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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Roha Eva Aria"

"Roha Eva Aria", Proposed Redevelopment of existing Building Nos. 44 & 45 Known as Subhash Nagar Trinity CHS LTD. on Plot bearing C.T.S. No. 828 (Part) of Village Chembur situated at Subhash Nagar, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country – India.

Latitude Longitude: 19°03'23.4"N 72°54'16.2"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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**MASTER VALUATION REPORT
OF
"Roha Eva Aria"**

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Latitude Longitude: 19°03'23.4"N 72°54'16.2"E

NAME OF DEVELOPER: M/s. Roha Realty Pvt. Ltd.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **01st August 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Roha Eva Aria"**, Propped Redevelopment of existing Building Nos. 44 & 45 Known as Subhash Nagar Trinity CHS LTD. on Plot bearing C.T.S. No. 828 (Part) of Village Chembur situated at Subhash Nagar, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country – India. It is about 1.1 Km distance from Chembur Railway Station of Harbour 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. V Laxmi Estate Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Roha Eva Aria	P51800054410
Register office address	M/s. Roha Realty Pvt. Ltd. JJT House, A/44-45, Road No. 2, MIDC, Andheri – East, Mumbai – 400 093, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Satish Chavan (Sales Person - Mobile No. – 8169973375 / 022 42334444	
E – mail ID & Website	satish.chavan@roharealty.com www.roharealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building & Road
On or towards South	Shree Sadguru Prasad
On or towards East	Kusum Niwas
On or towards West	Principal Mandalecha St. & Under Construction Building



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- Raipur
- Aurangabad
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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
Administrative Office South Mumbai
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001,
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, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 01.08.2024
	b)	Date on which the valuation is made : 02.08.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 21.11.2023 from Adv. Ashwini Patil-Mane.	
	2. Copy of Development Agreement date 15.03.2023 b/w. Subhash Nagar Chembur Trinity CHSL (the Society) AND M/s. Roha realty Pvt. Ltd. (the Developers) Doc. No. KURLA-1 / 5071 / 19 / 2023	
	3. Copy of Height Clearance NOC No. SNCR / WEST / B / 0220221 / 523663 date 01.04.2021 issued by Airports Authority of India. (Valid upto- 31.03.2029)	
	4. Copy of NOC from Fire Safety No. P-18342 / 2023 / (828(PT)) / M / W Ward / Chembur / W / MHADA – CFO / 1 / NEW date 21.10.2023 issued by Dy. Chief Fire Officer, Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade.	
	5. Copy of MAHARERA Registration Certificate of Project No. P51800054410 issued by Maharashtra Real Estate Regulatory Authority date 19.01.2024.	
	6. Copy of Approval to Construction and Demolition Water Management Plan Letter No. 1801 date 13.09.2023 issued by MCGM.	
	7. Copy of offer letter issued under self development No. CO / MB / REE / NOC / F-1293 / 2217 / 2023 date 18.08.2023 issued by MHADA .	
	8. Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA - 29 / 1881 / 2023 / CC / 1 / NEW date 15.12.2023 issued by Municipal Corporation of Greater Mumbai This CC issued upto Plinth level as per approved zero FSI IOA plan Dated 13.10.2023.	
	9. Copy of Intimation of Approval (IOA) for Zero FSI Letter No. MH / EE / (BP) / GM / MHADA – 29 / 1881 / 2023 / IOA / 1 / New date 13.10.2023 issued by Building Permission Cell / Greater Mumbai / MHADA.	
	10. Copy Approved Plan No. MH / EE / (BP) / GM / MHADA – 29 / 1881 / 2023 / IOA / 1 / New date 13.10.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA. Approved upto:	
	Wing	Number of Floors
	A,B,C	Lower Basement + Upper Basement + Ground Floor.
	11. Copy of CFO NOC Plan (Concession Plan) date 21.10.2023	
	Wing	Number of Floors



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	A & C	Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 floors + 17 th (part) upper floor.												
	B	Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 th upper floors.												
	Project Name (with address & phone nos.)	: "Roha Eva Aria" , Proposed Redevelopment of existing Building Nos. 44 & 45 Known as Subhash Nagar Trinity CHS LTD. on Plot bearing C.T.S. No. 828 (Part) of Village Chembur situated at Subhash Nagar, Chembur (East), Mumbai, PIN - 400 071, 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. Roha Realty Pvt. Ltd. Address: JJT House, A/44-45, Road No. 2, MIDC, Andheri – East, Mumbai – 400 093, State - Maharashtra, Country - India Contact Person : Mr. Satish Chavan (Sales Person - Mobile No. – 8169973375 / 022 42334444												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p>About "Roha Eva Aria" Project: Looking for Apartment in Chembur, Mumbai?. Roha Eva Aria is a project by Roha Realty Private Limited. The project is offering 1 BHK, 2 BHK, 3 BHK, 3.5 BHK, 4 BHK. It is set in 0.43 Acres. Roha Eva Aria is a Under Construction residential project. There is 1 building in this project. Roha Eva Aria is located in Chembur. Roha Eva Aria offers a host of facilities for residents. This includes Gymnasium. These amenities in Roha Eva Aria are those that every homebuyer aspires for. RERA ID is P51800054410. Roha Eva Aria is RERA-compliant and all necessary approvals are in place. Chembur is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & C</td> <td>Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1st to 16 floors + 17th (part) upper floor.</td> </tr> <tr> <td>B</td> <td>Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1st to 16th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A,B & C</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Wing	Number of Floors	A & C	Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 floors + 17 th (part) upper floor.	B	Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 th upper floors.	Wing	Present stage of Construction	Percentage of work completion	A,B & C	Excavation work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion												
A,B & C	Excavation work is in progress.	0%												

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				
➤ Gymnasium				
➤ Garden				
➤ Club House				
➤ Kids Play Area				
➤ Children's Play Zone				
➤ Fitness Area				
➤ Yoga Deck				
➤ Cricket Net				
➤ Swimming Pool				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	CTS No. 828
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 828, of Village – Chembur
	d)	Ward / Taluka	:	M/W – Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Roha Eva Aria", Propsed Redevelopment of existing Building Nos. 44 & 45 Known as Subhash Nagar Trinity CHS LTD. on Plot bearing C.T.S. No. 828 (Part) of Village Chembur situated at Subhash Nagar, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country – India.
8.	City / Town		:	Chembur, Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Building Permission Cell / Greater Mumbai, MHADA Village- Chembur
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	Building No. 45	Gadkari Niwas	Under Construction Building & Road
	South	M. H. B. Boundary Line	Building No. 46	Under Construction Building & Road
	East	Proposed 100.00 Nallah Diversion	10.9 Mtr Wide road	Under Construction Building & Road
	West	30.00 ft. Wide Road	Sanjay Nagar CHS	Under Construction Building & Road
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°03'23.4"N 72°54'16.2"E	
14.	Extent of the site		: Plot area – 1753.78 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 1753.78 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work 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 & Commercial purpose	
8.	Any usage restriction		: Residential / Commercial	
9.	Is plot in town planning approved layout?		: Copy Approved Plan No. MH / EE / (BP) / GM / MHADA – 29 / 1881 / 2023 / IOA / 1 / New date 13.10.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA. Approved upto:	
			Wing	Number of Floors
			A,B,C	Lower Basement + Upper Basement + Ground Floor.
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.	:	10.90 Mtr. Wide Layout Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 1753.78 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 2,03,080.00 per Sq. M. for Residential ₹ 1,22,550.0 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 & RERA</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>1753.78</td> <td>1,22,550.00</td> <td>21,49,25,739.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1753.78	1,22,550.00	21,49,25,739.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1753.78	1,22,550.00	21,49,25,739.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial									
	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	:										
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & C</td> <td>Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1st to 16 floors + 17th (part) upper floor.</td> </tr> <tr> <td>B</td> <td>Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1st to 16th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & C	Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 floors + 17 th (part) upper floor.	B	Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 th upper floors.	:				
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B	Proposed Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 th upper floors.											
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										

	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy Approved Plan No. MH / EE / (BP) / GM / MHADA – 29 / 1881 / 2023 / IOA / 1 / New date 13.10.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA.						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th colspan="2">Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A,B,C</td> <td>Lower Basement +</td> <td>Upper Basement + Ground Floor.</td> </tr> </tbody> </table>	Wing	Number of Floors		A,B,C	Lower Basement +	Upper Basement + Ground Floor.
Wing	Number of Floors								
A,B,C	Lower Basement +	Upper Basement + Ground Floor.							
	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	:	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:**Remarks:**

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy Approved Plan No. MH / EE / (BP) / GM / MHADA – 29 / 1881 / 2023 / IOA / 1 / New date 13.10.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA.	
Wing	Number of Floors	Approved upto:	
A & C	Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 floors + 17 th (part) upper floor.	Wing	Number of Floors
B	Basement / Pit Puzzle Parking Floor + Stilt / Ground floor + 1 st to 16 th upper floors.	A,B,C	Lower Basement + Upper Basement + Ground Floor.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Building Permission Cell / Greater Mumbai, MHADA. Accordingly the valuation is done on the basis of details of proposed structure given by builder & Concession Plan only.

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

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	624	686					20,59,200
2	102	1	2 BHK	624	686					20,59,200
							Land Owner's Share			
3	103	1	3 BHK	795	875	27000	2,14,65,000	2,42,55,450	50500	26,23,500
4	104	1	2 BHK	624	686					20,59,200
5	201	2	2 BHK	624	686					20,59,200
							Land Owner's Share			
6	202	2	2 BHK	624	686					20,59,200
7	203	2	3 BHK	795	875	27090	2,15,36,550	2,43,36,302	50500	26,23,500
8	204	2	2 BHK	624	686					20,59,200
9	301	3	2 BHK	624	686					20,59,200
							Land Owner's Share			
10	302	3	2 BHK	624	686					20,59,200
11	303	3	3 BHK	795	875	27180	2,16,08,100	2,44,17,153	51000	26,23,500
12	304	3	2 BHK	624	686					20,59,200
13	401	4	2 BHK	624	686					20,59,200
							Land Owner's Share			
14	402	4	2 BHK	624	686					20,59,200
15	403	4	3 BHK	795	875	27270	2,16,79,650	2,44,98,005	51000	26,23,500
16	404	4	2 BHK	624	686					20,59,200
							Land Owner's Share			
17	501	5	2 BHK	624	686					20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	502	5	2 BHK	624	686					20,59,200
19	503	5	3 BHK	795	875	27360	2,17,51,200	2,45,78,856	51000	26,23,500
20	504	5	2 BHK	624	686					20,59,200
21	601	6	2 BHK	624	686					20,59,200
22	602	6	2 BHK	624	686					20,59,200
23	603	6	3 BHK	795	875	27450	2,18,22,750	2,46,59,708	51500	26,23,500
24	604	6	2 BHK	624	686					20,59,200
25	701	7	2 BHK	624	686					20,59,200
26	702	7	2 BHK	624	686					20,59,200
27	703	7	3 BHK	795	875	27540	2,18,94,300	2,47,40,559	51500	26,23,500
28	704	7	2 BHK	624	686					20,59,200
29	801	8	2 BHK	624	686					20,59,200
30	803	8	3 BHK	684	752	27630	1,88,98,920	2,13,55,780	44500	22,57,200
31	804	8	2 BHK	624	686					20,59,200
32	901	9	2 BHK	624	686					20,59,200
33	902	9	2 BHK	624	686					20,59,200
34	903	9	3 BHK	795	875	27720	2,20,37,400	2,49,02,262	52000	26,23,500
35	904	9	2 BHK	624	686					20,59,200
36	1001	10	2 BHK	624	686					20,59,200
37	1002	10	2 BHK	624	686					20,59,200
38	1003	10	3 BHK	795	875					26,23,500
39	1004	10	2 BHK	624	686					20,59,200
40	1101	11	2 BHK	624	686					20,59,200
41	1102	11	2 BHK	624	686					20,59,200
42	1103	11	3 BHK	795	875					26,23,500
43	1104	11	2 BHK	624	686	27900	1,74,09,600	1,96,72,848	41000	20,59,200
44	1201	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
45	1202	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
46	1203	12	3 BHK	795	875	27990	2,22,52,050	2,51,44,817	52500	26,23,500
47	1204	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
48	1301	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
49	1302	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
50	1303	13	3 BHK	795	875					26,23,500
51	1304	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
52	1401	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	1402	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
54	1403	14	3 BHK	795	875	28170	2,23,95,150	2,53,06,520	52500	26,23,500
55	1404	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
56	1501	15	2 BHK	624	686	28260	1,76,34,240	1,99,26,691	41500	20,59,200
57	1502	15	1 BHK	553	608	28260	1,56,27,780	1,76,59,391	37000	18,24,900
58	1503	15	1 BHK	595	655	28260	1,68,14,700	1,90,00,611	39500	19,63,500
59	1504	15	2 BHK	624	686	28260	1,76,34,240	1,99,26,691	41500	20,59,200
60	1601	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
61	1602	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
62	1603	16	3 BHK	795	875	28350	2,25,38,250	2,54,68,223	53000	26,23,500
63	1604	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
64	1703	17	2 BHK	795	875		Land Owner's Share			26,23,500
65	1704	17	2 BHK	624	686	28440	1,77,46,560	2,00,53,613	42000	20,59,200
Total				43085	47394		57,35,14,920	64,80,71,863		14,21,80,500

2) Wing- B (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	624	686		Land Owner's Share			20,59,200
2	102	1	2 BHK	624	686		Land Owner's Share			20,59,200
3	103	1	1 BHK	392	431	27000	1,05,84,000	1,19,59,920	25000	12,93,600
4	104	1	2 BHK	624	686		Land Owner's Share			20,59,200
5	105	1	2 BHK	624	686		Land Owner's Share			20,59,200
6	201	2	2 BHK	624	686		Land Owner's Share			20,59,200
7	202	2	2 BHK	624	686		Land Owner's Share			20,59,200
8	203	2	1 BHK	392	431	27090	1,06,19,280	1,19,99,786	25000	12,93,600
9	204	2	2 BHK	624	686		Land Owner's Share			20,59,200
10	205	2	2 BHK	624	686		Land Owner's Share			20,59,200
11	301	3	2 BHK	624	686		Land Owner's Share			20,59,200
12	302	3	2 BHK	624	686		Land Owner's Share			20,59,200
13	303	3	1 BHK	392	431	27180	1,06,54,560	1,20,39,653	25000	12,93,600
14	304	3	2 BHK	624	686		Land Owner's Share			20,59,200
15	305	3	2 BHK	624	686		Land Owner's Share			20,59,200
16	401	4	2 BHK	624	686		Land Owner's Share			20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
17	402	4	2 BHK	624	686					20,59,200
18	403	4	1 BHK	392	431	27270	1,06,89,840	1,20,79,519	25000	12,93,600
19	404	4	2 BHK	624	686					20,59,200
20	405	4	2 BHK	624	686					20,59,200
21	501	5	2 BHK	624	686					20,59,200
22	502	5	2 BHK	624	686					20,59,200
23	503	5	1 BHK	392	431	27360	1,07,25,120	1,21,19,386	25000	12,93,600
24	504	5	2 BHK	624	686					20,59,200
25	505	5	2 BHK	624	686					20,59,200
26	601	6	2 BHK	624	686					20,59,200
27	602	6	2 BHK	624	686					20,59,200
28	603	6	1 BHK	392	431	27450	1,07,60,400	1,21,59,252	25500	12,93,600
29	604	6	2 BHK	624	686					20,59,200
30	605	6	2 BHK	624	686					20,59,200
31	701	7	2 BHK	624	686					20,59,200
32	702	7	2 BHK	624	686					20,59,200
33	703	7	1 BHK	392	431	27540	1,07,95,680	1,21,99,118	25500	12,93,600
34	704	7	2 BHK	624	686					20,59,200
35	705	7	2 BHK	624	686					20,59,200
36	801	8	2 BHK	624	686					20,59,200
37	802	8	2 BHK	624	686					20,59,200
38	803	8	1 BHK	392	431	27630	1,08,30,960	1,22,38,985	25500	12,93,600
39	805	8	1 BHK	447	492					14,75,100
40	901	9	2 BHK	624	686					20,59,200
41	902	9	2 BHK	624	686					20,59,200
42	903	9	1 BHK	392	431	27720	1,08,66,240	1,22,78,851	25500	12,93,600
43	904	9	2 BHK	624	686					20,59,200
44	905	9	2 BHK	624	686					20,59,200
45	1001	10	2 BHK	624	686					20,59,200
46	1002	10	2 BHK	624	686	27810	1,73,53,440	1,96,09,387	41000	20,59,200
47	1003	10	1 BHK	392	431	27810	1,09,01,520	1,23,18,718	25500	12,93,600
48	1004	10	2 BHK	624	686	27810	1,73,53,440	1,96,09,387	41000	20,59,200
49	1005	10	2 BHK	624	686	27810	1,73,53,440	1,96,09,387	41000	20,59,200
50	1101	11	2 BHK	624	686	27900	1,74,09,600	1,96,72,848	41000	20,59,200
51	1102	11	2 BHK	624	686	27900	1,74,09,600	1,96,72,848	41000	20,59,200

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	1103	11	1 BHK	392	431	27900	1,09,36,800	1,23,58,584	25500	12,93,600
53	1104	11	2 BHK	624	686	27900	1,74,09,600	1,96,72,848	41000	20,59,200
54	1105	11	2 BHK	624	686	27900	1,74,09,600	1,96,72,848	41000	20,59,200
55	1201	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
56	1202	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
57	1203	12	1 BHK	392	431	27990	1,09,72,080	1,23,98,450	26000	12,93,600
58	1204	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
59	1205	12	2 BHK	624	686	27990	1,74,65,760	1,97,36,309	41000	20,59,200
60	1301	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
61	1302	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
62	1303	13	1 BHK	392	431	28080	1,10,07,360	1,24,38,317	26000	12,93,600
63	1304	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
64	1305	13	2 BHK	624	686	28080	1,75,21,920	1,97,99,770	41000	20,59,200
65	1401	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
66	1402	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
67	1403	14	1 BHK	392	431	28170	1,10,42,640	1,24,78,183	26000	12,93,600
68	1404	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
69	1405	14	2 BHK	624	686	28170	1,75,78,080	1,98,63,230	41500	20,59,200
70	1501	15	2 BHK	624	686	28260	1,76,34,240	1,99,26,691	41500	20,59,200
71	1502	15	3 BHK	781	859	28260	2,20,71,060	2,49,40,298	52000	25,77,300
72	1504	15	2 BHK	624	686	28260	1,76,34,240	1,99,26,691	41500	20,59,200
73	1505	15	2 BHK	624	686	28260	1,76,34,240	1,99,26,691	41500	20,59,200
74	1601	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
75	1602	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
76	1603	16	1 BHK	392	431	28350	1,11,13,200	1,25,57,916	26000	12,93,600
77	1604	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
78	1605	16	2 BHK	624	686	28350	1,76,90,400	1,99,90,152	41500	20,59,200
Total				45172	49689		64,01,96,820	72,34,22,406		14,90,67,600

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

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	910	1001	27000	2,45,70,000	2,77,64,100	58000	30,03,000
2	102	1	3 BHK	938	1032	27000	2,53,26,000	2,86,18,380	59500	30,95,400
3	103	1	2 BHK	631	694	27000	1,70,37,000	1,92,51,810	40000	20,82,300
4	104	1	2 BHK	615	677	27000	1,66,05,000	1,87,63,650	39000	20,29,500
5	201	2	3 BHK	910	1001	27090	2,46,51,900	2,78,56,647	58000	30,03,000
6	202	2	3.5 BHK	938	1032	27090	2,54,10,420	2,87,13,775	60000	30,95,400
7	203	2	2 BHK	631	694	27090	1,70,93,790	1,93,15,983	40000	20,82,300
8	204	2	2 BHK	615	677	27090	1,66,60,350	1,88,26,196	39000	20,29,500
9	301	3	3 BHK	910	1001	27180	2,47,33,800	2,79,49,194	58000	30,03,000
10	302	3	3.5 BHK	938	1032	27180	2,54,94,840	2,88,09,169	60000	30,95,400
11	303	3	2 BHK	631	694	27180	1,71,50,580	1,93,80,155	40500	20,82,300
12	304	3	2 BHK	615	677	27180	1,67,15,700	1,88,88,741	39500	20,29,500
13	401	4	3 BHK	910	1001	27270	2,48,15,700	2,80,41,741	58500	30,03,000
14	402	4	3.5 BHK	938	1032	27270	2,55,79,260	2,89,04,564	60000	30,95,400
15	403	4	2 BHK	631	694	27270	1,72,07,370	1,94,44,328	40500	20,82,300
16	404	4	2 BHK	615	677	27270	1,67,71,050	1,89,51,287	39500	20,29,500
17	501	5	3 BHK	910	1001	27360	2,48,97,600	2,81,34,288	58500	30,03,000
18	502	5	3.5 BHK	938	1032	27360	2,56,63,680	2,89,99,958	60500	30,95,400
19	503	5	2 BHK	631	694	27360	1,72,64,160	1,95,08,501	40500	20,82,300
20	504	5	2 BHK	615	677	27360	1,68,26,400	1,90,13,832	39500	20,29,500
21	601	6	3 BHK	910	1001	27450	2,49,79,500	2,82,26,835	59000	30,03,000
22	602	6	3.5 BHK	938	1032	27450	2,57,48,100	2,90,95,353	60500	30,95,400
23	603	6	2 BHK	631	694	27450	1,73,20,950	1,95,72,674	41000	20,82,300
24	604	6	2 BHK	615	677	27450	1,68,81,750	1,90,76,378	39500	20,29,500
25	701	7	3 BHK	910	1001	27540	2,50,61,400	2,83,19,382	59000	30,03,000
26	702	7	3.5 BHK	938	1032	27540	2,58,32,520	2,91,90,748	61000	30,95,400
27	703	7	2 BHK	631	694	27540	1,73,77,740	1,96,36,846	41000	20,82,300
28	704	7	2 BHK	615	677	27540	1,69,37,100	1,91,38,923	40000	20,29,500
29	801	8	3 BHK	1006	1107	27630	2,77,95,780	3,14,09,231	65500	33,19,800
30	803	8	2 BHK	631	694	27630	1,74,34,530	1,97,01,019	41000	20,82,300
31	804	8	2 BHK	615	677	27630	1,69,92,450	1,92,01,469	40000	20,29,500
32	901	9	3 BHK	910	1001	27720	2,52,25,200	2,85,04,476	59500	30,03,000
33	902	9	3.5 BHK	938	1032	27720	2,60,01,360	2,93,81,537	61000	30,95,400
34	903	9	2 BHK	631	694	27720	1,74,91,320	1,97,65,192	41000	20,82,300
35	904	9	2 BHK	615	677	27720	1,70,47,800	1,92,64,014	40000	20,29,500
36	1001	10	3 BHK	910	1001	27810	2,53,07,100	2,85,97,023	59500	30,03,000
37	1002	10	3.5 BHK	938	1032	27810	2,60,85,780	2,94,76,931	61500	30,95,400

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	1003	10	2 BHK	631	694	27810	1,75,48,110	1,98,29,364	41500	20,82,300
39	1004	10	2 BHK	615	677	27810	1,71,03,150	1,93,26,560	40500	20,29,500
40	1101	11	3 BHK	910	1001	27900	2,53,89,000	2,86,89,570	60000	30,03,000
41	1102	11	3.5 BHK	938	1032	27900	2,61,70,200	2,95,72,326	61500	30,95,400
42	1103	11	2 BHK	631	694	27900	1,76,04,900	1,98,93,537	41500	20,82,300
43	1104	11	2 BHK	615	677	27900	1,71,58,500	1,93,89,105	40500	20,29,500
44	1201	12	3 BHK	910	1001	27990	2,54,70,900	2,87,82,117	60000	30,03,000
45	1202	12	3.5 BHK	938	1032	27990	2,62,54,620	2,96,67,721	62000	30,95,400
46	1203	12	2 BHK	631	694	27990	1,76,61,690	1,99,57,710	41500	20,82,300
47	1204	12	2 BHK	615	677	27990	1,72,13,850	1,94,51,651	40500	20,29,500
48	1301	13	3 BHK	910	1001	28080	2,55,52,800	2,88,74,664	60000	30,03,000
49	1302	13	3.5 BHK	938	1032	28080	2,63,39,040	2,97,63,115	62000	30,95,400
50	1303	13	2 BHK	631	694	28080	1,77,18,480	2,00,21,882	41500	20,82,300
51	1304	13	2 BHK	615	677	28080	1,72,69,200	1,95,14,196	40500	20,29,500
52	1401	14	3 BHK	910	1001	28170	2,56,34,700	2,89,67,211	60500	30,03,000
53	1402	14	3.5 BHK	938	1032	28170	2,64,23,460	2,98,58,510	62000	30,95,400
54	1403	14	2 BHK	631	694	28170	1,77,75,270	2,00,86,055	42000	20,82,300
55	1404	14	2 BHK	615	677	28170	1,73,24,550	1,95,76,742	41000	20,29,500
56	1501	15	3 BHK	910	1001	28260	2,57,16,600	2,90,59,758	60500	30,03,000
57	1502	15	2 BHK	726	799	28260	2,05,16,760	2,31,83,939	48500	23,95,800
58	1503	15	1 BHK	533	586	28260	1,50,62,580	1,70,20,715	35500	17,58,900
59	1504	15	2 BHK	615	677	28260	1,73,79,900	1,96,39,287	41000	20,29,500
60	1601	16	3 BHK	910	1001	28350	2,57,98,500	2,91,52,305	60500	30,03,000
61	1602	16	3.5 BHK	938	1032	28350	2,65,92,300	3,00,49,299	62500	30,95,400
62	1603	16	2 BHK	631	694	28350	1,78,88,850	2,02,14,401	42000	20,82,300
63	1604	16	2 BHK	615	677	28350	1,74,35,250	1,97,01,833	41000	20,29,500
64	1701	17	3 BHK	910	910					27,30,000
Land Owner's Share										
65	1702	17	3.5 BHK	938	938	28440	2,66,76,720	3,01,44,694	63000	28,14,000
Total				50200	55035		1,36,46,74,860	1,54,20,82,597		16,51,05,600

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 – Wing						
Sale Flat	1 BHK - 02 2 BHK - 16 3 BHK - 12	30	20561	22617	57,35,14,920.00	64,80,71,863.00
Land Owner's Share	2 BHK - 32 3 BHK - 03	35	22524	24776	-	-



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Total (A)		65	43085	47393	57,35,14,920.00	64,80,71,863.00
B – Wing						
Sale Flat	1 BHK - 15 2 BHK -26 3 BHK - 1	42	22885	25174	64,01,96,820.00	72,34,22,406.00
Land Owner's Share	1 BHK - 01 2 BHK -35	36	22287	24516	-	-
Total (B)		78	45172	49690	64,01,96,820.00	72,34,22,406.00
C – Wing						
Sale Flat	1 BHK - 01 2 BHK -32 3 BHK - 17 3.5 BHK - 14	64	49290	54219	1,36,46,74,860.00	1,54,20,82,597.00
Land Owner's Share	3 BHK - 01	01	910	1001	-	-
Total (c)		65	50200	55220	1,36,46,74,860.00	1,54,20,82,597.00
Grant Total (A to C)		208	138457	152303	2,57,83,86,600.00	2,91,35,76,866.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,57,83,86,600.00
Final Realizable Value After Completion in ₹	2,91,35,76,866.00
Cost of Construction (Total Built up area x Rate) 152303 Sq. Ft. x ₹ 3000.00	45,69,09,000.00

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	
Realizable Value / Fair Market Value as on date in ₹		₹ 2,57,83,86,600.00
Final Realizable Value After Completion in ₹		₹ 2,91,35,76,866.00

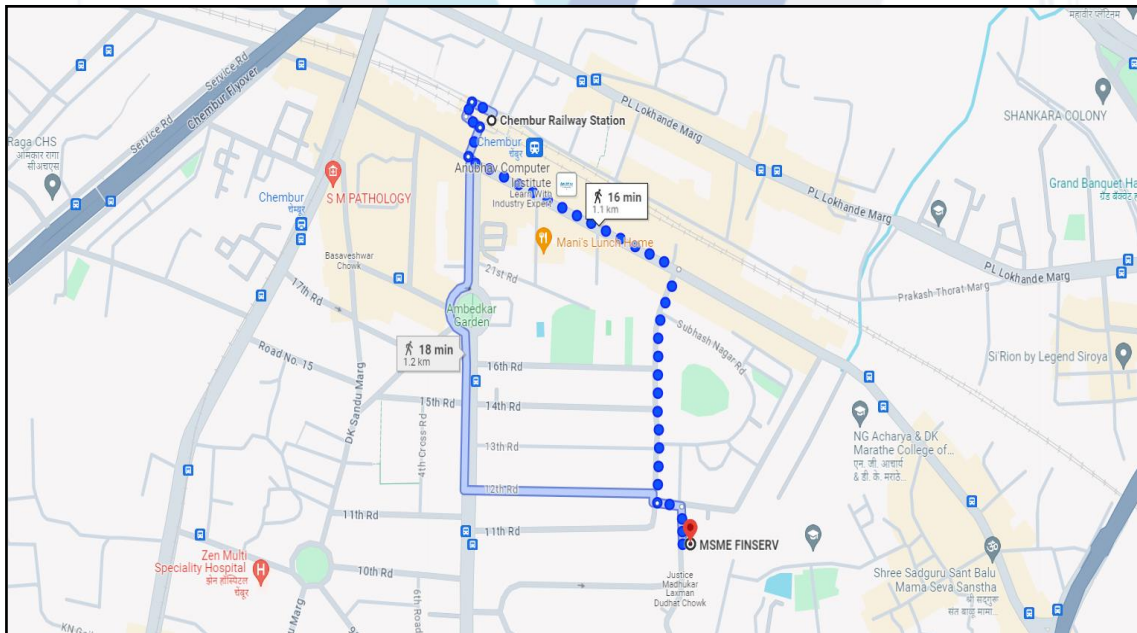
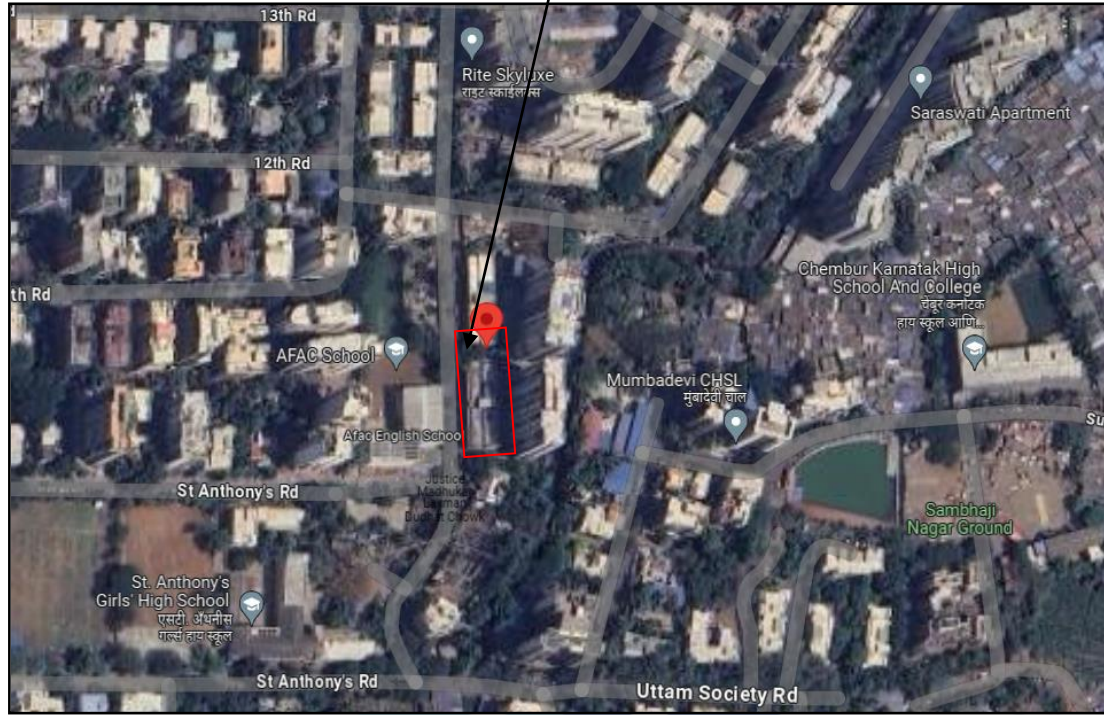
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000.00 to ₹ 29,000.00 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 ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°03'23.4"N 72°54'16.2"E


Note: The Blue line shows the route to site from nearest Railway Station (Chembur – 1.1 KM)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
98/450-रस्ता: चेंबूर रेल्वे स्टेशन ते बोरला गाव जोडणारा एन. जी. श्यामराव मार्ग	122550	203080	233540	349600	203080	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
14608/2024	30.05.2024	1,56,66,757.00	58.62	631.00	24,830.00

14608520 31-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 14608/2024 नोदंणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	15666757	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13786654.74	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1403,सी विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: रोहा एव्हा-अरिया, ब्लॉक नं: बिल्डिंग नं. 44 आणि 45, रोड : सुभाष नगर, चेंबूर(पूर्व), मुंबई - 400071, इतर माहिती: क्षेत्रफळ 58.62 चौ. मीटर्स म्हणजेच 631 चौ. फूट रेरा कार्पेट सोबत एक कार पार्किंग स्पेस.((C.T.S. Number : 828 (Part) Sub 828/94 to 828/117 ;))	
(5) क्षेत्रफळ	64.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रोहा रियल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता हर्षवर्धन टिबरेवाला ह्यांच्या तर्फे मुखत्यार म्हणून मितेश भाटीया वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट ए44/45, एमआयडीसी मरोळ, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAICP6099F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनायक भूमिया शिवरात्री वय:-35; पत्ता:-प्लॉट नं: रूम नं. 7ए, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अरविंद नगर, एस एस अमृतवार मार्ग, बीडीडी चाळ नं. १३ च्या समोर, डेलिसले रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-CMWPS5421D 2): नाव:-हीना अनूप म्हात्रे वय:-33; पत्ता:-प्लॉट नं: रूम नं. 7ए, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अरविंद नगर, एस एस अमृतवार मार्ग, बीडीडी चाळ नं. १३ च्या समोर, डेलिसले रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AZQPM6145D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14608/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	940100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
20083/2024	24.07.2024	89,30,544.00	36.41	392.00	22,800.00

20083520 27-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 20083/2024 नोंदणी : Regn:63m
गावाचे नाव : चेंबूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8930544	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7420563.3	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 403,बी विंग, माळा नं: 4 था मजला, इमारतीचे नाव: रोहा एव्हा-अरिया, ब्लॉक नं: बिल्डिंग नं. 44 आणि 45, रोड : सुभाष नगर,चेंबूर(पूर्व),मुंबई - 400071, इतर माहिती: क्षेत्रफळ 36.41 चौ. मीटर्स म्हणजेच 392 चौ. फूट रेरा कार्पेट.((C.T.S. Number : 828 (Part) Sub 828/94 to 828/117 ;))	
(5) क्षेत्रफळ	40.07 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 रोहा रियल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता हर्षवर्धन टिबरेवाला ह्यांच्या तर्फे मुखत्यार म्हणून मितेश भाटीया वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट ए44/45, एमआयडीसी मरोळ, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAICP6099F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाळकृष्ण सिताराम महाडीक वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-2 जेमिनी पार्क हौसिंग सोसायटी, ब्लॉक नं: -, रोड नं: न्यु मांडला गाव, वी.एन. पुरव मार्ग, मानखुर्द, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ACFPM4687C 2): नाव:-ज्योत्सा विनायक महाडीक वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-2 जेमिनी पार्क हौसिंग सोसायटी, ब्लॉक नं: -, रोड नं: न्यु मांडला गाव, वी.एन. पुरव मार्ग, मानखुर्द, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ALSPR0635H	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	20083/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	536000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	squareyards.com	624.00	1,56,00,000.00	25,000.00
3 BHK	magicbricks.com	904.00	2,30,00,000.00	25,442.00

square yards Mumbai Buy Rent Projects Agents Services Resources Sell or Rent with Intelligence Login

Roha Eva Aria

Chembur, Mumbai

₹ 1.56 Cr to 2.41 Cr

Status: **New Launch**

- Project Size: 0.43 Acres
- Configurations: 2,3 BHK Flat from 624 Sq. Ft. to 965 Sq. Ft. (Carpet)
- Recent Registered Sale: Jul 2024 ₹ 1.34 Cr 624 Sq.ft

magicbricks Buy Rent Sell Home Loans

₹ 2.30 Cr EMI - ₹ 1.04L | Get pre-approved loan

3 BHK 904 Sq-ft Flat For Sale **Chembur East, Mumbai**

3 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: 904 sqft ₹ 25,442/sqft

Developer: **Roha Realty**

Project: **Roha Eva Aria**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Age Of Construction: **Under Construction**


Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	795.00	2,24,00,000.00	28,176.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.24 Cr EMI - ₹1.01L | [How much loan can I get?](#)

3 BHK 795 Sq-ft Flat For Sale [Chembur East, Mumbai](#)





3 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area 795 sqft ₹28,176/sqft	Developer Roha Realty	Project Roha Eva Aria	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.24 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	614.00	1,44,00,000.00	23,453.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.44 Cr EMI - ₹ 65k | [Get Loan offers from 34+ banks](#)

2 BHK 614 Sq-ft Flat For Sale [Chembur East, Mumbai](#)

+10 Photos

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 614 sqft - ₹23,453/sqft	Developer Roha Realty	Project Roha Eva Aria
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.44 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	630.00	1,70,00,000.00	26,984.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.70 Cr [EMI - ₹ 77k](#) | [Can I afford it?](#)

2 BHK 630 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area
630 sqft
₹26,984/sqft



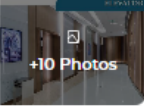
Developer
Roha Realty

Project
Roha Eva Aria

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

+10 Photos

Contact Agent

Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup **₹1.7 Cr**

Address **Chembur East, Mumbai - Harbour Line, Maharashtra**

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	makaan.com	392.00	1,20,00,000.00	30,612.00
4 BHK	-	housing.com	1248.00	3,73,00,000.00	29,888.00

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city:
Mumbai
▼

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17 Photos

PROJECT RERA ID : P51800054410

Roha Eva Aria ♥

by Roha Realty

📍 Chembur, Mumbai [\(show on map\)](#)

Download Brochures

1, 2, 3, 4 BHK
Apartment

392 - 1,248 sq ft
Carpet Area 📌

₹ 1.20 Cr - ₹ 3.73 Cr
Builder Price
[See inclusions](#)

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

Overview

<p>Dec'27 Possession Start Date</p>	<p>Launch Status</p>	<p>0.43 Acres Total Area</p>
<p>New Availability</p>		

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	630.00	1,50,00,000.00	23800.00
2 BHK	housing.com	630.00	1,83,00,000.00	23766.00

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Home / Mumbai / Mumbai Harbour / Chembur / Tigon Elite Last updated: Aug 1, 2024

Tigon Elite REERA

By TIGON REALTY PRIVATE LIMITED


Building no. 46, Off 12th road, Subhash Nagar, Chembur, Mumbai Harbour, Mumbai


₹1.5 Cr - 1.83 Cr | ₹23.81 K/sq.ft

EMI starts at ₹74.47 K

Price excludes GST, Stamp Duty, Registe... See More

Contact Seller





2 BHK Apartment Configuration

Dec, 2026 Possession Starts

₹23.81 K/sq.ft Avg. Price

630 sq.ft. - 770 sq.ft. (Carpet Area) Sizes

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List Property Free
Saved

Home / Mumbai / Chembur / Apartment for Sale in Chembur / 1 BHK Flat

1 BHK Flat


By VAIBHAV LAXMI GAJAMUKH DEVELOPERS LLP


Vaibhav Queens Avenue, Subhash Nagar, Chembur, Mumbai

₹1.05 Cr EMI starts at ₹52.13 K

₹26.25 K/sq.ft

Contact Seller





400 sq.ft Built Up Area

₹26.25 K/sq.ft Avg. Price

1 BHK Configuration

4th Jul, 2024 Possession status

Middle of 16 floors

Unfurnished Furnishing

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Housing.com	830.00	2,04,00,000.00	24,580.00

HOUSING.COM Buy In Mumbai Chembur X + Add

OVERVIEW PROMOTIONS FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE

24x7 Security Lift

Why 2 BHK Flat in Chembur Subhash Nagar, Chembur for sale - Mumbai | Housing.com?

- Indoor Game Room
- Children Play Area
- 24x7 Security
- Lift

Property Location
Tigon Elite, Subhash Nagar, Chembur, Mumbai

Around This Property

- School: AFAC School, 3 mins (0.2 km)
- Hospital: Kolekar, 2 mins (1.4 km)

[View more on Maps](#)

Property Overview

Project Name Tigon Elite	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹2.04 Cr	Carpet Area 830 sq.ft
Bedrooms 2	Bathrooms 2

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	housing.com	397.00	1,05,00,000.00	26,500.00
2 BHK	-	housing.com	604.00	1,63,00,000.00	27,000.00
1 BHK	-	housing.com	395.00	1,07,00,000.00	27,000.00
2 BHK	-	housing.com	620.00	1,90,00,000.00	30,650.00

HOUSING.COM Buy In Mumbai

+ Add

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Home / Mumbai / Mumbai Harbour / Chembur / 49 Simandhar Royale Last updated: Jul 14, 2024

49 Simandhar Royale ✓ RERA

By SIMANDHAR HOMES LLP ₹1.05 Cr - 1.63 Cr | ₹26.72 K/sq.ft

Building No - 49, Subhash Nagar, Chembur, Mumbai Harbour, Mumbai EMI starts at ₹52.13 K

All Inclusive Price

Contact Sellers

SHARE SAVE

Staircases, Lifts, Wells, Lobbies of the Said Apartment		
On Commencement of Internal Plumbing and External Plaster, Elevation Work	4 %	
On Commencement	4 %	
On Completion of 3rd Slab	5 %	
On Completion of 6th Slab	5 %	
On Completion of 9th Slab	5 %	+
On Completion of 12th Slab	5 %	24 more
On Completion of 15th Slab	5 %	
On Completion of 18th Slab	5 %	

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹26.72 K/sq.ft Avg. Price

397 sq.ft. - 604 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Mumbai Harbour / Chembur / Vaibhav Queens Avenue Last updated: Jul 24, 2024

Vaibhav Queens Avenue ✓ RERA

By VAIBHAV LAXMI GAJAMUKH DEVELOPERS LLP ₹1.07 Cr - 1.9 Cr | ₹27.09 K - 30.65 K/sq.ft

Subhash Nagar, Chembur, Mumbai Harbour, Mumbai EMI starts at ₹53.12 K

All Inclusive Prices

Contact Seller

SHARE SAVE

1, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹27.09 K - 30.65 K/sq.ft Avg. Price

395 sq.ft. - 620 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	693.00	1,75,00,000.00	25,300.00

HOUSING.COM Buy In Mumbai Download App List Property Free Saved

Home / Mumbai / Chembur / Apartment for Sale in Chembur / 2 BHK Flat Last updated: Jul 26, 2024

2 BHK Flat

By TIGON REALTY PRIVATE LIMITED

Tigon Elite, Subhash Nagar, Chembur, Mumbai

₹1.75 Cr

EMI starts at ₹86.88 K

₹19.44 K/sq.ft

Contact Seller

SHARE
SAVE

+ 18 more

900 sq.ft
Built Up Area

₹19.44 K/sq.ft
Avg. Price

2 BHK
Configuration

31st Dec, 2024
Possession status

Higher of 16 floors

East facing Facing

Unfurnished Furnishing

Property Overview

Project Name <u>Tigon Elite</u>	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹1.75 Cr	Carpet Area 693 sq.ft
Bedrooms 2	Bathrooms 2
Parking 1 Covered and 1 Open Parking	Balcony No Balcony

+91 Phone

Email

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Share

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	526.00	1,49,00,000.00	28,330.00
3 BHK	housing.com	750.00	2,09,00,000.00	27,870.00
1 BHK	99acrs.com	397.00	1,10,00,000.00	27,700.00

HOUSING.COM
Buy In Mumbai
Chembur
Download App
List Property Free
Saved


Home / Mumbai / Mumbai Harbour / Chembur / Arihant Sky Last updated: Jun 23, 2024

Arihant Sky ✓ RERA


By **ARIHANT BUILDERS AND DEVELOPERS**
Subhash Nagar, Chembur, Mumbai Harbour, Mumbai

₹1.49 Cr - 2.09 Cr | ₹28.10 K/sq.ft
EMI starts at ₹73.97 K
Basic Price

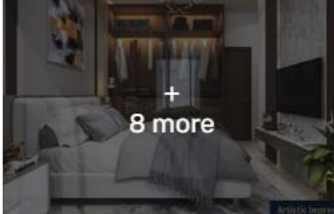
[Contact Developer](#)



Artistic Impression



Stock Image



+ 8 more
Artistic Impression

2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹28.10 K/sq.ft Avg. Price

526 sq.ft. - 750 sq.ft. (Carpet Area) Sizes

99acres
Buy
Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Chembur > Flats in Subhash Nagar > 1 BHK Flats in Subhash Nagar Posted on Jul 25, 2024 | Ready to move

₹1.1 Cr @ 27,707 per sq.ft.
Estimated EMI ₹87,857

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

1BHK 2Baths

Flat/Apartment for Sale
in vaibhavlaxmi, Subhash Nagar, Chembur East

[Contact Dealer FREE](#)

[Shortlist](#)

[Overview](#)

[Dealer Details](#)


[Price Trends](#)

[Registry Record](#)

[Locality Reviews](#)

[Recomi](#)

Property (0)



Area
Carpet area: 397 sq.ft. (36.88 sq.m.)


Price
₹1.1 Crore+ Govt Charges & Tax @ 27,707 per sq.ft. (All inclusive, Negotiable)

Floor Number
8th of 16 Floors

Configuration
1 Bedroom, 2 Bathrooms, No Balcony with Servant Room

Address
vaibhavlaxmi Subhash Nagar, Chembur East

Overlooking
Park/Garden, Main Road, Club, Others




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1720 MH2010 PTC207809

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Nobroker.in	602.00	1,48,00,000.00	24,600.00



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)



2 BHK Flat In Adityaraj Passcode Karvaan For Sal...

Near Waffle & You, Subhash nagar, Chembur east, Mumbai

₹ 1.48 Crores

Non-negotiable

₹ 84,825/Month

Estimated EMI




860

Sq.Ft


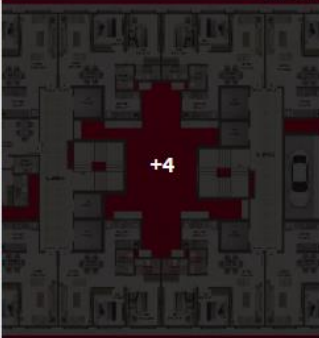
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Home / Flats for Sale in Mumbai / Flats for Sale in Chembur / 2bkh Flat for Sale in Chembur / Property Details

Exclusive Deal

2 Bedroom <small>No. of Bedroom</small>	Sep 12, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	May 25, 2026 <small>Possession</small>
NA <small>Balcony</small>	Adityaraj Passcode ... <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

Contact

Verified Availability
Book Virtual Meet

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

Nearby: K Star Mall Movie Time Cubic Mall Cubic Mall Pure Milk Snacks Center Chembur East

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges NA		Flooring	Vitrified Tiles
Builtup Area	860 Sq.Ft	Carpet Area	602 Sq.Ft

Activity On This Property

112
Unique Views

2
Shortlists

1
Contacted


Powered By : NBEstimate


Similar Properties

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	99acres.com	380.00	95,00,000.00	25,000.00
2 BHK	-	99acres.com	590.00	1,50,00,000.00	25,424.00

99acres
Buy ▾ | Central Mumbai X Add more 🔍






Outdoors 🖼️ 2



Facilities 🖼️ 3

Home > Projects in Mumbai > Chembur > Vivan Heights



Vivan Heights

Chembur, Mumbai

❤️
View Number

✓ RERA ⓘ
No Brokerage
3D Floor Plans Available
9 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Dec, 2027 ▾

₹ 95 L - 1.5 Cr + Charges

↓ Download Brochure

PRICE RANGE

1, 2 BHK Apartment

1 BHK Apartment

Carpet Area
380 sq.ft. (35.3 sq.m.) ▾

₹ 95 L + Charges

2 BHK Apartment

Carpet Area
590 sq.ft. (54.81 sq.m.) ▾

₹ 1.5 Cr + Charges

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 : 02.08.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/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 02.08.2024 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 01.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Roha Realty Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai 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 Saiprasad Patil – 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 - 31.07.2024 Valuation Date - 02.08.2024 Date of Report - 02.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 01.08.2024
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 **02nd August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Roha Realty 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. Roha Realty 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 demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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