0.02 acres of land parcel, 1 tower with G+22 floors having 1 BHK premium residences. Shradha West Residency in Majas Wadi, one of the upcoming under-construction housing societies in Western Mumbai. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. Brought to you by Shradha Prime Projects, Shradha West Residency is scheduled for possession in Dec, 2025. The RERA registration number of this project is P51800049859.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shradha West Residency</td> <td>Proposed Ground + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Shradha West Residency</td> <td>RCC work upto 2<sup>nd</sup> floor slab is completed.</td> <td>13%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December – 2025 (As per MAHARERA Certificate)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>			Project	Number of Floors	Shradha West Residency	Proposed Ground + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors.	Project	Present stage of Construction	Percentage of work completion	Shradha West Residency	RCC work upto 2 <sup>nd</sup> floor slab is completed.	13%
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Project	Present stage of Construction	Percentage of work completion										
Shradha West Residency	RCC work upto 2 <sup>nd</sup> floor slab is completed.	13%										

PROPOSED PROJECT AMENITIES:				
➤ Vitrified tiles flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Children's Play Area				
➤ Clubhouse				
➤ Indoor Games				
➤ Fitness Centre				
➤ Gymnasium				
➤ Meditation Center				
➤ Yoga Center				
➤ Multipurpose Lawn				
➤ Senior Citizen Area				
➤ Swimming Pool				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.T.S. No. 205, 205/1 to 9
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 205, 205/1 to 9 of Village Majas
	d)	Ward / Taluka	:	K/E - Ward
	e)	Mandal / District	:	District - Mumbai Suburban
7.	Postal address of the property		:	<b>"Shraddha West Residency"</b> Proposed Slum Rehabilitation Scheme on Plot Bearing C.T.S. No. 205, 205/1 to 9 of Village Majas, Service Road / Gumpha Road, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, Country - India
8.	City / Town		:	Jogeshwari (East), Mumbai.
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Slum Rehabilitation Authority, Village Majas
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site

	North	CTS No. 204	CTS No. 204	Under Construction Building
	South	Nalla	Nalla	Gumpha Road / Station Road & Slum Area
	East	Public Road	Public Road	Gumpha Road & Slum Area
	West	Nalla	Nalla	Slum Area & Service Road / Western Express Highway
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	(R) -	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°08'14.1"N 72°51'22.3"E	
14.	Extent of the site		: Plot area – 1143.60 Sq. M. (As per Approved Plan & RERA) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 1143.60 Sq. M. (As per Approved Plan & RERA)	
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.	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. SRA / ENG / KE / PVT / 0253 / 20201208 / AP date date 19.04.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6)  <b>Approved upto:</b>	
			<b>Project</b>	<b>Number of Floors</b>
			<b>Shraddha West Residency</b>	<b>Ground + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</b>
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.	:	9.15. Mtr. Wide Gumpha 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.	<b>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)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 1143.60 Sq. M. (As per Approved Plan & RERA)									
	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)	:	₹ 1,36,260 per Sq. M. for Residential ₹ 63,110.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1143.60</td> <td>63110</td> <td>7,21,72,596.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1143.60	63110	7,21,72,596.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1143.60	63110	7,21,72,596.00										
<b>Part – B (Valuation of Building)</b>												
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	:										
	<b>Project</b>		<b>Number of Floors</b>									
	<b>Shraddha West Residency</b>		<b>Proposed Ground + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</b>									
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										

	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / KE / PVT / 0253 / 20201208 / AP date date				
	h) Approved map / plan issuing authority	:	19.04.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6)				
			<b>Approved upto:</b>				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shraddha West Residency</td> <td>Ground + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shraddha West Residency	Ground + 1 <sup>st</sup> to 14 <sup>th</sup> upper floors.
Project	Number of Floors						
Shraddha West Residency	Ground + 1 <sup>st</sup> to 14 <sup>th</sup> 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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	



a) No. of water closets and their type	:	N.A. Building Construction work is in progress
b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

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

Proposed as per site information	As per Sanctioned Approval Plan
<b>Number of Floors</b>	<b>Copy of Approved Plan No. SRA / ENG / KE / PVT / 0253 / 20201208 / AP date date 19.04.2022 issued by Executive Engineer Slum Rehabilitation Authority</b>
<b>Proposed Ground + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors.</b>	
	<b>Approval upto:</b>
	<b>Number of Floors</b>
	<b>Ground + 1<sup>st</sup> to 14<sup>th</sup> upper floors.</b>

**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Shraddha West Residency (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
2	102	1	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
3	103	1	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
4	104	1	1 BHK	332	365	22800	75,69,600	81,75,168	17000	10,95,600
5	105	1	1 BHK	342	376	22800	77,97,600	84,21,408	17500	11,28,600
6	201	2	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
7	202	2	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
8	203	2	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
9	204	2	1 BHK	332	365	22800	75,69,600	81,75,168	17000	10,95,600
10	205	2	1 BHK	342	376	22800	77,97,600	84,21,408	17500	11,28,600
11	301	3	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
12	302	3	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
13	303	3	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
14	304	3	1 BHK	332	365	22800	75,69,600	81,75,168	17000	10,95,600
15	305	3	1 BHK	342	376	22800	77,97,600	84,21,408	17500	11,28,600



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
16	401	4	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
17	402	4	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
18	403	4	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
19	404	4	1 BHK	332	365	22800	75,69,600	81,75,168	17000	10,95,600
20	405	4	1 BHK	342	376	22800	77,97,600	84,21,408	17500	11,28,600
21	501	5	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
22	502	5	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
23	503	5	1 BHK	335	369	22800	76,38,000	82,49,040	17000	11,05,500
24	504	5	1 BHK	332	365	22800	75,69,600	81,75,168	17000	10,95,600
25	505	5	1 BHK	342	376	22800	77,97,600	84,21,408	17500	11,28,600
26	601	6	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
27	602	6	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
28	603	6	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
29	604	6	1 BHK	332	365	23050	76,52,600	82,64,808	17000	10,95,600
30	605	6	1 BHK	342	376	23050	78,83,100	85,13,748	17500	11,28,600
31	701	7	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
32	702	7	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
33	703	7	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
34	704	7	1 BHK	332	365	23050	76,52,600	82,64,808	17000	10,95,600
35	705	7	1 BHK	342	376	23050	78,83,100	85,13,748	17500	11,28,600
36	801	8	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
37	802	8	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
38	803	8	MP Room	215	237	23050	49,55,750	53,52,210	11000	7,09,500
39	805	8	1 BHK	342	376	23050	78,83,100	85,13,748	17500	11,28,600
40	901	9	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
41	902	9	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
42	903	9	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
43	904	9	1 BHK	332	365	23050	76,52,600	82,64,808	17000	10,95,600
44	905	9	1 BHK	342	376	23050	78,83,100	85,13,748	17500	11,28,600
45	1001	10	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
46	1002	10	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
47	1003	10	1 BHK	335	369	23050	77,21,750	83,39,490	17500	11,05,500
48	1004	10	1 BHK	332	365	23050	76,52,600	82,64,808	17000	10,95,600
49	1005	10	1 BHK	342	376	23050	78,83,100	85,13,748	17500	11,28,600
50	1101	11	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
51	1102	11	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
52	1103	11	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
53	1104	11	1 BHK	332	365	23300	77,35,600	83,54,448	17500	10,95,600
54	1105	11	1 BHK	342	376	23300	79,68,600	86,06,088	18000	11,28,600
55	1201	12	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
56	1202	12	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
57	1203	12	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
58	1204	12	1 BHK	332	365	23300	77,35,600	83,54,448	17500	10,95,600
59	1205	12	1 BHK	342	376	23300	79,68,600	86,06,088	18000	11,28,600
60	1301	13	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
61	1302	13	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
62	1303	13	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
63	1304	13	1 BHK	332	365	23300	77,35,600	83,54,448	17500	10,95,600
64	1305	13	1 BHK	342	376	23300	79,68,600	86,06,088	18000	11,28,600
65	1401	14	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
66	1402	14	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
67	1403	14	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
68	1404	14	1 BHK	332	365	23300	77,35,600	83,54,448	17500	10,95,600
69	1405	14	1 BHK	342	376	23300	79,68,600	86,06,088	18000	11,28,600
<b>Total</b>				<b>23054</b>	<b>25359</b>		<b>53,09,74,950</b>	<b>57,34,52,946</b>		<b>7,60,78,200</b>

**1b) Shraddha West Residency (Proposed Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
70	1501	15	1 BHK	335	369	23300	78,05,500	84,29,940	17500	11,05,500
71	1504	15	1 BHK	332	365	23300	77,35,600	83,54,448	17500	10,95,600
72	1505	15	1 BHK	342	376	23300	79,68,600	86,06,088	18000	11,28,600
73	1601	16	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
74	1602	16	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
75	1603	16	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
76	1604	16	1 BHK	332	365	23550	78,18,600	84,44,088	17500	10,95,600
77	1605	16	1 BHK	342	376	23550	80,54,100	86,98,428	18000	11,28,600
78	1701	17	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
79	1702	17	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
80	1703	17	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
81	1704	17	1 BHK	332	365	23550	78,18,600	84,44,088	17500	10,95,600
82	1705	17	1 BHK	342	376	23550	80,54,100	86,98,428	18000	11,28,600
83	1801	18	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
84	1802	18	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
85	1803	18	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
86	1804	18	1 BHK	332	365	23550	78,18,600	84,44,088	17500	10,95,600
87	1805	18	1 BHK	342	376	23550	80,54,100	86,98,428	18000	11,28,600
88	1902	19	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
89	1903	19	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
90	1904	19	1 BHK	332	365	23550	78,18,600	84,44,088	17500	10,95,600
91	1905	19	1 BHK	342	376	23550	80,54,100	86,98,428	18000	11,28,600
92	2001	20	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
93	2002	20	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
94	2003	20	1 BHK	335	369	23550	78,89,250	85,20,390	18000	11,05,500
95	2004	20	1 BHK	332	365	23550	78,18,600	84,44,088	17500	10,95,600
96	2005	20	1 BHK	342	376	23550	80,54,100	86,98,428	18000	11,28,600
97	2101	21	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
98	2102	21	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
99	2103	21	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
100	2104	21	1 BHK	332	365	23800	79,01,600	85,33,728	18000	10,95,600
101	2105	21	1 BHK	342	376	23800	81,39,600	87,90,768	18500	11,28,600
102	2201	22	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
103	2202	22	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
104	2203	22	1 BHK	335	369	23800	79,73,000	86,10,840	18000	11,05,500
105	2204	22	1 BHK	332	365	23800	79,01,600	85,33,728	18000	10,95,600
106	2205	22	1 BHK	342	376	23800	81,39,600	87,90,768	18500	11,28,600
<b>Total</b>				<b>12427</b>	<b>13670</b>		<b>29,32,43,100</b>	<b>31,67,02,548</b>		<b>4,10,09,100</b>

### Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 MP – 01 1 BHK - 68	69	23054	25359	53,09,74,950.00	57,34,52,946.00
Proposed	1 BHK – 37	37	12427	13670	29,32,43,100.00	31,67,02,548.00
<b>Total</b>		<b>106</b>	<b>35481</b>	<b>39029</b>	<b>82,42,18,050.00</b>	<b>89,01,55,494.00</b>
Refuge Floor – 8 <sup>th</sup> Floor – Flat No. 4 & 15 <sup>th</sup> Floor – Flat No. 2						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	82,42,18,050.00
Final Realizable Value After Completion in ₹	89,01,55,494.00
Cost of Construction (Total Built up area x Rate) 39029 Sq. Ft. x ₹ 3000.00	11,70,87,000.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
13	39029	11,70,87,000.00	1,52,21,310.00

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

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

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

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

### Total abstract of the entire property

Part – A	Land	<b>As per table attached to the report</b>
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 82,42,18,050.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 89,01,55,494.00</b>

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 ₹ 22,000.00 to ₹ 24,500.00 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 ₹ 22,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

## Actual Site Photographs

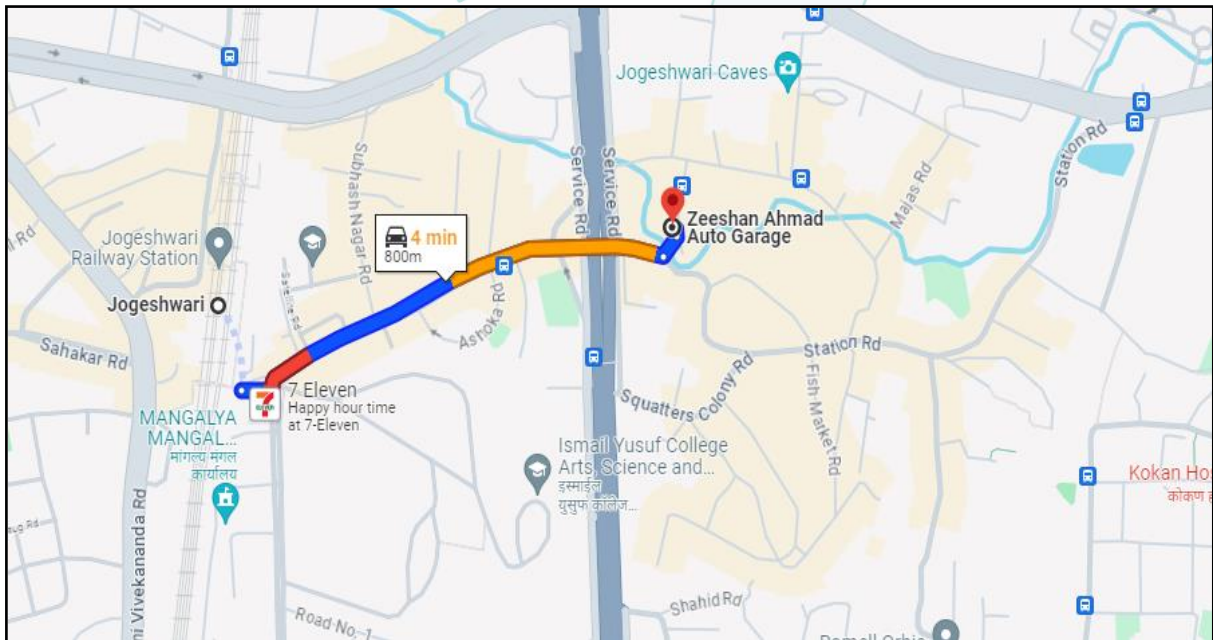
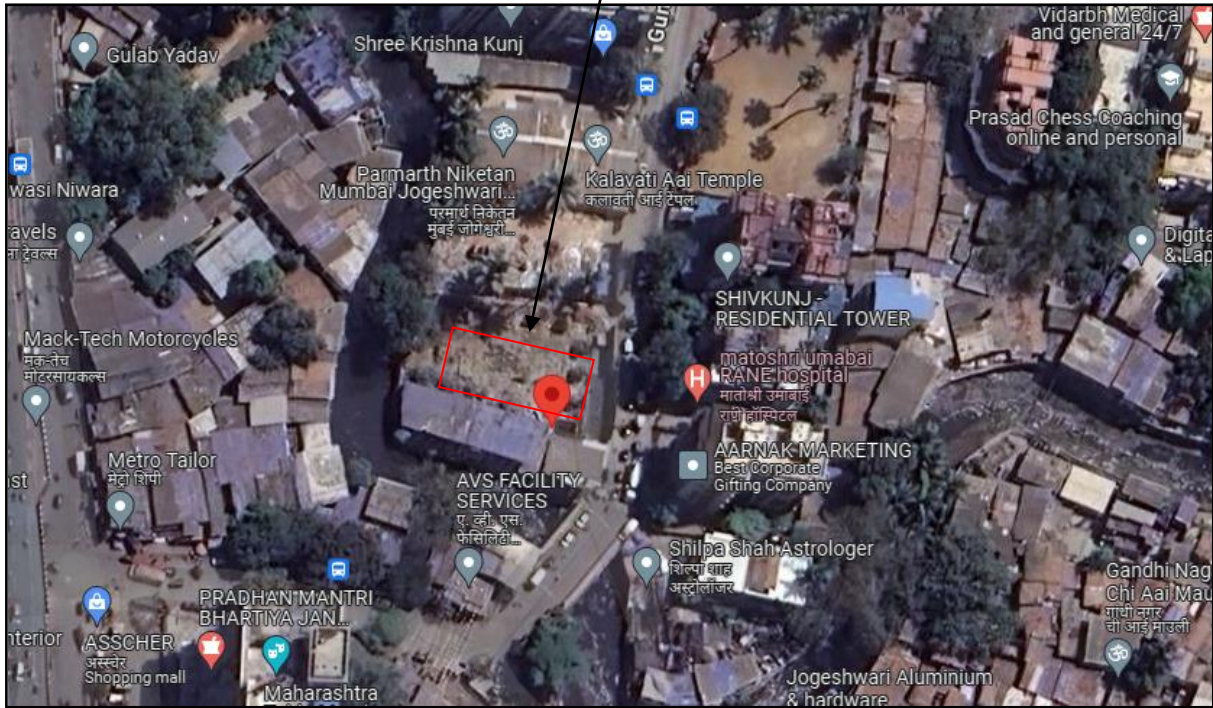


Th create



## Route Map of the property

Site u/r




**Latitude Longitude: 19°08'14.1"N 72°51'22.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Jogeshwari – 800 Mtr.)




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
53/251 -भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पुर्वेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिणोत्तर 18.30 मि.रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौ. मीटर	सि.टी.एस. नंबर

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**Sales Instance**

1150514	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. अंधेरी 7
13-03-2024		दस्त क्रमांक : 1150/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:83m
<b>गावाचे नाव : मजास</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6927552	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4762287	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 305, माळा नं: तिसरा मजला सेल विंग, इमारतीचे नाव: श्रद्धा वेस्ट रेसिडेन्सी, ब्लॉक नं: मौजे मजास पार्ट 2,ऑफ केनोरिता हब, रोड : ऑफ मुंबई बँक,जोगेश्वरी पूर्व 400060, इतर माहिती: एकूण क्षेत्रफळ 342 चौ फूट रेरा कारपेट म्हणजेच 31.77 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 34.95 चौ मीटर बिल्ट अप इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 205, 205/1 to 9 ; ) )	
(5) क्षेत्रफळ	34.95 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 श्रद्धा बिल्ड कॉन प्रा लि तर्फे ऑंधोराईज सीनटोरी सुधीर बाळू मेहता तर्फे कुलमुखत्यार शमिका सुशील सुर्वे-53 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व पहिला मजला , इमारतीचे नाव: मनीषा हाईटस कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाईटसच्या पाठीमागे भटवाडी, वैशाली नगर, मुलुंड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AARCS3349E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद जगन्नाथ नरसाळे - - वय:-41; पत्ता:-प्लॉट नं: रूम नं ६०५, माळा नं: सहावा मजला , इमारतीचे नाव: श्री विनायक को ऑप हौ सो लि, ब्लॉक नं: पी पी डायस कंपाउंड इस्मईल युसूफ कॉलेज जोगेश्वरी पूर्व मुंबई , रोड नं: नटवर नगर रोड नं १, महाराष्ट्र, . पिन कोड:-400060 पॅन नं:-AFNPN3746G 2): नाव:-आर्वी प्रमोद नरसाळे - - वय:-40; पत्ता:-प्लॉट नं: रूम नं ६०५, माळा नं: सहावा मजला, इमारतीचे नाव: श्री विनायक को ऑप हौ सो लि, ब्लॉक नं: पी पी डायस कंपाउंड नटवर नगर रोड नं १ इस्मईल युसूफ कॉलेज जोगेश्वरी पूर्व मुंबई , रोड नं: नटवर नगर रोड नं १, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AMHPR5154K	
(9) दस्तावेज करून दिल्याचा दिनांक	18/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1150/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	415700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

**Sales Instance**

2214514 13-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्ता क्रमांक : 2214/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : मजास</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6850750	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4664179.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 403, माळा नं: चौथा मजला,सेल विंग, इमारतीचे नाव: श्रद्धा वेस्ट रेसिडेन्सी, ब्लॉक नं: मौजे मजास पार्ट 2,ऑफ केनोरिता हब, रोड : ऑफ मुंबई बँक,जोगेश्वरी पूर्व 400060, इतर माहिती: एकूण क्षेत्रफळ 335 चौ फूट रेरा कारपेट म्हणजेच 31.12 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 34.23 चौ मीटर बिल्ट अप इतर माहिती दस्तात नमुद केल्याप्रमाणे(( C.T.S. Number : 205, 205/1 to 9 ; ))	
(5) क्षेत्रफळ	34.23 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्रद्धा बिल्ड कॉन् प्रा लि तर्फे ऑथोराईज सीन्रटोरी सुधीर बाळू मेहता तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व पहिला मजला , इमारतीचे नाव: मनीषा हाईटस कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाईटसच्या पाठीमागे भटवाडी, वैशाली नगर, मुलुंड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AARCS3349E	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत विनोद कुडतरकर - - वय:-43; पत्ता:-प्लॉट नं: रूम नं २, माळा नं: -, इमारतीचे नाव: साई धाम निवास , ब्लॉक नं: स्वामी कंपाऊड चौधरी आयुर्वेदिक स्टोर जवळ जोगेश्वरी पूर्व मुंबई , रोड नं: गुंफा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-ATOPK6519R	
(9) दस्ताऐवज करून दिल्याचा दिनांक	06/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2214/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	411100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
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**

4125514	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 7
13-03-2024		दस्ता क्रमांक : 4125/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:83m
<b>गावाचे नाव : मजास</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6719680	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4854466.89	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: अपार्टमेंट नं 604, माळा नं: सहावा मजला सेल विंग, इमारतीचे नाव: श्रद्धा वेस्ट रेसिडेन्सी, ब्लॉक नं: मौजे मजास पार्ट 2,ऑफ केनोरिटा हब, रोड : ऑफ मुंबई बँक,जोगेश्वरी पूर्व 400060, इतर माहिती: एकूण क्षेत्रफळ 332 चौ फूट रेरा कारपेट म्हणजेच 30.84 चौ मीटर रेरा कारपेट,म्हणजेच मिलकतीचे एकूण बांधीव क्षेत्रफळ 33.93 चौ मीटर बिल्ट अप इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 205, 205/1 to 9 ; ) )	
(5) क्षेत्रफळ	33.93 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्रद्धा बिल्ड कॉन प्रा लि तर्फे ऑथोराईज सीनोटोरी सुधीर बाळू मेहता - तर्फे कुलमुखत्यार मीनल विचारे वय:-47 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व पहिला मजला , इमारतीचे नाव: मनीषा हाईटस कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाईटसच्या पाठीमागे भटवाडी, वैशाली नगर, मुलुंड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AARCS3349E	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जान्हवी योगेश गावडे - - वय:-39; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: मेघवाडी चाल नं १, बी. के. ठाकरे चाल , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-ASPPG6862P 2): नाव:-योगेश बाळकृष्ण गावडे - - वय:-39; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: मेघवाडी चाल नं १, बी. के. ठाकरे चाल , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-ANIPG8797P	
(9) दस्तावेज करुन दिल्याचा दिनांक	05/03/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	05/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4125/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	403200	
(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.	

## Price Indicators

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

Home Property in Mumbai Flats in Mumbai Flats in Jogeshwari East 1 BHK Flats in Jogeshwari East 1 Bedroom 342 Sq.Ft. Apartment in Jogeshwari Ea...

399 Views Compare

**Shraddha West Residency**  
**1 Bedroom 342 Sq.Ft. Apartment in Jogeshwari East Mumbai**  
 Listing ID #5664560  
**₹ 75 L**

1 Bedroom  
 Furnished  
 1 Bathroom  
 342 Sq.Ft. (Carpet Area)  
 Garden View

Recent Registered Sale Jan 2024 ₹ 67.00 L 335 Sq.ft

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers

Prime Member  
 Benefits worth ₹75000 in just ₹4999  
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

More Offers

**Valuation Report**  
 ₹1999-₹999  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive **Valuation Report** of any property  
[View Sample Report](#)

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

Home Property in Mumbai Flats in Mumbai Flats in Jogeshwari East 1 BHK Flats in Jogeshwari East 1 Bedroom 319 Sq.Ft. Apartment in Jogeshwari Ea...

125 Views Compare

**Shraddha West Residency**  
**1 Bedroom 319 Sq.Ft. Apartment in Jogeshwari East Mumbai**  
 Listing ID #5575846  
**₹ 74 L**

1 Bedroom  
 Semi-Furnished  
 319 Sq.Ft. (Carpet Area)

Recent Registered Sale Feb 2024 ₹ 68.83 L 342 Sq.ft

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers

Prime Member  
 Benefits worth ₹75000 in just ₹4999  
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

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 ₹1999-₹999  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
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Overview Interior Packages Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Jogeshwari East Reviews

## Price Indicators

**HOUSING.COM** Buy In Mumbai  + Add


Home / Mumbai / Western Suburbs / Jogeshwari East / West Residency Last updated: Mar 7, 2024

**West Residency** ✓ RERA


By SHRADDHA LANDMARK PRIVATE LIMITED  
Jogeshwari East, Western Suburbs, Mumbai

**₹83.0 L - 85.5 L** | ₹25.00 K/sq.ft  
EMI starts at ₹41.21 K  
Price excludes maintenance, floor rise e... See More


[Contact Developer](#)



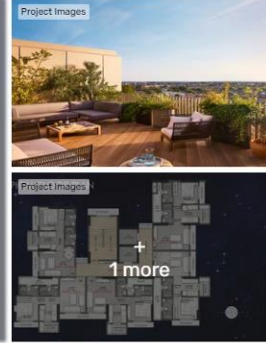
1 BHK Apartment Configuration



Dec, 2025 Possession Starts




₹25.00 K/sq.ft Avg. Price



332.00 sq.ft. - 342.00 sq.ft. (Carpet Area) Sizes

**square yards** Mumbai       Data Intelligence Prime Member

Home / New Projects in Mumbai / Projects in Jogeshwari East / Shraddha West Residency



STATE-OF-THE-ART INFRASTRUCTURE  
THE 22 STOREY TOWER OFFERS  
**NEW LIFESTYLE**  
WITH 1 BHK APARTMENTS.

9 Photos

**Shraddha West Residency**  
Jogeshwari East, Mumbai

**₹ 83.00 Lac to 85.50 Lac**

Status: **New Launch**

**Project Size**  
110 units • 0.28 Acres

**Configurations:** 1 BHK Flat from 332 Sq. Ft. to 342 Sq. Ft. (Carpet)

**Recent Registered Sale** ● Dec 2023 **₹ 68.16 L** 342 Sq.ft

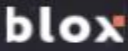
[Whatsapp](#) [Get a Call Back](#)

## Price Indicators


The screenshot displays the Housiey website interface for the 'Shraddha West Residency Jogeshwari East' project. The main heading is 'Shraddha West Residency Jogeshwari East' with a price range of '₹83 Lacs - 86 Lacs All Inc.'. A 'Save 50000' badge is visible on the left. The right sidebar contains a 'Book Free Site Visit' button and a 'Book Site Visit' button. The sidebar also shows a search bar with 'Shraddha West Residency' entered, a date '03-21-2024 10:59 AM', and a 'Preferred Source' section with 'OLA' selected. Below the sidebar, there is a 'PROMO CODE' banner.

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## Price Indicators



Home > Properties In Mumbai > Properties In Jogeshwari East > Shraddha Landmark >



**SHRADDHA**  
LANDMARK  
CONSTRUCTING VALUE

# Shraddha West Residency

Shraddha West Residency 4VP4+42R, Western Express Hwy, off Kenorita Hub, opp. Mumbai Bank, Ismail College Camps, Gandhi Nagar Society, Natwar Nagar, Jogeshwari East, Mumbai, Maharashtra 400060

---

Overview
Amenities
Price & Floor Plan
Locality
Developer

**Overview** Shraddha West Residency, an exceptional residential property that will

Configuration	RERA Carpet Area	<ul style="list-style-type: none"> <li>■ 22 Storey Tower Resid</li> <li>■ This Residential Prop</li> <li>■ Close Proximity to va</li> <li>■ Residence has Integr</li> <li>■ Senior citizen Area &amp; I</li> </ul>
1 BHK	332 sqft	
Ready to possess	Avg. Price per sq ft	
2025-12-31	₹22,289	
RERA ID		
P51800049859		



## Price Indicators

JLL
Properties in India   Trends & Insights   Services   About Us   Home

### Shraddha West Residency

📍 Western Express Hwy, off Kenorita Hub, opp. Mumbai Bank, Ismail College Camps, Gandhi Nagar Society, Jogeshwari East, Mumbai, 400060

🏠 Apartments   📏 332 sqft Carpet Area   🛏 1 Bedroom

🔗 Share   ❤️ Bookmark

---

Estimate Possession: Dec 2025 Property No. IND-RS-433477

**RERA QR Code**

Starting price

## INR 74.04 Lakh

PROPTIGER  
LET'S GET YOU HOME
CITY: Mumbai

India Property > Property in Mumbai > Property in Jogeshwari East > West Residency

📷 4 Photos PROJECT RERA ID : P51800049859

### West Residency

by Shraddha Landmark Private Limited

📍 Jogeshwari East, Mumbai (show on map)

Download Brochures

1 BHK

Apartment

332 - 342 sq ft

Carpet Area

₹ 83.00 L - ₹ 85.50 L

Builder Price

[See inclusions](#)

## Price Indicators Projects nearby Locality


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Andheri East > Apartment in Andheri East > 1 BHK > 539 Sq-ft

₹92.0 Lac

EMI - ₹41k | [How much loan can I get?](#)

1 BHK 539 Sq-ft Flat For Sale **Andheri East, Mumbai**



🛏 1 Bed
🚿 2 Baths
🏠 Unfurnished

**Carpet Area**  
385 sqft -  
₹23,996/sqft

**Developer**  
**UK Realty**

**Project**  
**UK IONA**

**Floor**  
Upper Basement (Out  
of 21 Floors)

**Transaction Type**  
New Property

**Facing**  
West

**Lifts**  
2

**Furnished Status**  
Unfurnished

**Type Of Ownership**  
Freehold

Contact Agent
Get Phone No.

👤 Last contact made 4 days ago

### More Details

Price Breakup	₹92 Lac   ₹4,60,000 Approx. Registration Charges   ₹3,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800001690
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	5 minutes walk from Jogeshwari Vikroli Link Road

HOUSING.COM
Buy In Mumbai ▾

+ Add

📄 Downloads

Home / Mumbai / Western Suburbs / Jogeshwari East / Nexus Ratan Heritage Last updated: Mar 8, 2024 ⓘ

## Nexus Ratan Heritage RERA ⓘ

By NEXUS BUILDERS


Jogeshwari East, Western Suburbs, Mumbai

₹99.0 L - 1.4 Cr

EMI starts at ₹49.15 K

All Inclusive Excluding GST and Registrat...

📞 Contact Sellers





1, 2 BHK Apartments Configurations

Dec, 2025 Possession Starts

₹21.43 K/sq.ft Avg. Price

463.00 sq.ft. - 652.00 sq.ft. (Carpet Area) Sizes ⓘ





+  
13 more

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 71.0 Lac EMI - ₹ 32k | Get pre-approved loan ZERO BROKERAGE

1 BHK 317 Sq-ft Flat For Sale **Jogeshwari East, Mumbai**

1 Bed 1 Bath Unfurnished

Carpet Area 317 sqft - ₹ 22,397/sqft	Developer <b>Shiv Shruti Developers LLP</b>	Project <b>Ashtavinayak Apartments</b>
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished

Contact Builder
Download Brochure
Last contact made 1 day ago

### Why buy in this project?

- Spacious & beautiful homes equipped with world-class amenities
- Excellent connectivity to major highways, schools, markets, hospitals, etc.
- JVLR - 0.4 Kms

[-8 more](#)

### More Details

Price Breakup	₹ 71 Lac
Booking Amount	₹ 100000
RERA ID	P51800049920

HOUSING.COM
Buy In Mumbai ▾
🔍 Jogeshwari East (+ Add)
Download App

Home / Mumbai / Western Suburbs / Jogeshwari East / Gyan Gold Crest

Last updated: Mar 20, 2024

## Gyan Gold Crest ✓ RERA

By GYAN S P DEVELOPERS LLP

Plot No 45 (Pt 48 and 48/1 to 37 Majas, Jogeshwari East, Western Suburbs, Mumbai)

₹86.35 L - 86.42 L

₹21.38 K/sq.ft

EMI starts at ₹42.87 K

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

Contact Seller

Project Images

SHARE

SAVE

Project Images

1 BHK Apartment Configuration

Dec. 2027 Possession Starts

₹21.38 K/sq.ft Avg. Price

404.00 sq.ft. (Carpet Area) Size

## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹95.0 Lac** EMI - ₹43k | [Get pre-approved loan](#)

1 BHK 430 Sq-ft Flat For Sale **Andheri East, Mumbai**

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area <b>430 sqft</b> <small>₹22,093/sqft</small>	Developer <b>VKG</b>	Project <b>VKG Passcode Beverly Hills</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>2</b>
Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	

Contact Builder
Get Phone No.
Last contact made 16 days ago

### More Details

Price Breakup	₹95 Lac
Booking Amount	₹100000
Address	Andheri East, Mumbai - Western Mumbai, Maharashtra

NOBROKER
Pay Rent
Post Your Property
Sign up

**1 BHK Flat In Avant Heritage Phase 3 And 5 For Sale In Jogeshwari East**

Near Paras Nagar Jain Temple, Majra Wadi, Jogeshwari East, Mumbai

₹95.88 Lacs
₹54,953/Month
542

Non-negotiable Estimated EMI Sq Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari east / 1BHK Flat for Sale in Jogeshwari east / Property Details

+15

1 Bedroom	Nov 4, 2023
<small>No. of Bedroom</small>	<small>Posted On</small>
2 Bathroom	Dec 31, 2025
<small>No. of Bathroom</small>	<small>Possession</small>
1 Balcony	Avant Heritage Pha...
<small>Bike and Car Parking</small>	<small>Apartment</small>
	Full Power Backup

Contact
Book Virtual

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBestimate

### Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Buildup Area	542 Sq.Ft	Carpet Area	385 Sq.Ft

### Activity On This Property

429 Unique Views | 2 Shortlists | 2

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 An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

Valuers & Appraisers  
 Architects &  
 Interior Designers  
 Chartered Engineers (I)  
 IIT Consultants  
 Member's Engineer  
 No. 107, 12th MH2010 PTC/19/199

## Price Indicators Projects nearby Locality

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Home / Mumbai / Western Suburbs / Jogeshwari East / Shristi Residency Phase 1 Last updated: Mar 21, 2024

### Shristi Residency Phase 1 RERA

By RANBIR REAL ESTATE AND DEVELOPERS LLP  
Jogeshwari East, Western Suburbs, Mumbai



1, 2 BHK Apartments  
Configurations

Dec, 2024  
Possession Starts

₹19.40 K/sq.ft  
Avg. Price

435.00 sq.ft. - 615.00 sq.ft.  
(Carpet Area)  
Sizes

₹84.38 L - 1.19 Cr | ₹19.40 K/sq.ft  
EMI starts at ₹41.89 K  
Price excludes maintenance, floor rise c... See More

Contact Seller

HOUSING.COM Buy In Mumbai

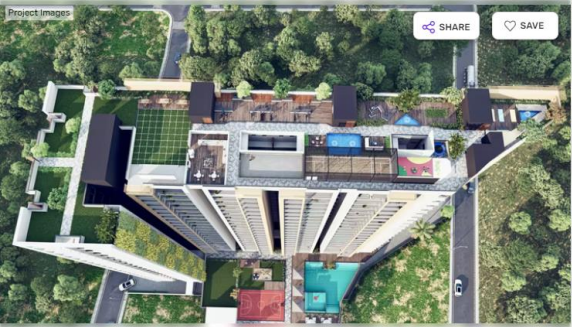
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Home / Mumbai / Western Suburbs / Jogeshwari East / Avant Heritage III Last updated: Mar 21, 2024

### Avant Heritage III RERA

By AVANT GROUP  
Jogeshwari East, Western Suburbs, Mumbai



1, 2 BHK Apartments  
Configurations

Dec, 2025  
Possession Starts

₹24k/sq.ft  
Avg. Price

380.00 sq.ft. - 677.00 sq.ft.  
(Carpet Area)  
Sizes

₹91.2 L - 1.73 Cr | ₹24.33k/sq.ft  
EMI starts at ₹45.28 K  
Price excludes maintenance, floor rise c... See More

Contact Sellers

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 : 21.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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)

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 21.03.2024 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 12.03.2024. 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.



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Shraddha Buildcon Pvt.Ltd. Company.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Saiprasad Patil – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 12.03.2024 Valuation Date – 21.03.2024 Date of Report – 21.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.03.2024
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 **21<sup>st</sup> 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. Shraddha Buildcon 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. Shraddha Buildcon 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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create

Auth. Sign.