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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bawa Aashiyaan Phase II"

"Bawa Aashiyaan Phase II", Building No. 3, Proposed SRA Scheme on Property Bearing C. S. No. 344 (pt),
343 (pt) & 335 (pt) of Dharavi Division, V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai - 400 017,
State - Maharashtra, Country - India

Latitude Longitude: 19°02'42.3"N 72°51'08.6"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



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- | | | | |
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Regd. Office

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

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Vastu/SBI/Mumbai/04/2024/7998/2305899

06/02-38-V

Date: 06.04.2024

MASTER VALUATION REPORT OF "Bawa Aashiyaan Phase 2"

"Bawa Aashiyaan Phase II", Building No. 3, Proposed SRA Scheme on Property Bearing C. S. No. 344 (pt), 343 (pt) & 335 (pt) of Dharavi Division, V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai - 400 017, State - Maharashtra, Country - India

Latitude Longitude: 19°02'42.3"N 72°51'08.6"E

NAME OF DEVELOPER: M/s. Kay Bee Developers Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **28th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Bawa Aashiyaan Phase II", Building No. 3, Proposed SRA Scheme on Property Bearing C. S. No. 344 (pt), 343 (pt) & 335 (pt) of Dharavi Division, V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai - 400 017, State - Maharashtra, Country - India. It is about 1.4 Km. travel distance from Mahim Railway station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is class & developed.

2. Developer Details:

Name of builder	M/s. Kay Bee Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Bawa Aashiyaan Phase II	P51900033922
Register office address	M/s. Kay Bee Developers Pvt. Ltd. Address: Office No. 301 / 302, 3 rd Floor, "United Mansion No. 1", Parsiwada, Sahar Road, Vile Parle (East), Mumbai - 400 099, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Karanveer Singh Bawa (Executive Assistant - Mobile No. 9820032034) Mr. Deepesh Dave (Builder Person - Mobile No. 98201 07133) Mr. Najam Malik (Sales Person - Mobile No. 9820019855)	
E - mail ID and Website	bawakaran@bawagroup.in www.bawahotels.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Johnson & Johnson Company
On or towards South	Akash Tower Road
On or towards East	Dharavi Main Road
On or towards West	Nellai Mahal Building / Akash Tower



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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 : 06.04.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 08.03.2022 issued by Adv. Shah & Sanghavi
	2.	Copy of Engineer's Certificate date 05.01.2024 issued by Er. Samerka (RERA Certificate)
	3.	Copy of Architect Certificate of Percentage of Completion of Construction work of composite Sale Building No. 3 date 23.01.2024 issued by Ar. S. V. Thakker & Associates
	4.	Copy of CA Certificate date 01.02.2024 issued by CA Deepak N Shah & Co.
	5.	Copy of CA Certificate of Annual Report of Statement of Accounts date 14.02.2024 issued by Sekhri Kanodia & Associates (CA .Yash K. Shah)
	6.	Copy of MAHARERA Registration Certificate of Project No. P51900033922 issued by Maharashtra Real Estate Regulatory Authority date 14.03.2022. Last Modified date 16.02.2024
	7.	Copy of NOC for Heigher Clearance Certificate No. SNCR / WEST / B / 060618 / 312030 date 29.06.2018 issued by Airports Authority of India. Valid till 28.06.2026.
	8.	Copy of Fire NOC No. FB / HR / RII / 47 date 17.06.2021 issued by MCGM Fire Brigade
	9.	Copy of Environment Clearance Certificate date 30.10.2018 issued by State Level Environment Impact Assessment Authority
	10.	Copy of Amended Plan Letter No. SRA / ENG / 3241 / GN / GL / AP date 03.12.2021 issued by Executive Engineer Slum Rehabilitation Authority
	11.	Copy of Commencement Certificate No. SRA / ENG / 3241/ GN / GL / AP date 09.06.2020 issued by Executive Engineer Slum Rehabilitation Authority for Sale Building No. 3


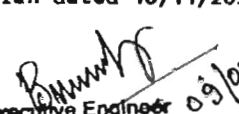


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<p>SRA/ENG/3241/GN/GL/AP 03 JAN 2022</p> <p>This C.C. is further extended upto 20th floor i.e. full height including LMR & CHWT of wing 'A' & 'B' and only R.C.C. frame structure upto full height i.e. 21st(pt) floor including LMR & CHWT with finishing work upto 16th upper floor of wing 'C' & 'D' as per amended plan dated 03/12/2021.</p> <p style="text-align: right;"> Executive Engineer Slum Rehabilitation Authority</p>	
<p>SRA/ENG/3241/GN/GL/AP 09 FEB 2024</p> <p>This C.C. is further extended for entire work i.e. C.C. upto 21st(pt.) floor of wing C & D as per amended plan dated 10/11/2023.</p> <p style="text-align: right;"> Executive Engineer Slum Rehabilitation Authority</p>	
12. Copy of Part Occupancy Completion Certificate No. SRA / ENG / 3241/ GN / GL / AP date 10.11.2023 issued by Executive Engineer Slum Rehabilitation Authority	
13. Copy of Approved Plan No. SRA / ENG / 3241/ GN / GL / AP date 10.11.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Twelve – Sheet No. 1 to 12)	
Approved upto:	
Phase / Wing	Number of Floors
II / C	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 20 th Residential Upper Floors.
II / D	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 21 st Residential Upper Floors.
Project Name (with address & phone nos.)	: "Bawa Aashiyaan Phase II", Building No. 3, Proposed SRA Scheme on Property Bearing C. S. No. 344 (pt), 343 (pt) & 335 (pt) of Dharavi Division, V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai - 400 017, 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. Kay Bee Developers Pvt. Ltd. Address: Office No. 301 / 302, 3rd Floor, "United Mansion No. 1", Parsiwada, Sahar Road, Vile Parle (East), Mumbai - 400 099, State - Maharashtra, Country - India.

		Contact Person : Mr. Karanveer Singh Bawa (Executive Assistant - Mobile No. 9820032034) Mr. Deepesh Dave (Builder Person – Mobile No. 98201 07133) Mr. Najam Malik (Sales Person – Mobile No. 9820019855)
5.	Brief description of the property (Including Leasehold / freehold etc.)	

About Bawa Aashiyaan Phase - 2 Project:

Property for sale in Dharavi, Mumbai. This project, that is, Bawa Aashiyaan Phase 2 is a well designed project by Bawa Group. It is offering Under Construction units. If you are looking at Apartment, you should check out Bawa Aashiyaan Phase 2. Set in an expanse of 0.25 Acres , the property offers a remarkable lifestyle. Available configurations include 1 BHK. As per the area plan. Bawa Aashiyaan Phase 2 was launched in April 2022. Project possession is slated for Dec, 2027. There is 1 building in this project. Total number of flats at Bawa Aashiyaan Phase 2 is 111. Bawa Aashiyaan Phase 2 is located in Dharavi. There are 111 units in this residential project. Bawa Aashiyaan Phase 2 has all approvals in place as mandated by the state regulatory authority. RERA ID of this project is P51900033922.

TYPE OF THE BUILDING:

Phase No. / Wing	Number of Floors
II / C	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 20 th Residential Upper Floors.
II / D	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 21 st Residential Upper Floors.

LEVEL OF COMPLETEION:

Phase No. / Wing	Present stage of Construction	Percentage of work completion
II / C & D	RCC work, Brick work & Internal / External Plaster work is completed.	70%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December – 2027 (As per MAHARERA Certificate Phase – II, Wing -C & D)**

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

	<ul style="list-style-type: none"> ➤ Clubhouse ➤ Indoor Games ➤ Fitness Centre ➤ Meditation Center ➤ Yoga Center ➤ Multipurpose Lawn ➤ Senior Citizen Area 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C. S. No. 344 (pt), 343 (pt) & 335 (pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C. S. No. 344 (pt), 343 (pt) & 335 (pt) of Dharavi Division
	d)	Ward / Taluka	:	G / N - Ward
	e)	Mandal / District	:	District - Mumbai Suburban
7.	Postal address of the property		:	" Bawa Aashiyaan Phase II ", Building No. 3, Proposed SRA Scheme on Property Bearing C. S. No. 344 (pt), 343 (pt) & 335 (pt) of Dharavi Division, V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai - 400 017, State - Maharashtra, Country - India
8.	City / Town		:	Dharavi Division, V. K. Wadi, Dharavi Main Road
	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		:	Slum Rehabilitation Authority
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	CS No. 343 Johnson & Johnson Company	CS No. 343 Johnson & Johnson Company	Road & Johnson & Johnson company
	South	CS No. 335	CS No. 335	Akash Tower Road
	East	Dharavi Main Road	Dharavi Main Road	Dharavi Main Road
	West	CS No. 343 Government Land	CS No. 343 Government Land	Nellai Mahal Building / Akash Tower
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°02'42.3"N 72°51'08.6"E	
14.	Extent of the site	Total Plot area – 7033.00 Sq. M. (As per Approved Plan) Plot area – 1014.55 Sq. M. (As per RERA) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	Total Plot area – 7033.00 Sq. M. (As per Approved Plan) Plot area – 1014.55 Sq. M. (As per RERA)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress.	
II CHARACTERISTICS 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 / 3241/ GN / GL / AP date 10.11.2023 Executive Engineer Slum Rehabilitation Authority (Number of Copies - Twelve – Sheet No. 1 to 12) Approved upto:	
		Phase / Wing	Number of Floors
		II / C	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 20 th Residential Upper Floors.
		II / D	1 Basement + Ground (part) +

			Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 21 st Residential 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.	:	06.00 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 – 7033.00 Sq. M. (As per Approved Plan) Plot area – 1014.55 Sq. M. (As per RERA)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 96,220 per Sq. M. for Residential ₹ 33,030.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>7033</td> <td>33030</td> <td>23,22,99,990.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>1014.55</td> <td>33030</td> <td>3,35,10,587.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7033	33030	23,22,99,990.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1014.55	33030	3,35,10,587.00
As per Approved Plan																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
7033	33030	23,22,99,990.00																			
As per RERA Certificate																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
1014.55	33030	3,35,10,587.00																			
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	:	
	Phase No. / Wing	Number of Floors
	II / C	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 20 th Residential Upper Floors.
	II / D	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 21 st Residential 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 / 3241/ GN / GL / AP date 10.11.2023
h) Approved map / plan issuing authority	:	Executive Engineer Slum Rehabilitation Authority (Number of Copies - Twelve – Sheet No. 1 to 12) Approved upto:
	Phase / Wing	Number of Floors
	II / C	1 Basement + Ground (part) + Stilt (part) + 1 st to 3 rd Floor (Part Podium / Part Commercial) + 4 th Floor (Podium) + 5 th Floor (Part Podium / Part Service Floor) + 6 th Floor (Part E-Desk / Part Amenities) + 7 th to 20 th Residential Upper Floors.
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i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes

j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.
-------------------------------------------------------------------------------	---	-----

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work 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
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	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Phase - II, C - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
2	703	7	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
3	704	7	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700



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Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
4	801	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
5	802	8	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
6	803	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
7	804	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
8	901	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
9	902	9	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
10	903	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
11	904	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
12	1001	10	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
13	1002	10	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
14	1003	10	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
15	1004	10	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
16	1101	11	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
17	1102	11	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
18	1103	11	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
19	1104	11	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
20	1201	12	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
21	1202	12	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
22	1203	12	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
23	1204	12	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
24	1301	13	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
25	1302	13	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
26	1303	13	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
27	1304	13	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
28	1401	14	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
29	1403	14	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
30	1404	14	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
31	1501	15	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
32	1502	15	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
33	1503	15	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
34	1504	15	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
35	1601	16	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
36	1602	16	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
37	1603	16	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
38	1604	16	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
39	1701	17	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
40	1702	17	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
41	1703	17	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
42	1704	17	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
43	1801	18	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
44	1802	18	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
45	1803	18	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
46	1804	18	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
47	1901	19	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
48	1902	19	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
49	1903	19	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
50	1904	19	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
51	2001	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
52	2002	20	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
53	2003	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
54	2004	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
Total				23070	25377		38,06,55,000	39,58,81,200		7,61,31,000

2) Phase – II, D - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
2	703	7	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
3	704	7	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
4	801	8	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
5	802	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
6	803	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
7	804	8	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
8	901	9	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
9	902	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
10	903	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
11	904	9	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
12	1001	10	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
13	1002	10	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
49	1903	19	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
50	1904	19	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
51	2001	20	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
52	2002	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
53	2003	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
54	2004	20	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
55	2101	21	1 BHK	421	463	16500	69,46,500	72,24,360	15000	13,89,300
56	2103	21	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
57	2104	21	1 BHK	429	472	16500	70,78,500	73,61,640	15500	14,15,700
Total				24333	26766		40,14,94,500	41,75,54,280		8,02,98,900

Summary of the Project:

Phase / 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 ₹
II / C	1 BHK – 54	54	23070	25377	38,06,55,000.00	39,58,81,200.00
II / D	1 BHK – 57	57	24333	26766	40,14,94,500.00	41,75,54,280.00
Total		111	47403	52143	78,21,49,500.00	81,34,35,480.00
Refuge Floor – 7 th & 14 th Floors – Flat No. 2 (Wing - C)						
Refuge Floor – 7 th & 14 th Floors – Flat No. 2 (Wing - D)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	78,21,49,500.00
Final Realizable Value After Completion in ₹	81,34,35,480.00
Cost of Construction (Total Built up area x Rate) 52143 Sq. Ft. x ₹ 3000.00	15,64,29,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
C & D	70	52143	15,64,29,000.00	10,95,00,300.00

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 ₹		₹ 78,21,49,500.00
Final Realizable Value After Completion in ₹		₹ 81,34,35,480.00



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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 ₹ 15,500.00 to ₹ 17,000.00 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 ₹ 16,500.00 per Sq. Ft. on Carpet Area for valuation.



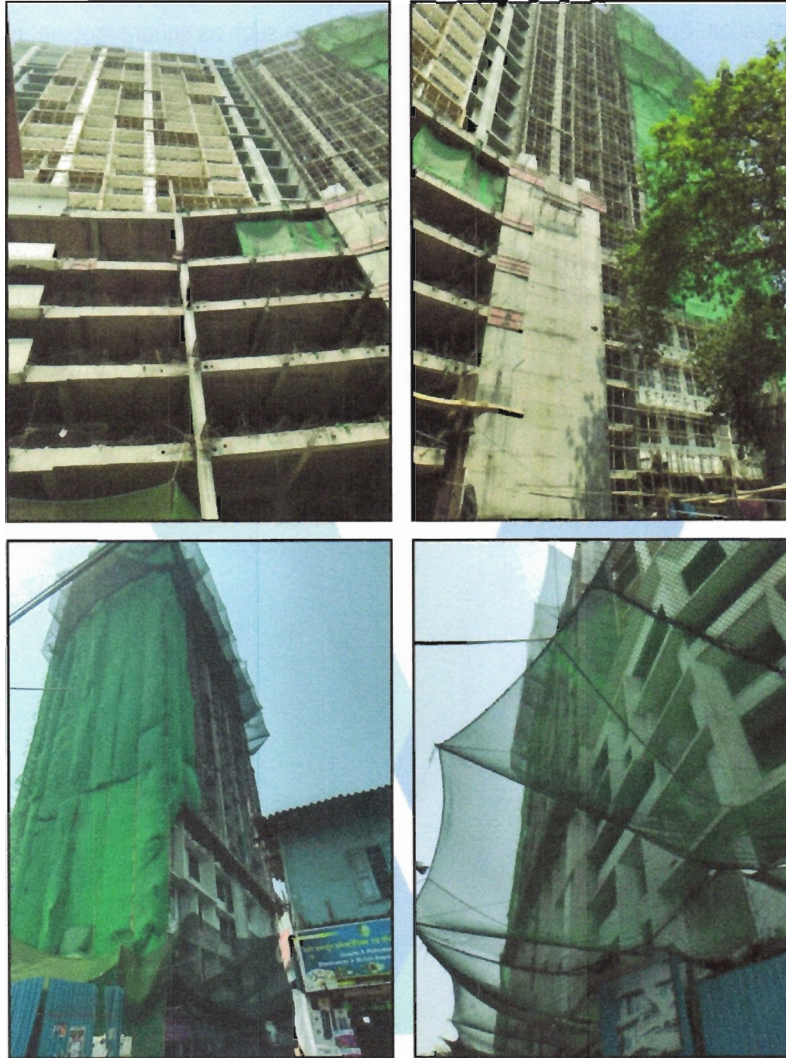
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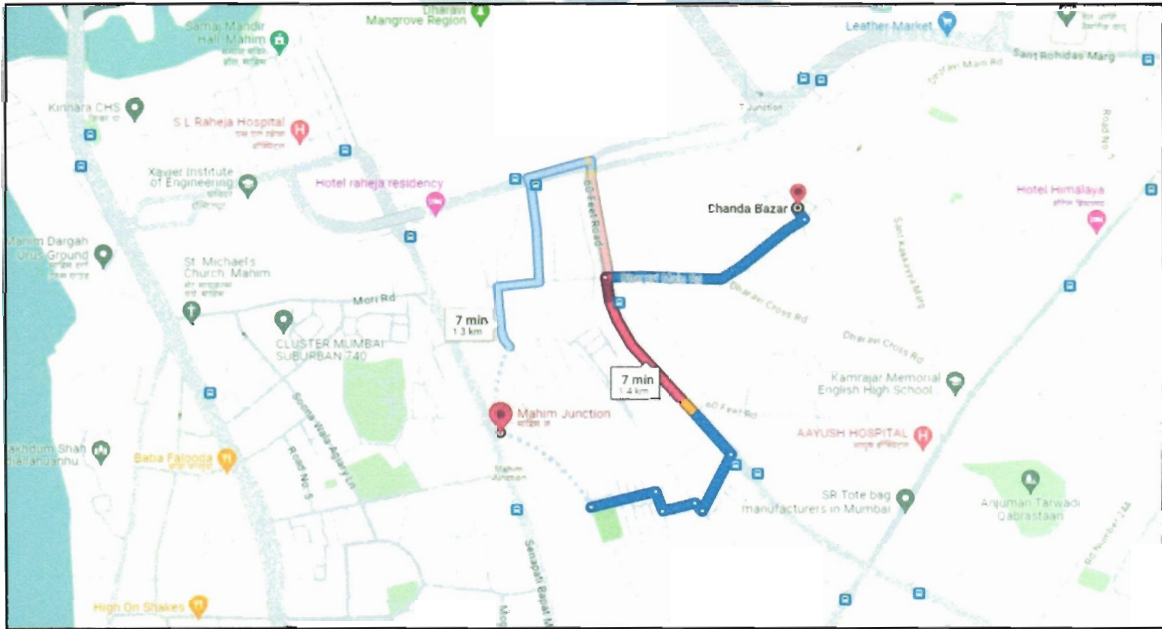


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°02'42.3"N 72°51'08.6"E

Note: The Blue line shows the route to site from nearest Railway station (Mahim – 1.4 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
2024/2025

Annual Statement of Rates

Language
English

Selected District: मुंबई(मेन)

Select Village: धारगवी

Search By: Survey No Location

Enter Survey No: 344

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	बौद्योगिक	एकक (Rs./)	Attribute
18/122 -भुभाग : पूर्वेस मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस मुंबई शहराची हद्द, दक्षिणेस हार्बर रेल्वे लाईन.	33030	96220	110650	120270	96220	चौरस मीटर	मि.टी.एम. नंबर

Sales Instance

635319 05-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 635/2024 नोंदणी : Regn:63m
गावाचे नाव : धारावी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4639054.86	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक-2002,20 वा माळा डी विंग,बिल्डिंग बावा आशियायन(इन बावा आशियायन फेस-2)विकेवाडी,धारावी मेन रोड,धारावी. मुंबई-400017. सदनिकाचे क्षेत्रफळ-39.85 चौ मीटर कार्पेट.((C.T.S. Number : 343 PART AND 344 PART ;))	
(5) क्षेत्रफळ	43.83 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:-के बी डेव्हलपर्स प्रायवेट लिमिटेड चे संचालक करणवीर सिंध बावा तर्फे मुखत्यार विकरम बोम्बहादूर वय:- पत्ता:-प्लॉट नं: ऑफीस-301-302, माळा नं: 3 रा माळा , इमारतीचे नाव: युनाइटेड मेन्शन-1 , ब्लॉक नं: विलेपार्ले ईस्ट, रोड नं: पारसीवाडा, सहार रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AAECK3286H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद फैसल मोहम्मद मुस्तकीम सिद्दिकी - - वय:-26; पत्ता:-प्लॉट नं: सी-505, माळा नं: , इमारतीचे नाव: नगरी क्लासिक, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी मेन रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-QEBPS7424M	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	635/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

661319	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2
05-04-2024		दस्त क्रमांक : 661/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : धारावी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4639054.86	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक-1603,16 वा माळा सी विंग,बिल्डिंग बावा आशियान(इन बावा आशियान फेस-2)विकेवाडी,धारावी मेन रोड,धारावी. मुंबई-400017. सदनिकाचे क्षेत्रफळ-39.85 चौ. मीटर. कार्पेट((C.T.S. Number : 343 PART AND 344 PART ;))	
(5) क्षेत्रफळ	43.83 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:-के बी डेव्हलपर्स प्रायवेट लिमिटेड चे संचालक करणवीर सिंघ बावा तर्फे मुखत्यार विकरम बोम्बहादूर चेट्टी वय:- पत्ता:-प्लॉट नं: ऑफीस-301-302, माळा नं: 3 रा माळा , इमारतीचे नाव: युनाइटेड मेन्शन-1 , ब्लॉक नं: विलेपार्ले ईस्ट, रोड नं: पारसीवाडा, सहार रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AACCCK3286H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद गुफरान सरीफ अहम्मद सय्यद - - वय:-40; पत्ता:-प्लॉट नं: जी एन 5-25 , माळा नं: -, इमारतीचे नाव: जब्बार चाळ, ब्लॉक नं: धारावी मुंबई, रोड नं: नियर बडी मस्जीद धारावी मेन रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-BKDPS3715A	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	661/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance


5216450	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3
05-04-2024		दस्त क्रमांक : 5216/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : धारावी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4639054.86	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक-1401,14 वा माळा सी विंग,बिल्डिंग बावा आशियान(इन बावा आशियान फेस-2)विकेवाडी,धारावी मेन रोड,धारावी. मुंबई-400017. सदनिकाचे क्षेत्रफळ-39.85 चौ मीटर कार्पेट.((C.T.S. Number : 343 PART & 344 PART :))	
(5) क्षेत्रफळ	43.83 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 असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-के बी डेव्हलपर्स प्रायवेट लिमिटेड चे संचालक करणवीर सिंग बावा तर्फे मुखत्यार विकरम बोम्बहादूर चेट्टी - वय:- पत्ता:-प्लॉट नं: ऑफीस-301-302, माळा नं: 3 रा माळा, इमारतीचे नाव: युनाइटेड मेन्शन-1, ब्लॉक नं: विलेपार्ले ईस्ट, रोड नं: पारसीवाडा, सहार रोड, महाराष्ट्र, मुंबई. पिन कोड:-400099 पॅन नं:-AACCK3286H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद अस्लम मोहम्मद सलीम -- वय:-46; पत्ता:-प्लॉट नं: 2-3 ए फ्लोर, माळा नं: -, इमारतीचे नाव: सेठ वाडी चाळ, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी मेन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-AV'SPM0419Q 2): नाव:-शहनाज अस्लम कुरेशी -- वय:-36; पत्ता:-प्लॉट नं: 2-3 ए फ्लोर, माळा नं: -, इमारतीचे नाव: सेठ वाडी चाळ, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी मेन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-ABUPQ9994N	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5216/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

Mumbai • Bawa Aashiyaan Phase 2

Bawa Aashiyaan Phase 2

Dharavi 1 BHK Apartment 421 - 429 Sq.ft



Project Type 1 BHK Apartment	Project Status Under construction	Bedroom 1 Bedroom	Recent Sold Price ₹60L
Area 421 - 429 Sq.ft	RERA Number P51900033922	Final Completion Date Dec - 2027	Price ₹12,738 /sq.ft

Transaction History
Price Insights
EMI Calculator
Description
Location
Amenities
Spe

Recent Sale
in Jan, 2023

₹60L

471 sq.ft clicworth

Clicworth Estimate

₹ 61.87L

9th Floor 471 sq.ft

clicworth per sqft

₹ 13,135 /sqft

clicworth range

₹55.68L - 68.06L

Get Best Deal

Contact us for Bawa Aashiyaan Phase 2

Name



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Price Indicators Projects nearby Locality

Crystal F W Tower ✓ RERA

By CRYSTAL CONSTRUCTION CORPORATION

335 At Dharavi, Mumbai, Mumbai


[Write a Review](#) ★ 4

₹66.68 L - 96.78 L | ₹17.50 K/sq.ft

EMI starts at ₹35.31 K

Price excludes maintenance, floor rise L [500 More](#)

[Contact Developer](#)



1, 2 BHK Apartments Configurations

Jun, 2023 Possession Starts

₹17.50 K/sq.ft Avg. Price

381.00 sq.ft. = 553.00 sq.ft. (Carpet Area) [Sizes](#)

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Mahim > Flats in Mahim East > 1 BHK Flats in Mahim East

Posted on Feb 21, 2024 | Under Construction

₹85 Lac @ 2,68,223 per sq.m

Estimated EMI ₹67,890

RERA STATUS REGISTERED Registration No: P5180004871 Website: <https://mahimeraat.mahimonline.gov.in/>

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

1BHK 2Baths

Flat/Apartment for Sale

Reliable Guraj Paradise, Mahim East, Mumbai South, Mumbai

Area
Super Built up area: 38.02 sq.m
Carpet area: 31.69 sq.m

Price
₹85 Lac + Govt Charges & Tax @ 2,68,223 per sq.m. (Negotiable)

Floor Number
8th of 21 Floors

Property Age
Under Construction

Configuration
1 Bedroom, 2 Bathrooms, No Balcony

Address
Reliable Guraj Paradise
Mahim East, Mumbai South

Facing
North



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Price Indicators Projects nearby Locality

Crystal F W Tower
Dharavi, Mumbai

₹ 66.67 Lac to 1.09 Cr

Status: Mid Stage Construction

Project Size: 78 units, 1.11 Acres

Configurations: 1.2 BHK Flat from 381 Sq. Ft. to 624 Sq. Ft. (Carpet)

5 Photos | Map

Valuation Report
₹ 999

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive Valuation Report of any property. [View Sample Report](#)

WhatsApp | Get a Call Back

Save Extra with 3 offers

Prime Member

Benefits worth ₹75000 in just ₹4999

Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more. [Get Offer](#)

More Offers

CRD Aura ✓ RERA

By **CRD GROUP**

Dharavi, Mumbai

₹80.0 L - 81.67 L | ₹23.81 K/sq.ft
EMI starts at ₹39.72 K

Price includes everything except stamp. [See More](#)

[Contact Developer](#)

Project Images

SHARE | SAVE

2 BHK Apartment Configurator

Dec. 2027 Possession Starts

₹23.81 K/sq.ft Avg. Price

336.00 sq.ft. - 343.00 sq.ft. (Carpet Area) Sizes

+ 11 more



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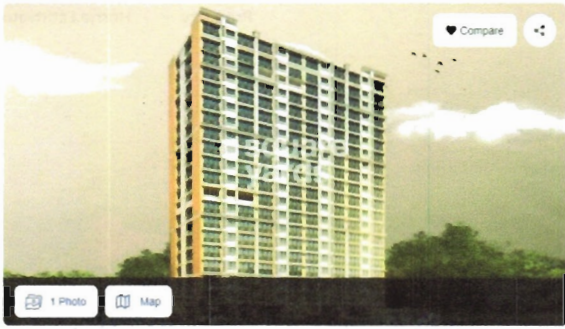
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Price Indicators Projects nearby Locality

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home New Projects in Mumbai Projects in Dharavi Pushpa Pearl Residency



1 Photo Map

Pushpa Pearl Residency

Dharavi Mumbai

₹ 78.43 Lac to 1.65 Cr

Status: Mid Stage Construction

Project Size: 231 units, 2.85 Acres

Configurations: 1 2 3 BHK Flat from 490 Sq Ft to 1033 Sq Ft (Carpet)

Recent Registered Sale: Jan 2024 ₹ 84.04 L 128 Sq Ft

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Valuation Report

₹ 1,999

- Estimated Market Value
- Rental Value
- Govt. Value

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NOBROKER Find Your Property

1 BHK Flat in Guiraj Paradise For Sale in Dharavi

Mattom East, Ghatapoli Region, Dharavi, Mumbai, Maharashtra 400013, India

₹ 85 Lacs Negotiable

₹ 54,448/Month Estimated EMI

341 Sq Ft

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



Photos Location

Nearby: PVR Cinemas, Big Bazaar, Plaza Cinema, McDonald's, Matunga Railway Station



1 Bedroom

2 Bathroom

NA

None

Feb 21, 2024

Immediately

Guiraj Paradise

Full

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Activity On This Property

88 Views 1 Shortlist

Similar Properties

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹ 2.0 Per Sq.Ft.M	Flooring	Marble Tiles
Buildup Area	341 Sq.Ft	Carpet Area	340 Sq.Ft



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Price Indicators Projects nearby Locality

clicbrics Mumbai
Property ▾ Home Estimates Discover For Developers

Mumbai • F.W.TOWER

F.W.TOWER

Crystal Fw Tower Dharavi, Mumbai South West 1, 2 BHK Apartment 381 - 624 sq.ft



Project Type 1, 2 BHK Apartment Area 381 - 624 sq.ft ▾	Project Status Under construction RERA Number P51900009073	Bedroom 1, 2 Bedrooms Final Completion Date Jan - 2026	Quoted Price ₹66.67 L - 1.09 Cr Base Price: ₹17,498 /sq.ft See EMI Options
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

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

Property in Mumbai • Flats in Mumbai • Flats in Dharavi • 1 BHK Flats in Dharavi

₹70 Lac

@ 16,666 per sq.ft

Estimated EMI ₹55,909

1BHK 1Bath

Flat/Apartment for Sale

prathmesh apartment, Dharavi, Mumbai South, Mumbai

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

Overview
Owner Details
Registry Record
Locality Reviews
Recommendations

Area

Carpet area: 424 sq.ft. ▾

(39.54 sq.m.)

Price

₹70 Lac

@ 16,666 per sq.ft. (Negotiable)

Floor Number

2nd of 8 Floors

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Address

prathmesh apartment
Dharavi, Mumbai South

Property Age

10+ Year Old

Photos not shared by advertiser

Request Photos

Posted on Mar 16, 2024 | Real



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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 : 06.04.2024

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: 2024.04.06 12:16:30 +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

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



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(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 06.04.2024 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 12.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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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 M/s. Kay Bee Developers Pvt. Ltd.
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 Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Officer
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 – 06.04.2024 Date of Report – 06.04.2024
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 **06th 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. Kay Bee Developers Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Kay Bee Developers Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach



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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.



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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.



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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
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