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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Vision Heights"**

"Vision Heights" Proposed Building 'B' Plan on Plot Bearing C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 -A, 68-A/1 to 23,69,69/1 to 47) of Village – Bandivali, Behind Malkani Tower, Farhat Momin Society Road, Bandivali Hill Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country – India.

**Latitude Longitude: 19°08'14.3"N 72°50'38.8"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 :**

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

### **Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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## MASTER VALUATION REPORT OF "Vision Heights"

**"Vision Heights" Proposed Building 'B' Plan on Plot Bearing C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 -A, 68-A/1 to 23,69,69/1 to 47) of Village – Bandivali, Behind Malkani Tower, Farhat Momin Society Road, Bandivali Hill Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country – India.**

**Latitude Longitude: 19°08'14.3"N 72°50'38.8"E**

**NAME OF DEVELOPER: M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision 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 **28<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Vision Heights"** Proposed Building 'B' Plan on Plot Bearing C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 -A, 68-A/1 to 23,69,69/1 to 47) of Village – Bandivali, Behind Malkani Tower, Farhat Momin Society Road, Bandivali Hill Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country – India. It is about 600 Meters travel distance from Jogeshwari Railway Station Western Railway. 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 Middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision Developers)	
Project Registration Number	Project	RERA Project Number
	Vision Heights Wing -A	P5180008700
	Vision Heights Wing -B	P51800003396
	Vision Heights Wing -C	P51800007259
Register office address	M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision Developers) <b>Address:</b> Office at 7 <sup>th</sup> , Plot No. 15/17, "Khawaja Manzil", 5 <sup>th</sup> Lane, Kamathipura, Mumbai Central, Mumbai, PIN – 400 008, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mr. Pahat (Project Manager - Mobile No. 8898856668) Mr. Ashfaq Malkani (Builder Person – Mobile No - 9819772821)	
E – mail ID and Website	<a href="mailto:fionarealty2022@gmail.com">fionarealty2022@gmail.com</a> , <a href="mailto:info@fionarealty.com">info@fionarealty.com</a> <a href="http://www.fionarealty.com">www.fionarealty.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Noor Masjid
On or towards South	Malkani Towers
On or towards East	Open Plot & EE Heights Building
On or towards West	Momin Apartment



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- Rajkot
- Raipur
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- Jaipur

### Regd. Office

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

To,

**The Branch Manager,****State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 28.03.2024
	b)	Date on which the valuation is made : 05.04.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report of the said Property Certificate from Pravin Mehta and Mithi & Co., dated 12.01.2018.	
	2. Copy of MAHARERA certificate No. P51800008700 issued by Maharashtra real Estate Regulatory Authority. Date 14.07.2023. Last Modified date 29.02.2024 <b>(Wing -A)</b> .	
	3. Copy of MAHARERA certificate No. P51800003396 issued by Maharashtra real Estate Regulatory Authority. Date 14.07.2023. Last Modified date 29.02.2024 <b>(Wing - B)</b>	
	4. Copy of MAHARERA certificate No. P51800007259 issued by Maharashtra real Estate Regulatory Authority. Date 15.01.2024. Last Modified date 29.02.2024 <b>(Wing -C)</b>	
	5. Copy of Certificate of Incorporation date 17.03.2022 of Fiona Realty Pvt. Ltd. issued by government of India Ministry of Corporate Affairs	
	6. Copy of IOD Certificate No. CE / 3627 / WS / AK / OTHER / 5 / New Date 24.11.2023, issued by MCGM.	
	7. Copy of Architect Certificate of Completion of Construction Work for Wing A, B, C date 24.11.2023 issued by Sarang Architects (As per RERA Certificate).	
	8. Copy of CA Certificate date 31.10.2023 issued by CA Choudhari & Associates (As per RERA Certificate)	
	9. Copy of CA Certificate of Annual Report on State of Accounts date 07.09.2022 issued by Shaikh & Associates ((As per RERA Certificate)	
	10. Copy of Engineer's Certificate of Cost Incurred for Development of Wing A, B, C date 31.10.2023 issued by SupCons Consultants. (As per RERA Certificate).	
	11. Copy of Approval of Construction & Demolition waste Management plan For Wing A, B, C, date 26.07.2023, issued by MCGM.	
	12. Copy of Certificate of Tax Payment Position No. KW / AA & C / 4030 / 2023-24 date 05.01.2024 issued by Brihanmumbai Mahanagarpalika	
	13. Copy of Solid Waste Management NOC P-14015 / 2022 / (174 A/3) / R / S Ward / Akurli – R / S / SWM / 3 / Amend. Date 31.01.2023 issued by MCGM.	
	14. Copy of NOC of Fire Protection & Firefighting. No. CE / 3627 / WS / AK / CFO / 1 / AMEND date 07.06.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.	



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	15. Copy of REVISED No Objection Certificate for Height Clearance No. AAI / RHQ / WR / NOC / MUM / 11 / 353 / 23 / 74-77 dated 24.01.2019 issued by Airport Authority of India.												
	16. Copy of No Objection Certificate for Height Clearance No. CE / 3627 / WS / AK-AAI / 1 / NEW dated 21.11.2022 issued by Mumbai International airport Ltd.												
	17. Copy of Commencement Certificate No. CE / 3627 / WS / AK / FCC / 5 / Amend dated 14.11.2016 issued by Municipal Corporation of Greater Mumbai. Latest Updated 05.02.2024.												
	<table border="1"> <tr> <td>Issue On</td> <td>05 Feb 2024</td> <td>Valid Upto</td> <td>15 Oct 2024</td> </tr> <tr> <td>Application Number</td> <td colspan="3">CE/3627/WS/AK/FCC/5/Amend</td> </tr> <tr> <td>Remark</td> <td colspan="3">Further C.C. up to top of 23rd upper floors + LMR + OHT i.e. Total height 76.01m AGL of wing 'A' as per last Approved plans dated 03.01.2024 is approved.</td> </tr> </table>	Issue On	05 Feb 2024	Valid Upto	15 Oct 2024	Application Number	CE/3627/WS/AK/FCC/5/Amend			Remark	Further C.C. up to top of 23rd upper floors + LMR + OHT i.e. Total height 76.01m AGL of wing 'A' as per last Approved plans dated 03.01.2024 is approved.		
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Remark	Further C.C. up to top of 23rd upper floors + LMR + OHT i.e. Total height 76.01m AGL of wing 'A' as per last Approved plans dated 03.01.2024 is approved.												
	18. Copy of Amended Plan Approval Letter No. CE / 3627 / WS / AK / 337 / 5 / Amend dated 03.01.2024 issued by Municipal Corporation of Greater Mumbai												
	19. Copy of Approved Plan No. CE / 3627 / WS / AK dated 03.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Sixteen – Sheet No. 1/16 to 16/16)												
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Project Name (with address & phone nos.)	: <b>"Vision Heights"</b> Proposed Building 'B' Plan on Plot Bearing C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 -A, 68-A/1 to 23,69,69/1 to 47) of Village – Bandivali, Behind Malkani Tower, Farhat Momin Society Road, Bandivali Hill Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country – India												
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision Developers)</b>  <b>Address:</b> Office at 7 <sup>th</sup> , Plot No. 15/17, <b>"Khawaja Manzil"</b> , 5 <sup>th</sup> Lane, Kamathipura, Mumbai Central, Mumbai, PIN – 400 008, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Pahat (Project Manager - Mobile No. 8898856668) Mr. Ashfaq Malkani (Builder Person – Mobile No - 9819772821)												
5. Brief description of the property (Including Leasehold / freehold etc.)	:												
<b>About "Vison Heights" Project:</b> Vision Heights is a residential project located in Jogeshwari West, Mumbai, developed by the Vision Developers, one of the leading real estate developers in India. The project offers low budget apartments with different configurations, including 1, 1.5 & 2 BHK. This RERA id P51800007259 is for Vision Heights Wing C. This RERA id P51800008700 is for Vision Heights Wing A. This RERA id P51800010431 is for													

Vision Heights Wing D. This RERA id P51800003396 is for Vision Heights Wing B Vision Heights by Vision Developers situated in -Jogeshwari West.

**TYPE OF THE BUILDING:**

Wing	Number of Floors
A, B & C	Stilt + 1 <sup>st</sup> & 2 <sup>nd</sup> Floors (Podiums) + 3 <sup>rd</sup> to 23 <sup>rd</sup> upper floors.

**LEVEL OF COMPLETION:**

Tower	Present stage of Construction	Percentage of work completion
A	RCC work & Brick work is completed. Internal / External plaster work upto 14 <sup>th</sup> floor is completed.	65%
B	RCC work & Brick work is completed. Internal / External plaster work is completed. Flooring work partly completed.	80%
C	Final Finishing work is in progress	90%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is For **Wing A & B, December – 2025 & Wing C, December - 2024 (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:**

- Italian Marble Flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Kids' Play Areas
- Indoor Games
- Power Back Up
- Park
- Reserved Parking
- Visitor Parking
- Children's Play Area
- Indoor Games Room
- Intercom
- Cafeteria
- Senior Citizen Corner Area
- Yoga Area
- Swimming Pool
- Gymnasium

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 - A, 68-A/1 to 23,69,69/1 to 47)

	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 - A, 68-A/1 to 23,69,69/1 to 47) of Village - Bandivali
	d)	Ward / Taluka	:	K/W - Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	<b>"Vision Heights"</b> Proposed Building 'B' Plan on Plot Bearing C.T.S. No 68/A/1 & 68/A/2 (Old C.T.S. No. 68 -A, 68-A/1 to 23,69,69/1 to 47) of Village - Bandivali, Behind Malkani Tower, Farhat Momin Society Road, Bandivali Hill Road, Jogeshwari (West), Mumbai, PIN - 400 102, State - Maharashtra, Country - India
8.	City / Town		:	Jogeshwari (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		:	Municipal Corporation of Greater Mumbai, Village - Bandivali
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Cemetery	Cemetery	Noor Masjid
	South	13.40 wide DP Road.	13.40 wide DP Road.	Malkani Towers
	East	EE Heights Building	EE Heights Building	Open Plot & EE Heights Building
	West	Momin Apartment	Momin Apartment	Momin Apartment
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		19°08'14.3"N 72°50'38.8"E	
14.	Extent of the site		As per Plan & RERA Certificate	
			Total Plot Area	17366.30 Sq. Mtr.

			Wing A Plot Area	292.80 Sq. Mtr.
			Wing B Plot Area	298.36 Sq. Mtr.
			Wing C Plot Area	289.18 Sq. Mtr.
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>As per Plan &amp; RERA Certificate</b>	
			Total Plot Area	17366.30 Sq. Mtr.
			Wing A Plot Area	292.80 Sq. Mtr.
			Wing B Plot Area	298.36 Sq. Mtr.
			Wing C Plot Area	289.18 Sq. Mtr.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CE / 3627 / WS / AK dated issued by Municipal Corporation of Greater Mumbai (Number of Copies – Sixteen – Sheet No. 1/16 to 16/16) 03.01.2024.	
			<b>Wing</b>	<b>Number of Floors</b>
			<b>A, B &amp; C</b>	<b>Stilt + 1<sup>st</sup> &amp; 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> to 23<sup>rd</sup> upper floors.</b>
9.	Corner plot or intermittent plot?	:	Intermittent	
10.	Road facilities	:	Yes	
11.	Type of road available at present	:	B. T. Road	
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 M. Wide Road	
13.	Is it a Land – Locked land?	:	No	
14.	Water potentiality	:	Municipal Water supply	
15.	Underground sewerage system	:	Connected to Municipal sewer	
16.	Is Power supply is available in the site	:	Yes	
17.	Advantages of the site	:	Located in developed area	
18.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No	
<b>Part – A (Valuation of land)</b>				

1	Size of plot	:	<b>As per Plan &amp; RERA Certificate</b>		
			Total Plot Area	17366.30 Sq. Mtr.	
			Wing A Plot Area	292.80 Sq. Mtr.	
			Wing B Plot Area	298.36 Sq. Mtr.	
			Wing C Plot Area	289.18 Sq. Mtr.	
	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)	:	₹ 1,00,010.00 per Sq. M. for Residential ₹ 45,390.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>		
6	<b>Estimated value of land</b>	:	<b>As per Approved Plan</b>		
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>
			17366.30	45,390	78,82,56,357.00
			<b>As per RERA</b>		
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>
			292.80	45,390	1,32,90,192.00
			298.36	45,390	1,35,42,560.00
			289.18	45,390	1,31,25,880.00
<b>Part – B (Valuation of Building)</b>					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress		
	c) Year of construction	:	N.A. Building Construction work is in progress		
	d) Number of floors and height of each floor including basement, if any	:			
	<b>Wing</b>		<b>Number of Floors</b>		
	<b>A, B, C</b>		<b>Stilt + 1<sup>st</sup> &amp; 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> to 23<sup>rd</sup> upper floors.</b>		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>		
	f) Condition of the building	:			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CE / 3627 / WS / AK dated issued by Municipal Corporation of Greater Mumbai (Number of Copies –		
	h) Approved map / plan issuing authority	:			



		Sixteen – Sheet No. 1/16 to 16/16) 03.01.2024.				
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	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	: No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

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

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## 1. A - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per 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	301	3	1 BHK	472	519	21600	1,01,95,200	1,10,10,816	23000	15,57,600
2	302	3	1.5 BHK	494	543	21600	1,06,70,400	1,15,24,032	24000	16,30,200
3	303	3	2 BHK	688	757	21600	1,48,60,800	1,60,49,664	33500	22,70,400
4	304	3	2 BHK	673	740	21600	1,45,36,800	1,56,99,744	32500	22,20,900
5	401	4	1 BHK	472	519	21680	1,02,32,960	1,10,51,597	23000	15,57,600
6	402	4	1.5 BHK	515	567	21680	1,11,65,200	1,20,58,416	25000	16,99,500
7	403	4	2 BHK	688	757	21680	1,49,15,840	1,61,09,107	33500	22,70,400
8	404	4	2 BHK	673	740	21680	1,45,90,640	1,57,57,891	33000	22,20,900
9	501	5	1 BHK	487	536	21760	1,05,97,120	1,14,44,890	24000	16,07,100
10	502	5	1.5 BHK	529	582	21760	1,15,11,040	1,24,31,923	26000	17,45,700
11	503	5	2 BHK	688	757	21760	1,49,70,880	1,61,68,550	33500	22,70,400
12	504	5	2 BHK	673	740	21760	1,46,44,480	1,58,16,038	33000	22,20,900
13	601	6	1 BHK	472	519	21840	1,03,08,480	1,11,33,158	23000	15,57,600
14	602	6	1.5 BHK	529	582	21840	1,15,53,360	1,24,77,629	26000	17,45,700
15	603	6	2 BHK	705	776	21840	1,53,97,200	1,66,28,976	34500	23,26,500
16	604	6	2 BHK	705	776	21840	1,53,97,200	1,66,28,976	34500	23,26,500
17	701	7	1 BHK	509	560	21920	1,11,57,280	1,20,49,862	25000	16,79,700
18	702	7	1.5 BHK	596	656	21920	1,30,64,320	1,41,09,466	29500	19,66,800
19	703	7	1 BHK	637	701	21920	1,39,63,040	1,50,80,083	31500	21,02,100
20	704	7	2 BHK	798	878	21920	1,74,92,160	1,88,91,533	39500	26,33,400
21	801	8	1 BHK	509	560	22000	1,11,98,000	1,20,93,840	25000	16,79,700
22	802	8	1.5 BHK	596	656	22000	1,31,12,000	1,41,60,960	29500	19,66,800
23	803	8	2 BHK	798	878	22000	1,75,56,000	1,89,60,480	39500	26,33,400
24	804	8	2 BHK	798	878	22000	1,75,56,000	1,89,60,480	39500	26,33,400
25	901	9	1 BHK	509	560	22080	1,12,38,720	1,21,37,818	25500	16,79,700
26	902	9	1.5 BHK	596	656	22080	1,31,59,680	1,42,12,454	29500	19,66,800
27	903	9	2 BHK	798	878	22080	1,76,19,840	1,90,29,427	39500	26,33,400
28	904	9	2 BHK	798	878	22080	1,76,19,840	1,90,29,427	39500	26,33,400
29	1001	10	1 BHK	509	560	22160	1,12,79,440	1,21,81,795	25500	16,79,700
30	1002	10	1.5 BHK	596	656	22160	1,32,07,360	1,42,63,949	29500	19,66,800
31	1003	10	2 BHK	798	878	22160	1,76,83,680	1,90,98,374	40000	26,33,400
32	1004	10	2 BHK	773	850	22160	1,71,29,680	1,85,00,054	38500	25,50,900
33	1101	11	1 BHK	509	560	22240	1,13,20,160	1,22,25,773	25500	16,79,700
34	1102	11	1.5 BHK	571	628	22240	1,26,99,040	1,37,14,963	28500	18,84,300
35	1103	11	2 BHK	798	878	22240	1,77,47,520	1,91,67,322	40000	26,33,400
36	1104	11	2 BHK	798	878	22240	1,77,47,520	1,91,67,322	40000	26,33,400
37	1201	12	1 BHK	509	560	22320	1,13,60,880	1,22,69,750	25500	16,79,700

Sr. No.	Flat No.	Floor No.	Comp	As per 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 ₹
38	1202	12	1.5 BHK	596	656	22320	1,33,02,720	1,43,66,938	30000	19,66,800
39	1203	12	2 BHK	798	878	22320	1,78,11,360	1,92,36,269	40000	26,33,400
40	1204	12	2 BHK	798	878	22320	1,78,11,360	1,92,36,269	40000	26,33,400
41	1301	13	1 BHK	509	560	22400	1,14,01,600	1,23,13,728	25500	16,79,700
42	1302	13	1.5 BHK	596	656	22400	1,33,50,400	1,44,18,432	30000	19,66,800
43	1303	13	2 BHK	798	878	22400	1,78,75,200	1,93,05,216	40000	26,33,400
44	1304	13	2 BHK	798	878	22400	1,78,75,200	1,93,05,216	40000	26,33,400
45	1401	14	1 BHK	509	560	22480	1,14,42,320	1,23,57,706	25500	16,79,700
46	1402	14	1.5 BHK	596	656	22480	1,33,98,080	1,44,69,926	30000	19,66,800
47	1403	14	2 BHK	798	878	22480	1,79,39,040	1,93,74,163	40500	26,33,400
48	1404	14	2 BHK	798	878	22480	1,79,39,040	1,93,74,163	40500	26,33,400
49	1501	15	1 BHK	509	560	22560	1,14,83,040	1,24,01,683	26000	16,79,700
50	1502	15	1.5 BHK	571	628	22560	1,28,81,760	1,39,12,301	29000	18,84,300
51	1503	15	2 BHK	773	850	22560	1,74,38,880	1,88,33,990	39000	25,50,900
52	1504	15	2 BHK	571	628	22560	1,28,81,760	1,39,12,301	29000	18,84,300
53	1601	16	1 BHK	509	560	22640	1,15,23,760	1,24,45,661	26000	16,79,700
54	1602	16	1.5 BHK	596	656	22640	1,34,93,440	1,45,72,915	30500	19,66,800
55	1603	16	2 BHK	798	878	22640	1,80,66,720	1,95,12,058	40500	26,33,400
56	1604	16	2 BHK	798	878	22640	1,80,66,720	1,95,12,058	40500	26,33,400
57	1701	17	1 BHK	509	560	22720	1,15,64,480	1,24,89,638	26000	16,79,700
58	1702	17	1.5 BHK	596	656	22720	1,35,41,120	1,46,24,410	30500	19,66,800
59	1703	17	2 BHK	798	878	22720	1,81,30,560	1,95,81,005	41000	26,33,400
60	1704	17	2 BHK	798	878	22720	1,81,30,560	1,95,81,005	41000	26,33,400
61	1801	18	1 BHK	509	560	22800	1,16,05,200	1,25,33,616	26000	16,79,700
62	1802	18	1.5 BHK	596	656	22800	1,35,88,800	1,46,75,904	30500	19,66,800
63	1803	18	2 BHK	798	878	22800	1,81,94,400	1,96,49,952	41000	26,33,400
64	1804	18	2 BHK	798	878	22800	1,81,94,400	1,96,49,952	41000	26,33,400
65	1901	19	1 BHK	509	560	22880	1,16,45,920	1,25,77,594	26000	16,79,700
66	1902	19	1.5 BHK	596	656	22880	1,36,36,480	1,47,27,398	30500	19,66,800
67	1903	19	2 BHK	798	878	22880	1,82,58,240	1,97,18,899	41000	26,33,400
68	1904	19	2 BHK	798	878	22880	1,82,58,240	1,97,18,899	41000	26,33,400
69	2001	20	1 BHK	509	560	22960	1,16,86,640	1,26,21,571	26500	16,79,700
70	2002	20	1.5 BHK	596	656	22960	1,36,84,160	1,47,78,893	31000	19,66,800
71	2003	20	2 BHK	773	850	22960	1,77,48,080	1,91,67,926	40000	25,50,900
72	2004	20	2 BHK	798	878	22960	1,83,22,080	1,97,87,846	41000	26,33,400
73	2101	21	1 BHK	509	560	23040	1,17,27,360	1,26,65,549	26500	16,79,700
74	2102	21	1.5 BHK	596	656	23040	1,37,31,840	1,48,30,387	31000	19,66,800
75	2103	21	2 BHK	798	878	23040	1,83,85,920	1,98,56,794	41500	26,33,400

Sr. No.	Flat No.	Floor No.	Comp	As per 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 ₹
76	2104	21	2 BHK	798	878	23040	1,83,85,920	1,98,56,794	41500	26,33,400
77	2201	22	1 BHK	509	560	23120	1,17,68,080	1,27,09,526	26500	16,79,700
78	2202	22	1.5 BHK	596	656	23120	1,37,79,520	1,48,81,882	31000	19,66,800
79	2203	22	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
80	2204	22	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
81	2301	23	1 BHK	509	560	23200	1,18,08,800	1,27,53,504	26500	16,79,700
82	2302	23	1.5 BHK	596	656	23200	1,38,27,200	1,49,33,376	31000	19,66,800
83	2303	23	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
84	2304	23	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
<b>Total</b>				<b>54867</b>	<b>60354</b>		<b>1,22,99,72,880</b>	<b>1,32,83,70,710</b>		<b>18,10,61,100</b>

**2. B - Wing:**

Sr. No.	Flat No.	Floor No.	Comp	As per 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	305	3	1 BHK	453	498	21600	97,84,800	1,05,67,584	22000	14,94,900
2	306	3	1.5 BHK	548	603	21600	1,18,36,800	1,27,83,744	26500	18,08,400
3	307	3	2 BHK	688	757	21600	1,48,60,800	1,60,49,664	33500	22,70,400
4	308	3	2 BHK	705	776	21600	1,52,28,000	1,64,46,240	34500	23,26,500
5	405	4	1 BHK	467	514	21680	1,01,24,560	1,09,34,525	23000	15,41,100
6	406	4	1.5 BHK	515	567	21680	1,11,65,200	1,20,58,416	25000	16,99,500
7	407	4	2 BHK	705	776	21680	1,52,84,400	1,65,07,152	34500	23,26,500
8	408	4	2 BHK	705	776	21680	1,52,84,400	1,65,07,152	34500	23,26,500
9	505	5	1 BHK	453	498	21760	98,57,280	1,06,45,862	22000	14,94,900
10	506	5	1.5 BHK	548	603	21760	1,19,24,480	1,28,78,438	27000	18,08,400
11	507	5	2 BHK	688	757	21760	1,49,70,880	1,61,68,550	33500	22,70,400
12	508	5	2 BHK	705	776	21760	1,53,40,800	1,65,68,064	34500	23,26,500
13	605	6	1 BHK	453	498	21840	98,93,520	1,06,85,002	22500	14,94,900
14	606	6	1.5 BHK	515	567	21840	1,12,47,600	1,21,47,408	25500	16,99,500
15	607	6	2 BHK	705	776	21840	1,53,97,200	1,66,28,976	34500	23,26,500
16	608	6	2 BHK	694	763	21840	1,51,56,960	1,63,69,517	34000	22,90,200
17	705	7	1 BHK	502	552	21920	1,10,03,840	1,18,84,147	25000	16,56,600
18	706	7	1.5 BHK	596	656	21920	1,30,64,320	1,41,09,466	29500	19,66,800
19	707	7	1 BHK	637	701	21920	1,39,63,040	1,50,80,083	31500	21,02,100
20	708	7	1 BHK	637	701	21920	1,39,63,040	1,50,80,083	31500	21,02,100
21	805	8	1 BHK	509	560	22000	1,11,98,000	1,20,93,840	25000	16,79,700
22	806	8	1.5 BHK	596	656	22000	1,31,12,000	1,41,60,960	29500	19,66,800
23	807	8	2 BHK	798	878	22000	1,75,56,000	1,89,60,480	39500	26,33,400

Sr. No.	Flat No.	Floor No.	Comp	As per 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 ₹
24	808	8	2 BHK	798	878	22000	1,75,56,000	1,89,60,480	39500	26,33,400
25	905	9	1 BHK	509	560	22080	1,12,38,720	1,21,37,818	25500	16,79,700
26	906	9	1.5 BHK	596	656	22080	1,31,59,680	1,42,12,454	29500	19,66,800
27	907	9	2 BHK	773	850	22080	1,70,67,840	1,84,33,267	38500	25,50,900
28	908	9	2 BHK	798	878	22080	1,76,19,840	1,90,29,427	39500	26,33,400
29	1005	10	1 BHK	509	560	22160	1,12,79,440	1,21,81,795	25500	16,79,700
30	1006	10	1.5 BHK	596	656	22160	1,32,07,360	1,42,63,949	29500	19,66,800
31	1007	10	2 BHK	773	850	22160	1,71,29,680	1,85,00,054	38500	25,50,900
32	1008	10	2 BHK	773	850	22160	1,71,29,680	1,85,00,054	38500	25,50,900
33	1105	11	1 BHK	509	560	22240	1,13,20,160	1,22,25,773	25500	16,79,700
34	1106	11	1.5 BHK	571	628	22240	1,26,99,040	1,37,14,963	28500	18,84,300
35	1107	11	2 BHK	798	878	22240	1,77,47,520	1,91,67,322	40000	26,33,400
36	1108	11	2 BHK	773	850	22240	1,71,91,520	1,85,66,842	38500	25,50,900
37	1205	12	1 BHK	509	560	22320	1,13,60,880	1,22,69,750	25500	16,79,700
38	1206	12	1.5 BHK	596	656	22320	1,33,02,720	1,43,66,938	30000	19,66,800
39	1207	12	2 BHK	798	878	22320	1,78,11,360	1,92,36,269	40000	26,33,400
40	1208	12	2 BHK	798	878	22320	1,78,11,360	1,92,36,269	40000	26,33,400
41	1305	13	1 BHK	509	560	22400	1,14,01,600	1,23,13,728	25500	16,79,700
42	1306	13	1.5 BHK	597	657	22400	1,33,72,800	1,44,42,624	30000	19,70,100
43	1307	13	2 BHK	798	878	22400	1,78,75,200	1,93,05,216	40000	26,33,400
44	1308	13	2 BHK	806	887	22400	1,80,54,400	1,94,98,752	40500	26,59,800
45	1405	14	1 BHK	509	560	22480	1,14,42,320	1,23,57,706	25500	16,79,700
46	1406	14	1.5 BHK	571	628	22480	1,28,36,080	1,38,62,966	29000	18,84,300
47	1407	14	2 BHK	773	850	22480	1,73,77,040	1,87,67,203	39000	25,50,900
48	1408	14	2 BHK	805	886	22480	1,80,96,400	1,95,44,112	40500	26,56,500
49	1505	15	1 BHK	509	560	22560	1,14,83,040	1,24,01,683	26000	16,79,700
50	1506	15	1.5 BHK	571	628	22560	1,28,81,760	1,39,12,301	29000	18,84,300
51	1507	15	2 BHK	798	878	22560	1,80,02,880	1,94,43,110	40500	26,33,400
52	1508	15	2 BHK	773	850	22560	1,74,38,880	1,88,33,990	39000	25,50,900
53	1605	16	1 BHK	509	560	22640	1,15,23,760	1,24,45,661	26000	16,79,700
54	1606	16	1.5 BHK	596	656	22640	1,34,93,440	1,45,72,915	30500	19,66,800
55	1607	16	2 BHK	798	878	22640	1,80,66,720	1,95,12,058	40500	26,33,400
56	1608	16	2 BHK	798	878	22640	1,80,66,720	1,95,12,058	40500	26,33,400
57	1705	17	1 BHK	509	560	22720	1,15,64,480	1,24,89,638	26000	16,79,700
58	1706	17	1.5 BHK	596	656	22720	1,35,41,120	1,46,24,410	30500	19,66,800
59	1707	17	2 BHK	801	881	22720	1,81,98,720	1,96,54,618	41000	26,43,300
60	1708	17	2 BHK	798	878	22720	1,81,30,560	1,95,81,005	41000	26,33,400
61	1805	18	1 BHK	509	560	22800	1,16,05,200	1,25,33,616	26000	16,79,700

Sr. No.	Flat No.	Floor No.	Comp	As per 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 ₹
62	1806	18	1.5 BHK	596	656	22800	1,35,88,800	1,46,75,904	30500	19,66,800
63	1807	18	2 BHK	801	881	22800	1,82,62,800	1,97,23,824	41000	26,43,300
64	1808	18	2 BHK	798	878	22800	1,81,94,400	1,96,49,952	41000	26,33,400
65	1905	19	1 BHK	509	560	22880	1,16,45,920	1,25,77,594	26000	16,79,700
66	1906	19	1.5 BHK	596	656	22880	1,36,36,480	1,47,27,398	30500	19,66,800
67	1907	19	2 BHK	798	878	22880	1,82,58,240	1,97,18,899	41000	26,33,400
68	1908	19	2 BHK	798	878	22880	1,82,58,240	1,97,18,899	41000	26,33,400
69	2005	20	1 BHK	522	574	22960	1,19,85,120	1,29,43,930	27000	17,22,600
70	2006	20	1.5 BHK	597	657	22960	1,37,07,120	1,48,03,690	31000	19,70,100
71	2007	20	2 BHK	798	878	22960	1,83,22,080	1,97,87,846	41000	26,33,400
72	2008	20	2 BHK	798	878	22960	1,83,22,080	1,97,87,846	41000	26,33,400
73	2105	21	1 BHK	522	574	23040	1,20,26,880	1,29,89,030	27000	17,22,600
74	2106	21	1.5 BHK	597	657	23040	1,37,54,880	1,48,55,270	31000	19,70,100
75	2107	21	2 BHK	798	878	23040	1,83,85,920	1,98,56,794	41500	26,33,400
76	2108	21	2 BHK	798	878	23040	1,83,85,920	1,98,56,794	41500	26,33,400
77	2205	22	1 BHK	509	560	23120	1,17,68,080	1,27,09,526	26500	16,79,700
78	2206	22	1.5 BHK	596	656	23120	1,37,79,520	1,48,81,882	31000	19,66,800
79	2207	22	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
80	2208	22	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
81	2305	23	1 BHK	522	574	23200	1,21,10,400	1,30,79,232	27000	17,22,600
82	2306	23	1.5 BHK	597	657	23200	1,38,50,400	1,49,58,432	31000	19,70,100
83	2307	23	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
84	2308	23	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
<b>Total</b>				<b>54974</b>	<b>60471</b>		<b>1,23,24,73,840</b>	<b>1,33,10,71,747</b>		<b>18,14,14,200</b>

**3. C - Wing:**

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder Comp.	As per 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	309	3	1 BHK	1 BHK	467	514	21600	1,00,87,200	1,08,94,176	22500	15,41,100
2	310	3	1.5 BHK	1.5 BHK	548	603	21600	1,18,36,800	1,27,83,744	26500	18,08,400
3	311	3	1 BHK	2 BHK	602	662	21600	1,30,03,200	1,40,43,456	29500	19,86,600
4	312	3	2 BHK	2 BHK	705	776	21600	1,52,28,000	1,64,46,240	34500	23,26,500
5	409	4	1 BHK	1 BHK	467	514	21680	1,01,24,560	1,09,34,525	23000	15,41,100
6	410	4	1.5 BHK	1.5 BHK	529	582	21680	1,14,68,720	1,23,86,218	26000	17,45,700
7	411	4	1 BHK	2 BHK	705	776	21680	1,52,84,400	1,65,07,152	34500	23,26,500
8	412	4	2 BHK	2 BHK	705	776	21680	1,52,84,400	1,65,07,152	34500	23,26,500
9	509	5	1 BHK	1 BHK	467	514	21760	1,01,61,920	1,09,74,874	23000	15,41,100
10	510	5	1.5 BHK	1.5 BHK	548	603	21760	1,19,24,480	1,28,78,438	27000	18,08,400
11	511	5	1 BHK	2 BHK	705	776	21760	1,53,40,800	1,65,68,064	34500	23,26,500
12	512	5	2 BHK	2 BHK	694	763	21760	1,51,01,440	1,63,09,555	34000	22,90,200
13	609	6	1 BHK	1 BHK	467	514	21840	1,01,99,280	1,10,15,222	23000	15,41,100
14	610	6	1.5 BHK	1.5 BHK	548	603	21840	1,19,68,320	1,29,25,786	27000	18,08,400
15	611	6	1 BHK	2 BHK	705	776	21840	1,53,97,200	1,66,28,976	34500	23,26,500
16	612	6	2 BHK	2 BHK	705	776	21840	1,53,97,200	1,66,28,976	34500	23,26,500
17	709	7	1 BHK	1 BHK	502	552	21920	1,10,03,840	1,18,84,147	25000	16,56,600
18	710	7	1.5 BHK	1.5 BHK	571	628	21920	1,25,16,320	1,35,17,626	28000	18,84,300
19	711	7	1 BHK	1 BHK	637	701	21920	1,39,63,040	1,50,80,083	31500	21,02,100
20	712	7	1 BHK	1 BHK	637	701	21920	1,39,63,040	1,50,80,083	31500	21,02,100
21	809	8	1 BHK	1 BHK	509	560	22000	1,11,98,000	1,20,93,840	25000	16,79,700
22	810	8	1.5 BHK	1.5 BHK	571	628	22000	1,25,62,000	1,35,66,960	28500	18,84,300
23	811	8	2 BHK	2 BHK	773	850	22000	1,70,06,000	1,83,66,480	38500	25,50,900
24	812	8	2 BHK	2 BHK	773	850	22000	1,70,06,000	1,83,66,480	38500	25,50,900
25	909	9	1 BHK	1 BHK	502	552	22080	1,10,84,160	1,19,70,893	25000	16,56,600
26	910	9	1.5 BHK	1.5 BHK	571	628	22080	1,26,07,680	1,36,16,294	28500	18,84,300
27	911	9	2 BHK	2 BHK	773	850	22080	1,70,67,840	1,84,33,267	38500	25,50,900
28	912	9	2 BHK	2 BHK	773	850	22080	1,70,67,840	1,84,33,267	38500	25,50,900
29	1009	10	1 BHK	1 BHK	509	560	22160	1,12,79,440	1,21,81,795	25500	16,79,700
30	1010	10	1.5 BHK	1.5 BHK	571	628	22160	1,26,53,360	1,36,65,629	28500	18,84,300
31	1011	10	2 BHK	2 BHK	773	850	22160	1,71,29,680	1,85,00,054	38500	25,50,900
32	1012	10	2 BHK	2 BHK	798	878	22160	1,76,83,680	1,90,98,374	40000	26,33,400
33	1109	11	1 BHK	1 BHK	502	552	22240	1,11,64,480	1,20,57,638	25000	16,56,600
34	1110	11	1.5 BHK	1.5 BHK	571	628	22240	1,26,99,040	1,37,14,963	28500	18,84,300
35	1111	11	2 BHK	2 BHK	801	881	22240	1,78,14,240	1,92,39,379	40000	26,43,300
36	1112	11	2 BHK	2 BHK	772	849	22240	1,71,69,280	1,85,42,822	38500	25,47,600
37	1209	12	1 BHK	1 BHK	502	552	22320	1,12,04,640	1,21,01,011	25000	16,56,600
38	1210	12	1.5 BHK	1.5 BHK	571	628	22320	1,27,44,720	1,37,64,298	28500	18,84,300

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder Comp.	As per 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 ₹
39	1211	12	2 BHK	2 BHK	773	850	22320	1,72,53,360	1,86,33,629	39000	25,50,900
40	1212	12	2 BHK	2 BHK	773	850	22320	1,72,53,360	1,86,33,629	39000	25,50,900
41	1309	13	1 BHK	1 BHK	502	552	22400	1,12,44,800	1,21,44,384	25500	16,56,600
42	1310	13	1.5 BHK	1.5 BHK	571	628	22400	1,27,90,400	1,38,13,632	29000	18,84,300
43	1311	13	2 BHK	2 BHK	798	878	22400	1,78,75,200	1,93,05,216	40000	26,33,400
44	1312	13	2 BHK	2 BHK	773	850	22400	1,73,15,200	1,87,00,416	39000	25,50,900
45	1409	14	1 BHK	1 BHK	509	560	22480	1,14,42,320	1,23,57,706	25500	16,79,700
46	1410	14	1.5 BHK	1.5 BHK	571	628	22480	1,28,36,080	1,38,62,966	29000	18,84,300
47	1411	14	2 BHK	2 BHK	773	850	22480	1,73,77,040	1,87,67,203	39000	25,50,900
48	1412	14	2 BHK	2 BHK	773	850	22480	1,73,77,040	1,87,67,203	39000	25,50,900
49	1509	15	1 BHK	1 BHK	502	552	22560	1,13,25,120	1,22,31,130	25500	16,56,600
50	1510	15	1.5 BHK	1.5 BHK	571	628	22560	1,28,81,760	1,39,12,301	29000	18,84,300
51	1511	15	2 BHK	2 BHK	773	850	22560	1,74,38,880	1,88,33,990	39000	25,50,900
52	1512	15	2 BHK	2 BHK	798	878	22560	1,80,02,880	1,94,43,110	40500	26,33,400
53	1609	16	1 BHK	1 BHK	509	560	22640	1,15,23,760	1,24,45,661	26000	16,79,700
54	1610	16	1.5 BHK	1.5 BHK	596	656	22640	1,34,93,440	1,45,72,915	30500	19,66,800
55	1611	16	2 BHK	2 BHK	773	850	22640	1,75,00,720	1,89,00,778	39500	25,50,900
56	1612	16	2 BHK	2 BHK	773	850	22640	1,75,00,720	1,89,00,778	39500	25,50,900
57	1709	17	1 BHK	1 BHK	502	552	22720	1,14,05,440	1,23,17,875	25500	16,56,600
58	1710	17	1.5 BHK	1.5 BHK	571	628	22720	1,29,73,120	1,40,10,970	29000	18,84,300
59	1711	17	2 BHK	2 BHK	773	850	22720	1,75,62,560	1,89,67,565	39500	25,50,900
60	1712	17	2 BHK	2 BHK	773	850	22720	1,75,62,560	1,89,67,565	39500	25,50,900
61	1809	18	1 BHK	1 BHK	509	560	22800	1,16,05,200	1,25,33,616	26000	16,79,700
62	1810	18	1.5 BHK	1.5 BHK	571	628	22800	1,30,18,800	1,40,60,304	29500	18,84,300
63	1811	18	2 BHK	2 BHK	800	880	22800	1,82,40,000	1,96,99,200	41000	26,40,000
64	1812	18	2 BHK	2 BHK	773	850	22800	1,76,24,400	1,90,34,352	39500	25,50,900
65	1909	19	1 BHK	1 BHK	502	552	22880	1,14,85,760	1,24,04,621	26000	16,56,600
66	1910	19	1.5 BHK	1.5 BHK	571	628	22880	1,30,64,480	1,41,09,638	29500	18,84,300
67	1911	19	2 BHK	2 BHK	773	850	22880	1,76,86,240	1,91,01,139	40000	25,50,900
68	1912	19	2 BHK	2 BHK	773	850	22880	1,76,86,240	1,91,01,139	40000	25,50,900
69	2009	20	1 BHK	1 BHK	518	570	22960	1,18,93,280	1,28,44,742	27000	17,09,400
70	2010	20	1.5 BHK	1.5 BHK	571	628	22960	1,31,10,160	1,41,58,973	29500	18,84,300
71	2011	20	2 BHK	2 BHK	798	878	22960	1,83,22,080	1,97,87,846	41000	26,33,400
72	2012	20	2 BHK	2 BHK	798	878	22960	1,83,22,080	1,97,87,846	41000	26,33,400
73	2109	21	1 BHK	1 BHK	509	560	23040	1,17,27,360	1,26,65,549	26500	16,79,700
74	2110	21	1.5 BHK	1.5 BHK	571	628	23040	1,31,55,840	1,42,08,307	29500	18,84,300
75	2111	21	2 BHK	2 BHK	773	850	23040	1,78,09,920	1,92,34,714	40000	25,50,900
76	2112	21	2 BHK	2 BHK	798	878	23040	1,83,85,920	1,98,56,794	41500	26,33,400



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder Comp.	As per 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 ₹
77	2209	22	1 BHK	1 BHK	509	560	23120	1,17,68,080	1,27,09,526	26500	16,79,700
78	2210	22	1.5 BHK	1.5 BHK	571	628	23120	1,32,01,520	1,42,57,642	29500	18,84,300
79	2211	22	2 BHK	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
80	2212	22	2 BHK	2 BHK	798	878	23120	1,84,49,760	1,99,25,741	41500	26,33,400
81	2309	23	1 BHK	1 BHK	509	560	23200	1,18,08,800	1,27,53,504	26500	16,79,700
82	2310	23	1.5 BHK	1.5 BHK	596	656	23200	1,38,27,200	1,49,33,376	31000	19,66,800
83	2311	23	2 BHK	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
84	2312	23	2 BHK	2 BHK	798	878	23200	1,85,13,600	1,99,94,688	41500	26,33,400
<b>Total</b>					<b>54244</b>	<b>59668</b>		<b>1,21,60,02,080</b>	<b>1,31,32,82,245</b>		<b>17,90,05,200</b>

### Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 22 1.5 BHK - 21 2 BHK - 41	84	54867	60354	1,22,99,72,880.00	1,32,83,70,710.00
B	1 BHK - 23 1.5 BHK - 21 2 BHK - 40	84	54974	60471	1,23,24,73,840.00	1,33,10,71,747.00
C	1 BHK - 27 1.5 BHK - 21 2 BHK - 36	84	54244	59668	1,21,60,02,080.00	1,31,32,82,245.00
<b>Total</b>		<b>252</b>	<b>164085</b>	<b>180493</b>	<b>3,67,84,48,800.00</b>	<b>3,97,27,24,702.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,67,84,48,800.00
Final Realizable Value After Completion in ₹	3,97,27,24,702.00
Cost of Construction (Total Built up area x Rate) 180493 Sq. Ft. x ₹ 3000.00	54,14,79,000.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 3,67,84,48,800.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 3,97,27,24,702.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for



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similar type of property in the nearby vicinity is in the range of ₹ 20,500.00 to ₹ 24,000.00 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 ₹ 21,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



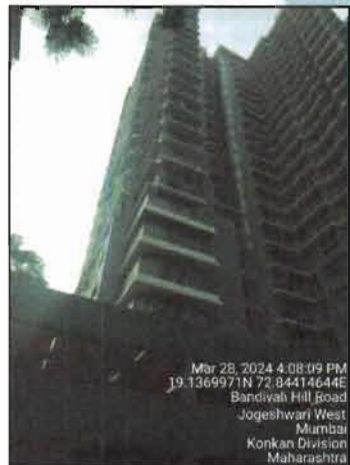
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## Actual Site Photographs

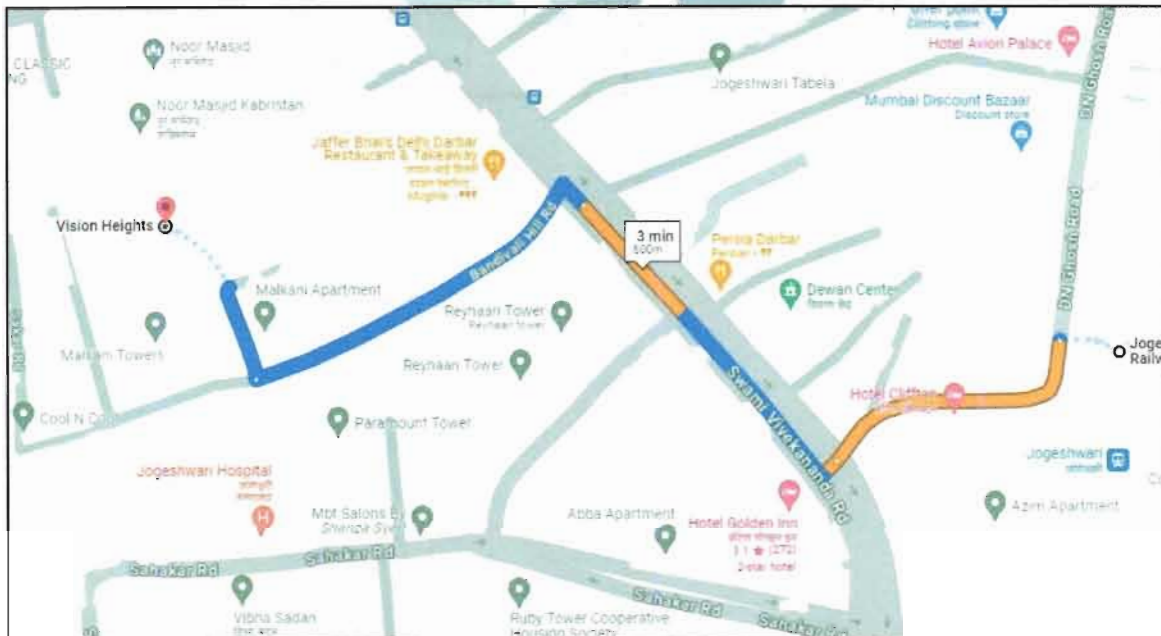


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°08'14.3"N 72°50'38.8"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Jogeshwari – 600 Mtr.)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: बांदीवली ( जंघेरी )

Search By:  Survey No.  Location

Enter Survey No: 68 Search

उपविभाग	सुती जमीन	निवासी सदनिका	श्रीश्रीय दुकाने	श्रीघोमिद एकक (Rs./)	Attribute	
51/245-धुभाग: उत्तरेस गाव्राची हद्द, पुर्वेस रेलवे साइन, दक्षिण व पश्चिमेस गाव्राची हद्द.	45390	100010	115010	180000	100010	जै. मीटर मि. टी. एम. नंबर

**Sales Instance**

गावाचे नाव : बांदिवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9936000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7010344.225
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 606, माळा नं: 6 बी विंग, इमारतीचे नाव: व्हिजन हाईट्स, ब्लॉक नं: जोगेश्वरी पश्चिम मुंबई 400102, रोड : मलकानी इस्टेट, बांदिवली हिल रोड, इतर माहिती: झोन - S1/245 --- सोबत एक कार पार्किंग नं. 89, स्टील प्लोर प्लान लोवर लेवल ( ( C.T.S. Number : 68A/1 And 68A/2 ; ) )
(5) क्षेत्रफळ	63.485 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स. फिओना रिअल्टी प्रायव्हेट लिमिटेड चे संचालक मुश्ताक हाशम मलकानी वय:- 43 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- मलकानी इस्टेट, मलकानी टॉवरच्या पाठीमागे, बांदिवली हिल रोड, जोगेश्वरी पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:- 400102 पॅन नं:- AAF0349B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- फिरोज अब्दुल वहाब सिद्दिकी वय:- 55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी-६/४०४, फेस-३, ब्रह्मापड सी एच एस, आझाद नगर, घोडबंदर रोड, सांडोझ बाग, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- ACRPS5366C 2): नाव:- मेहरुनिस्सा फिरोज सिद्दिकी वय:- 56; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी-६/४०४, फेस-३, ब्रह्मापड सी एच एस, आझाद नगर, घोडबंदर रोड, सांडोझ बाग, ठाणे, महाराष्ट्र, THANE. पिन कोड:- 400607 पॅन नं:- CWOPS4728P
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2557/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	596200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Price Indicators

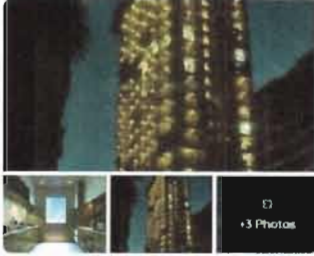
magicbricks
Buy
Rent
Sell
Home Loans

Home > Property > Mumbai > Patilwadi Jogeshwari West > Apartment > Patilwadi Jogeshwari West > 1 BHK > 790 Sq-ft

**₹1.09 Cr** EMI - ₹ 50k | [Get Loan offers from 34+ banks](#)

1 BHK 790 Sq-ft Flat For Sale [Patilwadi Jogeshwari West, Mumbai](#)

1 Bed | 1 Bath | 1 Covered Parking | Semi-Furnished



+3 Photos

Carpet Area 522 sqft - ₹20,070/sqft	Developer <a href="#">Vision Developers</a>	Project <a href="#">Vision Heights</a>
Floor 15 (Out of 23 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered, 1 Open

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.09 Cr   ₹5,49,930 (Approx. Registration Charges)   ₹8 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Jogeshwari West, Mumbai, Patilwadi Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Bandivali Hill Rd, Patilwadi, Jogeshwari West, Mumbai


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Buy
Rent
Sell
Home Loans

Home > Property > Mumbai > Patilwadi Jogeshwari West > Apartment > Patilwadi Jogeshwari West > 2 BHK > 1050 Sq-ft

**₹1.85 Cr** EMI - ₹ 85k | [Get Loan offers from 34+ banks](#)

2 BHK 1050 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)

2 Beds | 2 Baths | 1 Covered Parking | Semi-Furnished



+6 Photos

Carpet Area 803 sqft - ₹23,151/sqft	Developer <a href="#">Vision Developers</a>	Project <a href="#">Vision Heights</a>
Floor 12 (Out of 38 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered, 1 Open

Contact Agent
Get Phone No.

### More Details


Price Breakup	₹1.85 Cr   ₹9,28,500 (Approx. Registration Charges)   ₹8 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Bandivali Hill Rd, Patilwadi, Jogeshwari West, Mumbai

## Price Indicators

magicbricks
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Rent
Sell
Home Loans

₹1.73 Cr EMI - ₹ 78k | [Can I afford it?](#)

2 BHK 1200 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)



🛏️ 2 Beds
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

<b>Carpet Area</b> 803 sqft + ₹ 21,544/sqft	<b>Developer</b> <a href="#">Vision Developers</a>	<b>Project</b> <a href="#">Vision Heights</a>
<b>Floor</b> 16 (Out of 23 Floors)	<b>Transaction Type</b> New Property	<b>Additional Rooms</b> 1 Study Room
<b>Facing</b> North - West	<b>Lifts</b> 2	<b>Furnished Status</b> Unfurnished

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.73 Cr   ₹8,65,000 Approx. Registration Charges   ₹8,000 Monthly
Booking Amount	₹11.0 Lac
Address	Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Noor masjid, jogeshwari station, delhi darbaar.

square yards
Mumbai
Buy
Rent
Projects
Agents
Services
Resources
Intelligence

Home Property in Mumbai Flats in Mumbai Flats in Jogeshwari West 1 BHK Flats in Jogeshwari West 1 Bedroom 467 Sq.Ft. Apartment in Jogeshwari West



**Vision Heights**

**1 Bedroom 467 Sq.Ft. Apartment in Jogeshwari West Mumbai**

Listing ID #5310667

**₹ 1.25 Cr.**

- 🛏️ 1 Bedroom
- 🏠 Unfurnished
- 🚿 2 Bathroom
- 🏠 467 Sq.Ft. (Carpet Area)
- 🌳 Garden Facing

Recent Registered Sale 9 Feb 2024 ₹75,000 /sq.ft.

📞 WhatsApp
Request for Call

Valuation Report

square yards



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## Price Indicators

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Home Loans

Home > Property in Mumbai > Jogeshwari West > Apartment in Jogeshwari West > 1 BHK - 835 Sq-ft

**₹ 1.17 Cr** EMI - ₹ 53k [Get pre-approved loan](#)

1 BHK 835 Sq-ft Flat For Sale **Jogeshwari West, Mumbai**

+9 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 522 sqft - ₹ 22,500/sqft	Developer <b>Vision Developers</b>	Project <b>Vision Heights</b>
Floor 16 (Out of 23 Floors)	Transaction Type <b>New Property</b>	Facing <b>South - West</b>
Lifts 2	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No

Last contact made 82 days ago

### More Details

Price Breakup	₹ 1.17 Cr   ₹ 5,87,250 Approx. Registration Charges   ₹ 5,220 Monthly
Booking Amount:	₹ 11.0 Lac
Address	<b>Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra</b>
Landmarks	<b>Noor masjid,delhi darbaar,delhi jaika,jogeshwari station.</b>

## Price Indicators

99acres
Buy ▾ | Home | Locality | Project | Society | Landmark

**₹1.36 Cr** @ 2,85,177 per sq.ft.     **1BHK 1Bath**

Estimated EM: ₹1.08,624     Flat/Apartment For Sale

REGISTRATION NO: P5100076401     Website: Price/Inflation/maharashtra.gov.in

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

**Property (1)**   **Society (1)**

+ More  
Carpet Area: 47.03 sq.m.

+ Price  
₹ 1.36 Crore  
@ 2,85,177 per sq.m. (Negotiable)

+ Flat Number  
Basement of 24 Floors

+ Project Status  
Dec 2024

+ Comparison  
1 Bedroom, 1 Bathroom, 1 Balcony

+ Address  
Vision Heights  
Jogeshwari West, Western Mumbai

+ Amenities  
Park/Garden, Main Road, Club, Pool

magicbricks
Buy ▾ | Rent ▾ | Sell ▾ | Home Loans ▾

**₹1.84 Cr** EM - ₹ 83k     [Get pre-approved loan](#)

2 BHK 1050 Sq-ft Flat For Sale - Patilwadi Jogeshwari West, Mumbai

2 Beds   2 Baths   1 Covered Parking   Semi-Furnished

Carpet Area 9105 sqft - 4,23,036 sqft	Developer <b>Vision Developers</b>	Project <b>Vision Heights</b>
Floor 16 (Out of 23 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 2	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Covered, 1 Open</b>

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹1.84 Cr   ₹9,24,880 (Approx. Registration Charges   ₹8' Per sq. Unit Monthly)
Booking Amount	₹5.0 Lac
Address	Jogeshwari West, Mumbai, Patilwadi Jogeshwari West, Mumbai - Western Mumbai, Maharashtra



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## Price Indicators

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Home Loans

**₹1.38 Cr** EMI - ₹ 62k | [Get Loan offers from 34+ banks](#)

1 BHK 522 Sq-ft Flat For Sale **Jogeshwari West, Mumbai**



1 Bed 2 Baths Unfurnished

Carpet Area  
522 sqft - ₹26.43/sqft

Floor  
5 (Out of 23 Floors)

Lifts  
2

Developer	Project
<b>Vision Developers</b>	<b>Vision Heights</b>
Transaction Type	Facing
<b>New Property</b>	<b>West</b>
Furnished Status	Type Of Ownership
<b>Unfurnished</b>	<b>Freehold</b>

Contact Agent
Get Phone No.


### More Details

Price Breakup	<b>₹1.38 Cr</b>
Booking Amount	<b>₹1.0 Lac</b>
Address	<b>Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra</b>

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.20 Cr** EMI - ₹ 56k | [Get pre-approved loan](#)

1 BHK 835 Sq-ft Flat For Sale **Jogeshwari West, Mumbai**



1 Bed 2 Baths Unfurnished

Carpet Area  
522 sqft - ₹22.98/sqft

Floor  
6 (Out of 23 Floors)

Lifts  
2

Developer	Project
<b>Vision Developers</b>	<b>Vision Heights</b>
Transaction Type	Facing
<b>New Property</b>	<b>South - West</b>
Furnished Status	Type Of Ownership
<b>Unfurnished</b>	<b>Freehold</b>

Contact Agent
Get Phone No.

### More Details


Price Breakup	<b>₹1.2 Cr</b>   <b>₹ 6,00,000</b> Approx. Registration Charges   <b>₹ 5,220</b> Monthly
Booking Amount	<b>₹1.0 Lac</b>
RERA ID	<b>P51800010431</b>
Address	<b>Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra</b>

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.84 Cr** EMI - ₹ 83k | [Get pre-approved loan](#)

2 BHK 725 Sq-ft Flat For Sale **Jogeshwar West, Mumbai**



+13 Photos

🛏 2 Beds
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

Carpet Area 685 sqft ~ ₹26,861/sqft	Developer <b>Unimont Realty</b>	Project <b>Unimont 24 Karat</b>
Floor 10 (Out of 22 Floors)	Transaction Type <b>New Property</b>	Facing <b>West</b>
Lifts 3	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>


Contact Agent
Get Phone No.

👤 Last contact made 34 days ago

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.45 Cr** EMI - ₹ 65k | [Get Loan offers from 34+ banks](#)

2 BHK 627 Sq-ft Flat For Sale **Oshiwara, Mumbai**



+2 Photos

🛏 2 Beds
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

Carpet Area 627 sqft ~ ₹23,126/sqft	Developer <b>Paradigm Realty</b>	Project <b>Paradigm Aiyaa</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>
Lifts 4	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No.

👤 Last contact made 5 days ago

🟢 East Facing Property
🟢 Opposite KHMW College of Science Commerce

## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jogeshwari East > 1 BHK Flats for sale in Jogeshwari East > 550 Sq-ft

**₹99.5 Lac** [How much loan can I get?](#)

1 BHK 550 Sq-ft Flat For Sale **Jogeshwari East, Mumbai**

1 Bed
1 Bath
1 Covered Parking
Unfurnished

<b>Carpet Area</b> 463 sqft ~ ₹21.49/sqft	<b>Developer</b> <b>Nexus Builders</b>	<b>Project</b> <b>Ratan Heritage</b>
<b>Floor</b> 10 (Out of 18 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 4	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 2 days ago

**More Details**

Price Breakup	₹99.5 Lac   ₹4,97,700 Approx. Registration Charges   ₹4,500 Monthly
Booking Amount	₹2.0 Lac <a href="#">Secure Now</a>
RERA ID	P51800034975
Address	Jogeshwari East, Mumbai, Jogeshwari East, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jogeshwari East > 2 BHK Flats for sale in Jogeshwari East > 850 Sq-ft

**₹1.45 Cr** [How much loan can I get?](#)

2 BHK 850 Sq-ft Flat For Sale **Jogeshwari East, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<b>Carpet Area</b> 615 sqft ~ ₹23.57/sqft	<b>Developer</b> <b>RANBIR REAL ESTATE AND DEVELOPERS LLP</b>	<b>Project</b> <b>Shri Sri Residency Phase 1</b>
<b>Floor</b> 5 (Out of 19 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 2	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

✔ Near oberoi splendor and midc and power, jy link rd

Contact Agent
Get Phone No.

👤 Last contact made 28 days ago

**More Details**

Price Breakup	₹1.45 Cr   ₹7,25,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac <a href="#">Secure Now</a>
Address	Jogeshwari East, Mumbai, Jogeshwari East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near oberoi splendor and midc and power, jy link rd

## Price Indicators Projects nearby Locality

**HOUSING360** | Buy in Mumbai

Home / Mumbai / Western Suburbs / Jogeshwar West / SMGK Urbana Heights

**SMGK Urbana Heights** | RERA

By SMGK GROUP

Plot No. 316-2/11 Part of village Bandhwa, Jogeshwar West, Western Suburbs, Mumbai

₹1.05 Cr - 1.39 Cr | ₹23.02 K/sq.ft. | EMI starts at ₹52.23 K

Project Status: Ready to Move | See More

[Contact Developer](#)

**Project Images**

1.2 BHK Apartments Configurations | Jul, 2022 Possession Starts | ₹23.02 K/sq.ft. Avg. Price | 457.00 sq.ft. - 604.00 sq.ft. Carpet Area | [View Site](#)

**Ghar.tv** | Select City | Search

New Projects in Mumbai / New Projects in Jogeshwar West / Devine Mercy CHS

**Devine Mercy CHS**

By M M Divine

Kevni Pada, Jogeshwar West, Mumbai - 400047

₹ 69.69 Lacs to 90.54 Lacs  
Price See Offers & Deals

[Connect Now](#)

**Disclaimer:** \* Prices are indicative

- Investor / Resale Options Available.
- Devine Mercy CHS Govt Registered Transaction Details

**RERA**

Configuration	Area	Possession
1 BHK Apartments Rats See Listings	Carpet 219 Sq.ft to 285 Sq.ft. <a href="#">View Floor Plan</a>	April 2021

**Construction Status:**  
New Launch

RERA No: P51800016615  
[View RERA Details & QR Code](#)



## Price Indicators Projects nearby Locality

**99acres** Buy - Enter Locality / Project / Society / Landmark

**₹1.93 Cr** 2BHK 2Baths  
Estimated EM ₹1,56,192

**Property (6) Society (10)**

**Area**  
Carpet area: 803 sq.ft. (74.94 sq.m)

**Price**  
₹1.93 Cr + Govt Charges & Tax  
@ 23,975 per sq.ft. (negotiable)

**Floor Number**  
18<sup>th</sup> of 21 Floors

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

**Address**  
Aim Paradise  
Jogeshwari East, Mumbai Andheri-Dahisar

**Parking**  
Earp

**Overlooking**  
Main Road

**Possession In**  
Jul 2024

**99acres** Buy - Enter Locality / Project / Society / Landmark

**₹96 Lac** 1BHK 2Baths  
Estimated EM ₹7,14,678

**Property (6) Society (10)**

**Area**  
Carpet area: 402 sq.ft. (37.14 sq.m)

**Price**  
₹96 Lac + Govt Charges & Tax  
@ 23,880 per sq.ft. (negotiable)

**Floor Number**  
9<sup>th</sup> of 21 Floors

**Configuration**  
1 Bedroom, 2 Bathrooms, No Balcony  
[View Floor Plan](#)

**Address**  
Aim Paradise  
Jogeshwari East, Mumbai Andheri-Dahisar

**Parking**  
Earp

**Overlooking**  
Main Road

**Possession In**  
Jul 2024

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: 05.04.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.05 12:16:20 +05'30'



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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 05.04.2024 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 28.03.2024. 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



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- 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision Developers).</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 28.03.2024 Valuation Date – 05.04.2024 Date of Report – 05.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.03.2024
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 **05<sup>th</sup> April 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 advice 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. Fiona Realty Pvt. Ltd. (Formerly known as Vision Developers)**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Fiona Realty Pvt. Ltd. (Formerly known as Vision 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.



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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.



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**(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.



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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.



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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.05 12:16:37 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3



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