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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



**Details of the property under consideration:**

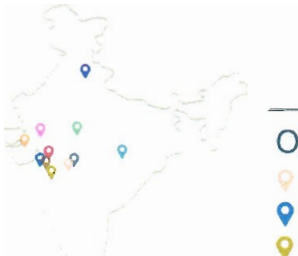
**Name of Project: "Queens Avenue"**

**"Queens Avenue"**, Proposed Redevelopment of Building No. 11 known as Subhash Nagar Virandavan CHSL on Plot Bearing CTS No. 826 (pt) of Village – Chembur, Subhash Nagar MHADA Layout, Subhash Nagar Road, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country - India

**Latitude Longitude: 19°03'36.5"N 72°54'15.5"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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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

**Regd. Office**

B1-001, 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 "Queens Avenue"

**"Queens Avenue", Proposed Redevelopment of Building No. 11 known as Subhash Nagar Virandavan CHSL on Plot Bearing CTS No. 826 (pt) of Village – Chembur, Subhash Nagar MHADA Layout, Subhash Nagar Road, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country - India**

**Latitude Longitude: 19°03'36.5"N 72°54'15.5"E**

**NAME OF DEVELOPER: M/s. V Laxmi Estate 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 **08<sup>th</sup> April 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Queens Avenue"**, Proposed Redevelopment of Building No. 11 known as Subhash Nagar Virandavan CHSL on Plot Bearing CTS No. 826 (pt) of Village – Chembur, Subhash Nagar MHADA Layout, Subhash Nagar Road, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra, Country - India. It is about 550 Mtr. walking 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:

<b>Name of builder</b>	<b>M/s. V Laxmi Estate Developers Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Queens Avenue</b>	<b>P51800054458</b>
<b>Register office address</b>	<b>M/s. V Laxmi Estate Developers Pvt. Ltd.</b> Shop No. 2, C - Wing, Building No. 150, <b>"Stella Residency"</b> , Near Axis Bank, Kannamvar Nagar 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Harshada R. Sangle (Builder Person – Mobile No. 9987034545) Mr. Ashish Chaturvedi (Builder Person- Mobile No. 9321174092) Mrs. Ruchita Yerunkar (Sales Person - Mobile No. 9892942017) Mr. Rohan Kolvekar (Site Manager – Mobile No. 9167826443)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:vaibhavlaxmideloeprs1@gmail.com">vaibhavlaxmideloeprs1@gmail.com</a> <a href="http://www.vaibhavlaxmideloeprs.com">www.vaibhavlaxmideloeprs.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Subhash Nagar Road
On or towards East	Building No. 12
On or towards West	Building No. 10



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### Regd. Office

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

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 08.04.2024
	b)	Date on which the valuation is made : 12.04.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 10.10.2023 from Adv. VIS Legis Law Practice	
	2. Copy of Development Agreement date 13.04.2023 b/w. Subhash Nagar Vrindavan CHSL (the Society) AND Mr. Aditya Ramdas Sangle & others (the Members) AND M/s. V Laxmi Estate Developers Pvt. Ltd. (the Developers)	
	3. Copy of Deed of sale date 25.03.1990 b/w. MHADA (the Vendor / the Authority) AND Subhash Nagar Vrindavan CHSL (the Society)	
	4. Copy of Height Clearance NOC No. SNCR / WEST / B / 070323 / 767106 date 18.07.2023 issued by Airports Authority of India. (Valid upto- 17.07.2031)	
	5. Copy of NOC from Fire Safety No. P-18282 / 2023 / (826 pt) / & others) M / W – Ward / Chembur -W / MHADA – CFO / 1 / NEW date 19.11.2023 issued by Dy. Chief Fire Officer, Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade.	
	6. Copy of MAHARERA Registration Certificate of Project No. P51800054458 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024. Last Modified date 11.03.2024	
	7. Copy of Structural Audit Report of Old dilapidated existing Building No. 11 Letter No. EE / Kurla Die / DE-1 / MB / 2812 / 2023 date 04.07.2023 issued by MHADA	
	8. Copy of Approval to Construction and Demolition Water Management Plan Letter No. 2678 date 08.12.2023 issued by MCGM	
	9. Copy of Architect's Certificate date 06.12.2023 issued by Ar. M/s. Archo Consultants (As per RERA Certificate)	
	10. Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 29 / 1311 / 2023 / CC / 1 / NEW date 07.12.2023 issued by Building Permission Cell / Greater Mumbai / MHADA <b>This C.C. issued upto Plinth Level as per approved Zero FSI IOA plan date 14.07.2023. This C.C. is valid upto 06.12.2024</b>	
	11. Copy of Revised Offer Letter No. CO / MB / REE / NOC / F-1500 / 3087 / 2023 date 07.06.2023 issued by MHADA	



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	12. Copy of Intimation of Approval (IOA) For Zero FSI No. MH / EE / BP Cell / GM / MHADA – 29 / 1311 / 2023 date 14.07.2023 issued by Building Permission Cell / Greater Mumbai / MHADA This IOA for Zero FSI is valid for 1 year i.e. upto 13.07.2024						
	13. Copy Approved Plan No. MHADA – 29 / 1131 / 2024 date 03.04.2024 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA (Number of Copy – Eight - Sheet No. 1/8 to 8/8) <b>Approved upto:</b>						
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Soceity Office / Part Fitness Centre) + 2<sup>nd</sup> to 14<sup>th</sup> floors + 15<sup>th</sup> (part Residential / part Terrace) upper floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 14<sup>th</sup> floors + 15<sup>th</sup> (part Residential / part Terrace) upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Soceity Office / Part Fitness Centre) + 2 <sup>nd</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) upper floors.	B	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) upper floors.
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B	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) upper floors.						
Project Name (with address & phone nos.)	: "Queens Avenue", Proposed Redevelopment of Building No. 11 known as Subhash Nagar Virandavan CHSL on Plot Bearing CTS No. 826 (pt) of Village – Chembur, Subhash Nagar MHADA Layout, Subhash Nagar Road, 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)	: <b>M/s. V Laxmi Estate Developers Pvt. Ltd.</b> <b>Address:</b> Shop No. 2, C - Wing, Building No. 150, "Stella Residency", Near Axis Bank, Kannamvar Nagar 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India <b>Contact Person :</b> Harshada R. Sangle (Builder Person – Mobile No. 9987034545) Mrs. Ruchita Yerunkar (Sales Person - Mobile No. 9892942017) Mr. Rohan Kolvekar (Site Manager – Mobile No. 9167826443)						
5. Brief description of the property (Including Leasehold / freehold etc.)	:						
<p><b>About "Queens Avenue" Project:</b> Vaibhavlaxmi Queens Avenue by Vaibhavlaxmi Builders is a newly launched project in the Central Mumbai, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Chembur East, which are scheduled for possession in Dec, 2027. Vaibhavlaxmi Queens Avenue Central Mumbai is a RERA-registered project with registration number P51800054458. Vaibhavlaxmi Queens Avenue Chembur East has 2 towers. This project is spread over an area of 0.36 acres. With all the basic amenities available, Vaibhavlaxmi Queens Avenue offers comfort and a lifestyle at a reasonable price.. Vaibhav Queens Avenue is located in Subhash Nagar, Chembur. As per Vaibhavlaxmi Queens Avenue Price List, a 1 BHK Apartment is available. Vaibhav Queens Avenue is a RERA registered project with ID P51800054458.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>		Wing	Number of Floors				
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<b>A</b>	<b>Proposed Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Society Office / Part Fitness Centre) + 2<sup>nd</sup> to 15<sup>th</sup> upper floors.</b>	
<b>B</b>	<b>Proposed Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 15<sup>th</sup> upper floors.</b>	
<b>LEVEL OF COMPLETEION:</b>		
<b>Wing</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
<b>A &amp; B</b>	<b>Excavation work is in progress.</b>	<b>0%</b>
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ 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. 826
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: CTS No. 826 of Village – Chembur
d)	Ward / Taluka	: M/W – Ward
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: <b>"Queens Avenue"</b> , Proposed Redevelopment of Building No. 11 known as Subhash Nagar Virandavan CHSL on Plot Bearing CTS No. 826 (pt) of Village – Chembur, Subhash Nagar MHADA Layout, Subhash Nagar Road, 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	:	issued by 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.	<b>Boundaries of the property</b>		
	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Building No. 9	Building No. 9
	South	40.00 Mtr. Wide Road	Road
	East	Building No. 12	Building No. 12
	West	Building No. 10	Building No. 10
			Open Plot
			Subhash Nagar Road
			Building No. 12
			Building No. 10
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'36.5"N 72°54'15.5"E
14.	Extent of the site	:	Plot area – 1451.61 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 – 1451.61 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
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular



		in Sq. M.	Sq. M.							
		1451.61	92500	13,42,73,925.00						
<b>Part – B (Valuation of Building)</b>										
1	Technical details of the building	:								
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential							
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress							
	c) Year of construction	:	N.A. Building Construction work is in progress							
	d) Number of floors and height of each floor including basement, if any	:								
	<b>Wing</b>	<b>Number of Floors</b>								
	<b>A</b>	<b>Proposed Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Society Office / Part Fitness Centre) + 2<sup>nd</sup> to 15<sup>th</sup> upper floors.</b>								
	<b>B</b>	<b>Proposed Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 15<sup>th</sup> upper floors.</b>								
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>							
	f) Condition of the building	:								
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress							
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress							
	g) Date of issue and validity of layout of approved map	:	Copy Approved Plan No. MHADA – 29 / 1131 / 2024 date 03.04.2024 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA (Number of Copy – Eight - Sheet No. 1/8 to 8/8)							
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Society Office / Part Fitness Centre) + 2<sup>nd</sup> to 14<sup>th</sup> floors + 15<sup>th</sup> (part Residential / part Terrace) upper floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 14<sup>th</sup> floors + 15<sup>th</sup> (part Residential / part Terrace) upper floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Society Office / Part Fitness Centre) + 2 <sup>nd</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) upper floors.	B	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) 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	



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

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

<i>Proposed as per site information</i>		<i>As per Sanctioned Approval Plan</i>	
<i>Wing</i>	<i>Number of Floors</i>	<i>Wing</i>	<i>Number of Floors</i>
A	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Society Office / Part Fitness Centre) + 2 <sup>nd</sup> to 15 <sup>th</sup> upper floors.	Copy Approved Plan No. MHADA – 29 / 1131 / 2024 date 03.04.2024 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA  <b>Approved upto:</b>	
B	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 15 <sup>th</sup> upper floors.		
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B		B	Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 14 <sup>th</sup> floors + 15 <sup>th</sup> (part Residential / part Terrace) upper floors.

**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in**

**the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Building Permission Cell, Greater Mumbai (MHADA). Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Wing- A (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
2	102	1	2 BHK	619	29	648	713	26000	1,68,48,000	1,81,95,840	38000	21,38,400
3	103	1	2 BHK	569	0	569	626	26000	1,47,94,000	1,59,77,520	33500	18,77,700
4	201	2	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
5	202	2	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
6	203	2	2 BHK	569	0	569	626	26080	1,48,39,520	1,60,26,682	33500	18,77,700
7	204	2	1 BHK	391	0	391	430	26080	1,01,97,280	1,10,13,062	23000	12,90,300
8	205	2	1 BHK	397	0	397	437	26080	1,03,53,760	1,11,82,061	23500	13,10,100
9	206	2	1 BHK	396	0	396	436	26080	1,03,27,680	1,11,53,894	23000	13,06,800
10	301	3	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
11	302	3	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
12	303	3	2 BHK	569	0	569	626	26160	1,48,85,040	1,60,75,843	33500	18,77,700
13	304	3	1 BHK	391	0	391	430	26160	1,02,28,560	1,10,46,845	23000	12,90,300
14	305	3	1 BHK	397	0	397	437	26160	1,03,85,520	1,12,16,362	23500	13,10,100
15	306	3	1 BHK	396	0	396	436	26160	1,03,59,360	1,11,88,109	23500	13,06,800
16	401	4	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
17	402	4	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
18	403	4	2 BHK	569	0	569	626	26240	1,49,30,560	1,61,25,005	33500	18,77,700
19	404	4	1 BHK	391	0	391	430	26240	1,02,59,840	1,10,80,627	23000	12,90,300
20	405	4	1 BHK	397	0	397	437	26240	1,04,17,280	1,12,50,662	23500	13,10,100
21	406	4	1 BHK	396	0	396	436	26240	1,03,91,040	1,12,22,323	23500	13,06,800
22	501	5	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
23	502	5	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
24	503	5	2 BHK	569	0	569	626	26320	1,49,76,080	1,61,74,166	33500	18,77,700
25	504	5	1 BHK	391	0	391	430	26320	1,02,91,120	1,11,14,410	23000	12,90,300
26	505	5	1 BHK	397	0	397	437	26320	1,04,49,040	1,12,84,963	23500	13,10,100
27	506	5	1 BHK	396	0	396	436	26320	1,04,22,720	1,12,56,538	23500	13,06,800
28	601	6	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
29	602	6	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
30	603	6	2 BHK	569	0	569	626	26400	1,50,21,600	1,62,23,328	34000	18,77,700
31	604	6	1 BHK	391	0	391	430	26400	1,03,22,400	1,11,48,192	23000	12,90,300
32	605	6	1 BHK	397	0	397	437	26400	1,04,80,800	1,13,19,264	23500	13,10,100
33	606	6	1 BHK	396	0	396	436	26400	1,04,54,400	1,12,90,752	23500	13,06,800



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
34	701	7	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
35	702	7	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
36	703	7	2 BHK	569	0	569	626	26480	1,50,67,120	1,62,72,490	34000	18,77,700
37	704	7	1 BHK	391	0	391	430	26480	1,03,53,680	1,11,81,974	23500	12,90,300
38	705	7	1 BHK	397	0	397	437	26480	1,05,12,560	1,13,53,565	23500	13,10,100
39	706	7	1 BHK	396	0	396	436	26480	1,04,86,080	1,13,24,966	23500	13,06,800
40	801	8	3 BHK	799	29	828	911	Land Owner's Share				27,32,400
41	804	8	1 BHK	391	0	391	430	26560	1,03,84,960	1,12,15,757	23500	12,90,300
42	805	8	1 BHK	397	0	397	437	26560	1,05,44,320	1,13,87,866	23500	13,10,100
43	806	8	1 BHK	396	0	396	436	26560	1,05,17,760	1,13,59,181	23500	13,06,800
44	901	9	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
45	902	9	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
46	903	9	2 BHK	569	0	569	626	26640	1,51,58,160	1,63,70,813	34000	18,77,700
47	904	9	1 BHK	391	0	391	430	26640	1,04,16,240	1,12,49,539	23500	12,90,300
48	905	9	1 BHK	397	0	397	437	26640	1,05,76,080	1,14,22,166	24000	13,10,100
49	906	9	1 BHK	396	0	396	436	26640	1,05,49,440	1,13,93,395	23500	13,06,800
50	1001	10	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
51	1002	10	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
52	1003	10	2 BHK	569	0	569	626	26720	1,52,03,680	1,64,19,974	34000	18,77,700
53	1004	10	1 BHK	391	0	391	430	26720	1,04,47,520	1,12,83,322	23500	12,90,300
54	1005	10	1 BHK	397	0	397	437	26720	1,06,07,840	1,14,56,467	24000	13,10,100
55	1006	10	1 BHK	396	0	396	436	26720	1,05,81,120	1,14,27,610	24000	13,06,800
56	1101	11	2 BHK	619	29	648	713	26800	1,73,66,400	1,87,55,712	39000	21,38,400
57	1102	11	2 BHK	619	29	648	713	26800	1,73,66,400	1,87,55,712	39000	21,38,400
58	1103	11	2 BHK	569	0	569	626	26800	1,52,49,200	1,64,69,136	34500	18,77,700
59	1104	11	1 BHK	391	0	391	430	26800	1,04,78,800	1,13,17,104	23500	12,90,300
60	1105	11	1 BHK	397	0	397	437	26800	1,06,39,600	1,14,90,768	24000	13,10,100
61	1106	11	1 BHK	396	0	396	436	26800	1,06,12,800	1,14,61,824	24000	13,06,800
62	1201	12	2 BHK	619	29	648	713	26880	1,74,18,240	1,88,11,699	39000	21,38,400
63	1202	12	2 BHK	619	29	648	713	26880	1,74,18,240	1,88,11,699	39000	21,38,400
64	1203	12	2 BHK	569	0	569	626	26880	1,52,94,720	1,65,18,298	34500	18,77,700
65	1204	12	1 BHK	391	0	391	430	26880	1,05,10,080	1,13,50,886	23500	12,90,300
66	1205	12	1 BHK	397	0	397	437	26880	1,06,71,360	1,15,25,069	24000	13,10,100
67	1206	12	1 BHK	396	0	396	436	26880	1,06,44,480	1,14,96,038	24000	13,06,800
68	1301	13	2 BHK	619	29	648	713	26960	1,74,70,080	1,88,67,686	39500	21,38,400
69	1302	13	2 BHK	619	29	648	713	26960	1,74,70,080	1,88,67,686	39500	21,38,400
70	1303	13	2 BHK	569	0	569	626	26960	1,53,40,240	1,65,67,459	34500	18,77,700
71	1304	13	1 BHK	391	0	391	430	26960	1,05,41,360	1,13,84,669	23500	12,90,300

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
72	1305	13	1 BHK	397	0	397	437	26960	1,07,03,120	1,15,59,370	24000	13,10,100
73	1306	13	1 BHK	396	0	396	436	26960	1,06,76,160	1,15,30,253	24000	13,06,800
74	1401	14	2 BHK	619	29	648	713	27040	1,75,21,920	1,89,23,674	39500	21,38,400
75	1402	14	2 BHK	619	29	648	713	27040	1,75,21,920	1,89,23,674	39500	21,38,400
76	1403	14	2 BHK	569	0	569	626	27040	1,53,85,760	1,66,16,621	34500	18,77,700
77	1404	14	1 BHK	391	0	391	430	27040	1,05,72,640	1,14,18,451	24000	12,90,300
78	1405	14	1 BHK	397	0	397	437	27040	1,07,34,880	1,15,93,670	24000	13,10,100
79	1406	14	1 BHK	396	0	396	436	27040	1,07,07,840	1,15,64,467	24000	13,06,800
80	1502	15	2 BHK	619	29	648	713	27120	1,75,73,760	1,89,79,661	39500	21,38,400
81	1503	15	2 BHK	569	0	569	626	27120	1,54,31,280	1,66,65,782	34500	18,77,700
82	1504	15	1 BHK	391	0	391	430	27120	1,06,03,920	1,14,52,234	24000	12,90,300
83	1505	15	1 BHK	397	0	397	437	27120	1,07,66,640	1,16,27,971	24000	13,10,100
84	1506	15	1 BHK	396	0	396	436	27120	1,07,39,520	1,15,98,682	24000	13,06,800
<b>Total</b>				<b>42673</b>	<b>841</b>	<b>43514</b>	<b>47865</b>		<b>84,40,47,360</b>	<b>91,15,71,149</b>		<b>14,35,96,200</b>



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

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Sale / Rehab
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.								
85	1501	15	2 BHK	619	29	648	713	27120	1,75,73,760	1,89,79,661	39500	21,38,400	Sale

**2a) Wing- B (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	619	29	648	713					21,38,400
2	102	1	2 BHK	619	29	648	713					21,38,400
3	103	1	2 BHK	569	0	569	626	26000	1,47,94,000	1,59,77,520	33500	18,77,700
4	104	1	1 BHK	391	0	391	430	26000	1,01,66,000	1,09,79,280	23000	12,90,300
5	105	1	1 BHK	397	0	397	437	26000	1,03,22,000	1,11,47,760	23000	13,10,100
6	106	1	1 BHK	396	0	396	436	26000	1,02,96,000	1,11,19,680	23000	13,06,800
7	201	2	2 BHK	619	29	648	713					21,38,400
8	202	2	2 BHK	619	29	648	713					21,38,400
9	203	2	2 BHK	569	0	569	626	26080	1,48,39,520	1,60,26,682	33500	18,77,700
10	204	2	1 BHK	391	0	391	430	26080	1,01,97,280	1,10,13,062	23000	12,90,300
11	205	2	1 BHK	397	0	397	437	26080	1,03,53,760	1,11,82,061	23500	13,10,100
12	206	2	1 BHK	396	0	396	436	26080	1,03,27,680	1,11,53,894	23000	13,06,800
13	301	3	2 BHK	619	29	648	713					21,38,400
14	302	3	2 BHK	619	29	648	713					21,38,400
15	303	3	2 BHK	569	0	569	626	26160	1,48,85,040	1,60,75,843	33500	18,77,700
16	304	3	1 BHK	391	0	391	430	26160	1,02,28,560	1,10,46,845	23000	12,90,300
17	305	3	1 BHK	397	0	397	437	26160	1,03,85,520	1,12,16,362	23500	13,10,100
18	306	3	1 BHK	396	0	396	436	26160	1,03,59,360	1,11,88,109	23500	13,06,800
19	401	4	2 BHK	619	29	648	713					21,38,400
20	402	4	2 BHK	619	29	648	713					21,38,400
21	403	4	2 BHK	569	0	569	626	26240	1,49,30,560	1,61,25,005	33500	18,77,700
22	404	4	1 BHK	391	0	391	430	26240	1,02,59,840	1,10,80,627	23000	12,90,300
23	405	4	1 BHK	397	0	397	437	26240	1,04,17,280	1,12,50,662	23500	13,10,100
24	406	4	1 BHK	396	0	396	436	26240	1,03,91,040	1,12,22,323	23500	13,06,800
25	501	5	2 BHK	619	29	648	713					21,38,400
26	502	5	2 BHK	619	29	648	713					21,38,400
27	503	5	2 BHK	569	0	569	626	26320	1,49,76,080	1,61,74,166	33500	18,77,700
28	504	5	1 BHK	391	0	391	430	26320	1,02,91,120	1,11,14,410	23000	12,90,300
29	505	5	1 BHK	397	0	397	437	26320	1,04,49,040	1,12,84,963	23500	13,10,100
30	506	5	1 BHK	396	0	396	436	26320	1,04,22,720	1,12,56,538	23500	13,06,800

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
31	601	6	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
32	602	6	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
33	603	6	2 BHK	569	0	569	626	26400	1,50,21,600	1,62,23,328	34000	18,77,700
34	604	6	1 BHK	391	0	391	430	26400	1,03,22,400	1,11,48,192	23000	12,90,300
35	605	6	1 BHK	397	0	397	437	26400	1,04,80,800	1,13,19,264	23500	13,10,100
36	606	6	1 BHK	396	0	396	436	26400	1,04,54,400	1,12,90,752	23500	13,06,800
37	701	7	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
38	702	7	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
39	703	7	2 BHK	569	0	569	626	26480	1,50,67,120	1,62,72,490	34000	18,77,700
40	704	7	1 BHK	391	0	391	430	26480	1,03,53,680	1,11,81,974	23500	12,90,300
41	705	7	1 BHK	397	0	397	437	26480	1,05,12,560	1,13,53,565	23500	13,10,100
42	706	7	1 BHK	396	0	396	436	26480	1,04,86,080	1,13,24,966	23500	13,06,800
43	801	8	3 BHK	799	29	828	911	26560	2,19,91,680	2,37,51,014	49500	27,32,400
44	804	8	1 BHK	391	0	391	430	26560	1,03,84,960	1,12,15,757	23500	12,90,300
45	805	8	1 BHK	397	0	397	437	26560	1,05,44,320	1,13,87,866	23500	13,10,100
46	806	8	1 BHK	396	0	396	436	26560	1,05,17,760	1,13,59,181	23500	13,06,800
47	901	9	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
48	902	9	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
49	903	9	2 BHK	569	0	569	626	26640	1,51,58,160	1,63,70,813	34000	18,77,700
50	904	9	1 BHK	391	0	391	430	26640	1,04,16,240	1,12,49,539	23500	12,90,300
51	905	9	1 BHK	397	0	397	437	26640	1,05,76,080	1,14,22,166	24000	13,10,100
52	906	9	1 BHK	396	0	396	436	26640	1,05,49,440	1,13,93,395	23500	13,06,800
53	1001	10	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
54	1002	10	2 BHK	619	29	648	713	Land Owner's Share				21,38,400
55	1003	10	2 BHK	569	0	569	626	26720	1,52,03,680	1,64,19,974	34000	18,77,700
56	1004	10	1 BHK	391	0	391	430	26720	1,04,47,520	1,12,83,322	23500	12,90,300
57	1005	10	1 BHK	397	0	397	437	26720	1,06,07,840	1,14,56,467	24000	13,10,100
58	1006	10	1 BHK	396	0	396	436	26720	1,05,81,120	1,14,27,610	24000	13,06,800
59	1101	11	2 BHK	619	29	648	713	26800	1,73,66,400	1,87,55,712	39000	21,38,400
60	1102	11	2 BHK	619	29	648	713	26800	1,73,66,400	1,87,55,712	39000	21,38,400
61	1103	11	2 BHK	569	0	569	626	26800	1,52,49,200	1,64,69,136	34500	18,77,700
62	1104	11	1 BHK	391	0	391	430	26800	1,04,78,800	1,13,17,104	23500	12,90,300
63	1105	11	1 BHK	397	0	397	437	26800	1,06,39,600	1,14,90,768	24000	13,10,100
64	1106	11	1 BHK	396	0	396	436	26800	1,06,12,800	1,14,61,824	24000	13,06,800
65	1201	12	2 BHK	619	29	648	713	26880	1,74,18,240	1,88,11,699	39000	21,38,400
66	1202	12	2 BHK	619	29	648	713	26880	1,74,18,240	1,88,11,699	39000	21,38,400
67	1203	12	2 BHK	569	0	569	626	26880	1,52,94,720	1,65,18,298	34500	18,77,700
68	1204	12	1 BHK	391	0	391	430	26880	1,05,10,080	1,13,50,886	23500	12,90,300

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
69	1205	12	1 BHK	397	0	397	437	26880	1,06,71,360	1,15,25,069	24000	13,10,100
70	1206	12	1 BHK	396	0	396	436	26880	1,06,44,480	1,14,96,038	24000	13,06,800
71	1301	13	2 BHK	619	29	648	713	26960	1,74,70,080	1,88,67,686	39500	21,38,400
72	1302	13	2 BHK	619	29	648	713	26960	1,74,70,080	1,88,67,686	39500	21,38,400
73	1303	13	2 BHK	569	0	569	626	26960	1,53,40,240	1,65,67,459	34500	18,77,700
74	1304	13	1 BHK	391	0	391	430	26960	1,05,41,360	1,13,84,669	23500	12,90,300
75	1305	13	1 BHK	397	0	397	437	26960	1,07,03,120	1,15,59,370	24000	13,10,100
76	1306	13	1 BHK	396	0	396	436	26960	1,06,76,160	1,15,30,253	24000	13,06,800
77	1401	14	2 BHK	619	29	648	713	27040	1,75,21,920	1,89,23,674	39500	21,38,400
78	1402	14	2 BHK	619	29	648	713	27040	1,75,21,920	1,89,23,674	39500	21,38,400
79	1403	14	2 BHK	569	0	569	626	27040	1,53,85,760	1,66,16,621	34500	18,77,700
80	1404	14	1 BHK	391	0	391	430	27040	1,05,72,640	1,14,18,451	24000	12,90,300
81	1405	14	1 BHK	397	0	397	437	27040	1,07,34,880	1,15,93,670	24000	13,10,100
82	1406	14	1 BHK	396	0	396	436	27040	1,07,07,840	1,15,64,467	24000	13,06,800
83	1506	15	1 BHK	396	0	396	436	27120	1,07,39,520	1,15,98,682	24000	13,06,800
Total				41262	783	42045	46250		80,80,25,680	87,26,67,734		13,87,48,500

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

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
84	1501	15	2 BHK	619	29	648	713	27120	1,75,73,760	1,89,79,661	39500	21,39,000
85	1502	15	2 BHK	619	29	648	713	27120	1,75,73,760	1,89,79,661	39500	21,39,000
86	1503	15	2 BHK	569	0	569	626	27120	1,54,31,280	1,66,65,782	34500	18,78,000
87	1504	15	1 BHK	391	0	391	430	27120	1,06,03,920	1,14,52,234	24000	12,90,000
88	1505	15	1 BHK	397	0	397	437	27120	1,07,66,640	1,16,27,971	24000	13,11,000
Total				2595	58	2653	2919		7,19,49,360	7,77,05,309		87,57,000

**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 ₹
<b>A – Wing</b>						
Approved Sale Flat	1 BHK - 42 2 BHK - 24	66	31022	34124	82,64,73,600.00	89,25,91,488.00
Proposed Sale Flat	2 BHK - 01	01	648	713	1,75,73,760.00	1,89,79,661.00
Land Owner's Share	2 BHK - 17 1 BHK - 01	18	11844	13028	-	-
Total (a)		<b>85</b>	<b>43514</b>	<b>47865</b>	<b>84,40,47,360.00</b>	<b>91,15,71,149.00</b>
<b>B – Wing</b>						
Approved - Sale Flat	1 BHK - 43 2 BHK - 21 3 BHK - 01	65	30381	33419	80,80,25,680.00	87,26,67,734.00
Proposed - Sale Flat	1 BHK - 02 2 BHK - 03	05	2653	2919	7,19,49,360.00	7,77,05,309.00
Land Owner's Share	2 BHK - 18	18	11664	12830	-	-
Total (b)		<b>88</b>	<b>44698</b>	<b>49168</b>	<b>87,99,75,040.00</b>	<b>95,03,73,043.00</b>
<b>Total (a + b)</b>		<b>173</b>	<b>88212</b>	<b>97033</b>	<b>1,72,40,22,400.00</b>	<b>1,86,19,44,192.00</b>
<b>Refuge Floor – 8<sup>th</sup> Floor – Flat No. 2 &amp; 3 (Wing – A &amp; B)</b>						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,72,40,22,400.00
Final Realizable Value After Completion in ₹	1,86,19,44,192.00
Cost of Construction (Total Built up area x Rate) 97033 Sq. Ft. x ₹ 3000.00	29,10,99,000.00

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	



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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	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,72,40,22,400.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,86,19,44,192.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,500.00 to ₹ 27,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 26,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



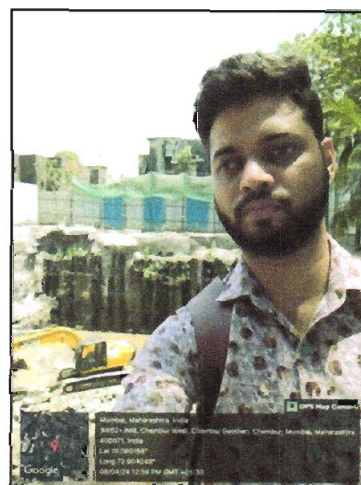
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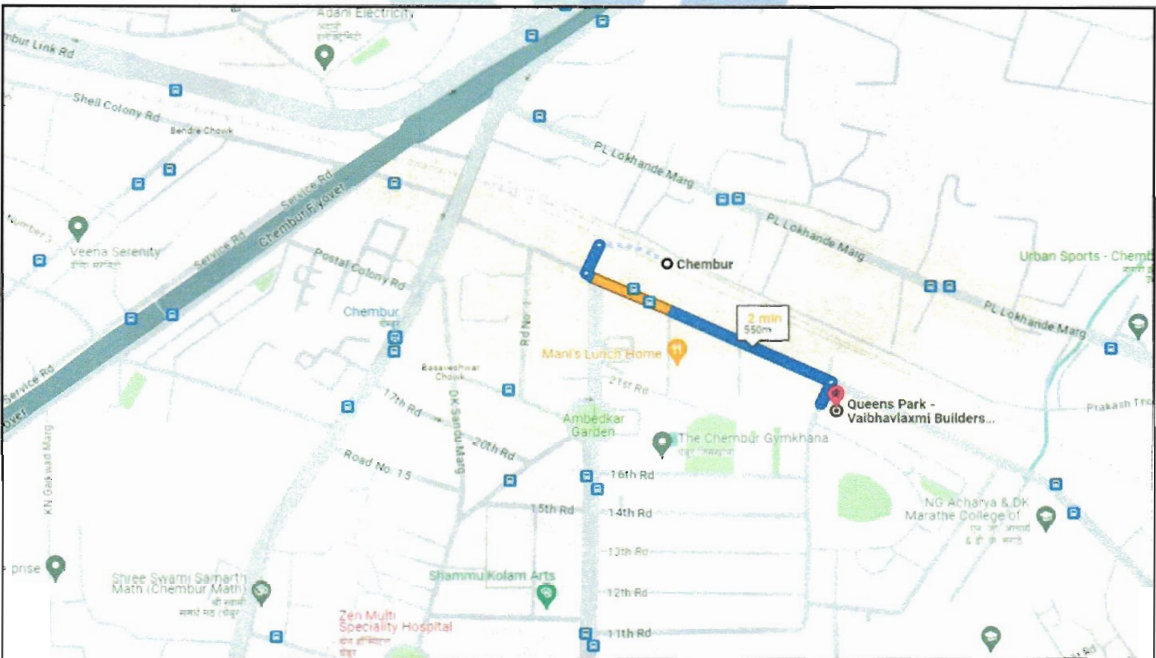
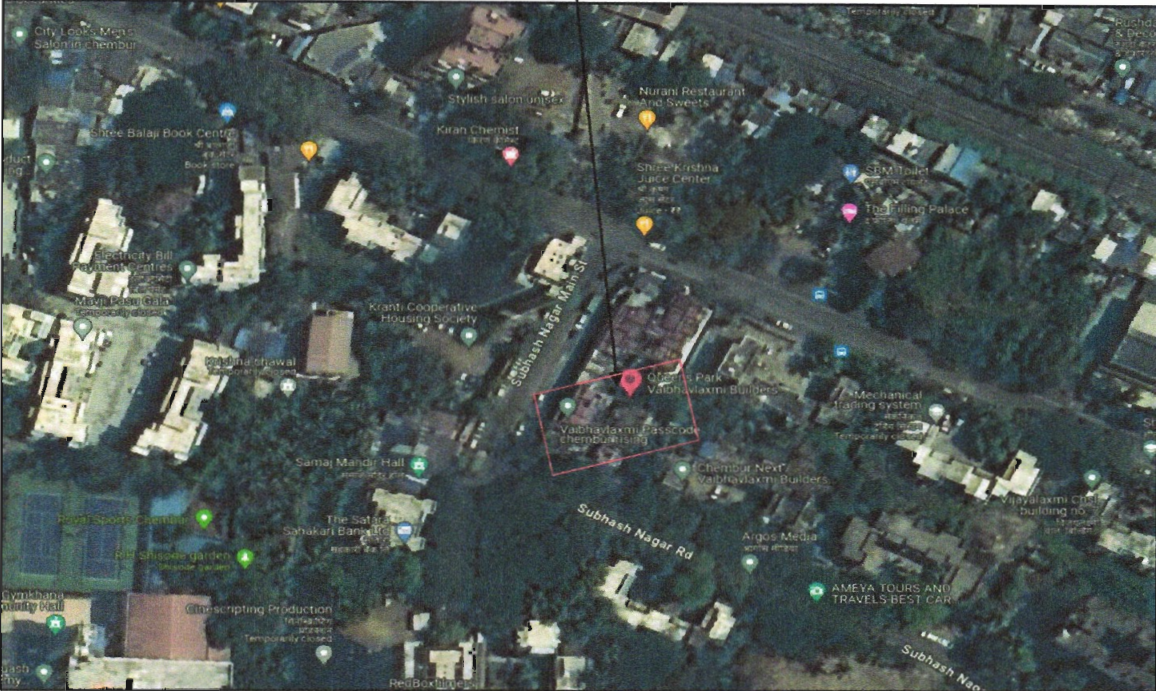


### Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°03'36.5"N 72°54'15.5"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Chembur – 550 Mtr.)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: चेंबूर - कुर्ला

Search By:  Survey No.  Location

Select	उपविभाग	सुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	98/445-मुभाग: उत्तरेस रेल्वे, पुर्वेस गाव हद्द, दक्षिणेस व्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग.	92500	185190	212960	275200	185190	चौ. मीटर
SurveyNo	98/446 -मुभाग: व्ही.एन.पुरव मार्गाच्या दक्षिणेकडील भाग, गाव सीमा व रामकृष्ण चेंबूरकर मार्ग यांनी वेढलेला भाग.	69600	157260	180460	196570	157260	चौ. मीटर
SurveyNo	98/447 -मुभाग: बोर्ड हद्द, मालवाहतूक रेल्व मार्ग व गाव सीमा यांनी वेढलेला भाग.	29040	76090	83680	91270	76090	चौ. मीटर
SurveyNo	98/448-रस्ता: व्ही.एन.पुरव मार्ग- सुमननगर ते शिवाजी महाराज चौक.	114570	195330	224630	352100	195330	चौ. मीटर
SurveyNo	98/449 -रस्ता. आचार्य उद्यान (डायमंड गार्डन) सकल ते चेंबूर रेल्वे स्टेशन जोडणारा सेंट्रल अँव्हेन्यू रोड (स्टेशन रोड)	117130	199640	229590	261800	199640	चौ. मीटर

1 2 3 4

Survey No. 119, 826PT, 827, 829, 830, 831, 832, 833, 834, 838, 840, 841, 842, 843, 844, 847, 848, 849, 850, 851, 852, 853, 867, 871, 872, 873, 874, 875, 876, 877, 878, 880, 881, 882, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 970, 973, 974, 975, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1009, 1016, 1017, 1018, 1019, 1020,



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**Sales Intance nearby**

गावाचे नाव : चेंबूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16153810
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15484850
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1402,बी विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: चेंबूर पितृछाया को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 10,क्रिन्स पार्क, रोड : सुभाष नगर,चेंबूर,मुंबई - 400071, इतर माहिती: क्षेत्रफळ 647.02 चौ. फूट रेरा कार्पेट..सोबत टॉवर पार्किंगमध्ये एक कवर्ड कार पार्किंग स्पेस...( ( C.T.S. Number : 826 part ; ) )
(5) क्षेत्रफळ	66.15 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स व्ही लक्ष्मी इस्टेट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक रामदास मारुती सांगळे ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-32 पत्ता:-प्लॉट नं: शॉप नं. 2, सी विंग, माळा नं: -, इमारतीचे नाव: स्टेला रेसिडेंसी, ब्लॉक नं: -, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAICV1396H
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितीन अर्जुन गवारे वय:-42; पत्ता:-प्लॉट नं: डी-01, माळा नं: तळ मजला, इमारतीचे नाव: साई सपना कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: पनवेल माथेरान रोड, आकृती मालेवाडी न्यू पनवेल, रायगड, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AKOPG8798H 2): नाव:-प्रतिक्षा नितीन गवारे वय:-38; पत्ता:-प्लॉट नं: डी-01, माळा नं: तळ मजला, इमारतीचे नाव: साई सपना कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: पनवेल माथेरान रोड, आकृती मालेवाडी न्यू पनवेल, रायगड, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BAUPG1057N
(9) दस्तावेज करून दिल्याचा दिनांक	01/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2717/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	969250
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sales Intance nearby**

गावाचे नाव : चेंबूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9774443.48
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 0904.ए विंग, माळा नं: 9 वा मजला, इमारतीचे नाव: चेंबूर पितृछाया को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 10,किन्स पार्क, रोड : सुभाष नगर,चेंबूर,मुंबई - 400071, इतर माहिती: क्षेत्रफळ 416 चौ. फूट रेरा कार्पेट सोबत टॉवर कार पार्किंगमध्ये एक कवर्ड कार पार्किंग स्पेस.(( C.T.S. Number : 826 part ; ))
(5)क्षेत्रफळ	42.52 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 व्ही लक्ष्मी इस्टेट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक रामदास मारुती सांगळे ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-32 पत्ता:-प्लॉट नं: शॉप नं. 2, सी विंग, माळा नं: -, इमारतीचे नाव: स्टेला रेसिडेंसी, ब्लॉक नं: -, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAICV1396H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तेजस्विनी श्रीधर घाटे वय:-28; पत्ता:-प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शबरी शान मरोली चर्च आशिष थिएटरच्या समोर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-BROPG7050G 2): नाव:-श्रीधर लक्ष्मण घाटे वय:-58; पत्ता:-प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शबरी शान मरोली चर्च आशिष थिएटरच्या समोर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AEQPG1424A
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5103/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	588000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sales Intance nearby**

4/12/24, 11:44 AM		freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx	
6954369	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1	
12-04-2024		दस्त क्रमांक : 6954/2024	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : चेंबूर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	16900000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16807306.96		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1502,ए विंग, माळा नं: 15 वा मजला, इमारतीचे नाव: चेंबूर पितृछाया को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्लिंग नं. 10,किन्स पार्क, रोड : सुभाष नगर,चेंबूर,मुंबई - 400071, इतर माहिती: क्षेत्रफळ 705 चौ. फूट रेसा कार्पेट सोबत टॉवर पार्किंगमध्ये एक कवर्ड कार पार्किंग स्पेस.( ( C.T.S. Number : 826 part ; ) )		
(5) क्षेत्रफळ	72.07 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 व्ही लक्ष्मी इस्टेट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक रामदास मारुती सांगळे ह्यांच्या तर्फे मुखत्यार म्हणून नारायण पाल वय:-36 पत्ता:-प्लॉट नं: शॉप नं. 2,सी विंग, माळा नं: -, इमारतीचे नाव: स्टेला रेसिडेंसी, ब्लॉक नं: -, रोड नं: कन्नमदार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400083 पॅन नं:-AAICV1396H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती प्रकाश कर्णिक वय:-73; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: अनिकेत बिल्लिंग, ब्लॉक नं: बिल्लिंग नं. 15, रोड नं: इंडियन ऑइल नगर, घाटकोपर मानखुर्द लिंक रोड, बँक ऑफ बरोडा बँक जवळ, गोवंडी पश्चिम, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400043 पॅन नं:-ADTPK3740R 2): नाव:-प्रकाश रमाकांत कर्णिक वय:-78; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: अनिकेत बिल्लिंग, ब्लॉक नं: बिल्लिंग नं. 15, रोड नं: इंडियन ऑइल नगर, घाटकोपर मानखुर्द लिंक रोड, बँक ऑफ बरोडा बँक जवळ, गोवंडी पश्चिम, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400043 पॅन नं:-AGLPK3285C 3): नाव:-कोमल राहुल पाटील वय:-40; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: अनिकेत बिल्लिंग, ब्लॉक नं: बिल्लिंग नं. 15, रोड नं: इंडियन ऑइल नगर, घाटकोपर मानखुर्द लिंक रोड, बँक ऑफ बरोडा बँक जवळ, गोवंडी पश्चिम, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400043 पॅन नं:-AXFPK8994B		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	6954/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1014000		

## Price Indicators

**HOUSING.COM** Buy in Mumbai

Chembur + Add

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

28th Dec. 2027 Possession status

Middle of 16 floors

Unfurnished Furnishing

**square yards** Mumbai 5.4 Flat Projects Agents Services Resources Intelligence

Home / Property in Mumbai / Projects in Chembur / Vaibhavlaxmi Queens Avenue / 2 BHK 569 Sq. Ft. Apartment in Vaibhavlaxmi Queens Avenue

2 BHK 569 Sq. Ft. Apartment in Vaibhavlaxmi Queens Avenue

Chembur, Mumbai

₹1.58 Cr

Status: New Launch

88 Views 7 Enquiries

GET A CALL BACK

- 1 BHK-2 BHK Apartment from 395 Sq. Ft. to 650 Sq. Ft. (Carpet)
- Carpet Area - 569 Sq. Ft. (100%)

2 Photos



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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Chembur + Add

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

Last updated: Mar 15, 2024

### 1 BHK Flat

By VAIBHAV LAXMI GAZAMUKH DEVELOPERS LLP

Vaibhav Queens Avenue, Subhash Nagar, Chembur, Mumbai

**₹1.1 Cr** EMI starts at ₹64.61 K

₹22.18 K/sq.ft

Contact Seller

SHARE SAVE

496 sq.ft Built Up Area    ₹22.18 K/sq.ft Avg. Price    1 BHK Configuration    1st Dec. 2027 Possession Status    Higher of 14 floors    East facing Facing    Unfurnished Furnishing

**NOBROKER** Flat for Property Sign up Login

Home / Mumbai / Chembur East / VaibhavLaxmi Queens Avenue - Project

### VaibhavLaxmi Queens Avenue

Near N. G. Acharya & D. N. Marathe College of Arts, Science & Commerce, Subhash Nagar, Chembur East, Mumbai

64 acres 131 units 1.2 bedrooms

₹1.1 Crores - ₹1.62 Crores

EMI starts from ₹2,01 K / Month

View Brochure Request Callback

#### Top Benefits

- Premium and Eco-Friendly Apartments
- Excellent Location with Great Connectivity
- Near Chembur Railway Station
- Rooftop Amenities

**VaibhavLaxmi Builders and Developers**

1997 28

Leadership Top Projects

VaibhavLaxmi's business philosophy derives its core strength from a firm belief that it lays stress on induction of state-of-the-art engineering techniques and use of top quality materials in construction projects. This results in the cost-effective and holistic solutions specific to contemporary standards for residential complexes and

## Price Indicators

**NOBROKER**

**1 BHK Flat In VaibhavLaxmi Queens Avenue For Sale In Chembur East**

₹1.03 Crores Negotiable

₹59,265/Month Estimated EMI

564 sq ft

1 Bedroom

2 Bathroom

NA

Bike and Car

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by nBEstimate

Overview

Activity On This Property

**HOUSING.COM** Buy in Mumbai

Chembur Add

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

Last updated: Apr 2, 2024

**1 BHK Flat**

₹95.0 L EMI starts at ₹47.16 K

₹23.75 K/sq.ft

By VAIBHAV LAXMI GAJAMUKH DEVELOPERS LLP

Vaibhav Queens Avenue, Subhash Nagar, Chembur, Mumbai

Contact Seller

Others

SHARE SAVE

Bathroom

Bathroom

more

400 sq.ft Built Up Area

₹23.75 K/sq.ft Avg. Price

1 BHK Configuration

31st Dec. 2025 Possession status

Lower of 10 floors

East facing Facing

Unfurnished Furnishing



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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Chembur

Home / Mumbai / Chembur / Apartment for Sale in Chembur / 2 BHK Flat

**2 BHK Flat**

By VAIBHAV LAXMI GAZAMUKH DEVELOPERS LLP

Vaibhav Queens Avenue, Subhash Nagar, Chembur, Mumbai

₹1.65 Cr EMI starts at ₹6192 K

₹23.21 K/sq.ft

Contact Seller

SHARE SAVE

711 sq.ft Built Up Area

₹23.21 K/sq.ft Avg. Price

2 BHK Configuration

1st Dec. 2027 Possession status

Higher of 14 floors

East facing Facing

Unfurnished Furnishing

magicbricks

Login Post Property

Buy Rent Sell Home Loans Property Services MB Advice NEW Help

Home > Projects in Mumbai > Projects in Chembur East,Mumbai > V Laxmi Queens Park

OR 93A SECTOR 93B SECTOR 137 SEC View on Map Om Sai Hospital

Overview Properties About Project Amenities Floor Plan & Units Project Details About Locality Properties' Snapshot About Developer

**V Laxmi Queens Park**

By V Laxmi Estate Developers Private Limited

Chembur East, Mumbai

Possession by Dec, 2025

₹ 99.0 Lac - ₹ 1.70 Cr

1,2 BHK Flats

Contact Agent

Download Brochure

Write a review

Fill details and get notified with all updates

Location/Project

V Laxmi Queens Park X Add More

Property Type

Flat House/Villa Plot

Commercial Office Space



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## Price Indicators Projects nearby Locality

**Balan And Chheda Anusmera Residences**  
 By BALAN AND CHHEDA DEVELOPERS  
 Chembur (East), Mumbai Harbour, Mumbai  
 ₹1.72 Cr - 2.29 Cr | ₹24.20 K/sq.ft  
 EMI starts at ₹85.16 K  
 Price excludes maintenance fees etc. See More  
 Contact Seller

Project Images: 2, 3 BHK Apartments Configurations, Ready to Move Possession Status, ₹24.20 K/sq.ft Avg. Price, 709.00 sq.ft. - 948.00 sq.ft. (BuiltUp Area) Sizes

**Nirvaana Emerald** ✓ RERA  
 By NIRVAANA LIFESPACE LLP  
 37 No Bldg, Subhash Nagar, Near Chembur Station, Chembur, Mumbai Harbour, Mumbai  
 ₹1.13 Cr - 2.13 Cr | 25.98 K - ₹27.56 K/sq.ft  
 EMI starts at ₹56.10 K  
 Contact Developer

Project Images: 1, 2, 3 BHK Apartments Configurations, Dec. 2025 Possession Starts, 25.98 K - ₹27.56 K/sq.ft Avg. Price, 410.00 sq.ft. - 820.00 sq.ft. (Carpet Area) Sizes



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## Price Indicators Projects nearby Locality

**Mohite Mrugank** REB

By **MOHITE REALTORS**

Building No. 1, Sahakar Nagar, Shell Colony, Chembur, Mumbai Harbour, Mumbai

₹1.08 Cr - 1.14 Cr | ₹25.62 K/sq.ft  
EMI starts at ₹35.56 K

[Contact Seller](#)

Project Images: [SHARE](#) [SAVE](#)

1 BHK Apartment Configuration

Sep. 2026 Possession Starts

₹25.62 K/sq.ft Avg. Price

42100 sq.ft. - 445.00 sq.ft. (Carpet Area) Sizes

**Altaire Collection** REB

By **SIDDHA GROUP**

GTB Nagar Monorail Station, Indra Nagar, Kowada, Sion, Central Mumbai Suburbs, Mumbai

₹1.97 Cr - 2.87 Cr | ₹27.53 K/sq.ft  
EMI starts at ₹97.80 K

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

[Contact Developer](#)

Project Images: [SHARE](#) [SAVE](#)

2, 3, 4 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹27.53 K/sq.ft Avg. Price

715.00 sq.ft. - 1043.00 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

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Home / Mumbai / Mumbai Harbour / Chembur / Safal Trademark

Last updated: Apr 9, 2024

### Safal Trademark ✓ RERA

By SAFAL GROUP  
Plot No. CTS No. 303, 3031 to 45, Chembur, Mumbai Harbour, Mumbai

★ 5 [Write a Review](#)

**₹2.2 Cr - 5.3 Cr**


EMI starts at ₹1.09 Lacs

All Inclusive Price

Contact Sellers

Project Images

SHARE SAVE



2, 3, 4 BHK Apartments Configurations

Jun. 2023 Possession Starts

Price on request Avg. Price

635.00 sq.ft. - 1511.00 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

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Download App

Home / Mumbai / Mumbai Harbour / Chembur / Tridhaatu Morya

Last updated: Apr 9, 2024

### Tridhaatu Morya ✓ RERA

By TRIDHAATU REALTY & INFRA PVT LTD  
CTS No. 79 & 87, Chembur - Deonar Link Road, Near Ranaja Acropolis, Mumbai Harbour, Mumbai

★ 5 [Write a Review](#)

**₹1.9 Cr - 3.51 Cr**


EMI starts at ₹94.33 K

All Inclusive

Contact Sellers

Project Images

SHARE SAVE



2, 3 BHK Apartments Configurations

Jun. 2025 Possession Starts

Price on request Avg. Price

646.00 sq.ft. - 1008.00 sq.ft. (Carpet Area) Sizes



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## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Chembur

+ Add
Download

Home / Mumbai / Mumbai Harbour / Chembur / Shubham Trident Sundew Sunrise And Sunglow

Last updated: Apr 7, 2024

### Shubham Trident Sundew Sunrise And Sunglow

By SHUBHAM REALTY

Trivarna CHS LTD Greenfields Bldg No. 1, 2 & 10, Chembur, Mumbai Harbour, Mumbai


**₹2.21 Cr - 3.14 Cr** | ₹23.41 K - 30.00 K/sq.ft

EMI starts at ₹1.10 Lacs

All Inclusive Price


Contact Seller

Project Images

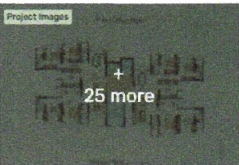


SHARE
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Project Images



Project Images



3 BHK Apartment Configuration

Dec. 2024 Possession Starts

₹23.41 K - 30.00 K/sq.ft Avg. Price

944.00 sq.ft. - 1045.00 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

Chembur

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Home / Mumbai / Mumbai Harbour / Chembur / Royale Adityaraj Supreme

Last updated: Apr 5, 2024

### Royale Adityaraj Supreme

By ROYALE HOUSING

Subhash Nagar, Acharva Collage Road, Chembur, Mumbai Harbour, Mumbai


**₹99.0 L - 1.65 Cr** | ₹23.71 K/sq.ft

EMI starts at ₹49.15 k

All Inclusive + TAX

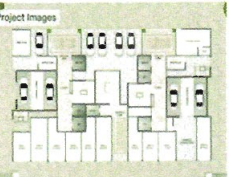
Contact Seller

Project Images

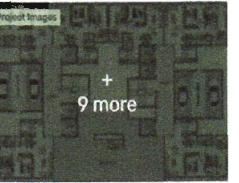


SHARE
SAVE

Project Images



Project Images



1, 2 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹23.71 K/sq.ft Avg. Price

415.00 sq.ft. - 700.00 sq.ft. (Carpet Area) Sizes



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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 : 12.04.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.13 10:31:12 +05'30'

**Auth. Sign.**

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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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 12.04.2024 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 08.04.2024. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. V Laxmi Estate Developers Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer 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 - 08.04.2024 Valuation Date - 12.04.2024 Date of Report - 12.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.04.2024
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 **12<sup>th</sup> April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. V Laxmi Estate 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. V Laxmi Estate 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 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.



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**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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



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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt.Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.13 10:31:25 +05'30'

Auth. Sign.



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