



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Avalon Residency"

"Avalon Residency", Proposed Residential Building on Sub Plot C-1 Bearing CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South), S. V. Road, Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India

Latitude Longitude: 19°10'26.1"N 72°50'44.8"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 40

Vastu/SBI/Mumbai/04/2024/8392/2306130
29/13-269-V
Date: 29.04.2024

MASTER VALUATION REPORT OF "Avalon Residency"

"Avalon Residency", Proposed Residential Building on Sub Plot C-1 Bearing CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South), S. V. Road, Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India

Latitude Longitude: 19°10'26.1"N 72°50'44.8"E

NAME OF DEVELOPER: M/s. Avalon Residency LLP

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 **26th April 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Avalon Residency"**, Proposed Residential Building on Sub Plot C-1 Bearing CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South), S. V. Road, Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India. It is about 1.1 Km. travel distance from Lower Malad Metro Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Avalon Residency LLP	
Project Registration Number	Project Avalon Residency	RERA Project Number P51800053429
Register office address	M/s. Avalon Residency LLP Office at 4 th Floor, "Techniplex 1", Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Hussein Balwa (Builder Person - Mobile No. 9821884267) Mr. Deepak Ghangurde (Chief Financial Officer - Mobile No. 9594971621)	
E – mail ID & Website	deepak@balwagroup.com , sales@avalonresidency.co.in www.avalonresidency.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Farhat CHSL
On or towards South	Veer Savarkar Flyover
On or towards East	A K Tower
On or towards West	Madina Manzil Building & S. V. Road



Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



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 : 26.04.2024
	b)	Date on which the valuation is made : 29.04.2024
3.	List of documents produced for Perusal	
	1.	Copy of Legal Title Report from Adv. Negandhi Shah & Himayatullah dated 19.07.2023.
	2.	Copy of Engineer's Certificate date 13.04.2024 issued by Zakir N. Khan (As per RERA Certificate)
	3.	Copy of Limited Liability Partnership Agreement date 20.05.2023 b/w. Mr. Hussein Abdul Karim Balwa & others AND Mr. Arifa Fazlani
	4.	Copy of Affidavit Cum Declaration of Hussein Abdul K. Balwa, designated partner of M/s. Avalon Residency LLP date 21.06.2023
	5.	Copy of MAHARERA Registration Certificate of Project No. P51800053429 issued by Maharashtra Real Estate Regulatory Authority date 03.04.2024. Last Modified date 19.04.2024
	6.	Copy of Certificate of percentage of completion of construction work dated on 08.04.2024 issued by Manoj Dubal & Associates
	7.	Copy of Height Clearance NOC No. JUHU/WEST/B/030823/745957 date 19.04.2023 issued by Airports Authority of India. Valid Till. 18.04.2031.
	8.	Copy of Fire protection NOC No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) / CFO / 1 / NEW dated 17.10.2022 issued by Municipal Corporation of Greater Mumbai
	9.	Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 434175 / 2023 date 23.11.2023 issued by State Level Environment Impact Assessment Authority
	10.	Copy of IOD Certificate No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) / IOD / 1 / NEW dated 19.04.2023 issued by Municipal Corporation of Greater Mumbai
	11.	Copy of Commencement Certificate No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) / CC / 1 / Amend dated 29.08.2022 issued by Municipal Corporation of Greater Mumbai.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	<p>Issue On : 29 Nov 2023 Valid Upto : 28 Nov 2024</p> <p>Application Number : P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/CC/1/Amend</p> <p>Remark : The first C.C. is re-endorsed for the work up to top of plinth level only as per approved amended plans dated 22.11.2023.</p>				
	12. Copy of Amended Pla Approval Letter No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) / 337 / 2 / Amend dated 15.04.2024 issued by Muncipal Corporation of Greater Mumbai				
	<p>13. Copy of Approved Plan No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) dated 15.04.2024 issued by Muncipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11)</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Avalon Residency</td> <td>Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1st to 7th floors) + 1st to 29th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.
Project	Number of Floors				
Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.				
	<p>Project Name (with address & phone nos.) : "Avalon Residency", Proposed Residential Building on Sub Plot C-1 Bearing CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South), S. V. Road, Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India</p>				
4.	<p>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. Avalon Residency LLP</p> <p>Address: Office at 4th Floor, "Techniplex 1", Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India..</p> <p>Contact Person : Mr. Hussein Balwa (Builder Person - Mobile No. 9821884267) Mr. Deepak Ghangurde (Chief Financial Officer - Mobile No. 9594971621)</p>				
5.	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p>				
	<p>About "Avalon Residency" Project: Avalon Residency by Avalon Residency LLP is one of the well-known under-construction projects in Goregaon West, offering low budget apartments. Avalon Residency Goregaon West is scheduled for possession in May, 2028. With almost all basic amenities in place, Avalon Residency brings highly affordable yet beautiful. There are 2 BHK apartments for sale, coming up in this project. Avalon Residency Western Mumbai is a RERA-registered project with registration number P51800053429. Avalon Residency Goregaon West has 2 towers, with 12 floors each and 98 units to offer. Spread over an area of 1.2 acres, Avalon Residency is one of the spacious projects in the Western Mumbai region.</p>				

TYPE OF THE BUILDING

Project	Number of Floors
Avalon Residency	Proposed Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 35 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.

LEVEL OF COMPLETEION:

Project	Present stage of Construction	Percentage of work completion
Avalon Residency	Foundation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **May - 2028 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Children Play Area
➤ Club House
➤ Terrace Garden above Club House
➤ Yoga Area
➤ Swimming Pool
➤ Gymnasium
➤ Kids Play Area
➤ Multipurpose Hall
➤ Outdoor Games
➤ Banquet Hall
➤ Basketball Court
➤ Box Cricket
➤ Library
➤ Children Play area
➤ Tracking Area

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Sub Plot C-1
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South)
d)	Ward / Taluka	:	P/S - Ward
e)	Mandal / District	:	Mumbai Suburban District

7.	Postal address of the property	:	"Avalon Residency" , Proposed Residential Building on Sub Plot C-1 Bearing CTS No. 928/A/01 of Village – Pahadi Goregaon (East) and CTS No. 1390, 1390/A, 1390/1, to 11 of Village – Malad (South), S. V. Road, Veer Savarkar Flyover, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country – India		
8.	City / Town	:	Goregaon (West)		
	Residential area	:	Yes		
	Commercial area	:	Yes		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Higher Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Pahadi Goregaon (East) & Malad (South)		
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	Boundaries of the property		As per Documents	As per RERA Certificate	As per Site
	North		CTS No. 1389 off Village Malad (South) CTS No. 903	CTS No. 1389 off Village Malad (South) CTS No. 903	Road & Farhat CHSL
	South		Veer Savarkar Flyover CTS No. 928B	Veer Savarkar Flyover CTS No. 928B	Veer Savarkar Flyover
	East		Sub Plot No. C2 bearing CTS No. 928A/02	Sub Plot No. C2 bearing CTS No. 928A/02	A K Tower
	West		S. V. Road	S. V. Road	Madina Manzil Building & S. V. 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°10'26.1"N 72°50'44.8"E		

14.	Extent of the site	:	Plot area – 4850.00 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 – 4850.00 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	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Higher Middle class				
2.	Development of surrounding areas	:	Very 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 and Commercial purpose				
8.	Any usage restriction	:	Residential and commercial purpose				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) dated 15.04.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11) Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Avalon Residency</td> <td>Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1st to 7th floors) + 1st to 29th upper floors</td> </tr> </tbody> </table>	Project	Number of Floors	Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors
Project	Number of Floors						
Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors						
10.	Corner plot or intermittent plot?	:	Corner				
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.	:	27.45 Mtr. Wide Existing Veer Savarkar 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 publics 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 – 4850.00 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)	:	₹ 1,32,420.00 per Sq. M. for Residential ₹ 64,990.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & 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>4850</td> <td>64990</td> <td>31,52,01,500.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4850	64990	31,52,01,500.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
4850	64990	31,52,01,500.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Project		Number of Floors									
	Avalon Residency		Proposed Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 35 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) dated 15.04.2024 issued by Muncipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Avalon Residency</td> <td>Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1st to 7th floors) + 1st to 29th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.					
Project	Number of Floors											
Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1 st to 7 th floors) + 1 st to 29 th upper floors.											

i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

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

<i>Proposed as per site information</i>		<i>As per Sanctioned Approval Plan</i>
Project	Number of Floors	Copy of Approved Plan No. P-12566 / 2022 / (928 & others)/ P/S -Ward / Pahadi Goregaon (West) dated 15.04.2024 issued by Municipal Corporation of Greater Mumbai. Approval upto:
Avalon Residency	Proposed Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1st to 7th floors) + 1st to 35th upper floors.	

	Project	Number of Floors
	Avalon Residency	Basement + Ground (Part) + Stilt (Part) + 7 Podiums (1st to 7th floors) + 1st to 29th 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. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Avalon Residency (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	847	932	27800	2,35,46,600	2,54,30,328	53000	29,81,440
2	102	1	2 BHK	810	891	27800	2,25,18,000	2,43,19,440	50500	28,51,200
3	103	1	Studio	311	342	27800	86,45,800	93,37,464	19500	10,94,720
4	104	1	Studio	359	395	27800	99,80,200	1,07,78,616	22500	12,63,680
5	201	2	2 BHK	847	932	Land Owner's Share				29,81,440
6	202	2	2 BHK	810	891	27890	2,25,90,900	2,43,98,172	51000	28,51,200
7	203	2	Studio	429	472	27890	1,19,64,810	1,29,21,995	27000	15,10,080
8	204	2	Studio	359	395	27890	1,00,12,510	1,08,13,511	22500	12,63,680
9	205	2	1 BHK	597	657	Land Owner's Share				21,01,440
10	206	2	2 BHK	766	843	Land Owner's Share				26,96,320
11	301	3	2 BHK	847	932	Land Owner's Share				29,81,440
12	302	3	2 BHK	810	891	Land Owner's Share				28,51,200
13	303	3	2 BHK	743	817	27980	2,07,89,140	2,24,52,271	47000	26,15,360
14	304A	3	Studio	165	182	27980	46,16,700	49,86,036	10500	5,80,800
15	304B	3	Studio	284	312	Land Owner's Share				9,99,680
16	305	3	1 BHK	597	657	Land Owner's Share				21,01,440
17	306	3	2 BHK	766	843	Land Owner's Share				26,96,320
18	401	4	2 BHK	847	932	Land Owner's Share				29,81,440
19	402	4	2 BHK	810	891	Land Owner's Share				28,51,200
20	403	4	2 BHK	743	817	Land Owner's Share				26,15,360
21	404	4	1 BHK	596	656	28070	1,67,29,720	1,80,68,098	37500	20,97,920
22	405	4	1 BHK	597	657	28070	1,67,57,790	1,80,98,413	37500	21,01,440
23	406	4	2 BHK	766	843	Land Owner's Share				26,96,320
24	501	5	2 BHK	847	932	Land Owner's Share				29,81,440
25	502	5	2 BHK	810	891	Land Owner's Share				28,51,200
26	503	5	2 BHK	743	817	Land Owner's Share				26,15,360
27	504	5	1 BHK	596	656	Land Owner's Share				20,97,920
28	505	5	1 BHK	597	657	28160	1,68,11,520	1,81,56,442	38000	21,01,440
29	506	5	2 BHK	766	843	28160	2,15,70,560	2,32,96,205	48500	26,96,320
30	601	6	2 BHK	847	932	Land Owner's Share				29,81,440

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
31	602	6	2 BHK	810	891					28,51,200
32	603	6	2 BHK	743	817					26,15,360
33	604	6	1 BHK	596	656					20,97,920
34	605	6	1 BHK	597	657					21,01,440
35	606	6	2 BHK	766	843					26,96,320
36	701	7	2 BHK	847	932					29,81,440
37	702	7	2 BHK	810	891					28,51,200
38	703	7	2 BHK	743	817					26,15,360
39	704	7	1 BHK	596	656					20,97,920
40	705	7	1 BHK	597	657					21,01,440
41	706	7	2 BHK	766	843					26,96,320
42	801	8	2 BHK	847	932					29,81,440
43	802	8	2 BHK	810	891					28,51,200
44	803	8	2 BHK	743	817					26,15,360
45	804	8	1 BHK	596	656					20,97,920
46	901	9	2 BHK	847	932					29,81,440
47	902	9	2 BHK	810	891					28,51,200
48	903	9	2 BHK	743	817					26,15,360
49	904	9	1 BHK	596	656					20,97,920
50	905	9	1 BHK	597	657					21,01,440
51	906	9	2 BHK	766	843					26,96,320
52	1001	10	2 BHK	847	932					29,81,440
53	1002	10	2 BHK	810	891					28,51,200
54	1003	10	2 BHK	743	817					26,15,360
55	1004	10	1 BHK	596	656					20,97,920
56	1005	10	1 BHK	597	657					21,01,440
57	1006	10	2 BHK	766	843					26,96,320
58	1101	11	2 BHK	847	932					29,81,440
59	1102	11	2 BHK	810	891					28,51,200
60	1103	11	2 BHK	743	817					26,15,360
61	1104	11	1 BHK	596	656					20,97,920
62	1105	11	1 BHK	597	657					21,01,440
63	1106	11	2 BHK	766	843					26,96,320
64	1201	12	2 BHK	847	932					29,81,440
65	1202	12	2 BHK	810	891					28,51,200
66	1203	12	2 BHK	743	817					26,15,360
67	1204	12	1 BHK	596	656					20,97,920
68	1205	12	1 BHK	597	657	28790	1,71,87,630	1,85,62,640	38500	21,01,440

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1206	12	2 BHK	766	843					26,96,320
70	1301	13	2 BHK	847	932					29,81,440
71	1302	13	2 BHK	810	891					28,51,200
72	1303	13	2 BHK	743	817					26,15,360
73	1304	13	1 BHK	596	656					20,97,920
74	1305	13	1 BHK	597	657	28880	1,72,41,360	1,86,20,669	39000	21,01,440
75	1306	13	2 BHK	766	843					26,96,320
76	1401	14	2 BHK	847	932					29,81,440
77	1402	14	2 BHK	810	891					28,51,200
78	1403	14	2 BHK	743	817					26,15,360
79	1404	14	1 BHK	596	656					20,97,920
80	1405	14	1 BHK	597	657					21,01,440
81	1406	14	2 BHK	766	843					26,96,320
82	1501	15	2 BHK	847	932					29,81,440
83	1502	15	2 BHK	810	891	29060	2,35,38,600	2,54,21,688	53000	28,51,200
84	1503	15	2 BHK	743	817					26,15,360
85	1504	15	1 BHK	596	656					20,97,920
86	1601	16	2 BHK	847	932					29,81,440
87	1602	16	2 BHK	810	891	29150	2,36,11,500	2,55,00,420	53000	28,51,200
88	1603	16	2 BHK	743	817					26,15,360
89	1604	16	1 BHK	596	656	29150	1,73,73,400	1,87,63,272	39000	20,97,920
90	1605	16	1 BHK	596	656					20,97,920
91	1606	16	2 BHK	766	843	29150	2,23,28,900	2,41,15,212	50000	26,96,320
92	1701	17	2 BHK	847	932	29240	2,47,66,280	2,67,47,582	55500	29,81,440
93	1702	17	2 BHK	810	891	29240	2,36,84,400	2,55,79,152	53500	28,51,200
94	1703	17	2 BHK	743	817					26,15,360
95	1704	17	1 BHK	596	656	29240	1,74,27,040	1,88,21,203	39000	20,97,920
96	1705	17	1 BHK	597	657					21,01,440
97	1706	17	2 BHK	766	843					26,96,320
98	1801	18	2 BHK	847	932	29330	2,48,42,510	2,68,29,911	56000	29,81,440
99	1802	18	2 BHK	810	891	29330	2,37,57,300	2,56,57,884	53500	28,51,200
100	1803	18	2 BHK	743	817					26,15,360
101	1804	18	1 BHK	596	656	29330	1,74,80,680	1,88,79,134	39500	20,97,920
102	1805	18	1 BHK	597	657	29330	1,75,10,010	1,89,10,811	39500	21,01,440
103	1806	18	2 BHK	766	843					26,96,320
104	1901	19	2 BHK	847	932	29420	2,49,18,740	2,69,12,239	56000	29,81,440
105	1902	19	2 BHK	810	891	29420	2,38,30,200	2,57,36,616	53500	28,51,200
106	1903	19	2 BHK	743	817					26,15,360

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
107	1904	19	1 BHK	596	656	29420	1,75,34,320	1,89,37,066	39500	20,97,920
108	1905	19	1 BHK	597	657	29420	1,75,63,740	1,89,68,839	39500	21,01,440
109	1906	19	2 BHK	766	843	Land Owner's Share				26,96,320
110	2001	20	2 BHK	847	932	29510	2,49,94,970	2,69,94,568	56000	29,81,440
111	2002	20	2 BHK	810	891	Land Owner's Share				28,51,200
112	2003	20	2 BHK	743	817	Land Owner's Share				26,15,360
113	2004	20	1 BHK	596	656	Land Owner's Share				20,97,920
114	2005	20	1 BHK	597	657	Land Owner's Share				21,01,440
115	2006	20	2 BHK	766	843	Land Owner's Share				26,96,320
116	2101	21	2 BHK	847	932	Land Owner's Share				29,81,440
117	2102	21	2 BHK	810	891	Land Owner's Share				28,51,200
118	2103	21	2 BHK	743	817	Land Owner's Share				26,15,360
119	2104	21	1 BHK	596	656	Land Owner's Share				20,97,920
120	2105	21	1 BHK	597	657	29600	1,76,71,200	1,90,84,896	40000	21,01,440
121	2106	21	2 BHK	766	843	Land Owner's Share				26,96,320
122	2201	22	2 BHK	847	932	29690	2,51,47,430	2,71,59,224	56500	29,81,440
123	2202	22	2 BHK	810	891	29690	2,40,48,900	2,59,72,812	54000	28,51,200
124	2203	22	2 BHK	743	817	29690	2,20,59,670	2,38,24,444	49500	26,15,360
125	2204	22	1 BHK	596	656	29690	1,76,95,240	1,91,10,859	40000	20,97,920
126	2301	23	2 BHK	847	932	29780	2,52,23,660	2,72,41,553	57000	29,81,440
127	2302	23	2 BHK	810	891	29780	2,41,21,800	2,60,51,544	54500	28,51,200
128	2303	23	2 BHK	743	817	Land Owner's Share				26,15,360
129	2304	23	1 BHK	596	656	29780	1,77,48,880	1,91,68,790	40000	20,97,920
130	2305	23	1 BHK	597	657	29780	1,77,78,660	1,92,00,953	40000	21,01,440
131	2306	23	2 BHK	766	843	Land Owner's Share				26,96,320
132	2401	24	2 BHK	847	932	29870	2,52,99,890	2,73,23,881	57000	29,81,440
133	2402	24	2 BHK	810	891	Land Owner's Share				28,51,200
134	2403	24	2 BHK	743	817	Land Owner's Share				26,15,360
135	2404	24	1 BHK	596	656	29870	1,78,02,520	1,92,26,722	40000	20,97,920
136	2405	24	1 BHK	597	657	29870	1,78,32,390	1,92,58,981	40000	21,01,440
137	2406	24	2 BHK	766	843	Land Owner's Share				26,96,320
138	2501	25	2 BHK	847	932	Land Owner's Share				29,81,440
139	2502	25	2 BHK	810	891	Land Owner's Share				28,51,200
140	2503	25	2 BHK	743	817	29960	2,22,60,280	2,40,41,102	50000	26,15,360
141	2504	25	1 BHK	596	656	29960	1,78,56,160	1,92,84,653	40000	20,97,920
142	2505	25	1 BHK	597	657	29960	1,78,86,120	1,93,17,010	40000	21,01,440
143	2506	25	2 BHK	766	843	29960	2,29,49,360	2,47,85,309	51500	26,96,320
144	2601	26	2 BHK	847	932	30050	2,54,52,350	2,74,88,538	57500	29,81,440

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
145	2602	26	2 BHK	810	891	30050	2,43,40,500	2,62,87,740	55000	28,51,200
146	2603	26	2 BHK	743	817	30050	2,23,27,150	2,41,13,322	50000	26,15,360
147	2604	26	1 BHK	596	656	30050	1,79,09,800	1,93,42,584	40500	20,97,920
148	2605	26	1 BHK	597	657		Land Owner's Share			21,01,440
149	2606	26	2 BHK	766	843					26,96,320
150	2701	27	2 BHK	847	932	30140	2,55,28,580	2,75,70,866	57500	29,81,440
151	2702	27	2 BHK	810	891	30140	2,44,13,400	2,63,66,472	55000	28,51,200
152	2703	27	2 BHK	743	817	30140	2,23,94,020	2,41,85,542	50500	26,15,360
153	2704	27	1 BHK	596	656	30140	1,79,63,440	1,94,00,515	40500	20,97,920
154	2705	27	1 BHK	597	657	30140	1,79,93,580	1,94,33,066	40500	21,01,440
155	2706	27	2 BHK	766	843		Land Owner's Share			26,96,320
156	2801	28	2 BHK	847	932	30230	2,56,04,810	2,76,53,195	57500	29,81,440
157	2802	28	2 BHK	810	891	30230	2,44,86,300	2,64,45,204	55000	28,51,200
158	2803	28	2 BHK	743	817	30230	2,24,60,890	2,42,57,761	50500	26,15,360
159	2804	28	1 BHK	596	656	30230	1,80,17,080	1,94,58,446	40500	20,97,920
160	2805	28	1 BHK	597	657	30230	1,80,47,310	1,94,91,095	40500	21,01,440
161	2806	28	2 BHK	766	843	30230	2,31,56,180	2,50,08,674	52000	26,96,320
162	2901	29	2 BHK	847	932		Land Owner's Share			29,81,440
163	2902	29	2 BHK	810	891	30320	2,45,59,200	2,65,23,936	55500	28,51,200
164	2903	29	2 BHK	743	817	30320	2,25,27,760	2,43,29,981	50500	26,15,360
165	2904	29	1 BHK	596	656	30320	1,80,70,720	1,95,16,378	40500	20,97,920
Total				118228	130051		1,31,47,61,060	1,41,99,41,945		41,61,62,560

1b) Avalon Residency (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
166	3001	30	2 BHK	847	932		Land Owner's Share			29,81,440
167	3002	30	2 BHK	810	891	30410	2,46,32,100	2,66,02,668	55500	28,51,200
168	3003	30	2 BHK	743	817	30410	2,25,94,630	2,44,02,200	51000	26,15,360
169	3004	30	1 BHK	596	656	30410	1,81,24,360	1,95,74,309	41000	20,97,920
170	3005	30	1 BHK	597	657	30410	1,81,54,770	1,96,07,152	41000	21,01,440
171	3006	30	2 BHK	766	843	30410	2,32,94,060	2,51,57,585	52500	26,96,320
172	3101	31	2 BHK	847	932	30500	2,58,33,500	2,79,00,180	58000	29,81,440
173	3102	31	2 BHK	810	891		Land Owner's Share			28,51,200
174	3103	31	2 BHK	743	817	30500	2,26,61,500	2,44,74,420	51000	26,15,360
175	3104	31	1 BHK	596	656	30500	1,81,78,000	1,96,32,240	41000	20,97,920
176	3105	31	1 BHK	597	657	30500	1,82,08,500	1,96,65,180	41000	21,01,440

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
177	3106	31	2 BHK	766	843	30500	2,33,63,000	2,52,32,040	52500	26,96,320
178	3201	32	2 BHK	847	932	30590	2,59,09,730	2,79,82,508	58500	29,81,440
179	3202	32	2 BHK	810	891	30590	2,47,77,900	2,67,60,132	56000	28,51,200
180	3203	32	2 BHK	743	817	30590	2,27,28,370	2,45,46,640	51000	26,15,360
181	3204	32	1 BHK	596	656	30590	1,82,31,640	1,96,90,171	41000	20,97,920
182	3205	32	1 BHK	597	657	30590	1,82,62,230	1,97,23,208	41000	21,01,440
183	3206	32	2 BHK	766	843	30590	2,34,31,940	2,53,06,495	52500	26,96,320
184	3301	33	2 BHK	847	932	30680	2,59,85,960	2,80,64,837	58500	29,81,440
185	3302	33	2 BHK	810	891	30680	2,48,50,800	2,68,38,864	56000	28,51,200
186	3303	33	2 BHK	743	817	30680	2,27,95,240	2,46,18,859	51500	26,15,360
187	3304	33	1 BHK	596	656	30680	1,82,85,280	1,97,48,102	41000	20,97,920
188	3305	33	1 BHK	597	657	30680	1,83,15,960	1,97,81,237	41000	21,01,440
189	3306	33	2 BHK	766	843	30680	2,35,00,880	2,53,80,950	53000	26,96,320
190	3401	34	2 BHK	847	932	30770	2,60,62,190	2,81,47,165	58500	29,81,440
191	3402	34	2 BHK	810	891	30770	2,49,23,700	2,69,17,596	56000	28,51,200
192	3403	34	2 BHK	743	817	30770	2,28,62,110	2,46,91,079	51500	26,15,360
193	3404	34	1 BHK	596	656	30770	1,83,38,920	1,98,06,034	41500	20,97,920
194	3405	34	1 BHK	597	657	30770	1,83,69,690	1,98,39,265	41500	21,01,440
195	3406	34	2 BHK	766	843	30770	2,35,69,820	2,54,55,406	53000	26,96,320
196	3501	35	2 BHK	847	932	30860	2,61,38,420	2,82,29,494	59000	29,81,440
197	3502	35	2 BHK	810	891	30860	2,49,96,600	2,69,96,328	56000	28,51,200
198	3503	35	2 BHK	743	817	30860	2,29,28,980	2,47,63,298	51500	26,15,360
199	3504	35	1 BHK	596	656	30860	1,83,92,560	1,98,63,965	41500	20,97,920
200	3505	35	1 BHK	597	657	30860	1,84,23,420	1,98,97,294	41500	21,01,440
201	3506	35	2 BHK	766	843	30860	2,36,38,760	2,55,29,861	53000	26,96,320
Total				26154	28769		75,07,65,520	81,08,26,762		9,20,62,080

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 ₹
Approved - Sale Flat	Studio - 05 1 BHK - 25 2 BHK - 35	65	44647	49112	1,31,47,61,060.00	1,41,99,41,945.00
Proposed – Sale Flat	1 BHK - 12 2 BHK - 22	34	24497	26947	75,07,65,520.00	81,08,26,762.00
Approved - Land Owner's Share	Studio - 01 1 BHK - 25 2 BHK - 74	100	73581	80939	-	-
Proposed - Land Owner's Share	2 BHK - 02	2	1657	1823	-	-
Total		201	144382	158821	2,06,55,26,580.00	2,23,07,68,707.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,06,55,26,580.00
Final Realizable Value After Completion in ₹	2,23,07,68,707.00
Cost of Construction (Total Built up area x Rate) 158821 Sq. Ft. x ₹ 3200.00	50,82,27,200.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 2,06,55,26,580.00
Final Realizable Value After Completion in ₹		₹ 2,23,07,68,707.00

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 ₹ 27,000.00 to ₹ 31,500.00 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 ₹ 27,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

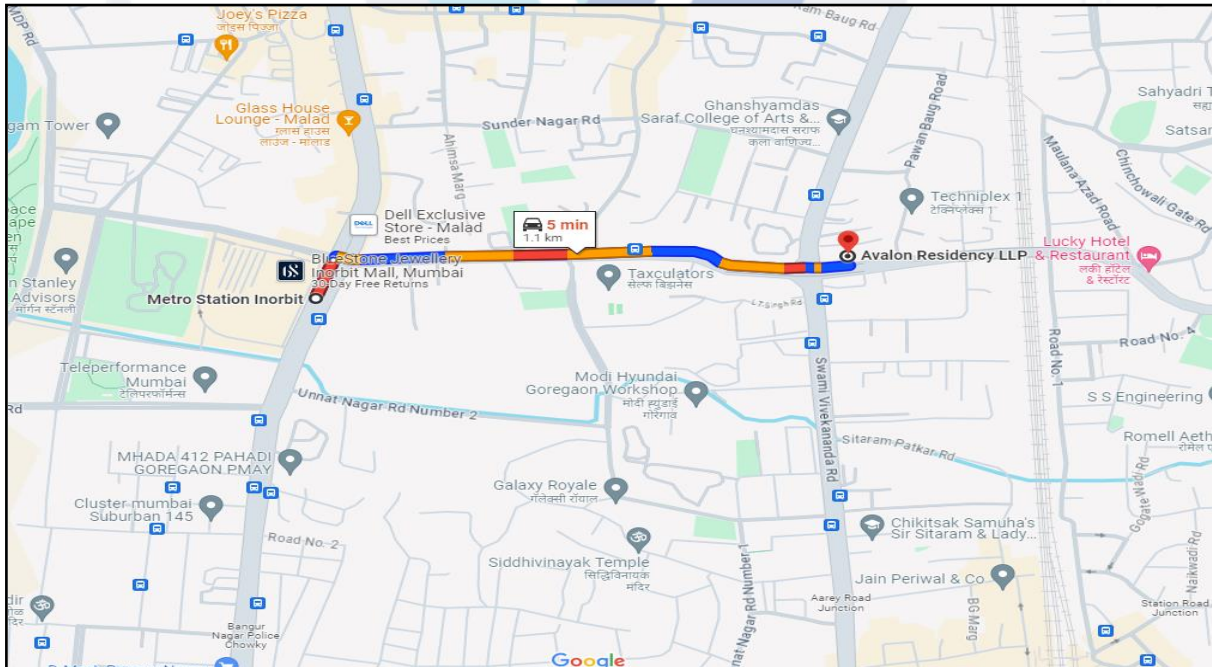
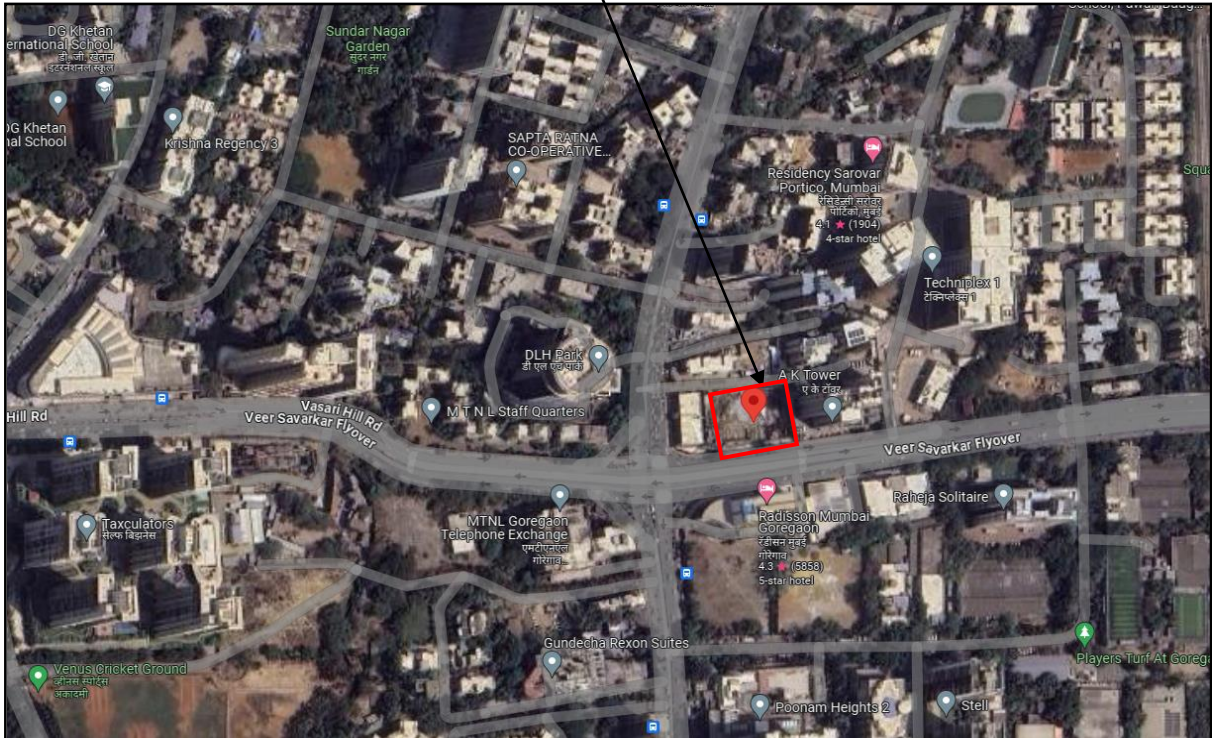


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'26.1"N 72°50'44.8"E

Note: The Blue line shows the route to site from nearest Metro station (Lower Malad – 1.1 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Year **Language**

20242025 English

Annual Statement of Rates

Selected District मुंबई(उपनगर)

Select Village मालाड (दक्षिण) (बोरीवली)

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
63/303-रस्ता : स्वामी विवेकानंद रोड.	64990	132420	170600	238100	125520	चौरस मीटर	मि.टी.एस. नंबर

Price Indicators

HOUSING.COM Buy In Mumbai Goregaon West + Add Download App List Prt

Home / Mumbai / Western Suburbs / Goregaon West / Avalon Last updated: Apr 29, 2024

Avalon RERA

By AVALON RESIDENCY LLP

Junction of Veer Savarkar flyover and S.V. Road, Goregaon West., Western Suburbs, Mumbai

₹1.86 Cr - 2.54 Cr | ₹25.03 K - 30.00 K/sq.ft
EMI starts at ₹92.33 K

Price excludes maintenance, floor rise c... See More

Contact Sellers

Cover Image

SHARE SAVE

13 more

2 BHK Apartment Configuration

May, 2028 Possession Starts

₹25.03 K - 30.00 K/sq.ft Avg. Price

743.00 sq.ft. - 847.00 sq.ft. (Carpet Area) Sizes

magicbricks Buy Rent Sell Home Loans

₹1.86 Cr EMI - ₹ 84k | How much loan can I get? ZERO BROKERAGE

2 BHK 622 Sq-ft Flat For Sale Goregaon West, Mumbai

2 Beds | 2 Baths | Unfurnished

Carpet Area 622 sqft - ₹ 29,904/sqft

Developer Avalon Residency LLP Project Avalon Residency

Transaction Type New Property Status Under Construction Furnished Status Unfurnished

+7 Photos

Contact Builder Download Brochure

Why buy in this project?

- Separate gymnasiums for male and female
- Separate swimming pools from male and female with changing rooms
- Advanced multi-tier security system

+13 more

More Details

Price Breakup ₹1.86 Cr

Booking Amount ₹5.0 Lac

RERA ID P51800053429

Address Goregaon West, Mumbai - Western Mumbai, Maharashtra

Price Indicators

Balwa Avalon
2 Bedroom 743 Sq.Ft. Apartment in Goregaon West Mumbai
 Listing ID #6838315
₹ 2.21 Cr.
 2 Bedrooms
 Unfurnished
 2 Bathroom
 743 Sq.Ft. (Carpet Area)
 Park View

Valuation Report
 ₹1,999
 • Estimated Market Value
 • Rental Value
 • Govt. Value

Home > Avalona Residency In Goregaon West By Balwa Group At SV Road | P51800053429

Avalona Residency In Goregaon West By Balwa Group At SV Road | P51800053429
 PROPERTY ID: 23383
 Avalona Residency SV Road, Goregaon West, Mumbai, Maharashtra, 400062, India

₹1,85,00,000 ++ UNDER CONSTRUCTION ❤️ 0 🖨️ 👁️ 38 💬 0

RESIDENTIAL

2 Bedrooms 2 Bathrooms 622 sq ft

Additional Information

Building Name: Avalona Residency	MahaRERA No.: P51800053429
Project Name: Avalona Residency	Other Configurations: 2BHK, Jod
Carpet Area: 2BHK - 622 & 775 Sq Ft	Price: 2BHK - 1.85 Crs++
Possession: December 2026	Condition: Unfurnished
Elevation: Ground + 48 Floors	

Sales Instance nearby

गावाचे नाव : चिंचवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22797000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15041045.274
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्र. 1702,17 वा मजला,बी विंग,ट्रायम्फ स्वस्तिक,एन युनिट,सुंदर नगर,एस. व्ही. रोड,मालाड पश्चिम,मुंबई - 400064. सदनिकेचे क्षेत्रफळ - 913 चौ. फुट रेरा कारपेट. सोबत तळ मजल्यावर 1 कार पार्किंग क्र. 73.((C.T.S. Number : 33 / 8 ;))
(5) क्षेत्रफळ	93.336 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:-ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार निरंजन पी. शाह तर्फे मुखत्यार मुकेश के. गंगदेव वय:-71 पत्ता:-प्लॉट नं: ए/201, माळा नं: 2 रा मजला, इमारतीचे नाव: व्हॅट्स विकास, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, PUNE. पिन कोड:-400069 पॅन नं:-AAKFT7493G
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र चौधरी - वय:-51; पत्ता:-प्लॉट नं: सदनिका क्र. बी / 304, माळा नं: -, इमारतीचे नाव: मॉन्टे कार्लो अपार्टमेंट, ब्लॉक नं: जबलपुर - 482001, रोड नं: भैसासुर रोड, 4 था पूल जवळ, ंआर्द्धा प्रदेश, जबलपुर. पिन कोड:-482001 पॅन नं:-AACPC3017F 2): नाव:-सारिका चौधरी - वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र. बी / 304, माळा नं: -, इमारतीचे नाव: मॉन्टे कार्लो अपार्टमेंट, ब्लॉक नं: जबलपुर - 482001, रोड नं: भैसासुर रोड, 4 था पूल जवळ, ंआर्द्धा प्रदेश, जबलपुर. पिन कोड:-482001 पॅन नं:-ADYPC0022D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2810/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1367900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

Goregaon West X + Add

Download App

Home / Mumbai / Western Suburbs / Goregaon West / Modirealty Vatvriksh Last updated: Apr 28, 2024

Modirealty Vatvriksh ✓ RERA

By MODIREALTY

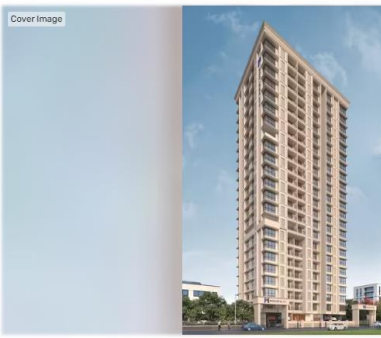
Plot 28, Unnat Nagar, Goregaon (West), Western Suburbs, Mumbai

₹1.72 Cr - 3.61 Cr | ₹27.00 K/sq.ft

EMI starts at ₹85.52 K

Basic Price

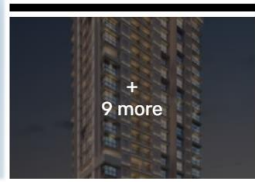
Contact Sellers



Cover Image

SHARE SAVE

Project Tour



+
9 more

2, 3, 4 BHK Apartments
Configurations

Sep, 2026
Possession Starts

₹27.00 K/sq.ft
Avg. Price

638.00 sq.ft. - 1338.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy In Mumbai

Goregaon West X + Add

Download App

Home / Mumbai / Western Suburbs / Goregaon West / Sahakar Revanta Last updated: Apr 9, 2024

Sahakar Revanta ✓ RERA

By SAHAKAR GROUP

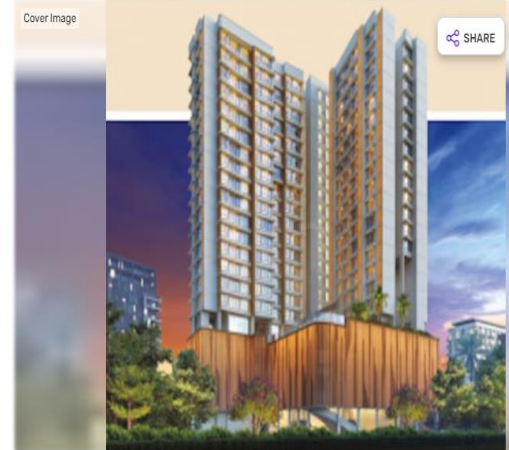
Aarey Road, Opp Ambamata Mandir, Off S V Road, Near Bata Showroom, Goregaon West, Western Suburbs, Mumbai

₹1.9 Cr - 3.1 Cr | ₹27.74 K/sq.ft

EMI starts at ₹94.33 K

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

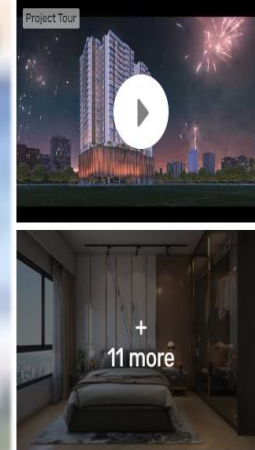
Contact Sellers



Cover Image

SHARE SAVE

Project Tour



+
11 more

2, 3 BHK Apartments
Configurations

Dec, 2025
Possession Starts

₹27.74 K/sq.ft
Avg. Price

685.00 sq.ft. - 1005.00 sq.ft.
(Carpet Area)
Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

Download App

Home / Mumbai / Western Suburbs / Malad West / Treasures

Last updated: Apr 23, 2024


Treasures REERA

By CHANDAK GROUP
Chinchavli Bunder, Malad West, Western Suburbs, Mumbai


₹2.01 Cr - 3.03 Cr | ₹30.13 K/sq.ft

EMI starts at ₹99.82 K
All Inclusive

Contact Seller



2, 3 BHK Apartments
Configurations
Dec, 2028
Possession Starts
₹30.13 K/sq.ft
Avg. Price



+
22 more

HOUSING.COM Buy In Mumbai

+ Add

Download App

Home / Mumbai / Western Suburbs / Goregaon West / Oxford Navrang Crystal

Last updated: Apr 24, 2024


Oxford Navrang Crystal REERA

By OXFORD REALTORS
CTS No. 356pt, Goregaon West, Western Suburbs, Mumbai


₹1.06 Cr - 1.63 Cr | ₹25.28 K/sq.ft

EMI starts at ₹52.62 K
Total Prices


Contact Seller



1, 2 BHK Apartments
Configurations
Nov, 2025
Possession Starts
₹25.28 K/sq.ft
Avg. Price



+
10 more




VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 120 MH2010 PTC201709

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Goregaon West ✕ + Add

Download App

Home / Mumbai / Western Suburbs / Goregaon West / 36 Allure Last updated: Apr 26, 2024

36 Allure REERA


By ALLURE INFRA
Goregaon West, Western Suburbs, Mumbai

₹1.08 Cr - 1.75 Cr | ₹26.67 K/sq.ft

EMI starts at ₹53.62 K

Basic Price

Contact Seller



SHARE

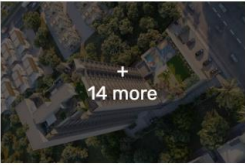
SAVE

Floor

Floor

Floor

Floor



14 more

1, 2 BHK Apartments Configurations

Jun, 2025 Possession Starts


₹26.67 K/sq.ft Avg. Price





405.00 sq.ft. - 655.00 sq.ft. (Carpet Area) Sizes

magicbricks
Buy
Rent
Sell
Home Loans

₹2.05 Cr EMI - ₹92k | [How much loan can I get?](#)

2 BHK 900 Sq-ft Flat For Sale **Sunder Nagar Malad West, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished
Bar/Lounge
Health club...

Carpet Area 765 sqft - ₹26,797/sqft	Developer Triumph Builders LLP	Project Triumph Towers	Floor 7 (Out of 20 Floors)
Transaction Type New Property	Facing West	Lifts 3	Furnished Status Unfurnished

OFFER Free Car Parking

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.05 Cr ₹10,25,000 Approx. Registration Charges ₹9 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac
Address	Malad West, Mumbai, Sunder Nagar Malad West, Mumbai - Western Mumbai,

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

Download App

Home / Mumbai / Malad West / Apartment for Sale in Malad West / 3 BHK Flat Last updated: Apr 28, 2024

3 BHK Flat

By TRIUMPH VENTURES

Triumph Swastik, Sunder Nagar, Malad West, Mumbai

₹2.75 Cr

EMI starts at ₹1.37 Lacs

₹17.19 K/sq.ft

[Contact Seller](#)

SHARE

SAVE

1600 sq.ft
Built Up Area

₹17.19 K/sq.ft
Avg. Price

3 BHK
Configuration

31st Dec, 2024
Possession status

Higher of 22 floors

East facing Facing

Unfurnished Furnishing

magicbricks
Buy
Rent
Sell
Home Loans

₹2.07 Cr EMI - ₹ 93k | [Get Loan offers from 34+ banks](#)

2 BHK 946 Sq-ft Flat For Sale in Sunder Nagar Malad West, Mumbai

2 Beds

2 Baths

1 Balcony

1 Covered Parking

Fireplace

Jogging and ...

Carpet Area 728 sqft - ₹28,434/sqft	Floor 9 (Out of 21 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 11 days ago

More Details

Price Breakup	₹2.07 Cr ₹10,35,000 Approx. Registration Charges ₹10,000 Monthly
Booking Amount	₹20.9 Lac
RERA ID	P51800054908
Address	Sunder Nagar Malad West, Sunder Nagar Malad West, Mumbai - Western Mumbai,

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sunder Nagar Malad West > 3 BHK Flats for Sale in Sunder Nagar Malad West > 1100 Sq-ft.

₹3.05 Cr

EMI - ₹1.38L | [How much loan can I get?](#)

3 BHK 1100 Sq-ft Flat For Sale in **Sunder Nagar Malad West, Mumbai**

🛏️ 3 Beds
🚿 3 Baths
🏠 1 Balcony
🚗 1 Covered Parking
🏃 Jogging an...
📦 Service/Good...

Carpet Area 1023 sqft ~ ₹29,814/sqft	Floor 12 (Out of 20 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.05 Cr ₹15,25,000 Approx. Registration Charges ₹10,000 Monthly
Booking Amount	₹5.0 Lac
Address	Malad west., Sunder Nagar Malad West, Mumbai - Western Mumbai, Maharashtra

HOUSING.com
Buy in Mumbai ▾

🔍 Goregaon West X + Add
📱 Download App

Home / Mumbai / Western Suburbs / Goregaon West / 36 Allure

36 Allure

By ALLURE INFRA

Goregaon West, Western Suburbs, Mumbai

₹1.08 Cr - 1.75 Cr

EMI starts at ₹53.62 K

Basic Price

Contact Seller

🔄 SHARE
❤️ SAVE

1.2 BHK Apartments Configurations

Jun. 2025 Possession Starts

₹26.67 K/sq.ft Avg. Price

405.00 sq.ft. - 655.00 sq.ft. (Carpet Area) Sizes


Price Indicators

Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾




₹1.90 Cr EMI - ₹86k | [How much loan can I get?](#)

2 BHK 660 Sq-ft Flat For Sale in [Sunder Nagar Malad West, Mumbai](#)



🛏 2 Beds | 🚿 2 Baths | 🏠 2 Balconies | 🚗 1 Covered Parking

<p>Carpet Area 660 sqft - ₹28,939/sqft</p>	<p>Floor 21 (Out of 21 Floors)</p>	<p>Transaction Type New Property</p>
<p>Facing East</p>	<p>Lifts 5</p>	<p>Furnished Status Unfurnished</p>
<p>Car Parking 1 Covered</p>	<p>Type Of Ownership Freehold</p>	<p>Age Of Construction Under Construction</p>

+8 Photos

✔ East Facing Property

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.9 Cr ₹12 Monthly
Booking Amount	₹50.0 Lac
RERA ID	P51800054908
Address	Off Swami Vivekananda Road, Sunder Nagar Malad West, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.98 Cr EMI - ₹89k | [Get Loan offers from 34+ banks](#)

2 BHK 1089 Sq-ft Flat For Sale in **Sunder Nagar Malad West, Mumbai**

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

<p>Carpet Area 660 sqft - ₹30,000/sqft</p> <p>Facing North</p> <p>Car Parking 1 Covered</p>	<p>Floor Upper Basement (Out of 20 Floors)</p> <p>Lifts 2</p> <p>Type Of Ownership Freehold</p>	<p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p> <p>Age Of Construction Under Construction</p>
--	--	---

Contact Agent
Get Phone No.
👤 Last contact made 34 days ago

More Details

Price Breakup	₹1.98 Cr ₹9,90,000 <small>Approx. Registration Charges ₹6,600 Monthly</small>
Booking Amount	₹10.0 Lac
RERA ID	P51800054908
Address	Arkade EDEN Malad West, Sunder Nagar Malad West, Mumbai - Western Mumbai, Maharashtra

HOUSING.COM Buy In Mumbai ▾ Malad West ▾ + Add

Home / Mumbai / Malad West / Apartment for Sale in Malad West / 3 BHK Flat

3 BHK Flat

By SHETH CREATORS

Sheth Auris Ilaria, Sunder Nagar, Malad West, Mumbai

₹2.08 Cr EMI starts at ₹1.03 Lacs

₹22.01 K/sq.ft

Contact Seller

Living Room

Living Room

Kitchen

945 sq.ft Built Up Area

₹22.01 K/sq.ft Avg. Price

3 BHK Configuration

31st Oct, 2027 Possession status

Lower of 40 floors

East facing Facing

Unfurnished Furnishing

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 : 29.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.04.2024 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 26.04.2024. 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 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. Avalon Residency LLP
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 Deepak Jain – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 26.04.2024 Valuation Date – 29.04.2024 Date of Report – 29.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.04.2024
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 **29th 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 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. Avalon Residency LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Avalon Residency LLP**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

