

Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India. It is about 750 Mtr. travel distance from D. N. Nagar Metro Station line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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 heigher class & developed.

2. Developer Details:

Name of builder	M/s. Portsmouth Buildcon Pvt. Ltd.	
Project Registration Number	Project Name	RERA Project Number
	Codename Westbay Phase I	P51800047539
Register office address	M/s. Portsmouth Buildcon Pvt. Ltd. "Adani Corporate House", Shantigram, Near Vaishnodevi Circle, SG Highway, Khodiyar, Ahmedabad, PIN Code - 382421	
Address for Correspondence	Office at 602, "Hallmark Business Plaza", Opp. Gurunank Hospital, Bandra (East), Mumbai, Pin Code - 400 085	
Contact Numbers	Contact Person : Mr. Kunal Panchamiya (Builder Person - Mobile No. 8291002851) Mr. Abhijeet (Manager - Mobile No. 8655803294)	
E - mail ID	kunal.panchamiya@adani.com info@adani.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Slum Area
On or towards South	RTO Road
On or towards East	New Link Road
On or towards West	Road & Horizon Heights



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Regd. Office : 121, 1st Floor, Akkruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 053, (M.S.), INDIA
 Tel/Fax : +91 22 28371325/24
 mumbai@vastukala.org

to search



SBI Racpc Andheri (17897)
 FA Code 821

Valuation Report Prepared For: State Bank of India / HLS Branch / Codename Westbay Phase - I / (23013/43964)

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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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)

1. 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	30.11.2022
	b) Date on which the valuation is made	05.12.2022
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Reports date 15/10/2022 issued by Adv. Wadia Ghandy & Co.
	2.	Copy of MAHAREERA Registration Certificate of Project No. P51800047539 issued by Maharashtra Real Estate Regulatory Authority date 07/11/2022. Last Modified date 02/11/2022
	3.	Copy of Certificate of Incorporation date 20/07/2021 issued by Mr. Rajendra Kumar Deputy Register of Companies
	4.	Copy of Grant of Environment Clearance (EC) date 28/09/2022 issued by Government of India Ministry of



"Codename Westbay Phase I", Proposed Sale Building in Slum Redevelopment Scheme on Plot Bearing C T. S. No. 825/1 (pt) & 825/2 (pt) of Village - Ambivali, New Link Road, Andheri (West), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India

Latitude Longitude: 19°08'01.5"N 72°49'52.7"E

NAME OF DEVELOPER: M/s. Portsmouth 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 **30th November 2022** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Codename Westbay Phase I", Proposed Sale Building in Slum Redevelopment Scheme on Plot Bearing C T. S. No. 825/1 (pt) & 825/2 (pt) of Village - Ambivali, New Link Road, Andheri (West), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India. It is about 750 Mtr. travel distance from D. N Nagar Metro Station line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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 heigher class & developed.

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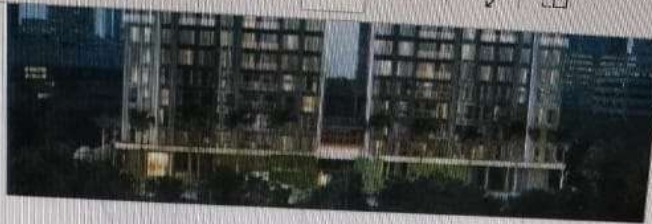
SBI Racpc Andheri (17897)
FA Code 821

3. Copy of Certificate of Incorporation date 29.07.2021 issued by M/s. Rajendra Kumar Agency - Registe Companies				
4. Copy of Grant of Environment Clearance (EC) date 28.09.2022 issued by Government of India Ministry Environment, Forest and Climate Change (SEIAA), Maharashtra				
5. Copy of Self Declaration for Encumbrance date 20.10.2022 issued by M/s. Shiv Infra Vision Pvt. Ltd.				
6. Copy of Amended IOA for Sale Building No. K-W / STGOVT / 0002 / 19990115 / AP / S date 04.10.2022 issued by issued by Slum Rehabilitation Authority				
7. Copy of Affidavit Cum Declaration of M/s. Portsmouth Buldcon Pvt. Ltd. (Promoter) date 10.10.2022 (As per RERA Certificate)				
8. Copy of NOC of Height Clearance date 30.09.2019 issued by Airports Authority of India. Valid upto 29.09.2027				
9. Copy of Commencement Certificate No. K-W / STGOVT / 0002 / 19990115 / AP / S date 03.10.2022 issued by Slum Rehabilitation Authority Thus CC granted for work upto Plinth level only. This C.C. is re-endorsed as per approved amended plans date 04.10.2022				
10. Copy of Approved Plan No. K-W / STGOVT / 0002 / 19990115 / AP / S date 04.10.2022 issued by Slum Rehabilitation Authority (Number of Copies - Forty Five - Sheet No. 1/45 to 45/45) Approved upto:				
<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C to H</td> <td>4 Basements + Ground + 1st to 24th floors + 25th (Aminity floor / Fitness Centre) Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	C to H	4 Basements + Ground + 1 st to 24 th floors + 25 th (Aminity floor / Fitness Centre) Upper Floors.
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Project Name (with address & phone nos.)	"Codename Westbay Phase I", Proposed Sale Building in Slum Redevelopment Scheme on Plot Bearing C.T. S. No. 825/1 (pt) & 825/2 (pt)			



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Details of the property under consideration:

Name of Project: "Codename Westbay Phase I"

"Codename Westbay Phase I", Proposed Sale Building in Slum Redevelopment Scheme on Plot Bearing C.T. S. No. 825/1 (pt) & 825/2 (pt) of Village - Ambivali, New Link Road, Andheri (West), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India

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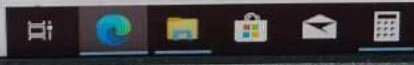
Valuation Done for:
State Bank of India

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

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