

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sky 27"

"Sky 27", Proposed Composite Building No.1, S.R.Scheme on Slum Plot Bearing CTS No. 351,351/1 to 310 and Development on Non Slum Plot Bearing CTS No. 575,575/1 to 9, Village – Kanjur, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India.

Latitude Longitude: 19°08'20.4"N 72°55'47.8"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 "Sky 27"

"Sky 27", Proposed Composite Building No.1, S.R.Scheme on Slum Plot Bearing CTS No. 351,351/1 to 310 and Development on Non Slum Plot Bearing CTS No. 575,575/1 to 9, Village – Kanjur, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India

Latitude Longitude: 19°08'20.4"N 72°55'47.8"E

NAME OF DEVELOPER: M/s. Space Developers.

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 20th March 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Sky 27", Proposed Composite Building No.1, S.R.Scheme on Slum Plot Bearing CTS No. 351,351/1 to 310 and Development on Non Slum Plot Bearing CTS No. 575,575/1 to 9, Village – Kanjur, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India. It is about 1.1 Km. travel distance from Bhandup Railway station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Space Developers.	
Project Registration Number	Project	RERA Project Number
	Sky 27	P51900054576
Register office address	M/s. Space Developers. Address: Office No. 12, "Shiv Darshan CHSL", Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Behind BMC Office, Bhandup (West), Mumbai, PIN – 400 078, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mr. Vijay (Builder's Person – Mobile No: 7208441704) Mr. Haresh Meghji Nishar (Builders Person – Mobile No: 9819875606)	
E – mail ID and Website	spacedeveloper@hotmail.com , www.spacedeveloper.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Quarry Road
On or towards South	Marigold Garden
On or towards East	BMC Bhandup Office & LBS Marg
On or towards West	Open Plot



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 20.03.2024
	b)	Date on which the valuation is made : 31.03.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 19.12.2023 issued by Adv. Vimila & Co	
	2. Copy of Deed of Retirement Cum Reconstitution date 30.10.2023 b/w. Mr. Dheeraj K. Agarwal (the Retiring Partner) & othes, the parties of the first and second part are carrying on the business in partnership in the name and style of M/s. Space Developers	
	3. Copy of Affidavit-Cum-Declaration date 06.02.2024 of M/s. Space Developers	
	4. Copy of Architect's Certificate of Percentage of completion of construction work of Building No. 2 (Sale Building), issued by Arcvishan Infratech Ltd. dated on 10.11.2023.	
	5. Copy of CA Certificate date 16.01.2024, issued by CA. Krupa Balia (As per RERA Certificate)	
	6. Copy of CA certificate for Details Confirming the stake of builder for project approval, date 20.02.2024, issued by Modi Roongta & Associates.	
	7. Copy of Engineer's Certificate date 16.11.2023 issued by Jiten Patel (B.E. Civil). (As per RERA Certificate)	
	8. Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 430429, date 02.02.2024, issued by Ministry of Environment,forest & Climate Change Maharashtra.	
	9. Copy of MAHARERA Registration Certificate of Project No. P51900054576 issued by Maharashtra Real Estate Regulatory Authority date 31.01.2024. Last Modified date 27.01.2024	
	10. Copy of Letter of Intent (LOI) dated on 31.12.2020 issued by SRA, Doc.No. SRA / ENG / 1992 / S / PL / LOI.	
	11. Copy of NOC for Heigher Clearance Certificate No. SNCR / WEST / B / 1228216 / 642554 date 10.01.2022 issued by Airports Authority of India. Valid till 09.01.2030.	
	12. Copy of Fire Protection & Fire Fighting NOC No. SRA / S-Ward / 0571 / CFO / 1 / Amend date 07.06.2023 issued by Brihanmumbai Municipal Corporation Mumbai Fire Brigade	
	13. Copy of Proposed Amended Plan IOA for the Building No. 2 (sale) No. SRA / ENG / 2464 / S / PL / AP date 10.05.2023 issued by Slum Rehabilitation Authority	
	14. Copy of Commencement Certificate No. SRA / ENG / 2464 / SS / PL / AP date 17.10.2017 issued by Executive Engineer Slum Rehabilitation Authority (Composite Building)	
	This C.C. is granted for 14th upper floors for entire work & 15th to 19th upper floors for R.C.C.	

	framework only as per latest amended plans approved dated 10.05.2023. This CC is valid upto 10.08.2023	
	15. Copy of Approved Plan No. SRA / ENG / 2464 / S / PL / AP date 10.05.2023 Executive Engineer Slum Rehabilitation Authority (Number of Copies - Fourteen – Sheet No. 1 / 14 to 14 / 14) Approved upto:	
	Project	Number of Floors
	Sky 27	Basement + Ground + 1st to 6th Floors (Podiums) + 1st to 19th upper floors.
	Project Name (with address & phone nos.)	: "Sky 27", Proposed Composite Building No.1, S.R.Scheme on Slum Plot Bearing CTS No. 351,351/1 to 310 and Development on Non Slum Plot Bearing CTS No. 575,575/1 to 9, Village – Kanjur, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Space Developers. Address: Office No. 12, "Shiv Darshan CHSL", Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Behind BMC Office, Bhandup (West), Mumbai, PIN – 400 078, State - Maharashtra, Country- India. Contact Person : Mr. Vijay (Builder's Person – Mobile No: 7208441704) Mr. Haresh Meghji Nishar (Builders Person – Mobile No: 9819875606)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	About "Sky 27" Project: Sky 27 is a residential project in Bhandup West, Mumbai. It is set in an area of 1.193766 Acres . Space Sky 27 offers Apartment. Available configurations include 1 RK, 1 BHK, 2 BHK. Apartment, as per the area plan, are in the size range of 240.0 - 559.0 sq.ft.. The property is Under Construction. There is 1 building for sale. The project was launched in January 2024 and possession date of Space Sky 27 is Dec, 2028. Space Sky 27 is located in Off Lbs Marg, Near Mangatram Petrol Pump, Bhandup West. The project is developed by Space Developer Kurla. There are 212 units for sale. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at Space Sky 27. This project meets all mandates as required by the state authority. RERA ID of Space Sky 27 is P51900054576. Located close to prominent suburbs of Mumbai, the area of Bhandup West has prominent schools and hospitals within a close distance.	
	TYPE OF THE BUILDING:	
	Project	Number of Floors
	Sky 27	Proposed Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 32 nd upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 6th Floors (Podiums) + 1st to 19th upper floors.

LEVEL OF COMPLETEION:		
Project	Present stage of Construction	Percentage of work completion
Sky 27	RCC work upto 4 th floor slab is completed.	14%

DATE OF COMPLETION & FUTURE LIFE:
 Expected completion date as informed by builder is **December – 2028 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Children's Play Area
- Sit-Outs Area
- Indoor Games
- Fitness Centre
- Gymnasium
- Meditation Center
- Yoga Center
- Multipurpose Lawn
- Senior Citizen Area
- Swimming Pool
- Gymnasium

6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 351, 351 / 1 to 310, 575, 575 / 1 to 9,
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 351, 351 / 1 to 310, 575, 575 / 1 to 9, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West),
	d) Ward / Taluka	:	Bhandup
	e) Mandal / District	:	District - Mumbai
7.	Postal address of the property	:	"Sky 27" , Proposed Composite Building No.1, S.R.Scheme on Slum Plot Bearing CTS No. 351,351/1 to 310 and Development on Non Slum Plot Bearing CTS No. 575,575/1 to 9, Village – Kanjur, Quarry Road, Off LBS Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India
8.	City / Town	:	Bhandup (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	:	Executive Engineer Slum Rehabilitation Authority, Village - Kanjur
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		As per Documents
			As per RERA Certificate
			As per Site
	North	CTS No. 160-A-1(Pt)	Plot No. 353
	South	CTS No. 368/4A	Plot 578 part.
	East	13.00 Mtr. Widr Road	Plot No 575
	West	CTS No. 368/2A	Plot No. 352 (Part), 350 (Part), 344 (Part)
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'14.1"N 72°51'22.3"E
14.	Extent of the site	:	Total Plot area – 4831 Sq. M. (As per Approved Plan) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 4831 Sq. M. (As per Approved Plan)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress.
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. SRA / ENG / 2464 / S / PL / AP date 10.05.2023 Executive Engineer Slum Rehabilitation Authority (Number of Copies - Fourteen - Sheet No. 1 / 14 to 14 / 14) Approved upto:									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Sky 27</td> <td>Basement + Ground + 1st to 6th Floors (Podiums) + 1st to 19th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Sky 27	Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.					
Project	Number of Floors											
Sky 27	Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.											
10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.00 Mtr. Wide 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	:	Total Plot area – 4831 Sq. M. (As per Approved Plan)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,42,230.00 per Sq. M. for Residential ₹ 58,050.00 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 RERA Certificate – Sky 27</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>4831</td> <td>58,050</td> <td>28,04,39,550.00</td> </tr> </tbody> </table>	As per RERA Certificate – Sky 27			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4831	58,050	28,04,39,550.00
As per RERA Certificate – Sky 27												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
4831	58,050	28,04,39,550.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										

a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
c) Year of construction	:	N.A. Building Construction work is in progress				
d) Number of floors and height of each floor including basement, if any	:					
Project	Number of Floors					
Sky 27	Proposed Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 32 nd upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.					
e) Plinth area floor-wise	:	As per table attached to the report				
f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 2464 / S / PL / AP date 10.05.2023				
h) Approved map / plan issuing authority	:	Executive Engineer Slum Rehabilitation Authority (Number of Copies - Fourteen – Sheet No. 1 / 14 to 14 / 14) Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Sky 27</td> <td>Basement + Ground + 1st to 6th Floors (Podiums) + 1st to 19th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Sky 27	Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.
Project	Number of Floors					
Sky 27	Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden	: N.A. Building Construction work is in progress

	paneling, grills etc.		
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	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	
		Copy of Approved Plan No. SRA / ENG / 2464 / S / PL / AP date 10.05.2023 Executive Engineer Slum Rehabilitation Authority.	
Project	Number of Floors	Approved upto:	
Sky 27	Proposed Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 32 nd upper floors.	Project	Number of Floors
		Sky 27	Basement + Ground + 1 st to 6 th Floors (Podiums) + 1 st to 19 th upper floors.

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

1a) Sky 27 (Approved Inventory) :

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
1	701	7	1	2 BHK	556	612	22000	1,22,32,000	1,28,43,600	27000	18,34,800
2	706	7	1	2 BHK	549	604	22000	1,20,78,000	1,26,81,900	26500	18,11,700
3	707	7	1	1 RK	240	264	22000	52,80,000	55,44,000	11500	7,92,000
4	708	7	1	1 RK	250	275	22000	55,00,000	57,75,000	12000	8,25,000
5	709	7	1	1 BHK	383	421	22000	84,26,000	88,47,300	18500	12,63,900
6	710	7	1	1 BHK	383	421	22000	84,26,000	88,47,300	18500	12,63,900
7	711	7	1	1 BHK	384	422	22000	84,48,000	88,70,400	18500	12,67,200
8	712	7	1	2 BHK	557	613	22000	1,22,54,000	1,28,66,700	27000	18,38,100
9	801	8	2	2 BHK	556	612	22070	1,22,70,920	1,28,84,466	27000	18,34,800
10	802	8	2	1 BHK	388	427	22070	85,63,160	89,91,318	18500	12,80,400
11	803	8	2	1 BHK	383	421	22070	84,52,810	88,75,451	18500	12,63,900
12	804	8	2	1 BHK	383	421	22070	84,52,810	88,75,451	18500	12,63,900
13	805	8	2	1 BHK	385	424	22070	84,96,950	89,21,798	18500	12,70,500
14	806	8	2	2 BHK	549	604	22070	1,21,16,430	1,27,22,252	26500	18,11,700
15	807	8	2	2 BHK	538	592	22070	1,18,73,660	1,24,67,343	26000	17,75,400
16	808	8	2	1 BHK	386	425	22070	85,19,020	89,44,971	18500	12,73,800
17	809	8	2	1 BHK	383	421	22070	84,52,810	88,75,451	18500	12,63,900
18	810	8	2	1 BHK	383	421	22070	84,52,810	88,75,451	18500	12,63,900
19	811	8	2	1 BHK	384	422	22070	84,74,880	88,98,624	18500	12,67,200
20	812	8	2	2 BHK	557	613	22070	1,22,92,990	1,29,07,640	27000	18,38,100
21	901	9	3	2 BHK	556	612	22140	1,23,09,840	1,29,25,332	27000	18,34,800
22	902	9	3	1 BHK	388	427	22140	85,90,320	90,19,836	19000	12,80,400
23	903	9	3	1 BHK	383	421	22140	84,79,620	89,03,601	18500	12,63,900
24	904	9	3	1 BHK	383	421	22140	84,79,620	89,03,601	18500	12,63,900
25	905	9	3	1 BHK	385	424	22140	85,23,900	89,50,095	18500	12,70,500
26	906	9	3	2 BHK	549	604	22140	1,21,54,860	1,27,62,603	26500	18,11,700
27	907	9	3	2 BHK	538	592	22140	1,19,11,320	1,25,06,886	26000	17,75,400
28	908	9	3	1 BHK	386	425	22140	85,46,040	89,73,342	18500	12,73,800
29	909	9	3	1 BHK	383	421	22140	84,79,620	89,03,601	18500	12,63,900
30	910	9	3	1 BHK	383	421	22140	84,79,620	89,03,601	18500	12,63,900
31	911	9	3	1 BHK	384	422	22140	85,01,760	89,26,848	18500	12,67,200
32	912	9	3	2 BHK	557	613	22140	1,23,31,980	1,29,48,579	27000	18,38,100
33	1001	10	4	2 BHK	556	612	22210	1,23,48,760	1,29,66,198	27000	18,34,800

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
34	1002	10	4	1 BHK	388	427	22210	86,17,480	90,48,354	19000	12,80,400
35	1003	10	4	1 BHK	383	421	22210	85,06,430	89,31,752	18500	12,63,900
36	1004	10	4	1 BHK	383	421	22210	85,06,430	89,31,752	18500	12,63,900
37	1005	10	4	1 BHK	385	424	22210	85,50,850	89,78,393	18500	12,70,500
38	1006	10	4	2 BHK	549	604	22210	1,21,93,290	1,28,02,955	26500	18,11,700
39	1007	10	4	2 BHK	538	592	22210	1,19,48,980	1,25,46,429	26000	17,75,400
40	1008	10	4	1 BHK	386	425	22210	85,73,060	90,01,713	19000	12,73,800
41	1009	10	4	1 BHK	383	421	22210	85,06,430	89,31,752	18500	12,63,900
42	1010	10	4	1 BHK	383	421	22210	85,06,430	89,31,752	18500	12,63,900
43	1011	10	4	1 BHK	384	422	22210	85,28,640	89,55,072	18500	12,67,200
44	1012	10	4	2 BHK	557	613	22210	1,23,70,970	1,29,89,519	27000	18,38,100
45	1101	11	5	2 BHK	556	612	22280	1,23,87,680	1,30,07,064	27000	18,34,800
46	1102	11	5	1 BHK	388	427	22280	86,44,640	90,76,872	19000	12,80,400
47	1103	11	5	1 BHK	383	421	22280	85,33,240	89,59,902	18500	12,63,900
48	1104	11	5	1 BHK	383	421	22280	85,33,240	89,59,902	18500	12,63,900
49	1105	11	5	1 BHK	385	424	22280	85,77,800	90,06,690	19000	12,70,500
50	1106	11	5	2 BHK	549	604	22280	1,22,31,720	1,28,43,306	27000	18,11,700
51	1107	11	5	2 BHK	538	592	22280	1,19,86,640	1,25,85,972	26000	17,75,400
52	1108	11	5	1 BHK	386	425	22280	86,00,080	90,30,084	19000	12,73,800
53	1109	11	5	1 BHK	383	421	22280	85,33,240	89,59,902	18500	12,63,900
54	1110	11	5	1 BHK	383	421	22280	85,33,240	89,59,902	18500	12,63,900
55	1111	11	5	1 BHK	384	422	22280	85,55,520	89,83,296	18500	12,67,200
56	1112	11	5	2 BHK	557	613	22280	1,24,09,960	1,30,30,458	27000	18,38,100
57	1201	12	6	2 BHK	556	612	22350	1,24,26,600	1,30,47,930	27000	18,34,800
58	1202	12	6	1 BHK	388	427	22350	86,71,800	91,05,390	19000	12,80,400
59	1203	12	6	1 BHK	383	421	22350	85,60,050	89,88,053	18500	12,63,900
60	1204	12	6	1 BHK	383	421	22350	85,60,050	89,88,053	18500	12,63,900
61	1205	12	6	1 BHK	385	424	22350	86,04,750	90,34,988	19000	12,70,500
62	1206	12	6	2 BHK	549	604	22350	1,22,70,150	1,28,83,658	27000	18,11,700
63	1207	12	6	2 BHK	538	592	22350	1,20,24,300	1,26,25,515	26500	17,75,400
64	1208	12	6	1 BHK	386	425	22350	86,27,100	90,58,455	19000	12,73,800
65	1209	12	6	1 BHK	383	421	22350	85,60,050	89,88,053	18500	12,63,900
66	1210	12	6	1 BHK	383	421	22350	85,60,050	89,88,053	18500	12,63,900
67	1211	12	6	1 BHK	384	422	22350	85,82,400	90,11,520	19000	12,67,200
68	1212	12	6	2 BHK	557	613	22350	1,24,48,950	1,30,71,398	27000	18,38,100

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
69	1301	13	7	2 BHK	556	612	22420	1,24,65,520	1,30,88,796	27500	18,34,800
70	1302	13	7	1 BHK	388	427	22420	86,98,960	91,33,908	19000	12,80,400
71	1303	13	7	1 BHK	383	421	22420	85,86,860	90,16,203	19000	12,63,900
72	1304	13	7	1 BHK	383	421	22420	85,86,860	90,16,203	19000	12,63,900
73	1305	13	7	1 BHK	385	424	22420	86,31,700	90,63,285	19000	12,70,500
74	1306	13	7	2 BHK	549	604	22420	1,23,08,580	1,29,24,009	27000	18,11,700
75	1307	13	7	2 BHK	538	592	22420	1,20,61,960	1,26,65,058	26500	17,75,400
76	1308	13	7	1 BHK	386	425	22420	86,54,120	90,86,826	19000	12,73,800
77	1309	13	7	1 BHK	383	421	22420	85,86,860	90,16,203	19000	12,63,900
78	1310	13	7	1 BHK	383	421	22420	85,86,860	90,16,203	19000	12,63,900
79	1311	13	7	1 BHK	384	422	22420	86,09,280	90,39,744	19000	12,67,200
80	1312	13	7	2 BHK	557	613	22420	1,24,87,940	1,31,12,337	27500	18,38,100
81	1401	14	8	2 BHK	566	623	22490	1,27,29,340	1,33,65,807	28000	18,67,800
82	1406	14	8	2 BHK	549	604	22490	1,23,47,010	1,29,64,361	27000	18,11,700
83	1407	14	8	2 BHK	538	592	22490	1,20,99,620	1,27,04,601	26500	17,75,400
84	1408	14	8	1 BHK	386	425	22490	86,81,140	91,15,197	19000	12,73,800
85	1409	14	8	1 BHK	383	421	22490	86,13,670	90,44,354	19000	12,63,900
86	1410	14	8	1 BHK	383	421	22490	86,13,670	90,44,354	19000	12,63,900
87	1411	14	8	1 BHK	384	422	22490	86,36,160	90,67,968	19000	12,67,200
88	1412	14	8	2 BHK	557	613	22490	1,25,26,930	1,31,53,277	27500	18,38,100
89	1501	15	9	2 BHK	556	612	22560	1,25,43,360	1,31,70,528	27500	18,34,800
90	1502	15	9	1 BHK	388	427	22560	87,53,280	91,90,944	19000	12,80,400
91	1503	15	9	1 BHK	383	421	22560	86,40,480	90,72,504	19000	12,63,900
92	1504	15	9	1 BHK	383	421	22560	86,40,480	90,72,504	19000	12,63,900
93	1505	15	9	1 BHK	385	424	22560	86,85,600	91,19,880	19000	12,70,500
94	1506	15	9	2 BHK	549	604	22560	1,23,85,440	1,30,04,712	27000	18,11,700
95	1507	15	9	2 BHK	538	592	22560	1,21,37,280	1,27,44,144	26500	17,75,400
96	1508	15	9	1 BHK	386	425	22560	87,08,160	91,43,568	19000	12,73,800
97	1509	15	9	1 BHK	383	421	22560	86,40,480	90,72,504	19000	12,63,900
98	1510	15	9	1 BHK	383	421	22560	86,40,480	90,72,504	19000	12,63,900
99	1511	15	9	1 BHK	384	422	22560	86,63,040	90,96,192	19000	12,67,200
100	1512	15	9	2 BHK	557	613	22560	1,25,65,920	1,31,94,216	27500	18,38,100
101	1601	16	10	2 BHK	556	612	22630	1,25,82,280	1,32,11,394	27500	18,34,800
102	1602	16	10	1 BHK	388	427	22630	87,80,440	92,19,462	19000	12,80,400
103	1603	16	10	1 BHK	383	421	22630	86,67,290	91,00,655	19000	12,63,900

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
104	1604	16	10	1 BHK	383	421	22630	86,67,290	91,00,655	19000	12,63,900
105	1605	16	10	1 BHK	385	424	22630	87,12,550	91,48,178	19000	12,70,500
106	1606	16	10	2 BHK	549	604	22630	1,24,23,870	1,30,45,064	27000	18,11,700
107	1607	16	10	2 BHK	538	592	22630	1,21,74,940	1,27,83,687	26500	17,75,400
108	1608	16	10	1 BHK	386	425	22630	87,35,180	91,71,939	19000	12,73,800
109	1609	16	10	1 BHK	383	421	22630	86,67,290	91,00,655	19000	12,63,900
110	1610	16	10	1 BHK	383	421	22630	86,67,290	91,00,655	19000	12,63,900
111	1611	16	10	1 BHK	384	422	22630	86,89,920	91,24,416	19000	12,67,200
112	1612	16	10	2 BHK	557	613	22630	1,26,04,910	1,32,35,156	27500	18,38,100
113	1701	17	11	2 BHK	556	612	22700	1,26,21,200	1,32,52,260	27500	18,34,800
114	1702	17	11	1 BHK	388	427	22700	88,07,600	92,47,980	19500	12,80,400
115	1703	17	11	1 BHK	383	421	22700	86,94,100	91,28,805	19000	12,63,900
116	1704	17	11	1 BHK	383	421	22700	86,94,100	91,28,805	19000	12,63,900
117	1705	17	11	1 BHK	385	424	22700	87,39,500	91,76,475	19000	12,70,500
118	1706	17	11	2 BHK	549	604	22700	1,24,62,300	1,30,85,415	27500	18,11,700
119	1707	17	11	2 BHK	538	592	22700	1,22,12,600	1,28,23,230	26500	17,75,400
120	1708	17	11	1 BHK	386	425	22700	87,62,200	92,00,310	19000	12,73,800
121	1709	17	11	1 BHK	383	421	22700	86,94,100	91,28,805	19000	12,63,900
122	1710	17	11	1 BHK	383	421	22700	86,94,100	91,28,805	19000	12,63,900
123	1711	17	11	1 BHK	384	422	22700	87,16,800	91,52,640	19000	12,67,200
124	1712	17	11	2 BHK	557	613	22700	1,26,43,900	1,32,76,095	27500	18,38,100
125	1801	18	12	2 BHK	556	612	22770	1,26,60,120	1,32,93,126	27500	18,34,800
126	1802	18	12	1 BHK	388	427	22770	88,34,760	92,76,498	19500	12,80,400
127	1803	18	12	1 BHK	383	421	22770	87,20,910	91,56,956	19000	12,63,900
128	1804	18	12	1 BHK	383	421	22770	87,20,910	91,56,956	19000	12,63,900
129	1805	18	12	1 BHK	385	424	22770	87,66,450	92,04,773	19000	12,70,500
130	1806	18	12	2 BHK	549	604	22770	1,25,00,730	1,31,25,767	27500	18,11,700
131	1807	18	12	2 BHK	538	592	22770	1,22,50,260	1,28,62,773	27000	17,75,400
132	1808	18	12	1 BHK	386	425	22770	87,89,220	92,28,681	19000	12,73,800
133	1809	18	12	1 BHK	383	421	22770	87,20,910	91,56,956	19000	12,63,900
134	1810	18	12	1 BHK	383	421	22770	87,20,910	91,56,956	19000	12,63,900
135	1811	18	12	1 BHK	384	422	22770	87,43,680	91,80,864	19000	12,67,200
136	1812	18	12	2 BHK	557	613	22770	1,26,82,890	1,33,17,035	27500	18,38,100
137	1901	19	13	2 BHK	556	612	22840	1,26,99,040	1,33,33,992	28000	18,34,800
138	1902	19	13	1 BHK	388	427	22840	88,61,920	93,05,016	19500	12,80,400
139	1903	19	13	1 BHK	383	421	22840	87,47,720	91,85,106	19000	12,63,900
140	1904	19	13	1 BHK	383	421	22840	87,47,720	91,85,106	19000	12,63,900
141	1905	19	13	1 BHK	385	424	22840	87,93,400	92,33,070	19000	12,70,500

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
142	1906	19	13	2 BHK	549	604	22840	1,25,39,160	1,31,66,118	27500	18,11,700
143	1907	19	13	2 BHK	538	592	22840	1,22,87,920	1,29,02,316	27000	17,75,400
144	1908	19	13	1 BHK	386	425	22840	88,16,240	92,57,052	19500	12,73,800
145	1909	19	13	1 BHK	383	421	22840	87,47,720	91,85,106	19000	12,63,900
146	1910	19	13	1 BHK	383	421	22840	87,47,720	91,85,106	19000	12,63,900
147	1911	19	13	1 BHK	384	422	22840	87,70,560	92,09,088	19000	12,67,200
148	1912	19	13	2 BHK	557	613	22840	1,27,21,880	1,33,57,974	28000	18,38,100
149	2001	20	14	2 BHK	556	612	22910	1,27,37,960	1,33,74,858	28000	18,34,800
150	2002	20	14	1 BHK	388	427	22910	88,89,080	93,33,534	19500	12,80,400
151	2003	20	14	1 BHK	383	421	22910	87,74,530	92,13,257	19000	12,63,900
152	2004	20	14	1 BHK	383	421	22910	87,74,530	92,13,257	19000	12,63,900
153	2005	20	14	1 BHK	385	424	22910	88,20,350	92,61,368	19500	12,70,500
154	2006	20	14	2 BHK	549	604	22910	1,25,77,590	1,32,06,470	27500	18,11,700
155	2007	20	14	2 BHK	538	592	22910	1,23,25,580	1,29,41,859	27000	17,75,400
156	2008	20	14	1 BHK	386	425	22910	88,43,260	92,85,423	19500	12,73,800
157	2009	20	14	1 BHK	383	421	22910	87,74,530	92,13,257	19000	12,63,900
158	2010	20	14	1 BHK	383	421	22910	87,74,530	92,13,257	19000	12,63,900
159	2011	20	14	1 BHK	384	422	22910	87,97,440	92,37,312	19000	12,67,200
160	2012	20	14	2 BHK	557	613	22910	1,27,60,870	1,33,98,914	28000	18,38,100
161	2101	21	15	2 BHK	566	623	22980	1,30,06,680	1,36,57,014	28500	18,67,800
162	2106	21	15	2 BHK	549	604	22980	1,26,16,020	1,32,46,821	27500	18,11,700
163	2107	21	15	2 BHK	538	592	22980	1,23,63,240	1,29,81,402	27000	17,75,400
164	2108	21	15	1 BHK	386	425	22980	88,70,280	93,13,794	19500	12,73,800
165	2109	21	15	1 BHK	383	421	22980	88,01,340	92,41,407	19500	12,63,900
166	2110	21	15	1 BHK	383	421	22980	88,01,340	92,41,407	19500	12,63,900
167	2111	21	15	1 BHK	384	422	22980	88,24,320	92,65,536	19500	12,67,200
168	2112	21	15	2 BHK	557	613	22980	1,27,99,860	1,34,39,853	28000	18,38,100
169	2201	22	16	2 BHK	556	612	23050	1,28,15,800	1,34,56,590	28000	18,34,800
170	2202	22	16	1 BHK	388	427	23050	89,43,400	93,90,570	19500	12,80,400
171	2203	22	16	1 BHK	383	421	23050	88,28,150	92,69,558	19500	12,63,900
172	2204	22	16	1 BHK	383	421	23050	88,28,150	92,69,558	19500	12,63,900
173	2205	22	16	1 BHK	385	424	23050	88,74,250	93,17,963	19500	12,70,500
174	2206	22	16	2 BHK	549	604	23050	1,26,54,450	1,32,87,173	27500	18,11,700
175	2207	22	16	2 BHK	538	592	23050	1,24,00,900	1,30,20,945	27000	17,75,400
176	2208	22	16	1 BHK	386	425	23050	88,97,300	93,42,165	19500	12,73,800
177	2209	22	16	1 BHK	383	421	23050	88,28,150	92,69,558	19500	12,63,900
178	2210	22	16	1 BHK	383	421	23050	88,28,150	92,69,558	19500	12,63,900
179	2211	22	16	1 BHK	384	422	23050	88,51,200	92,93,760	19500	12,67,200

Sr. No.	As per Builder Flat No.	Builder Floor No.	As per Plan Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in	Cost of Construction in
180	2212	22	16	2 BHK	557	613	23050	1,28,38,850	1,34,80,793	28000	18,38,100
181	2301	23	17	2 BHK	556	612	23120	1,28,54,720	1,34,97,456	28000	18,34,800
182	2302	23	17	1 BHK	388	427	23120	89,70,560	94,19,088	19500	12,80,400
183	2303	23	17	1 BHK	383	421	23120	88,54,960	92,97,708	19500	12,63,900
184	2304	23	17	1 BHK	383	421	23120	88,54,960	92,97,708	19500	12,63,900
185	2305	23	17	1 BHK	385	424	23120	89,01,200	93,46,260	19500	12,70,500
186	2306	23	17	2 BHK	549	604	23120	1,26,92,880	1,33,27,524	28000	18,11,700
187	2307	23	17	2 BHK	538	592	23120	1,24,38,560	1,30,60,488	27000	17,75,400
188	2308	23	17	1 BHK	386	425	23120	89,24,320	93,70,536	19500	12,73,800
189	2309	23	17	1 BHK	383	421	23120	88,54,960	92,97,708	19500	12,63,900
190	2310	23	17	1 BHK	383	421	23120	88,54,960	92,97,708	19500	12,63,900
191	2311	23	17	1 BHK	384	422	23120	88,78,080	93,21,984	19500	12,67,200
192	2312	23	17	2 BHK	557	613	23120	1,28,77,840	1,35,21,732	28000	18,38,100
193	2401	24	18	2 BHK	558	614	23190	1,29,40,020	1,35,87,021	28500	18,41,400
194	2402	24	18	1 BHK	389	428	23190	90,20,910	94,71,956	19500	12,83,700
195	2403	24	18	1 BHK	386	425	23190	89,51,340	93,98,907	19500	12,73,800
196	2404	24	18	1 BHK	386	425	23190	89,51,340	93,98,907	19500	12,73,800
197	2405	24	18	1 BHK	387	426	23190	89,74,530	94,23,257	19500	12,77,100
198	2406	24	18	2 BHK	551	606	23190	1,27,77,690	1,34,16,575	28000	18,18,300
199	2407	24	18	2 BHK	539	593	23190	1,24,99,410	1,31,24,381	27500	17,78,700
200	2408	24	18	1 BHK	397	437	23190	92,06,430	96,66,752	20000	13,10,100
201	2409	24	18	1 BHK	384	422	23190	89,04,960	93,50,208	19500	12,67,200
202	2410	24	18	1 BHK	386	425	23190	89,51,340	93,98,907	19500	12,73,800
203	2411	24	18	1 BHK	389	428	23190	90,20,910	94,71,956	19500	12,83,700
204	2412	24	18	2 BHK	560	616	23190	1,29,86,400	1,36,35,720	28500	18,48,000
205	2501	25	19	2 BHK	558	614	23260	1,29,79,080	1,36,28,034	28500	18,41,400
206	2506	25	19	2 BHK	551	606	23260	1,28,16,260	1,34,57,073	28000	18,18,300
207	2507	25	19	2 BHK	539	593	23260	1,25,37,140	1,31,63,997	27500	17,78,700
208	2508	25	19	1 BHK	398	438	23260	92,57,480	97,20,354	20500	13,13,400
209	2509	25	19	1 BHK	384	422	23260	89,31,840	93,78,432	19500	12,67,200
210	2510	25	19	1 BHK	386	425	23260	89,78,360	94,27,278	19500	12,73,800
211	2511	25	19	1 BHK	389	428	23260	90,48,140	95,00,547	20000	12,83,700
212	2512	25	19	2 BHK	560	616	23260	1,30,25,600	1,36,76,880	28500	18,48,000
Total					93721	103093		2,12,08,97,550	2,22,69,42,428		30,92,79,300

1b) Sky 27 (Proposed Inventory, Approval Pending) :

Sr. No.	As per Builder Flat No.	Builder Floor 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
213	2502	25	19	1 BHK	389	428	23260	90,48,140	95,00,547	20000	12,83,700
214	2503	25	19	1 BHK	386	425	23260	89,78,360	94,27,278	19500	12,73,800
215	2504	25	19	1 BHK	383	421	23260	89,08,580	93,54,009	19500	12,63,900
216	2505	25	19	1 BHK	387	426	23260	90,01,620	94,51,701	19500	12,77,100
217	2601	26	20	2 BHK	558	614	23330	1,30,18,140	1,36,69,047	28500	18,41,400
218	2602	26	20	1 BHK	389	428	23330	90,75,370	95,29,139	20000	12,83,700
219	2603	26	20	1 BHK	386	425	23330	90,05,380	94,55,649	19500	12,73,800
220	2604	26	20	1 BHK	383	421	23330	89,35,390	93,82,160	19500	12,63,900
221	2605	26	20	1 BHK	387	426	23330	90,28,710	94,80,146	20000	12,77,100
222	2606	26	20	2 BHK	550	605	23330	1,28,31,500	1,34,73,075	28000	18,15,000
223	2607	26	20	2 BHK	539	593	23330	1,25,74,870	1,32,03,614	27500	17,78,700
224	2608	26	20	1 BHK	387	426	23330	90,28,710	94,80,146	20000	12,77,100
225	2609	26	20	1 BHK	383	421	23330	89,35,390	93,82,160	19500	12,63,900
226	2610	26	20	1 BHK	386	425	23330	90,05,380	94,55,649	19500	12,73,800
227	2611	26	20	1 BHK	389	428	23330	90,75,370	95,29,139	20000	12,83,700
228	2612	26	20	2 BHK	559	615	23330	1,30,41,470	1,36,93,544	28500	18,44,700
229	2701	27	21	2 BHK	558	614	23400	1,30,57,200	1,37,10,060	28500	18,41,400
230	2702	27	21	1 BHK	389	428	23400	91,02,600	95,57,730	20000	12,83,700
231	2703	27	21	1 BHK	386	425	23400	90,32,400	94,84,020	20000	12,73,800
232	2704	27	21	1 BHK	383	421	23400	89,62,200	94,10,310	19500	12,63,900
233	2705	27	21	1 BHK	387	426	23400	90,55,800	95,08,590	20000	12,77,100
234	2706	27	21	2 BHK	550	605	23400	1,28,70,000	1,35,13,500	28000	18,15,000
235	2707	27	21	2 BHK	539	593	23400	1,26,12,600	1,32,43,230	27500	17,78,700
236	2708	27	21	1 BHK	387	426	23400	90,55,800	95,08,590	20000	12,77,100
237	2709	27	21	1 BHK	383	421	23400	89,62,200	94,10,310	19500	12,63,900
238	2710	27	21	1 BHK	386	425	23400	90,32,400	94,84,020	20000	12,73,800
239	2711	27	21	1 BHK	389	428	23400	91,02,600	95,57,730	20000	12,83,700
240	2712	27	21	2 BHK	559	615	23400	1,30,80,600	1,37,34,630	28500	18,44,700
241	2801	28	22	2 BHK	558	614	23470	1,30,96,260	1,37,51,073	28500	18,41,400
242	2806	28	22	2 BHK	550	605	23470	1,29,08,500	1,35,53,925	28000	18,15,000
243	2807	28	22	2 BHK	539	593	23470	1,26,50,330	1,32,82,847	27500	17,78,700
244	2808	28	22	1 BHK	387	426	23470	90,82,890	95,37,035	20000	12,77,100
245	2809	28	22	1 BHK	383	421	23470	89,89,010	94,38,461	19500	12,63,900
246	2810	28	22	1 BHK	386	425	23470	90,59,420	95,12,391	20000	12,73,800
247	2811	28	22	1 BHK	389	428	23470	91,29,830	95,86,322	20000	12,83,700
248	2812	28	22	2 BHK	559	615	23470	1,31,19,730	1,37,75,717	28500	18,44,700
249	2901	29	23	2 BHK	558	614	23540	1,31,35,320	1,37,92,086	28500	18,41,400



Sr. No.	As per Builder Flat No.	Builder Floor 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
250	2902	29	23	1 BHK	389	428	23540	91,57,060	96,14,913	20000	12,83,700
251	2903	29	23	1 BHK	386	425	23540	90,86,440	95,40,762	20000	12,73,800
252	2904	29	23	1 BHK	383	421	23540	90,15,820	94,66,611	19500	12,63,900
253	2905	29	23	1 BHK	387	426	23540	91,09,980	95,65,479	20000	12,77,100
254	2906	29	23	2 BHK	550	605	23540	1,29,47,000	1,35,94,350	28500	18,15,000
255	2907	29	23	2 BHK	539	593	23540	1,26,88,060	1,33,22,463	28000	17,78,700
256	2908	29	23	1 BHK	387	426	23540	91,09,980	95,65,479	20000	12,77,100
257	2909	29	23	1 BHK	383	421	23540	90,15,820	94,66,611	19500	12,63,900
258	2910	29	23	1 BHK	386	425	23540	90,86,440	95,40,762	20000	12,73,800
259	2911	29	23	1 BHK	389	428	23540	91,57,060	96,14,913	20000	12,83,700
260	2912	29	23	2 BHK	559	615	23540	1,31,58,860	1,38,16,803	29000	18,44,700
261	3001	30	24	2 BHK	558	614	23610	1,31,74,380	1,38,33,099	29000	18,41,400
262	3002	30	24	1 BHK	389	428	23610	91,84,290	96,43,505	20000	12,83,700
263	3003	30	24	1 BHK	386	425	23610	91,13,460	95,69,133	20000	12,73,800
264	3004	30	24	1 BHK	383	421	23610	90,42,630	94,94,762	20000	12,63,900
265	3005	30	24	1 BHK	387	426	23610	91,37,070	95,93,924	20000	12,77,100
266	3006	30	24	2 BHK	550	605	23610	1,29,85,500	1,36,34,775	28500	18,15,000
267	3007	30	24	2 BHK	539	593	23610	1,27,25,790	1,33,62,080	28000	17,78,700
268	3008	30	24	1 BHK	387	426	23610	91,37,070	95,93,924	20000	12,77,100
269	3009	30	24	1 BHK	383	421	23610	90,42,630	94,94,762	20000	12,63,900
270	3010	30	24	1 BHK	386	425	23610	91,13,460	95,69,133	20000	12,73,800
271	3011	30	24	1 BHK	389	428	23610	91,84,290	96,43,505	20000	12,83,700
272	3012	30	24	2 BHK	559	615	23610	1,31,97,990	1,38,57,890	29000	18,44,700
273	3101	31	25	2 BHK	558	614	23680	1,32,13,440	1,38,74,112	29000	18,41,400
274	3102	31	25	1 BHK	389	428	23680	92,11,520	96,72,096	20000	12,83,700
275	3103	31	25	1 BHK	386	425	23680	91,40,480	95,97,504	20000	12,73,800
276	3104	31	25	1 BHK	383	421	23680	90,69,440	95,22,912	20000	12,63,900
277	3105	31	25	1 BHK	387	426	23680	91,64,160	96,22,368	20000	12,77,100
278	3106	31	25	2 BHK	550	605	23680	1,30,24,000	1,36,75,200	28500	18,15,000
279	3107	31	25	2 BHK	539	593	23680	1,27,63,520	1,34,01,696	28000	17,78,700
280	3108	31	25	1 BHK	387	426	23680	91,64,160	96,22,368	20000	12,77,100
281	3109	31	25	1 BHK	383	421	23680	90,69,440	95,22,912	20000	12,63,900
282	3110	31	25	1 BHK	386	425	23680	91,40,480	95,97,504	20000	12,73,800
283	3111	31	25	1 BHK	389	428	23680	92,11,520	96,72,096	20000	12,83,700
284	3112	31	25	2 BHK	559	615	23680	1,32,37,120	1,38,98,976	29000	18,44,700
285	3201	32	26	2 BHK	558	614	23750	1,32,52,500	1,39,15,125	29000	18,41,400
286	3202	32	26	1 BHK	389	428	23750	92,38,750	97,00,688	20000	12,83,700
287	3203	32	26	1 BHK	386	425	23750	91,67,500	96,25,875	20000	12,73,800

Sr. No.	As per Builder Flat No.	Builder Floor 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
288	3204	32	26	1 BHK	383	421	23750	90,96,250	95,51,063	20000	12,63,900
289	3205	32	26	1 BHK	387	426	23750	91,91,250	96,50,813	20000	12,77,100
290	3206	32	26	2 BHK	550	605	23750	1,30,62,500	1,37,15,625	28500	18,15,000
291	3207	32	26	2 BHK	539	593	23750	1,28,01,250	1,34,41,313	28000	17,78,700
292	3208	32	26	1 BHK	387	426	23750	91,91,250	96,50,813	20000	12,77,100
293	3209	32	26	1 BHK	383	421	23750	90,96,250	95,51,063	20000	12,63,900
294	3210	32	26	1 BHK	386	425	23750	91,67,500	96,25,875	20000	12,73,800
295	3211	32	26	1 BHK	389	428	23750	92,38,750	97,00,688	20000	12,83,700
296	3212	32	26	2 BHK	559	615	23750	1,32,76,250	1,39,40,063	29000	18,44,700
297	3301	33	27	2 BHK	558	614	23820	1,32,91,560	1,39,56,138	29000	18,41,400
298	3302	33	27	1 BHK	389	428	23820	92,65,980	97,29,279	20500	12,83,700
299	3303	33	27	1 BHK	386	425	23820	91,94,520	96,54,246	20000	12,73,800
300	3304	33	27	1 BHK	383	421	23820	91,23,060	95,79,213	20000	12,63,900
301	3305	33	27	1 BHK	387	426	23820	92,18,340	96,79,257	20000	12,77,100
302	3306	33	27	2 BHK	550	605	23820	1,31,01,000	1,37,56,050	28500	18,15,000
303	3307	33	27	2 BHK	539	593	23820	1,28,38,980	1,34,80,929	28000	17,78,700
304	3308	33	27	1 BHK	387	426	23820	92,18,340	96,79,257	20000	12,77,100
305	3309	33	27	1 BHK	383	421	23820	91,23,060	95,79,213	20000	12,63,900
306	3310	33	27	1 BHK	386	425	23820	91,94,520	96,54,246	20000	12,73,800
307	3311	33	27	1 BHK	389	428	23820	92,65,980	97,29,279	20500	12,83,700
308	3312	33	27	2 BHK	559	615	23820	1,33,15,380	1,39,81,149	29000	18,44,700
309	3401	34	28	2 BHK	558	614	23890	1,33,30,620	1,39,97,151	29000	18,41,400
310	3402	34	28	1 BHK	389	428	23890	92,93,210	97,57,871	20500	12,83,700
311	3403	34	28	1 BHK	386	425	23890	92,21,540	96,82,617	20000	12,73,800
312	3404	34	28	1 BHK	383	421	23890	91,49,870	96,07,364	20000	12,63,900
313	3405	34	28	1 BHK	387	426	23890	92,45,430	97,07,702	20000	12,77,100
314	3406	34	28	2 BHK	550	605	23890	1,31,39,500	1,37,96,475	28500	18,15,000
315	3407	34	28	2 BHK	539	593	23890	1,28,76,710	1,35,20,546	28000	17,78,700
316	3408	34	28	1 BHK	387	426	23890	92,45,430	97,07,702	20000	12,77,100
317	3409	34	28	1 BHK	383	421	23890	91,49,870	96,07,364	20000	12,63,900
318	3410	34	28	1 BHK	386	425	23890	92,21,540	96,82,617	20000	12,73,800
319	3411	34	28	1 BHK	389	428	23890	92,93,210	97,57,871	20500	12,83,700
320	3412	34	28	2 BHK	559	615	23890	1,33,54,510	1,40,22,236	29000	18,44,700
321	3501	35	29	2 BHK	558	614	23960	1,33,69,680	1,40,38,164	29000	18,41,400
322	3502	35	29	1 BHK	389	428	23960	93,20,440	97,86,462	20500	12,83,700
323	3505	35	29	1 BHK	387	426	23960	92,72,520	97,36,146	20500	12,77,100
324	3506	35	29	2 BHK	550	605	23960	1,31,78,000	1,38,36,900	29000	18,15,000
325	3507	35	29	2 BHK	539	593	23960	1,29,14,440	1,35,60,162	28500	17,78,700

Sr. No.	As per Builder Flat No.	Builder Floor 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
326	3508	35	29	1 BHK	387	426	23960	92,72,520	97,36,146	20500	12,77,100
327	3509	35	29	1 BHK	383	421	23960	91,76,680	96,35,514	20000	12,63,900
328	3510	35	29	1 BHK	386	425	23960	92,48,560	97,10,988	20000	12,73,800
329	3511	35	29	1 BHK	389	428	23960	93,20,440	97,86,462	20500	12,83,700
330	3512	35	29	2 BHK	559	615	23960	1,33,93,640	1,40,63,322	29500	18,44,700
331	3601	36	30	2 BHK	558	614	24030	1,34,08,740	1,40,79,177	29500	18,41,400
332	3602	36	30	1 BHK	389	428	24030	93,47,670	98,15,054	20500	12,83,700
333	3603	36	30	1 BHK	386	425	24030	92,75,580	97,39,359	20500	12,73,800
334	3604	36	30	1 BHK	383	421	24030	92,03,490	96,63,665	20000	12,63,900
335	3605	36	30	1 BHK	387	426	24030	92,99,610	97,64,591	20500	12,77,100
336	3606	36	30	2 BHK	550	605	24030	1,32,16,500	1,38,77,325	29000	18,15,000
337	3607	36	30	2 BHK	539	593	24030	1,29,52,170	1,35,99,779	28500	17,78,700
338	3608	36	30	1 BHK	387	426	24030	92,99,610	97,64,591	20500	12,77,100
339	3609	36	30	1 BHK	383	421	24030	92,03,490	96,63,665	20000	12,63,900
340	3610	36	30	1 BHK	386	425	24030	92,75,580	97,39,359	20500	12,73,800
341	3611	36	30	1 BHK	389	428	24030	93,47,670	98,15,054	20500	12,83,700
342	3612	36	30	2 BHK	559	615	24030	1,34,32,770	1,41,04,409	29500	18,44,700
343	3701	37	31	2 BHK	558	614	24100	1,34,47,800	1,41,20,190	29500	18,41,400
344	3702	37	31	1 BHK	389	428	24100	93,74,900	98,43,645	20500	12,83,700
345	3703	37	31	1 BHK	386	425	24100	93,02,600	97,67,730	20500	12,73,800
346	3704	37	31	1 BHK	383	421	24100	92,30,300	96,91,815	20000	12,63,900
347	3705	37	31	1 BHK	387	426	24100	93,26,700	97,93,035	20500	12,77,100
348	3706	37	31	2 BHK	550	605	24100	1,32,55,000	1,39,17,750	29000	18,15,000
349	3707	37	31	2 BHK	539	593	24100	1,29,89,900	1,36,39,395	28500	17,78,700
350	3708	37	31	1 BHK	387	426	24100	93,26,700	97,93,035	20500	12,77,100
351	3709	37	31	1 BHK	383	421	24100	92,30,300	96,91,815	20000	12,63,900
352	3710	37	31	1 BHK	386	425	24100	93,02,600	97,67,730	20500	12,73,800
353	3711	37	31	1 BHK	389	428	24100	93,74,900	98,43,645	20500	12,83,700
354	3712	37	31	2 BHK	559	615	24100	1,34,71,900	1,41,45,495	29500	18,44,700
355	3801	38	32	2 BHK	556	612	24170	1,34,38,520	1,41,10,446	29500	18,34,800
356	3806	38	32	2 BHK	548	603	24170	1,32,45,160	1,39,07,418	29000	18,08,400
357	3807	38	32	2 BHK	538	592	24170	1,30,03,460	1,36,53,633	28500	17,75,400
358	3808	38	32	1 BHK	385	424	24170	93,05,450	97,70,723	20500	12,70,500
359	3809	38	32	1 BHK	382	420	24170	92,32,940	96,94,587	20000	12,60,600
360	3810	38	32	1 BHK	382	420	24170	92,32,940	96,94,587	20000	12,60,600
361	3811	38	32	1 BHK	384	422	24170	92,81,280	97,45,344	20500	12,67,200
362	3812	38	32	2 BHK	557	613	24170	1,34,62,690	1,41,35,825	29500	18,38,100
Total					66515	73167		1,57,85,88,430	1,65,75,17,852		21,94,99,500

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 RK - 02 1 BHK - 135 2 BHK - 75	212	93721	103093	2,12,08,97,550.00	2,22,69,42,428.00
Proposed	1 BHK - 98 2 BHK - 52	150	66515	73167	1,57,85,88,430.00	1,65,75,17,852.00
Total		362	160236	176260	3,69,94,85,980.00	3,88,44,60,280.00
Refuge Floor – 8th, 15th, & 22nd Floors – Flat Nos. 2 to 5 and 29th Floor – Flat No. 3 & 4						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,69,94,85,980.00
Final Realizable Value After Completion in ₹	3,88,44,60,280.00
Cost of Construction (Total Built up area x Rate) 176260 Sq. Ft. x ₹ 3000.00	52,87,80,000.00

Particulars	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Sky 27	14	176260	52,87,80,000.00	7,40,29,200.00

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

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

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

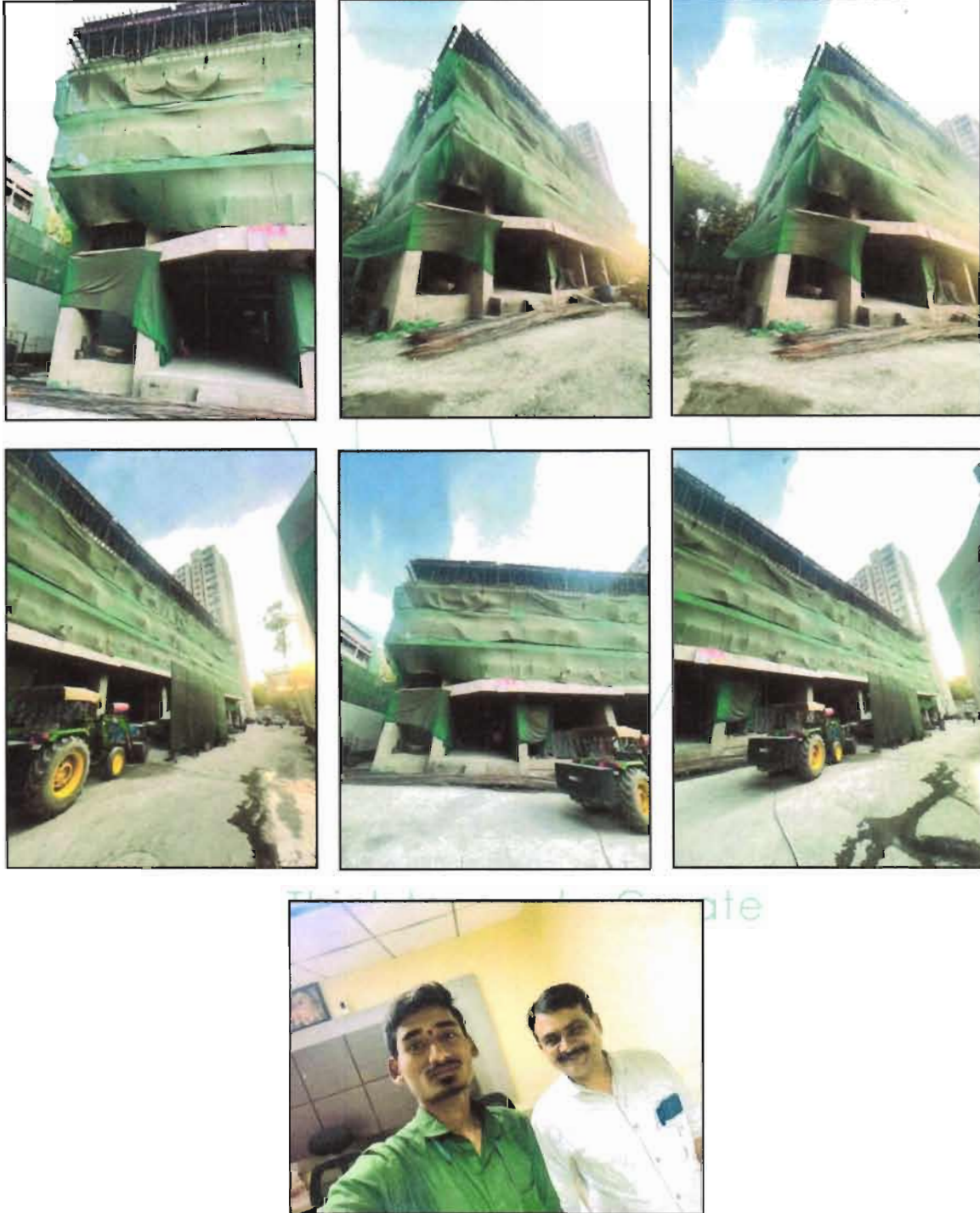
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	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 ₹		₹ 3,69,94,85,980.00
Final Realizable Value After Completion in ₹		₹ 3,88,44,60,280.00

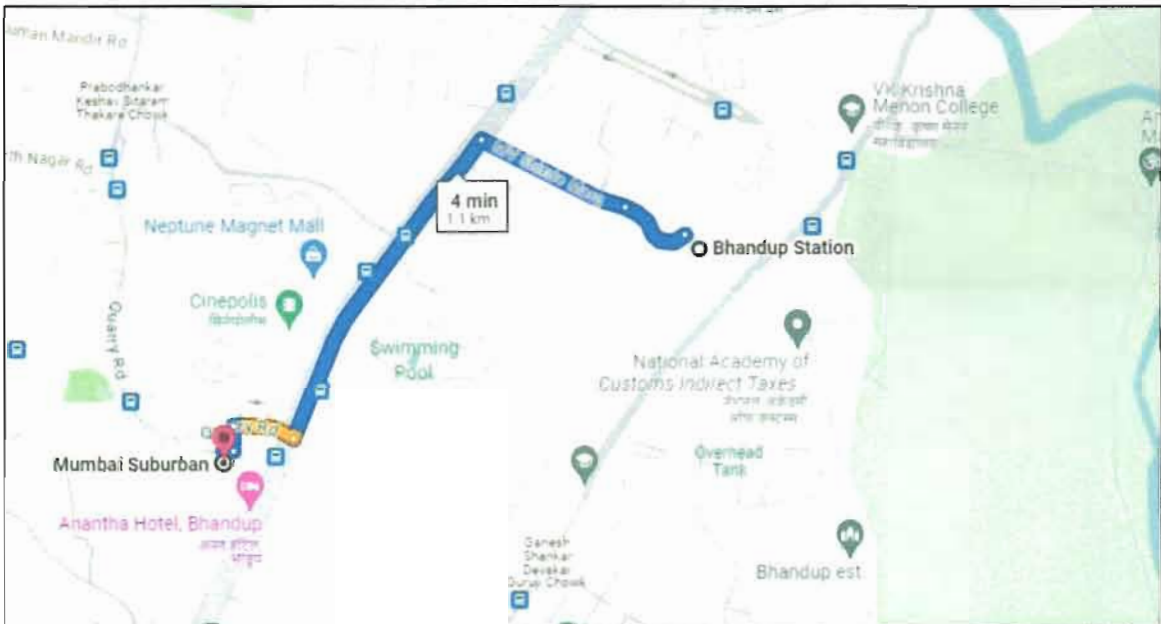
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 21,500.00 to ₹ 25,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 22,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°08'20.4"N 72°55'47.8"E


Note: The Blue line shows the route to site from nearest Railway station (Bhandup – 1.1 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)

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

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: भांडुप - कुर्ला

Search By: Survey No. Location

Enter Survey No: 351 Search


उपविभाग	खुली जमीन	निवासी सदनिका	बॉकीस घुबाने	जैचोमिक	एकक (Rs.)	Attribute
121/555-बुभाग: उत्तरेस गाव सीमा, पूर्वेस रेल्वे, दक्षिणेस गाव सीमा व पश्चिमेस एल.डी.एस. मार्ग.	58050	142230	163560	177790	142230	जी.सी.टी.ए. नंबर

Think.Innovate.Create



Think.Innovate.Create

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



Sales Instance

3/31/24, 11:53 AM		freesearchignservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
3985370	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2	
31-03-2024		दस्त क्रमांक : 3985/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदंपी : Regn:63m	
गावाचे नाव : कांजूर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	11050000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9398190.955		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: स्काय 27, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ,कारी रोड, रोड : ऑफ एल. बी. एस मार्ग,भांडूप पश्चिम मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 556 चौ.फूट कारपेट... एक कार पार्किंग सहित...((C.T.S. Number : 351,351/1to 110,575,575/1to9 ;))		
(5) क्षेत्रफळ	56.81 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:-मे. स्पेस डेव्हलपर्स तर्फे भागीदार हरेश मेघजी निशार तर्फे मुखत्यार जयेश देविया वय:-46 पत्ता:-प्लॉट नं: रूम नं.12, माळा नं: -, इमारतीचे नाव: शिव दर्शन सीएचएस लि, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ABJFS2123C		
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धेश दत्ताराम गुरव वय:-26; पत्ता:-प्लॉट नं: रूम नं 01, माळा नं: -, इमारतीचे नाव: जोसेफ चाळ, ब्लॉक नं: गणेश नगर,काजू टेकडी, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AVXPG5926B 2): नाव:-दीपक दत्ताराम गुरव वय:-28; पत्ता:-प्लॉट नं: रूम नं 01, माळा नं: -, इमारतीचे नाव: जोसेफ चाळ, ब्लॉक नं: गणेश नगर,काजू टेकडी, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ATOPG4458R 3): नाव:-सुष्मा दत्ताराम गुरव वय:-54; पत्ता:-प्लॉट नं: रूम नं 01, माळा नं: -, इमारतीचे नाव: जोसेफ चाळ, ब्लॉक नं: गणेश नगर,काजू टेकडी, रोड नं: भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ATNPG6078L		
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3985/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	663000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला			

Sales Instance

3/31/24, 11:49 AM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
4164370	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2	
31-03-2024		दस्त क्रमांक : 4164/2024	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn.63m	
गावाचे नाव : कांजूर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9850000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9809897.955		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1806, माळा नं: 18 वा मजला, इमारतीचे नाव: स्काय 27, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ,कारी रोड, रोड : ऑफ एल. बी. एस मार्ग,भाडूप पश्चिम मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 555 चौ.फूट कारपेट... एक कार पार्किंग सहित...((C.T.S. Number : 351,351/1to 110,575,575/1to9 ;))		
(5) क्षेत्रफळ	56.74 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:-मे. स्पेस डेव्हलपर्स तर्फे भागीदार हरेश मेघजी निशार तर्फे मुखत्यार म्हणून जयेश देडिया वय:-46 पत्ता:-प्लॉट नं: रूम नं.12, माळा नं: -, इमारतीचे नाव: शिव दर्शन सीएचएस लि, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ, रोड नं: भाडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ABJFS2123C		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश मनोहर पराडकर वय:-45; पत्ता:-प्लॉट नं: बी-102, माळा नं: -, इमारतीचे नाव: लिओ ग्रुप हीर्सिंग सोसायटी लि, ब्लॉक नं: जनता मार्केट रोड,पराग विद्यालय जवळ, रोड नं: शिवाजी तलाव,भाडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AKVPP9394F		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4164/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	591000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Sales Instance

3/31/24, 11:54 AM		freesearchignrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
6020370	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2	
31-03-2024		दस्त क्रमांक : 6020/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m	
गावाचे नाव : कांजुर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9025000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8058910.75		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1607, माळा नं: 16 वा मजला, इमारतीचे नाव: स्काय 27, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ,कारी रोड, रोड : ऑफ एल. बी. एस मार्ग,भाडूप पश्चिम मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 538 चौ.फूट कारपेट... एक कार पार्किंग सहित((C.T.S. Number : 351,351/1to 110,575,575/1to9 ;))		
(5) क्षेत्रफळ	55.00 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्पेस डेव्हलपर्स तर्फे भागीदार हरेश मेघजी निशार तर्फे मुखत्यार म्हणून जयेश देडिया वय:-46 पत्ता:-प्लॉट नं: रूम नं.12 , माळा नं: -, इमारतीचे नाव: शिव दर्शन सीएचएस लि, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ, रोड नं: भाडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ABJFS2123C		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आषा राकेशकुमार गुप्ता वय:-46; पत्ता:-प्लॉट नं: रूम नं 8 , माळा नं: -, इमारतीचे नाव: पुल्लि यादव चाळ , ब्लॉक नं: बुद्ध मंदिर पाठीमागे,बुद्ध नगर , रोड नं: प्रताप नगर रोड भाडूप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-APBPG2406G 2): नाव:-राकेशकुमार - गुप्ता वय:-47; पत्ता:-प्लॉट नं: रूम नं 8 , माळा नं: -, इमारतीचे नाव: पुल्लि यादव चाळ , ब्लॉक नं: बुद्ध मंदिर पाठीमागे,बुद्ध नगर , रोड नं: प्रताप नगर रोड भाडूप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ADQPT3771J		
(9) दस्तावेज करून दिल्याचा दिनांक	21/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	6020/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	541500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it		

Price Indicators

SPONSORED PROJECT

₹46.93 L - 86.58 L

Marathon Newville Narmada Wing B
 Marathon Newville
 Bhamburda West, Central Mumbai Suburban, Mumbai

1 BHK Apartments | Dec. 2027 | ₹9.80 K/sq.ft

₹87.0 L EMI starts at ₹43.19 K

1 BHK Flat
 Sky 27, Nandhivada, Bhamburda West, Mumbai

637 sq.ft. Built Up Area | ₹13.66 K/sq.ft. Avg. Price | 1 BHK Configuration | 31st Dec. 2026 Possession status | Lower of 37 floors | Unfurnished Furnishing

₹90.0 L EMI starts at ₹44.68 K

1 BHK Flat
 By SPACE DEVELOPER KURLA
 Space Sky 27, Subhram Nagri, Bhamburda West, Mumbai

₹90.0 L EMI starts at ₹44.68 K

630 sq.ft. Built Up Area | ₹14.29 K/sq.ft. Avg. Price | 1 BHK Configuration | 31st Aug. 2026 Possession status | Lower of 38 floors | North-East facing Facing | Unfurnished Furnishing

+ 16 more

Price Indicators

HOUSING.COM | Buy in Mumbai

Search: Bandra West | + Add

Home / Mumbai / Bandra West / Apartment for Sale in Bandra West / 1 BHK Flat

Last updated: Feb 27, 2024

1 BHK Flat

By SPACE DEVELOPER KURLA

Space Sky 27, Subhash Nagar, Bandra West, Mumbai

₹85.0 L | EMI starts at ₹42,20 K

₹13.49 K/sq.ft

Contact Seller

630 sq.ft Built Up Area | ₹13.49 K/sq.ft Avg. Price | 1 BHK Configuration | 31st Aug. 2026 Possession status | Middle of 38 floors | North-East facing Facing | Unfurnished/ Furnishing

Think.Innovate.Create

Price Indicators Projects nearby Locality

1 BHK Flat **₹85.0 L** EMI starts at ₹42.20 K

By REPUTED BUILDER

Tembhada, Brihanmumbai, Mumbai

[Contact Seller](#)

650 sq.ft
Built Up Area

₹13.08 K/sq.ft
Avg. Price

1 BHK
Configuration

31st Dec. 2024
Possession status

Higher
of 21 floors

East facing
Facing

Unfurnished
Furnishing

Dream Olympia **₹90.0 L - 1.28 Cr** | ₹22.26 K - 25.30 K/sq.ft.
EMI starts at ₹44.66 K

By DREAM DEVELOPERS KHAIRBHAR

DREAM OLYMPIA, C1 S No 454, 409 (To K), Behind Madhuban Gardens, Off LBS Marg, Brihanmumbai, Central Mumbai-Suburb, Mumbai

[Contact Seller](#)

1.2 BHK Apartments
Configurations

Dec. 2025
Possession Starts

₹22.26 K - 25.30 K/sq.ft
Avg. Price

404.00 sq.ft. - 506.00 sq.ft.
(Carpet Area)
Sizes

16 more





Price Indicators

Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.39 Cr | EMI - ₹ 63k | [Get pre-approved loan](#)

2 BHK 602 Sq-ft Flat For Sale **Bhandup West, Mumbai**

+15 Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 602 sqft - ₹2314/sqft	Developer WMI Real Estate Developers LLP	Project Ashford Regal
Floor 10 (Out of 45 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 6	Furnished Status Unfurnished

East Facing Property
Near Nahur West Railway station and Adjutant of CEAT TYRE COMPANY

Contact Agent
Get Phone No.

Last contact made 25 days ago





More Details

Price Breakup	₹1.39 Cr ₹ 6,96,600 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.32 Cr | EMI - ₹ 60k | [Can I afford it?](#)

2 BHK 996 Sq-ft Flat For Sale **Bhandup West, Mumbai**

+5 Photos

2 Beds
2 Baths
1 Covered Parking
Semi-Furnished

Carpet Area 623 sqft - ₹2168/sqft	Developer Ashapura Realtors	Project Samarth Aura
Floor 13 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered

East Facing Property

Price Indicators Projects nearby Locality

HOUSING.COM | Bhandup West | Add | Download App

Home / Mumbai / Central Mumbai Suburbs / Bhandup West / Rustomjee Bella

Rustomjee Bella • RERA Launched: Mar 21, 2024

By **RUSTOMJEE BUILDERS**
Bhandup West, Central Mumbai Suburbs, Mumbai

₹84.92 L - 1.59 Cr | ₹26.02 K/sq.ft
EM starts at ₹42.16 L

[Contact Seller](#)

[Write a Review](#)

1. 2, 3 BHK Apartments Configurations

27 more

Dec. 2023 Possession Starts

₹26.02 K/sq.ft Avg. Price

326.00 sq.ft. - 611.00 sq.ft. (Carpet Area) Sizes

dwello | Select City | Search

Home in Mumbai > Home in Eastern Suburbs > Home in Bhandup > Home in Dattar Colony > Satre Happynest At Dattar Colony, Bhandup Wg Suburbs

Satre Happynest **Bhandup** **Mumbai** **By Satre Constructions LLP**

See B+ images

[Configurations](#) | [Floor Plans](#) | [About](#) | [Highlights](#) | [Project Stories](#) | [Amenities](#) | [Specifications](#) | [Developer](#) | [About Bhandup](#) >

CONFIGURATIONS FOR SATRE HAPPYNEST

	1 BHK 1 living room, kitchen, 1 bedrooms, 2 bathrooms	419.53 ft ²	₹98.00 L
	2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	616.01 ft ²	₹1.51 Cr

Price Indicators Projects nearby Locality


Ghar.tv Select City Search
Post Property Post Requirement

Property in Mumbai Property in Bhandup West 2 BHK Flat for sale in Arunoday Heritage
Last updated on 25 Jun 2019

2 BHK Flat for Sale in Arunoday Heritage
Quarry Road, Bhandup West, Mumbai - 400078

Building: Arunoday Heritage

0% Brokerage



₹ 1.64 Cr
₹ 23429 / Sq.ft

Namrata Developer
[Contact Now](#)

Configuration: 2 BHK	Carpet Area: 700 Sq.ft	Possession: Under Construction - Possession Around October 2019
Bedroom: 2	Bathroom: 2	Floor Number: 21
Furnishing: Un-Furnished	Property Code: GHARL44509	

Is there any error or missing information?
[Report Error / Add Missing Information](#)

Overview
Dealer Details
Location
Home Loan
More


Ghar.tv Select City Search
Post Property Post Requirement

Property in Mumbai Property in Bhandup West 1 BHK Flat for sale in Arunoday Heritage
Last updated on 25 Jun 2019

1 BHK Flat for Sale in Arunoday Heritage
Quarry Road, Bhandup West, Mumbai - 400078

Building: Arunoday Heritage

0% Brokerage



₹ 1.17 Cr
₹ 23400 / Sq.ft

Namrata Developer
[Contact Now](#)

Configuration: 1 BHK Flat	Carpet Area: 500 Sq.ft	Possession: Under Construction - Possession Around October 2019
Bedroom: 1	Bathroom: 1	Floor Number: 21
Furnishing: Un-Furnished	Property Code: GHARL44508	

Is there any error or missing information?
[Report Error / Add Missing Information](#)

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.37 Cr EMI - ₹62k | [Get pre-approved loan](#)

2 BHK 602 Sq-ft Flat For Sale **Bhandup West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

<p>Carpet Area 602 sqft - ₹22.81/sqft</p> <p>Floor 10 (Out of 45 Floors)</p> <p>Facing East</p>	<p>Developer WMI Real Estate Developers LLP</p> <p>Transaction Type New Property</p> <p>Lifts 6</p>	<p>Project Ashford Regal</p> <p>Additional Rooms 1 Store Room</p> <p>Furnished Status Unfurnished</p>
--	--	--

East Facing Property Near Nahur West Railway Station and Adjutant of CEAT TYRE COMPANY

Contact Agent
Get Phone No
Last contact made 27 days ago

More Details

Price Breakup	₹1.37 Cr ₹6,66,600	Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac	
RERA ID	P51800002149	
Address	Near CEAT COMPANY at Bhandup West, Mumbai, Maharashtra., Bhandup West, Mumbai - Central Mumbai, Maharashtra	

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.35 Cr EMI - ₹61k | [Can I afford it?](#)

2 BHK 638 Sq-ft Flat For Sale **Bhandup West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

<p>Carpet Area 638 sqft - ₹21.96/sqft</p> <p>Floor 9 (Out of 22 Floors)</p> <p>Facing East</p>	<p>Developer Ashapura Realtors</p> <p>Transaction Type New Property</p> <p>Lifts 2</p>	<p>Project Samarth Aura</p> <p>Additional Rooms 1 Study Room</p> <p>Furnished Status Semi-Furnished</p>
---	---	--

East Facing Property Near LBS Road behind Kalptaru Crest Bhandup West

Contact Agent
Get Phone No
Last contact made 30 days ago

More Details

Price Breakup	₹1.35 Cr ₹6,76,150	Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac	
RERA ID	P51800000154	
Address	Bhandup West, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra	
Landmarks	Near LBS Road behind Kalptaru Crest Bhandup West	

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 : 31.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 13:16:22 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 31.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 20.03.2024. 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
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 Suraj Zore – 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 - 20.03.2024 Valuation Date – 31.03.2024 Date of Report – 31.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.03.2024
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 **31st 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. Space Developers**. 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. Space Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 13:16:45 +05'30'

Auth. Sign.