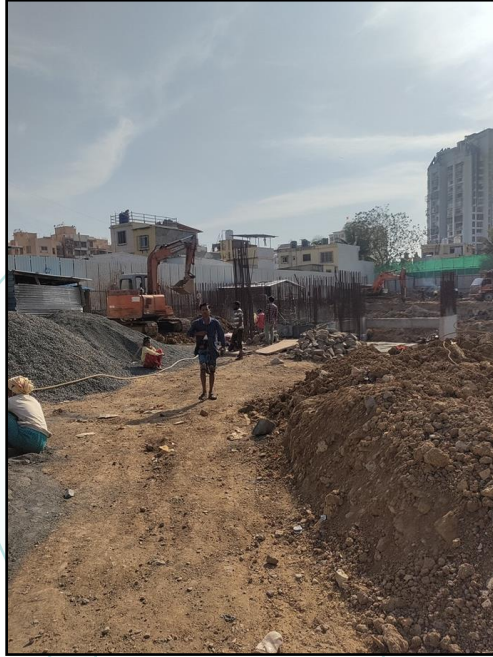


MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Ocean Breeze"

"Ocean Breeze", Proposed Development on Cluster No. 810, RSC – 5, Survey No. 41, Sector 8, MHADA Layout, Village - Charkop, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'59.8"N 72°48'51.1"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

MASTER VALUATION REPORT OF "Ocean Breeze"

"Ocean Breeze", Proposed Development on Cluster No. 810, RSC – 5, Survey No. 41, Sector 8, MHADA Layout, Village - Charkop, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India

Latitude Longitude: 19°12'59.8"N 72°48'51.1"E

NAME OF DEVELOPER: M/s. Bhairav Smile Infra Projects

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 **16th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Ocean Breeze"** Proposed Re-Development on Cluster No. 810, RSC – 5, S.No. 41, Sector 8, MHADA Layout, At Charkop, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India. It is about 2.9 Km. travel distance from Kandivali Metro station of Western 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. Bhairav Smile Infra Projects	
Project Registration Number	Project	RERA Project Number
	Ocean Breeze	P51800053078
Register office address	M/s. Bhairav Smile Infra Projects Address: Room No. D-11, Plot No. 804, Charkop Sailochan Co.Op.Housing Society Limited, Sector – 8, Charkop, Near Tarzan Point, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Tejas Surve (Builder Person - Mobile No. - 9920421421) Mr. Nikhil Surve (Builder Person - Mobile No. - 9920555655) Mr. Chinmay (Builder Person – Mobile No. 9168948464)	
E – mail ID & Website	bhairavsmileinfraprojects@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Turzon Lake
On or towards South	Slum Area
On or towards East	RSC Road No. 5
On or towards West	RSC Road No. 4



Our Pan India Presence at :

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- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
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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 : 16.03.2024						
	b)	Date on which the valuation is made : 23.03.2024						
3.	List of documents produced for perusal							
	1.	Copy of Title Report from Kirti Nagda & Associates, dated 25.08.2023.						
	2.	Copy of Deed of Retirement cum Admission date 10.04.2023						
	3.	Copy of Development Agreement date 11.08.2022 b/w. Charkop Co-Op. Housing Society Ltd.(the Society) AND M/s. Bhairav Smile Infra Projects (the Developer). Doc. No. Borivali / 7 / 11273 / 2022.						
	4.	Copy of Height Clearanced NOC No. JUHU / WEST / B / 033022 / 663658 date 23.05.2022 issued by Airports Authority of India.Valid Upto – 22.05.2030.						
	5.	Copy of Fire Protection & Fire Fighting Safety requirement Letter No. FB / HR / R-IV / 165 date 23.09.2022 issued by MCGM						
	6.	Copy of MAHARERA Registration Certificate of Project No. P51800053078 issued by Maharashtra Real Estate Regulatory Authority date 12.10.2023. Last Modified date 29.09.2023						
	7.	Copy of NOC of MHADA No. E.M. (WBP) / M.B. / 52 / 3627 2019 date 15.11.2018 issue by MHADA						
	8.	Copy of Intimation of Approval (IOA) No. MH / EE / BP Cell / GM / MHADA – 76 / 1287 / 2023 date 26.05.2023 issued by Building Permission Cell / Greater Mumbai / MHADA						
	9.	Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 76 / 1287 / 2023 /CC / 1 /New dated 17.07.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA This C.C. is permitted upto Plinth level as per approved plans date 26.05.2023.						
	10.	Copy of Approved Plan No. MHADA / EE / GM / MHADA – 76 / 1287 / 2023 dated 26.05.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA Approved upto:						
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 7th Residential upper floors.</td> </tr> <tr> <td>C</td> <td>Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 6th Residential upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 7 th Residential upper floors.	C	Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 6 th Residential upper floors.
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	Project Name (with address & phone nos.)	: "Ocean Breeze", Proposed Development on Cluster No. 810, RSC – 5, Survey No. 41,						

		Sector 8, MHADA Layout, Village - Charkop, Kandivali (West), Mumbai, PIN - 400 067, 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)	<p>M/s. Bhairav Smile Infra Projects</p> <p>Address: Room No. D-11, Plot No. 804, Charkop Sailochan Co.Op.Housing Society Limited, Sector - 8, Charkop, Near Tarzan Point, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Tejas Surve (Builder Person - Mobile No. - 9920421421) Mr. Nikhil Surve (Builder Person - Mobile No. - 9920555655) Mr. Chinmay (Builder Person - Mobile No. 9168948464)</p>												
5.	Brief description of the property (Including Leasehold / freehold etc.)													
<p>About "Ocean Breeze" For those looking to buy a residential property, here comes one of the choicest offerings in Western Mumbai, at Charkop. Brought to you by Bhairav Smile Infracore, Bhairav Ocean Breeze is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Sep, 2028. It has a variety of options to choose from that too in a varied budget range. Bhairav Ocean Breeze Western Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800053078.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed Ground + 1st to 23rd floors as per information provided by builder. The building permission as on date is received till Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 7th Residential upper floors.</td> </tr> <tr> <td>C</td> <td>Proposed Ground + 1st to 23rd floors as per information provided by builder. The building permission as on date is received till Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 6th Residential upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A,B & C</td> <td>Excavation work is in process.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is September - 2028 (As per MAHARERA Certificate- Wing A, B & C)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p>			Wing	Number of Floors	A & B	Proposed Ground + 1 st to 23 rd floors as per information provided by builder. The building permission as on date is received till Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 7 th Residential upper floors.	C	Proposed Ground + 1 st to 23 rd floors as per information provided by builder. The building permission as on date is received till Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 6 th Residential upper floors.	Wing	Present stage of Construction	Percentage of work completion	A,B & C	Excavation work is in process.	0%
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Wing	Present stage of Construction	Percentage of work completion												
A,B & C	Excavation work is in process.	0%												

	<ul style="list-style-type: none"> ➤ 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 ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 41, Sector 8.
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Cluster No. 810, RSC – 5, Survey No. 41, Sector 8, Village - Charkop
	d)	Ward / Taluka	:	-
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Ocean Breeze" , Proposed Development on Cluster No. 810, RSC – 5, Survey No. 41, Sector 8, MHADA Layout, Village - Charkop, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India
8.	City / Town		:	Kandivali (West), 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		:	Building Permission Cell, Greater Mumbai / MHADA, Village – Charkop
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	Adj. Scheme Boundary	MHADA Boundary	Turzon Lake
	South	Cluster No 809	Cluster No 809	Slum Area
	East	9 Mtr Wide Road RSC -5	9 Meter Wide existing Road & Composite School.	RSC Road No. 5

	West	Adj. Cluster Plot No. 807	Cluster No 807	RSC Road No. 4
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°12'59.8"N 72°48'51.1"E
14.	Extent of the site			: Plot area – 2173.50 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 – 2173.50 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work not yet started
II	CHARACTERSTICS OF THE SITE			
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. MHADA – 76 / 1287 / 2023 dated 26.05.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA Approved upto:
			Wing	Number of Floors
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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 M. Wide Existing MG Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 2173.50 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)	:	₹ 1,38,620.00 per Sq. M. for Residential ₹ 59,310.00 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>2173.50</td> <td>59310</td> <td>12,89,10,285.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2173.50	59310	12,89,10,285.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2173.50	59310	12,89,10,285.00										
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. MHADA – 76 / 1287 / 2023 dated 26.05.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ⓡ A & B</td> <td>Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 7th Residential upper floors.</td> </tr> <tr> <td>C</td> <td>Stilt (pt) + Ground (pt) + 1st floor (Fitness Center) + 2nd to 6th Residential upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	Ⓡ A & B	Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 7 th Residential upper floors.	C	Stilt (pt) + Ground (pt) + 1 st floor (Fitness Center) + 2 nd to 6 th Residential upper floors.
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	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 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	:	N.A. Building Construction work not yet started
	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											
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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 Building Permission Cell / Greater Mumbai (E.S.) MHADA. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Wing - A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	2 BHK	561	617		Land Owner's Share			18,51,300
2	104	1	1 BHK	423	465	19000	80,37,000	85,19,220	17500	13,95,900
3	201	2	2 BHK	619	681	19000	1,17,61,000	1,24,66,660	26000	20,42,700
4	202	2	2 BHK	561	617		Land Owner's Share			18,51,300
5	203	2	1 BHK	423	465		Land Owner's Share			13,95,900
6	204	2	1 BHK	423	465	19000	80,37,000	85,19,220	17500	13,95,900
7	301	3	2 BHK	619	681	19070	1,18,04,330	1,25,12,590	26000	20,42,700
8	302	3	2 BHK	561	617		Land Owner's Share			18,51,300
9	303	3	1 BHK	423	465		Land Owner's Share			13,95,900
10	304	3	1 BHK	423	465		Land Owner's Share			13,95,900
11	401	4	2 BHK	619	681		Land Owner's Share			20,42,700
12	402	4	2 BHK	561	617		Land Owner's Share			18,51,300

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
13	403	4	1 BHK	423	465	19140	80,96,220	85,81,993	18000	13,95,900
14	404	4	1 BHK	423	465	Land Owner's Share				13,95,900
15	501	5	2 BHK	619	681	19210	1,18,90,990	1,26,04,449	26500	20,42,700
16	502	5	2 BHK	561	617	Land Owner's Share				18,51,300
17	503	5	1 BHK	423	465	19210	81,25,830	86,13,380	18000	13,95,900
18	504	5	1 BHK	423	465	Land Owner's Share				13,95,900
19	601	6	2 BHK	619	681	19280	1,19,34,320	1,26,50,379	26500	20,42,700
20	602	6	2 BHK	561	617	Land Owner's Share				18,51,300
21	603	6	1 BHK	423	465	19280	81,55,440	86,44,766	18000	13,95,900
22	604	6	1 BHK	423	465	19280	81,55,440	86,44,766	18000	13,95,900
23	701	7	2 BHK	619	681	19350	1,19,77,650	1,26,96,309	26500	20,42,700
24	702	7	2 BHK	561	617	Land Owner's Share				18,51,300
25	703	7	1 BHK	423	465	19350	81,85,050	86,76,153	18000	13,95,900
26	704	7	1 BHK	423	465	19350	81,85,050	86,76,153	18000	13,95,900
Total				13140	14454		12,43,45,320	13,18,06,038		4,33,62,000

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

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 ₹
27	801	8	2 BHK	619	681	19420	1,20,20,980	1,27,42,239	26500	20,42,700
28	802	8	2 BHK	561	617	19420	1,08,94,620	1,15,48,297	24000	18,51,300
29	803	8	1 BHK	423	465	19420	82,14,660	87,07,540	18000	13,95,900
30	901	9	2 BHK	619	681	19490	1,20,64,310	1,27,88,169	26500	20,42,700
31	902	9	2 BHK	561	617	19490	1,09,33,890	1,15,89,923	24000	18,51,300
32	903	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
33	904	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
34	1001	10	2 BHK	619	681	19560	1,21,07,640	1,28,34,098	26500	20,42,700
35	1002	10	2 BHK	561	617	19560	1,09,73,160	1,16,31,550	24000	18,51,300
36	1003	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
37	1004	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
38	1101	11	2 BHK	619	681	19630	1,21,50,970	1,28,80,028	27000	20,42,700
39	1102	11	2 BHK	561	617	Land Owner's Share				18,51,300
40	1103	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
41	1104	11	1 BHK	423	465	Land Owner's Share				13,95,900
42	1201	12	2 BHK	619	681	Land Owner's Share				20,42,700
43	1202	12	2 BHK	561	617	19700	1,10,51,700	1,17,14,802	24500	18,51,300
44	1203	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
45	1204	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900

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 ₹
46	1301	13	2 BHK	619	681					20,42,700
47	1302	13	2 BHK	561	617					18,51,300
Land Owner's Share										
48	1303	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
49	1304	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
50	1401	14	2 BHK	619	681					20,42,700
Land Owner's Share										
51	1402	14	2 BHK	561	617	19840	1,11,30,240	1,17,98,054	24500	18,51,300
52	1403	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
53	1404	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
54	1501	15	2 BHK	619	681	19910	1,23,24,290	1,30,63,747	27000	20,42,700
55	1502	15	2 BHK	561	617	19910	1,11,69,510	1,18,39,681	24500	18,51,300
56	1503	15	1 BHK	423	465	19910	84,21,930	89,27,246	18500	13,95,900
57	1601	16	2 BHK	661	727	19980	1,32,06,780	1,39,99,187	29000	21,81,300
58	1602	16	2 BHK	594	653	19980	1,18,68,120	1,25,80,207	26000	19,60,200
59	1603	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
60	1604	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
61	1701	17	2 BHK	661	727	20050	1,32,53,050	1,40,48,233	29500	21,81,300
62	1702	17	2 BHK	594	653	20050	1,19,09,700	1,26,24,282	26500	19,60,200
63	1703	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
64	1704	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
65	1801	18	2 BHK	661	727	20120	1,32,99,320	1,40,97,279	29500	21,81,300
66	1802	18	2 BHK	594	653	20120	1,19,51,280	1,26,68,357	26500	19,60,200
67	1803	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
68	1804	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
69	1901	19	2 BHK	661	727	20190	1,33,45,590	1,41,46,325	29500	21,81,300
70	1902	19	2 BHK	594	653	20190	1,19,92,860	1,27,12,432	26500	19,60,200
71	1903	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
72	1904	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
73	2001	20	2 BHK	661	727	20260	1,33,91,860	1,41,95,372	29500	21,81,300
74	2002	20	2 BHK	594	653	20260	1,20,34,440	1,27,56,506	26500	19,60,200
75	2003	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
76	2004	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
77	2101	21	2 BHK	661	727	20330	1,34,38,130	1,42,44,418	29500	21,81,300
78	2102	21	2 BHK	594	653	20330	1,20,76,020	1,28,00,581	26500	19,60,200
79	2103	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
80	2104	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
81	2201	22	2 BHK	661	727	20400	1,34,84,400	1,42,93,464	30000	21,81,300
82	2202	22	2 BHK	594	653	20400	1,21,17,600	1,28,44,656	27000	19,60,200
83	2203	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
84	2204	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900

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 ₹
85	2301	23	2 BHK	661	727	20470	1,35,30,670	1,43,42,510	30000	21,81,300
86	2302	23	2 BHK	594	653	20470	1,21,59,180	1,28,88,731	27000	19,60,200
87	2303	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
88	2304	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
Total				32170	35387		57,49,15,750	60,94,10,695		10,61,61,000

2a) Wing - B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	423	465	19000	80,37,000	85,19,220	17500	13,95,900
2	202	2	1 BHK	423	465	Land Owner's Share				13,95,900
3	203	2	1 BHK	421	463	19000	79,99,000	84,78,940	17500	13,89,300
4	204	2	3 BHK	839	923	19000	1,59,41,000	1,68,97,460	35000	27,68,700
5	205	2	1 BHK	424	466	Land Owner's Share				13,99,200
6	301	3	1 BHK	424	466	Land Owner's Share				13,99,200
7	302	3	1 BHK	424	466	Land Owner's Share				13,99,200
8	303	3	1 BHK	421	463	19070	80,28,470	85,10,178	17500	13,89,300
9	304	3	3 BHK	839	923	19070	1,59,99,730	1,69,59,714	35500	27,68,700
10	305	3	1 BHK	424	466	Land Owner's Share				13,99,200
11	401	4	1 BHK	424	466	Land Owner's Share				13,99,200
12	402	4	1 BHK	424	466	Land Owner's Share				13,99,200
13	403	4	1 BHK	421	463	Land Owner's Share				13,89,300
14	404	4	3 BHK	839	923	19140	1,60,58,460	1,70,21,968	35500	27,68,700
15	405	4	1 BHK	424	466	Land Owner's Share				13,99,200
16	501	5	1 BHK	424	466	Land Owner's Share				13,99,200
17	502	5	1 BHK	424	466	Land Owner's Share				13,99,200
18	503	5	1 BHK	421	463	Land Owner's Share				13,89,300
19	504	5	3 BHK	839	923	19210	1,61,17,190	1,70,84,221	35500	27,68,700
20	505	5	1 BHK	424	466	19210	81,45,040	86,33,742	18000	13,99,200
21	601	6	1 BHK	424	466	19280	81,74,720	86,65,203	18000	13,99,200
22	602	6	1 BHK	424	466	Land Owner's Share				13,99,200
23	603	6	1 BHK	421	463	19280	81,16,880	86,03,893	18000	13,89,300
24	604	6	3 BHK	839	923	19280	1,61,75,920	1,71,46,475	35500	27,68,700
25	605	6	1 BHK	424	466	Land Owner's Share				13,99,200
26	701	7	1 BHK	424	466	19350	82,04,400	86,96,664	18000	13,99,200
27	702	7	1 BHK	424	466	Land Owner's Share				13,99,200
28	703	7	1 BHK	421	463	19350	81,46,350	86,35,131	18000	13,89,300

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
29	704	7	3 BHK	839	923					27,68,700
30	705	7	1 BHK	424	466					13,99,200
Total				15190	16709		14,51,44,160	15,38,52,809		5,01,27,000

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

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 ₹
31	802	8	1 BHK	423	465	19420	82,14,660	87,07,540	18000	13,95,900
32	803	8	2 BHK	572	629	19420	1,11,08,240	1,17,74,734	24500	18,87,600
33	804	8	3 BHK	930	1023	19420	1,80,60,600	1,91,44,236	40000	30,69,000
34	901	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
35	902	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
36	903	9	2 BHK	572	629	19490	1,11,48,280	1,18,17,177	24500	18,87,600
37	904	9	3 BHK	930	1023	19490	1,81,25,700	1,92,13,242	40000	30,69,000
38	905	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
39	1001	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
40	1002	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
41	1003	10	2 BHK	572	629	19560	1,11,88,320	1,18,59,619	24500	18,87,600
42	1004	10	3 BHK	930	1023	19560	1,81,90,800	1,92,82,248	40000	30,69,000
43	1005	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
44	1101	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
45	1102	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
46	1103	11	2 BHK	572	629	19630	1,12,28,360	1,19,02,062	25000	18,87,600
47	1104	11	3 BHK	930	1023	19630	1,82,55,900	1,93,51,254	40500	30,69,000
48	1105	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
49	1201	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
50	1202	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
51	1203	12	2 BHK	572	629	19700	1,12,68,400	1,19,44,504	25000	18,87,600
52	1204	12	3 BHK	930	1023	19700	1,83,21,000	1,94,20,260	40500	30,69,000
53	1205	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
54	1301	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
55	1302	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
56	1303	13	2 BHK	572	629	19770	1,13,08,440	1,19,86,946	25000	18,87,600
57	1304	13	3 BHK	930	1023	19770	1,83,86,100	1,94,89,266	40500	30,69,000
58	1305	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
59	1401	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
60	1402	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900



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 ₹
61	1403	14	2 BHK	572	629	19840	1,13,48,480	1,20,29,389	25000	18,87,600
62	1404	14	3 BHK	930	1023	19840	1,84,51,200	1,95,58,272	40500	30,69,000
63	1405	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
64	1502	15	1 BHK	423	465	19910	84,21,930	89,27,246	18500	13,95,900
65	1503	15	2 BHK	572	629	19910	1,13,88,520	1,20,71,831	25000	18,87,600
66	1504	15	3 BHK	930	1023	19910	1,85,16,300	1,96,27,278	41000	30,69,000
67	1601	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
68	1602	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
69	1603	16	2 BHK	572	629	19980	1,14,28,560	1,21,14,274	25000	18,87,600
70	1604	16	3 BHK	930	1023	19980	1,85,81,400	1,96,96,284	41000	30,69,000
71	1605	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
72	1701	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
73	1702	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
74	1703	17	2 BHK	572	629	20050	1,14,68,600	1,21,56,716	25500	18,87,600
75	1704	17	3 BHK	930	1023	20050	1,86,46,500	1,97,65,290	41000	30,69,000
76	1705	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
77	1801	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
78	1802	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
79	1803	18	2 BHK	572	629	20120	1,15,08,640	1,21,99,158	25500	18,87,600
80	1804	18	3 BHK	930	1023	20120	1,87,11,600	1,98,34,296	41500	30,69,000
81	1805	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
82	1901	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
83	1902	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
84	1903	19	2 BHK	572	629	20190	1,15,48,680	1,22,41,601	25500	18,87,600
85	1904	19	3 BHK	930	1023	20190	1,87,76,700	1,99,03,302	41500	30,69,000
86	1905	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
87	2001	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
88	2002	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
89	2003	20	2 BHK	572	629	20260	1,15,88,720	1,22,84,043	25500	18,87,600
90	2004	20	3 BHK	930	1023	20260	1,88,41,800	1,99,72,308	41500	30,69,000
91	2005	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
92	2101	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
93	2102	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
94	2103	21	2 BHK	572	629	20330	1,16,28,760	1,23,26,486	25500	18,87,600
95	2104	21	3 BHK	930	1023	20330	1,89,06,900	2,00,41,314	42000	30,69,000
96	2105	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
97	2201	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
98	2202	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
99	2203	22	2 BHK	572	629	20400	1,16,68,800	1,23,68,928	26000	18,87,600

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 ₹
100	2204	22	3 BHK	930	1023	20400	1,89,72,000	2,01,10,320	42000	30,69,000
101	2205	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
102	2301	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
103	2302	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
104	2303	23	2 BHK	572	629	20470	1,17,08,840	1,24,11,370	26000	18,87,600
105	2304	23	3 BHK	930	1023	20470	1,90,37,100	2,01,79,326	42000	30,69,000
106	2305	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
Total				42644	46908		85,10,08,340	90,20,68,840		14,07,25,200

3a) Wing - C (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	424	466					13,99,200
2	103	1	2 BHK	610	671					20,13,000
3	201	2	1 BHK	424	466					13,99,200
4	202	2	1 BHK	424	466	19000	80,56,000	85,39,360	18000	13,99,200
5	203	2	2 BHK	610	671					20,13,000
6	301	3	1 BHK	424	466					13,99,200
7	302	3	1 BHK	424	466	19070	80,85,680	85,70,821	18000	13,99,200
8	303	3	2 BHK	610	671					20,13,000
9	401	4	1 BHK	424	466					13,99,200
10	402	4	1 BHK	424	466	19140	81,15,360	86,02,282	18000	13,99,200
11	403	4	2 BHK	610	671					20,13,000
12	501	5	1 BHK	424	466					13,99,200
13	502	5	1 BHK	424	466	19210	81,45,040	86,33,742	18000	13,99,200
14	503	5	2 BHK	610	671					20,13,000
15	601	6	1 BHK	424	466					13,99,200
16	602	6	1 BHK	424	466	19280	81,74,720	86,65,203	18000	13,99,200
17	603	6	2 BHK	610	671	19280	1,17,60,800	1,24,66,448	26000	20,13,000
Total				8324	9156		5,23,37,600	5,54,77,856		2,74,69,200

3b) Wing -C (Proposed Inventory, Approval Pending):

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 ₹
18	701	7	1 BHK	423	465	19350	81,85,050	86,76,153	18000	13,95,900
19	702	7	1 BHK	423	465	19350	81,85,050	86,76,153	18000	13,95,900

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 ₹
20	703	7	2 BHK	610	671	19350	1,18,03,500	1,25,11,710	26000	20,13,000
21	801	8	1 BHK	423	465	Land Owner's Share				13,95,900
22	803	8	2 BHK	610	671	19420	1,18,46,200	1,25,56,972	26000	20,13,000
23	901	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
24	902	9	1 BHK	423	465	19490	82,44,270	87,38,926	18000	13,95,900
25	903	9	2 BHK	610	671	19490	1,18,88,900	1,26,02,234	26500	20,13,000
26	1001	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
27	1002	10	1 BHK	423	465	19560	82,73,880	87,70,313	18500	13,95,900
28	1003	10	2 BHK	610	671	19560	1,19,31,600	1,26,47,496	26500	20,13,000
29	1101	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
30	1102	11	1 BHK	423	465	19630	83,03,490	88,01,699	18500	13,95,900
31	1103	11	2 BHK	610	671	19630	1,19,74,300	1,26,92,758	26500	20,13,000
32	1201	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
33	1202	12	1 BHK	423	465	19700	83,33,100	88,33,086	18500	13,95,900
34	1203	12	2 BHK	610	671	19700	1,20,17,000	1,27,38,020	26500	20,13,000
35	1301	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
36	1302	13	1 BHK	423	465	19770	83,62,710	88,64,473	18500	13,95,900
37	1303	13	2 BHK	610	671	19770	1,20,59,700	1,27,83,282	26500	20,13,000
38	1401	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
39	1402	14	1 BHK	423	465	19840	83,92,320	88,95,859	18500	13,95,900
40	1403	14	2 BHK	610	671	19840	1,21,02,400	1,28,28,544	26500	20,13,000
41	1501	15	1 BHK	423	465	19910	84,21,930	89,27,246	18500	13,95,900
42	1503	15	2 BHK	610	671	19910	1,21,45,100	1,28,73,806	27000	20,13,000
43	1601	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
44	1602	16	1 BHK	423	465	19980	84,51,540	89,58,632	18500	13,95,900
45	1603	16	2 BHK	610	671	19980	1,21,87,800	1,29,19,068	27000	20,13,000
46	1701	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
47	1702	17	1 BHK	423	465	20050	84,81,150	89,90,019	18500	13,95,900
48	1703	17	2 BHK	610	671	20050	1,22,30,500	1,29,64,330	27000	20,13,000
49	1801	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
50	1802	18	1 BHK	423	465	20120	85,10,760	90,21,406	19000	13,95,900
51	1803	18	2 BHK	610	671	20120	1,22,73,200	1,30,09,592	27000	20,13,000
52	1901	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
53	1902	19	1 BHK	423	465	20190	85,40,370	90,52,792	19000	13,95,900
54	1903	19	2 BHK	610	671	20190	1,23,15,900	1,30,54,854	27000	20,13,000
55	2001	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
56	2002	20	1 BHK	423	465	20260	85,69,980	90,84,179	19000	13,95,900
57	2003	20	2 BHK	610	671	20260	1,23,58,600	1,31,00,116	27500	20,13,000
58	2101	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900

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 ₹
59	2102	21	1 BHK	423	465	20330	85,99,590	91,15,565	19000	13,95,900
60	2103	21	2 BHK	610	671	20330	1,24,01,300	1,31,45,378	27500	20,13,000
61	2201	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
62	2202	22	1 BHK	423	465	20400	86,29,200	91,46,952	19000	13,95,900
63	2203	22	2 BHK	610	671	20400	1,24,44,000	1,31,90,640	27500	20,13,000
64	2301	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
65	2302	23	1 BHK	423	465	20470	86,58,810	91,78,339	19000	13,95,900
66	2303	23	2 BHK	610	671	20470	1,24,86,700	1,32,35,902	27500	20,13,000
Total				23906	26297		46,79,61,070	49,60,38,734		7,88,89,800

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 ₹
A - Wing						
Approved – Sale Flat	1 BHK - 08 2 BHK - 05	13	6479	7127	12,43,45,320.00	13,18,06,038.00
Proposed – Sale Flat	1 BHK - 29 2 BHK - 27	56	28768	31645	57,49,15,750.00	60,94,10,695.00
Approved & Proposed - Land Owner's Share	1 BHK - 06 2 BHK - 13	19	10063	11069	-	-
Total (a)		88	45310	49841	69,92,61,070.00	74,12,16,733.00
B - Wing						
Approved – Sale Flat	1 BHK - 08 3 BHK - 05	13	7574	8331	14,51,44,160.00	15,38,52,809.00
Proposed – Sale Flat	1 BHK - 44 2 BHK - 16 3 BHK - 16	76	42644	46908	85,10,08,340.00	90,20,68,840.00
Approved & Proposed - Land Owner's Share	1 BHK - 16 3 BHK - 01	17	7616	8378	-	-
Total (b)		106	57834	63617	99,61,52,500.00	1,05,59,21,649.00
C - Wing						
Approved – Sale Flat	1 BHK - 05 2 BHK - 01	6	2730	3003	5,23,37,600.00	5,54,77,856.00
Proposed – Sale Flat	1 BHK - 31 2 BHK - 17	48	23483	25831	46,79,61,070.00	49,60,38,734.00
Approved & Proposed - Land Owner's Share	1 BHK - 07 2 BHK - 05	12	2730	3003	-	-
Total (c)		66	28943	31837	52,02,98,670.00	55,15,16,590.00
Total (a + b + c)		260	132087	145295	2,21,57,12,240.00	2,34,86,54,972.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,21,57,12,240.00
Final Realizable Value After Completion in ₹	2,34,86,54,972.00
Cost of Construction (Total Built up area x Rate) 145295 Sq. Ft. x ₹ 3000.00	43,58,85,000.00

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 ₹			₹ 2,21,57,12,240.00
Final Realizable Value After Completion in ₹			₹ 2,34,86,54,972.00

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 ₹ 18,500.00 to ₹ 21,500.00 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 ₹ 19,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs

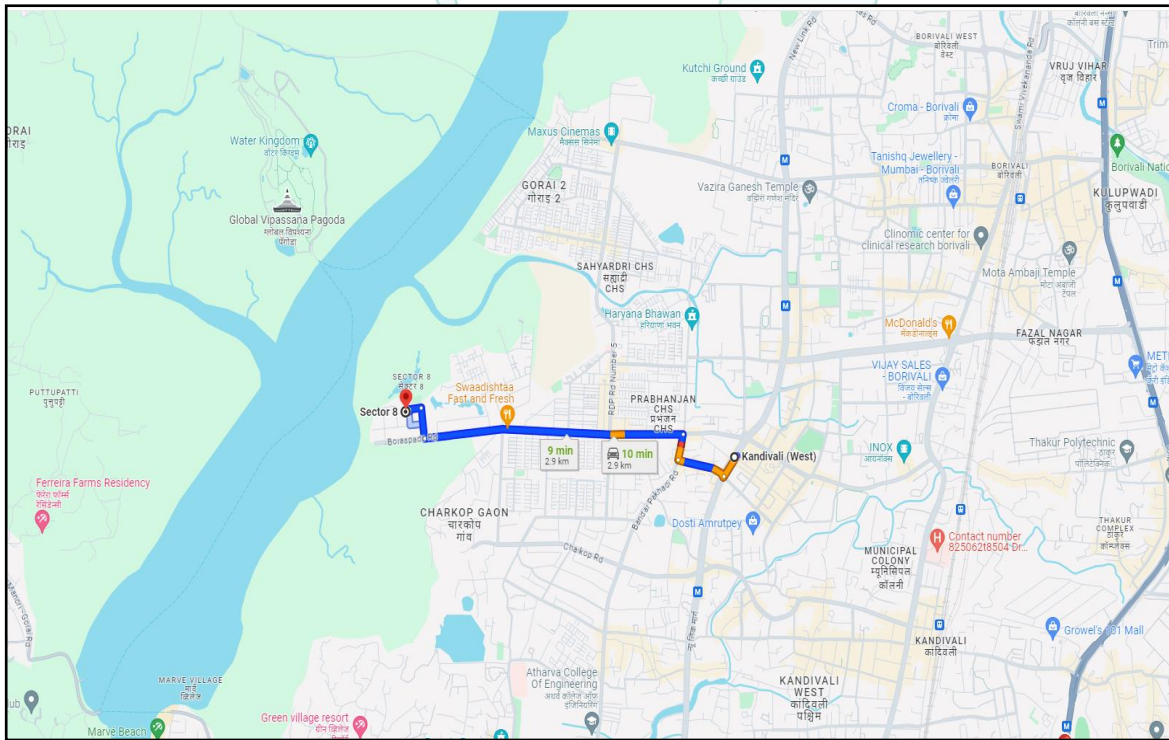
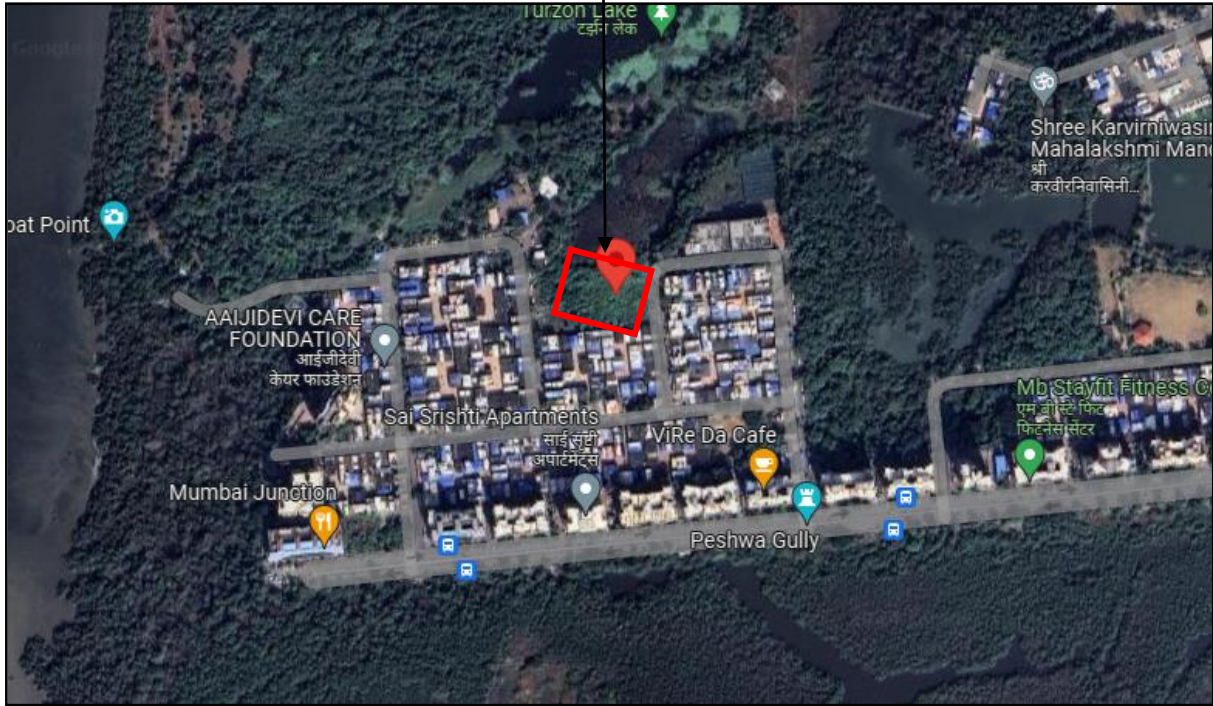


Th create



Route Map of the property


Site u/r



Latitude Longitude: 19°12'59.8"N 72°48'51.1"E


Note: The Blue line shows the route to site from nearest Metro station (Kandivali – 2.9 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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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
80/357-भूभाग: चारकोप गावातील संपूर्ण मिळकती.	59310	138620	159410	174000	138620	चौ. मीटर	सि.टी.एस. तंबर

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Sales Instances nearby

3/23/24, 1:26 PM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
1135451	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7	
23-03-2024		दस्त क्रमांक : 1135/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदंणी : Regn:63m	
गावाचे नाव : चारकोण			
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल		
(2)मोबदला	8100000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8052435.8		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी-103, माळा नं: पहिला माला, इमारतीचे नाव: चारकोप सन-एन-शेल कॉ.ऑप.हौ.सो.ली., ब्लॉक नं: प्लॉट नं.36 आर.एस.सी-24 चारकोप सेक्टर नं..8, रोड : कांदिवली पश्चिम मुम्बई - 400067((C.T.S. Number : 3/PT ;))		
(5) क्षेत्रफळ	58.09 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:-हिना चेतन मावानी वय:-64 पत्ता:-प्लॉट नं: बी-103, माळा नं: पहिला, इमारतीचे नाव: चारकोप सन-एन-शेल कॉ.ऑप.हौ.सो.ली., ब्लॉक नं: प्लॉट नं.36 आर.एस.सी-24 चारकोप सेक्टर नं..8, रोड नं: कांदिवली पश्चिम मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAHPM0174E 2): नाव:-जिगर चेतन मावानी वय:-37 पत्ता:-प्लॉट नं: बी-103, माळा नं: पहिला, इमारतीचे नाव: चारकोप सन-एन-शेल कॉ.ऑप.हौ.सो.ली., ब्लॉक नं: प्लॉट नं.36 आर.एस.सी-24 चारकोप सेक्टर नं..8, रोड नं: कांदिवली पश्चिम मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AQIPM3289K		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-क्रणाली नरपतसिंह राजपुरोहित वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बबन जंगले चाळ, ब्लॉक नं: कुलूपवाडी राय डोंगरी, रोड नं: बोरिवली पूर्व मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ALYPR8883R 2): नाव:-नरपत सिंह नारायण सिंह राजपुरोहित वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बबन जंगले चाळ, ब्लॉक नं: कुलूपवाडी राय डोंगरी, रोड नं: बोरिवली पूर्व मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ALRPR2168N		
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1135/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	486000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मल्यांकनासाठी विचारात घेतलेला			

Sales Instances nearby

3/23/24, 1:38 PM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
8034451	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7	
23-03-2024		दस्त क्रमांक : 8034/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
गावाचे नाव : चारकोण			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	12500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11245478.19		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी -904, माळा नं: 9 वा मजला, इमारतीचे नाव: सनराइज चारकोप बी को ऑप हौ सोसा लि., ब्लॉक नं: सेक्टर -8, चारकोप पोलीस स्टेशन च्या मागे, रोड : चारकोप,कांदिवली वेस्ट. मुंबई 400067, इतर माहिती: दस्तात नमुद केल्या प्रमाणे ----- मिळकती चे क्षेत्रफळ 663 चौ. फुट कार्पेट ब सोबत एक कार पार्किंग स्पेस((C.T.S. Number : 5, 6- A (pt), 6-B, 6-C, 7 (pt), 8-A, 8-B, 9 A & B, 10, 11-A (pt), 11-B, 12A (pt), 12B (pt), 12-C, 13-A, 13-B, 13-C, 17 A & B, 18-A & B ;))		
(5) क्षेत्रफळ	73.94 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजिंदर कौर अमरीक सिंह थिंद वय:-64 पत्ता:-प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: अमित को ऑप हौ सोसा लि., ब्लॉक नं: नियर एकविरा स्कूल, सेक्टर 1, रोड नं: चारकोप, कांदिवली वेस्ट. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ACOPT7400M		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बीना देवांग गोराडीया वय:-50; पत्ता:-प्लॉट नं: 181/सी, माळा नं: -, इमारतीचे नाव: ग्रॅंड पराडी, ब्लॉक नं: ए के मार्ग, नियर शालीमार हॉटेल, रोड नं: केमप्स कॉर्नर, अगस्त क्रांती रोड,मुंबई, महाराष्ट्र, -. पिन कोड:-400036 पॅन नं:-AQKPG7803M		
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	8034/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	750000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instances nearby

गावाचे नाव : चारकोण	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7550000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5982146.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 803, माळा नं: 8 वा मजला,बी-विंग, इमारतीचे नाव: चारकोप(1)नंदनवन को.ऑप.हौ.सो.लि., ब्लॉक नं: चारकोप,कांदिवली पश्चिम मुंबई-400067, रोड : प्लॉट नं 235,आर एस सी 3,सेक्टर नं 2, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 402 चौ.फूट रेरा कारपेट,महिला दस्त महाराष्ट्र शासन यांचा आदेश क्र. मुद्रांक-2021 अनौ.स.क्र. 2/प्र.क्र.107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 4% मुद्रांक शुल्क व 1% मेट्रो सेस भरण्यात आले असून महिलांकरीता 1% मुद्रांक शुल्काची सलवत देण्यात आली आहे,इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 3/A/2/85 ;))
(5) क्षेत्रफळ	41.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जेडाईट डेव्हलपर्स एल एल पी चे भागीदार मनीष पी. सावंत तर्फे कुलमुखत्यार सुभाष मोरे वय:-33 पत्ता:-प्लॉट नं: 702,बिल्डिंग नं 3 , माळा नं: ., इमारतीचे नाव: प्रथमेश विहार , ब्लॉक नं: बोरीवली पूर्व मुंबई , रोड नं: सुरभी हॉटेल जवळ,90 फीट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AASFJ6197P 2): नाव:-मेसर्स जेडाईट डेव्हलपर्स एल एल पी चे भागीदार लितेश के. गडा तर्फे कुलमुखत्यार सुभाष मोरे वय:-33 पत्ता:-प्लॉट नं: 702,बिल्डिंग नं 3 , माळा नं: ., इमारतीचे नाव: प्रथमेश विहार , ब्लॉक नं: बोरीवली पूर्व मुंबई , रोड नं: सुरभी हॉटेल जवळ,90 फीट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AASFJ6197P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्यामला नायर वय:-67; पत्ता:-प्लॉट नं: रूम नं 401,प्लॉट नं 394 , माळा नं: ., इमारतीचे नाव: सन दर्शन को.ऑप.हौ.सो.लि. , ब्लॉक नं: कांदिवली पश्चिम,मुंबई, रोड नं: एलपीजी गोडाऊन समोर,चारकोप विलेज , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ABVPN7205Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8143/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	377500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 8 Charkop > 3 BHK Flats in Sector 8 Charkop

₹1.72 Cr @ 13,490 per sq.ft.
Estimated EMI ₹1,37,377

3BHK 3Baths
Flat/Apartment for Sale
in Ocean Breeze, Sector 8 Charkop, Western Mumbai, Mumbai

RERA STATUS ✔ NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

[Overview](#) Dealer Details Price Trends Registry Record Explore Locality Recomm >

Property (0)

Photos not shared by advertiser

[Request Photos](#)

Area
Super Built up area 1275 sq.ft. (118.45 sq.m.)
Built Up area: 1085 sq.ft. (100.8 sq.m.)
Carpet area: 930 sq.ft. (86.4 sq.m.)

Configuration
3 Bedrooms , 3 Bathrooms, No Balcony

Price
₹1.72 Crore
@ 13,490 per sq.ft. (All inclusive) [View Price Details](#)

Address
Ocean Breeze
Sector 8 Charkop, Western Mumbai

Floor Number
14th of 22 Floors

Facing
West

Overlooking
Main Road

Possession in
Jun 2026

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 8 Charkop > 2 BHK Flats in Sector 8 Charkop

₹1.14 Cr @ 13,028 per sq.ft.
Estimated EMI ₹91,052

2BHK 2Baths
Flat/Apartment for Sale
in Ocean Breeze, Sector 8 Charkop, Western Mumbai, Mumbai

RERA STATUS ✔ NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

[Overview](#) Dealer Details Price Trends Registry Record Explore Locality Recomm >

Property (0)

Photos not shared by advertiser

[Request Photos](#)

Area
Super Built up area 875 sq.ft. (81.29 sq.m.)
Built Up area: 785 sq.ft. (72.93 sq.m.)
Carpet area: 619 sq.ft. (57.51 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony

Price
₹1.14 Crore
@ 13,028 per sq.ft. (All inclusive) [View Price Details](#)

Address
Ocean Breeze
Sector 8 Charkop, Western Mumbai

Floor Number
14th of 22 Floors

Facing
South-East

Overlooking
Main Road

Possession in
Jun 2026

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 8 Charkop > 1 BHK Flats in Sector 8 Charkop

₹78 Lac @ 11,555 per sq.ft. | **1BHK 1Bath**
 Estimated EMI ₹62,299 | Flat/Apartment for Sale
 in Ocean Breeze, Sector 8 Charkop, Western Mumbai, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview | Dealer Details | Price Trends | Registry Record | Explore Locality | Recomm. >

Property (0)

Photos not shared by advertiser

[Request Photos](#)

3 people already contacted today

Area
 Super Built up area **675 sq.ft.** (62.71 sq.m.)
 Built Up area: 525 sq.ft. (48.77 sq.m.)
 Carpet area: 423 sq.ft. (39.3 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, No Balcony

Price
 ₹78 Lac
 @ 11,555 per sq.ft. (All inclusive) [View Price Details](#)

Address
 Ocean Breeze
 Sector 8 Charkop, Western Mumbai

Floor Number
 14th of 22 Floors

Facing
 East

Overlooking
 Main Road

Possession in
 Jun 2026

Think.Innovate.Create

Price Indicators Projects nearby Locality

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Home / Mumbai / Kandivall West / Apartment for Sale in Kandivall West / 2 BHK Flat

2 BHK Flat

By VEENA DEVELOPERS

Veena Smart Homes, Charkop Gaon, Kandivall West, Mumbai


OFFER Zero brokerage Know More

Last updated: Feb 19, 2024

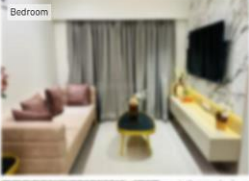
₹1.3 Cr EMI starts at ₹64.54 K

₹17.81 K/sq.ft


[Contact Seller](#)



Bedroom



Bedroom



Bedroom

+ 6 more

730 sq.ft
Built Up Area

₹17.81 K/sq.ft
Avg. Price

2 BHK
Configuration

19th Feb, 2024
Possession status

Higher of 40 floors

East facing Facing

Unfurnished Furnishing

HOUSING.COM Buy in Mumbai

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Home / Mumbai / Kandivall West / Apartment for Sale in Kandivall West / 2 BHK Flat

2 BHK Flat

By VEENA DEVELOPERS


Veena Smart Homes, Charkop Gaon, Kandivall West, Mumbai

Last updated: Feb 25, 2024


₹1.4 Cr EMI starts at ₹69.50 K

₹19.97 K/sq.ft

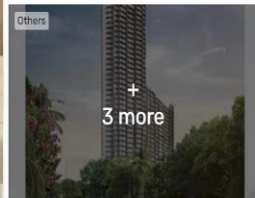
[Contact Seller](#)



Hall



Bedroom



Others

+ 3 more

701 sq.ft
Built Up Area

₹19.97 K/sq.ft
Avg. Price

2 BHK
Configuration

6th Feb, 2024
Possession status

Higher of 40 floors

West facing Facing

Fully Furnished Furnishing

Price Indicators Projects nearby Locality

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.36 Cr EMI - ₹61k | [Get pre-approved loan](#) ZERO BROKERAGE

2 BHK 578 Sq-ft Flat For Sale [Charkop, Mumbai](#)

2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area 578 sqft ~ ₹23,529/sqft	Developer DEM Infra	Project Dem Icon
Transaction Type New Property	Status Under Construction	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	

+6 Photos

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > 795 Sq-ft

₹1.47 Cr EMI - ₹66k | [Get pre-approved loan](#)

2 BHK Builder Floor For Sale in Dem Icon, [Charkop, Mumbai](#)

2 Beds
 2 Baths
 3 Balconies
 1 Covered Parking

Carpet Area 684 sqft ~ ₹21,491/sqft	Developer DEM Infra	Project Dem Icon
Floor Lower Basement (Out of 1 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

+5 Photos

✔
East Facing Property

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

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Home / Mumbai / Western Suburbs / Kandivali West / Dimple Westwood 2 Last updated: Mar 20, 2024


Dimple Westwood 2 REERA

By DIMPLE GROUP
Kandivali West, Western Suburbs, Mumbai


₹1.06 Cr - 1.34 Cr | ₹20.90 K/sq.ft
EMI starts at ₹52.60 K

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

[Contact Seller](#)

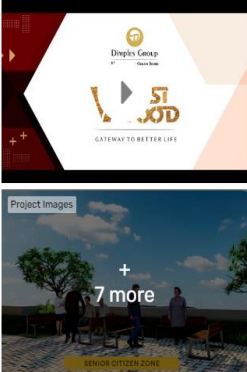


1, 2 BHK Apartments
Configurations



Dec, 2030
Possession Starts

₹20.90 K/sq.ft
Avg. Price



507.00 sq.ft. - 639.00 sq.ft.
(Carpet Area)
Sizes

Viewing History
Around This Project
More About Project
About Project
Floor Plan
Tour This Project
Assess

HOUSING.COM Buy In Mumbai

+ Add

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Home / Mumbai / Western Suburbs / Kandivali West / Rock Highland Last updated: Mar 22, 2024


Rock Highland REERA

By ORIGIN CORP
Rock Highland, Next to SBI Bank, Opp. Joy Ice-Cream, Sahyadri Nagar, Shri Hanuman Mandir Road, Charkop, Kandivali (W), Western Suburbs, Mumbai


₹1.43 Cr - 2.04 Cr | ₹21.50 K/sq.ft
EMI starts at ₹70.98 K

Basic Price Onwards

[Contact Sellers](#)




2, 3 BHK Apartments
Configurations



Dec, 2026
Possession Starts

₹21.50 K/sq.ft
Avg. Price



665.00 sq.ft. - 950.00 sq.ft.
(Carpet Area)
Sizes

Viewing History
Around This Project
More About Project
About Project
Floor Plan
Tour This Project
Assess

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Kandivali West + Add

Download A

Home / Mumbai / Western Suburbs / Kandivali West / Modirealty Wisteria Last updated: Mar 20, 2024

Modirealty Wisteria ✓ RERA

By MODIREALTY


Near Mahavir Nagar, Charkop Sector 3 Off Link Road, Kandivali (West), Western Suburbs, Mumbai

₹1.04 Cr - 3.12 Cr | ₹25.00 K/sq.ft
EMI starts at ₹51.75 K

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

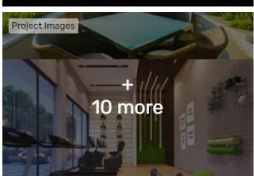
Contact Developer

Project Images



SHARE SAVE

Project Images



+
10 more

1, 2, 3 BHK Apartments Configurations

Mar. 2026 Possession Starts

₹25.00 K/sq.ft Avg. Price


417.00 sq.ft. - 1249.00 sq.ft. (Carpet Area) Sizes



magicbricks
Buy Rent Sell Home Loans

₹1.45 Cr

EMI - ₹ 65k | [Get Loan offers from 34+ banks](#) ZERO BROKERAGE

2 BHK 611 Sq-ft Flat For Sale Kandivali West, Mumbai



+5 Photos

2 Beds 2 Baths Unfurnished


Carpet Area	Developer	Project
611 sqft ₹ 23,732/sqft	DEM Infra	Shri Siddhivinayak By DEM
Transaction Type	Status	Lifts
New Property	Under Construction	2
Furnished Status		
Unfurnished		

Price Indicators Projects nearby Locality

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾




₹1.42 Cr EMI - ₹ 64k | [Can I afford it?](#)

2 BHK 615 Sq-ft Flat For Sale **Kandivali West, Mumbai**



2 Beds | 2 Baths | Unfurnished

<p>Carpet Area 615 sqft ▾ ₹23,231/sqft</p>	<p>Developer Veena Developers</p>	<p>Project Veena Smart Homes</p>
<p>Transaction Type New Property</p>	<p>Furnished Status Unfurnished</p>	<p>Age Of Construction Under Construction</p>

+16 Photos

Contact Agent

Get Phone No.


More Details

Price Breakup	₹1.42 Cr
Address	Kandivali West, Mumbai - Western Mumbai, Maharashtra

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾




₹1.31 Cr EMI - ₹ 59k | [Get pre-approved loan](#)

2 BHK 576 Sq-ft Flat For Sale **Kandivali West, Mumbai**



2 Beds | 2 Baths | Unfurnished

<p>Carpet Area 576 sqft ▾ ₹22,795/sqft</p>	<p>Developer Veena Developers</p>	<p>Project Veena Smart Homes</p>
<p>Transaction Type New Property</p>	<p>Furnished Status Unfurnished</p>	<p>Age Of Construction Under Construction</p>

+16 Photos

Price Indicators

Projects nearby Locality

99 acres
Buy | Enter Locality / Project / Society / Landmark


Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 3 Charkop Posted on Mar 07, 2024 | Under Construction

₹2.5 Cr @ 23,000 per sq.ft. 3BHK 2Baths
 Estimated EMI ₹ 1,99,676 Flat/Apartment for Sale
 in Mukhtar Anmol Priti, Sector 3 Charkop, Western Mumbai, Mumbai

RERA STATUS REGISTERED | Registration No: P51800006598 | Website: <https://maharerait.mahaonline.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Society Reviews](#) [Locality Reviews](#)

Property (3) **Society (4)**



[Photos \(1/1\)](#) [Floor Plan \(2\)](#)

Area
Carpet area: 918 sq.ft. (85.28 sq.m.)

Price
₹ 2.5 Crore+ Govt Charges & Tax @ 23,000 per sq.ft. (All inclusive, Negotiable)

Floor Number
8th of 23 Floors

Overlooking
Main Road

Configuration
3 Bedrooms, 2 Bathrooms, No Balcony [View Floor Plan](#)

Address
Mukhtar Anmol Priti Sector 3 Charkop, Western Mumbai

Facing
East


Possession in
Within 3 months

magicbricks
Buy | Rent | Sell | Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Charkop > 1 BHK Flats for Sale in Charkop > 720 Sq-ft

₹1.01 Cr EMI - ₹ 46k | [Get pre-approved loan](#)

1 BHK 720 Sq-ft Flat For Sale **Charkop, Mumbai**



1 Bed | 1 Bath | 1 Covered Parking | Unfurnished

<p>Carpet Area 465 sqft ₹ 21,720/sqft</p>	<p>Developer Kaustubh Construction Pvt. Ltd.</p>	<p>Project Kaustubh Primrose</p>
<p>Floor 5 (Out of 22 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing North</p>
<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>

Contact Agent

Get Phone No.

Last contact made 26 days ago

More Details

Price Breakup	₹1.01 Cr ₹5,05,000 Approx. Registration Charges ₹3,720 Monthly
Booking Amount	₹10.0 Lac
Address	Kandivali West, Mumbai, Charkop, Mumbai - Western Mumbai, Maharashtra
Landmarks	Kandivali West MetroStationPhoenix Hospital

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 : 23.03.2024

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)

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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 23.03.2024 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 16.03.2024. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Bhairav Smile Infra Projects
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 Deepak Jain – 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 – 16.03.2024 Valuation Date - 23.03.2024 Date of Report – 23.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.03.2024
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 **23rd 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. Bhairav Smile Infra Projects**. 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. Bhairav Smile Infra Projects**. 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

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