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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Silver Sapphire"

"Silver Sapphire", Proposed Redevelopment of Building No. 7 known as Dindoshi Yash Co. Op. Hsg. Soc. Ltd., Plot Bearing CTS No. 106 (pt), & 147 (pt), Shivdham Sankul, Gen. A. K., Vaidya Marg, Dindoshi, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country – India.

Latitude Longitude: 19°10'32.9"N 72°51'46.2"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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Regd. Office

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Vastu/SBI/Mumbai/05/2024/8628/2306318

15/08-178-V

Date: 15.05.2024

MASTER VALUATION REPORT OF "Silver Sapphire"

"Silver Sapphire", Proposed Redevelopment of Building No. 7 known as Dindoshi Yash Co. Op. Hsg. Soc. Ltd., Plot Bearing CTS No. 106 (pt), & 147 (pt), Shivdham Sankul, Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country – India.

Latitude Longitude: 19°10'32.9"N 72°51'46.2"E

NAME OF DEVELOPER: M/s. Mars Lifespaces (Yash) 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 **13th May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Silver Sapphire"**, Proposed Redevelopment of Building No. 7 known as Dindoshi Yash Co. Op. Hsg. Soc. Ltd., Plot Bearing CTS No. 106 (pt), & 147 (pt), Shivdham Sankul, Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country – India. It is about 1.5 Km. travel distance from Dindoshi 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. Mars Lifespaces (Yash) Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Silver Sapphire	P51800053145
Register office address	M/s. Mars Lifespaces (Yash) Pvt. Ltd. Address: Office at Ground Floor, "Silver Utopia" , Cardinal Gracious Road, Chakala, Opp. P & G Plaza, Andheri (East), Mumbai - 400 099, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Ashish Jain (Builder Person - Mobile No. - 70213 10866) Mr. Pankaj (Site Supervisor – Mobile No. 773887860)	
E – mail ID & Website	ashishjain7045@gmail.com www.thesilvergroup.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Om Trimurti Building
On or towards South	Shraddha Society & Gen. A. K. Vaidya Marg
On or towards East	Road & Shagun Mall
On or towards West	Road & Open Plot



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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 : 13.05.2024
	b)	Date on which the valuation is made : 15.05.2024
3.	List of documents produced for perusal	
	1. Copy of Title Report from Adv. Chandrakant Ambani (C A Legal), dated 30.05.2022.	
	2. Copy of Height Clearanced NOC No. JUHU / WEST / B / 0323 / 798643 date 27.10.2023 issued by Airports Authority of India.Valid Upto – 26.10.2031.	
	3. Copy of Revised Fire Protection & Fire Fighting Safety requirement Letter No. P-6786 / 2021 /(141A) / R/S – Ward / Malad _R/S-CFO / 1 / NEW date 28.03.2023 issued by Mumbai Fire Brigade, MCGM	
	4. Copy of MAHARERA Registration Certificate of Project No. P51800053145 issued by Maharashtra Real Estate Regulatory Authority date 17.10.2023. Last Modified date 15.04.2024	
	5. Copy of Architect's Certificate date 15.04.2024 issued by Shilpa Associates	
	6. Copy of CA Certificate date 04.12.2023 issued by CA. T. K Gopalakrishnan & Associates	
	7. Copy of Engineer's Certificate date 11.04.2024 issued by Er. Kailash Anwala (Unisteps Consulting)	
	8. Copy of MHADA Offer Letter No. CO / MB / REE / NOC / F-608 / 1944 / 2021 date 17.08.2021 issued by MHADA	
	9. Copy of Intimation of Approval (IOA) No. MH / EE / BP Cell / GM / MHADA – 61 / 1162 / 2022 date 26.08.2022 issued by Building Permission Cell / Greater Mumbai / MHADA	
	10. Copy of Further Commencement Certificate No. MH / EE (BP) / GM / MHADA – 61 / 1162 / 2024 / FCC / 1 / New dated 10.01.2024 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA This Further Commencement Certificate is now granted for building having Pit level for Pump room + Still floor for 6 th Level Pit Puzzle Parking (having two in Pit) + 03 tier pit stack car parking (having one in pit) + Double Height Entrance Lobby + U.G. Tank + Space for D. G. set + 3.25 Mtrs. Level Meter Room + 1 st floor for Society office and Yoga Room + 2 nd to 6 th upper Residential floor with height 23.55 Mtr. As per approved IOA plans issued by vid no. MH / EE / BP / Ce;; / GM / MHADA -61 / 1162 / 2022 date 26.08.2022	
	11. Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 61 / 1162 / 2023 / CC / 1 / New dated 09.06.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA This CC is valid upto 08 June, 2024 Remarks : This C.C. is granted upto Plinth level i.e. height upto 0.35 mtr. from AGL as per approved plans dtd. 26.08.2022	
	12. Copy of Approved Plan No. MHADA – 61 / 1162 / 2022 dated 26.08.2022 issued by Executive Engineer	



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Building Permission Cell / Greater Mumbai (E.S.) MHADA		
Approved upto:		
Project	Number of Floors	
Silver Sapphire	Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.	
Project Name (with address & phone nos.)	: "Silver Sapphire" , Proposed Redevelopment of Building No. 7 known as Dindoshi Yash Co. Op. Hsg. Soc. Ltd., Plot Bearing CTS No. 106 (pt), & 147 (pt), Shivdham Sankul, Gen. A. K., Vaidya Marg, Dindoshi, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country – India.	
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Mars Lifespaces (Yash) Pvt. Ltd. Address: Office at Ground Floor, "Silver Utopia" , Cardinal Gracious Road, Chakala, Opp. P & G Plaza, Andheri (East), Mumbai - 400 099, State - Maharashtra, Country – India. Contact Person : Mr. Ashish Jain (Builder Person - Mobile No. - 70213 10866) Mr. Pankaj (Site Supervisor – Mobile No. 773887860)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
About "Silver Sapphire" Mars Silver Sapphire is a residential project in Malad East, Mumbai. It is set in an area of 0.26 Acres . Mars Silver Sapphire offers Apartment. Available configurations include 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There is 1 building for sale. The project was launched in October 2023 and possession date of Mars Silver Sapphire is Sep, 2027. Mars Silver Sapphire is located in Vaidya Marg, Malad East. The project is developed by Mars Lifespaces(Yash) Private Limited. There are 60 units for sale. The RERA registration number of this project is P51800053145.		
TYPE OF THE BUILDING		
Project	Number of Floors	
Silver Sapphire	Proposed Ground (Puzzle Car Parking) + 1 st floor (Part Fitness Centre / Part Society Office) + 2 nd to 20 th Floors + 21 st (Part Fitness Centre / Part Residential) + 22 nd upper floors as per information provided by builder. The building permission as on date is received till Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.	
LEVEL OF COMPLETEION:		
Project	Present stage of Construction	Percentage of work completion
Silver Sapphire	RCC work upto 2nd Floor slab is completed.	13%

DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is June - 2027 (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		
➤ Gymnasium		
➤ Garden		
➤ Club House		
➤ Kids Play Area		
➤ Children's Play Zone		
➤ Swimming Pool		
➤ Senior Citizens Area		
➤ Basketball Court / Skating Ring		
➤ Box Cricket		
➤ Multi – utility Games area (Indor)		
➤ Pool Table / Table Tennis		
➤ Carrom & Chess		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt.	:

	enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area				
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		
	North	Building No. 5 & 6	Plot No. 104A		
	South	Building No. 8 MIG -I	Road Line		
	East	MHB boundary & Shagun Mall	Plot No. 147		
	West	9.15 Mtr. Wide Road	9.00 Mtr. Wide Road		
			Om Trimurti Building		
			Shraddha Society & Gen. A. K. Vaidya Marg		
			Road & Shagun Mall		
			Road & Open Plot		
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°10'32.9"N 72°51'46.2"E		
14.	Extent of the site	:	Plot area – 1067.97 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 – 1067.97 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 class		
2.	Development of surrounding areas	:	Good		
3.	Possibility of frequent flooding/ sub-merging	:	No		
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by		
5.	Level of land with topographical conditions	:	Plain		
6.	Shape of land	:	Irregular		
7.	Type of use to which it can be put	:	For residential purpose		
8.	Any usage restriction	:	Residential		
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA – 61 / 1162 / 2022 dated 26.08.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA Approved upto:		
			<table border="1"> <tr> <td>Project</td> <td>Number of Floors</td> </tr> </table>	Project	Number of Floors
Project	Number of Floors				

			Silver Sapphire	Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.									
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	B. T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	09.00 Mtr. Wide Internal Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 1067.97 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)	:	₹ 1,47,390.00 per Sq. M. for Residential ₹ 68,240.00 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>1067.97</td> <td>68240</td> <td>7,28,78,273.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1067.97	68240	7,28,78,273.00
As per Approved Plan & RERA													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
1067.97	68240	7,28,78,273.00											
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				
Silver Sapphire	Proposed Ground (Puzzle Car Parking) + 1 st floor (Part Fitness Center / Part Society Office) + 2 nd to to 20 th Floors + 21 st (Part Fitness Centre / Part Residential) + 22 nd upper floors as per information provided by builder. The building permission as on date is received till Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.				
e) Plinth area floor-wise	: As per table attached to the report				
f) Condition of the building	:				
i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. MHADA – 61 / 1162 / 2022 dated 26.08.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA				
h) Approved map / plan issuing authority	: Approved upto:				
	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Silver Sapphire</td> <td>Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Silver Sapphire	Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential upper floors.
Project	Number of Floors				
Silver Sapphire	Ground (Puzzle Car Parking) + 1st floor (Part Fitness Center / Part Society Office) + 2nd to 17th (part) Residential 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 APPROVED PLAN & DEVELOPER'S INFORMATION:**Remarks:**

<i>Proposed as per site information</i>		<i>As per Sanctioned Approval Plan</i>	
Project	Number of Floors	<i>Copy of Approved Plan No. MHADA – 61 / 1162 / 2022 dated 26.08.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA</i>	
Silver Sapphire	Proposed Ground (Puzzle Car Parking) + 1 st floor (Part Fitness Center / Part Society Office) + 2 nd to 20 th Floors + 21 st (Part Fitness Centre / Part Residential) + 22 nd upper floors.	<i>Approved upto:</i>	
Project	Number of Floors	Project	Number of Floors
Silver Sapphire		Silver Sapphire	Ground (Puzzle Car Parking) + 1 st floor (Part Fitness Center / Part Society Office) + 2 nd to 17 th (part) Residential 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 (E.S.) MHADA. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Silver Sapphire (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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	201	2	3 BHK	865	952					28,54,500
2	202	2	3 BHK	865	952					28,54,500
3	203	2	3 BHK	865	952					28,54,500
4	204	2	3 BHK	865	952					28,54,500
5	301	3	3 BHK	865	952					28,54,500
6	302	3	3 BHK	865	952					28,54,500
7	303	3	3 BHK	865	952					28,54,500
8	304	3	3 BHK	865	952					28,54,500
9	401	4	3 BHK	865	952					28,54,500

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
10	402	4	3 BHK	865	952					28,54,500
11	403	4	3 BHK	865	952					28,54,500
12	404	4	3 BHK	865	952					28,54,500
13	501	5	3 BHK	865	952					28,54,500
14	502	5	3 BHK	865	952					28,54,500
15	503	5	3 BHK	865	952					28,54,500
16	504	5	3 BHK	865	952					28,54,500
17	601	6	3 BHK	865	952					28,54,500
18	602	6	3 BHK	865	952					28,54,500
19	603	6	3 BHK	865	952					28,54,500
20	604	6	3 BHK	865	952					28,54,500
21	702	7	3 BHK	914	1005	25400	2,32,15,600	2,50,72,848	52000	30,16,200
22	703	7	2 BHK	740	814	25400	1,87,96,000	2,02,99,680	42500	24,42,000
23	704	7	2 BHK	740	814	25400	1,87,96,000	2,02,99,680	42500	24,42,000
24	801	8	3 BHK	914	1005	25480	2,32,88,720	2,51,51,818	52500	30,16,200
25	802	8	3 BHK	914	1005	25480	2,32,88,720	2,51,51,818	52500	30,16,200
26	803	8	2 BHK	730	803	25480	1,86,00,400	2,00,88,432	42000	24,09,000
27	804	8	2 BHK	730	803	25480	1,86,00,400	2,00,88,432	42000	24,09,000
28	901	9	3 BHK	914	1005	25560	2,33,61,840	2,52,30,787	52500	30,16,200
29	902	9	3 BHK	914	1005	25560	2,33,61,840	2,52,30,787	52500	30,16,200
30	903	9	2 BHK	730	803	25560	1,86,58,800	2,01,51,504	42000	24,09,000
31	904	9	2 BHK	730	803	25560	1,86,58,800	2,01,51,504	42000	24,09,000
32	1001	10	3 BHK	914	1005	25640	2,34,34,960	2,53,09,757	52500	30,16,200
33	1002	10	3 BHK	914	1005	25640	2,34,34,960	2,53,09,757	52500	30,16,200
34	1003	10	2 BHK	730	803	25640	1,87,17,200	2,02,14,576	42000	24,09,000
35	1004	10	2 BHK	730	803	25640	1,87,17,200	2,02,14,576	42000	24,09,000
36	1101	11	3 BHK	914	1005	25720	2,35,08,080	2,53,88,726	53000	30,16,200
37	1102	11	3 BHK	914	1005	25720	2,35,08,080	2,53,88,726	53000	30,16,200
38	1103	11	2 BHK	730	803	25720	1,87,75,600	2,02,77,648	42000	24,09,000
39	1104	11	2 BHK	730	803	25720	1,87,75,600	2,02,77,648	42000	24,09,000
40	1201	12	3 BHK	914	1005	25800	2,35,81,200	2,54,67,696	53000	30,16,200
41	1202	12	3 BHK	914	1005	25800	2,35,81,200	2,54,67,696	53000	30,16,200
42	1203	12	2 BHK	730	803	25800	1,88,34,000	2,03,40,720	42500	24,09,000
43	1204	12	2 BHK	730	803	25800	1,88,34,000	2,03,40,720	42500	24,09,000
44	1301	13	3 BHK	914	1005	25880	2,36,54,320	2,55,46,666	53000	30,16,200
45	1302	13	3 BHK	914	1005	25880	2,36,54,320	2,55,46,666	53000	30,16,200
46	1303	13	2 BHK	730	803	25880	1,88,92,400	2,04,03,792	42500	24,09,000
47	1304	13	2 BHK	730	803	25880	1,88,92,400	2,04,03,792	42500	24,09,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
48	1402	14	3 BHK	914	1005	25960	2,37,27,440	2,56,25,635	53500	30,16,200
49	1403	14	2 BHK	740	814	25960	1,92,10,400	2,07,47,232	43000	24,42,000
50	1404	14	2 BHK	740	814	25960	1,92,10,400	2,07,47,232	43000	24,42,000
51	1501	15	3 BHK	914	1005	26040	2,38,00,560	2,57,04,605	53500	30,16,200
52	1502	15	3 BHK	914	1005	26040	2,38,00,560	2,57,04,605	53500	30,16,200
53	1503	15	2 BHK	730	803	26040	1,90,09,200	2,05,29,936	43000	24,09,000
54	1504	15	2 BHK	730	803	26040	1,90,09,200	2,05,29,936	43000	24,09,000
55	1601	16	3 BHK	914	1005	26120	2,38,73,680	2,57,83,574	53500	30,16,200
56	1602	16	3 BHK	914	1005	26120	2,38,73,680	2,57,83,574	53500	30,16,200
57	1603	16	2 BHK	730	803	26120	1,90,67,600	2,05,93,008	43000	24,09,000
58	1604	16	2 BHK	730	803	26120	1,90,67,600	2,05,93,008	43000	24,09,000
59	1702	17	3 BHK	914	1005	26200	2,39,46,800	2,58,62,544	54000	30,16,200
60	1703	17	2 BHK	730	803	26200	1,91,26,000	2,06,56,080	43000	24,09,000
Total				50036	55040		84,41,45,760	91,16,77,421		16,51,18,800

1b) Silver Sapphire, (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
61	1701	17	3 BHK	966	1063	26200	2,53,09,200	2,73,33,936	57000	31,87,800
62	1704	17	2 BHK	685	754	26200	1,79,47,000	1,93,82,760	40500	22,60,500
63	1801	18	3 BHK	966	1063	26280	2,53,86,480	2,74,17,398	57000	31,87,800
64	1802	18	3 BHK	966	1063	26280	2,53,86,480	2,74,17,398	57000	31,87,800
65	1803	18	2 BHK	685	754	26280	1,80,01,800	1,94,41,944	40500	22,60,500
66	1804	18	2 BHK	685	754	26280	1,80,01,800	1,94,41,944	40500	22,60,500
67	1901	19	3 BHK	966	1063	26360	2,54,63,760	2,75,00,861	57500	31,87,800
68	1902	19	3 BHK	966	1063	26360	2,54,63,760	2,75,00,861	57500	31,87,800
69	1903	19	2 BHK	685	754	26360	1,80,56,600	1,95,01,128	40500	22,60,500
70	1904	19	2 BHK	685	754	26360	1,80,56,600	1,95,01,128	40500	22,60,500
71	2001	20	3 BHK	966	1063	26440	2,55,41,040	2,75,84,323	57500	31,87,800
72	2002	20	3 BHK	966	1063	26440	2,55,41,040	2,75,84,323	57500	31,87,800
73	2003	20	2 BHK	685	754	26440	1,81,11,400	1,95,60,312	41000	22,60,500
74	2004	20	2 BHK	685	754	26440	1,81,11,400	1,95,60,312	41000	22,60,500
75	2102	21	3 BHK	966	1063	26520	2,56,18,320	2,76,67,786	57500	31,87,800
76	2103	21	2 BHK	685	754	26520	1,81,66,200	1,96,19,496	41000	22,60,500
77	2104	21	2 BHK	966	1063	26520	2,56,18,320	2,76,67,786	57500	31,87,800
78	2201	22	3 BHK	966	1063	26600	2,56,95,600	2,77,51,248	58000	31,87,800
79	2202	22	3 BHK	966	1063	26600	2,56,95,600	2,77,51,248	58000	31,87,800

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
80	2203	22	2 BHK	685	754	26600	1,82,21,000	1,96,78,680	41000	22,60,500
81	2204	22	2 BHK	685	754	26600	1,82,21,000	1,96,78,680	41000	22,60,500
Total				17476	19224		46,16,14,400	49,85,43,552		5,76,70,800

Summary of the Project:

Particulars	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	2 BHK - 21 3 BHK – 19	40	32736	36010	84,41,45,760.00	91,16,77,421.00
Proposed – Sale Flat	2 BHK - 11 3 BHK - 10	21	17476	19224	46,16,14,400.00	49,85,43,552.00
Approved - Land Owner's Share	3 BHK - 20	20	17300	19030	-	-
Total		81	67512	74264	1,30,57,60,160.00	1,41,02,20,973.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,30,57,60,160.00
Final Realizable Value After Completion in ₹	1,41,02,20,973.00
Cost of Construction (Total Built up area x Rate) 74264 Sq. Ft. x ₹ 3000.00	22,27,92,000.00

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

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

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

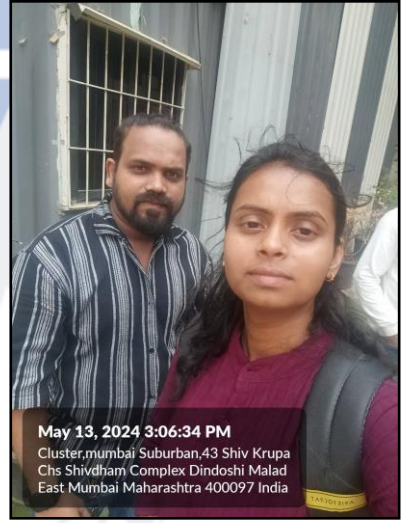
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,30,57,60,160.00
Final Realizable Value After Completion in ₹		₹ 1,41,02,20,973.00

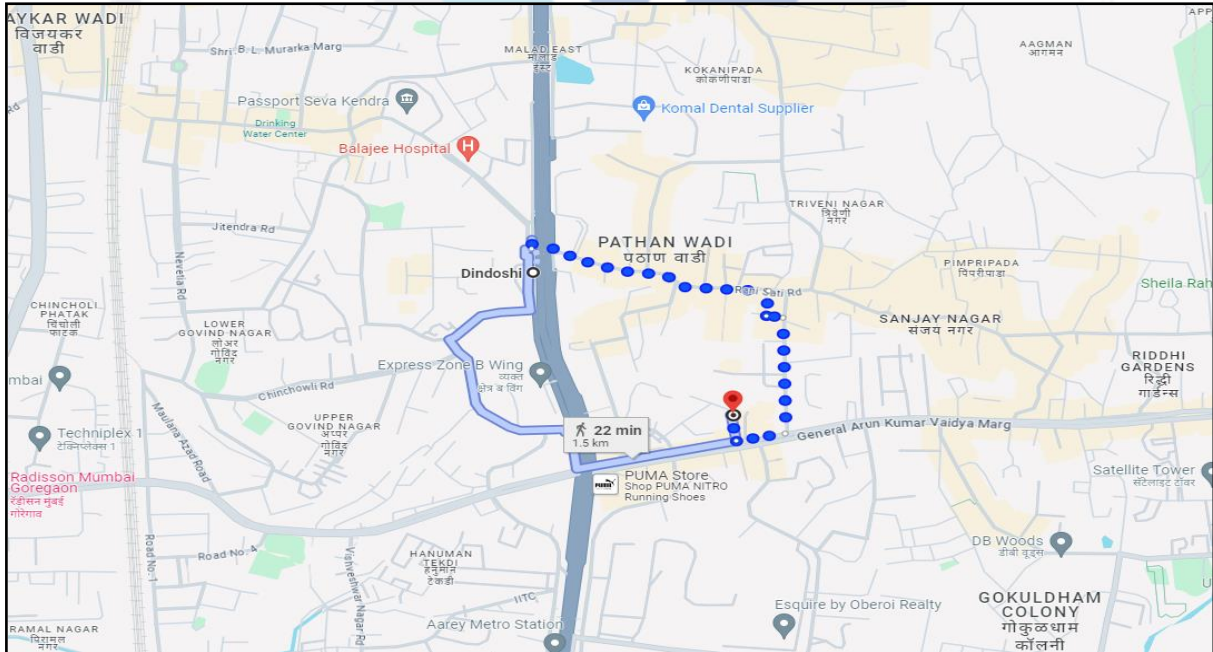
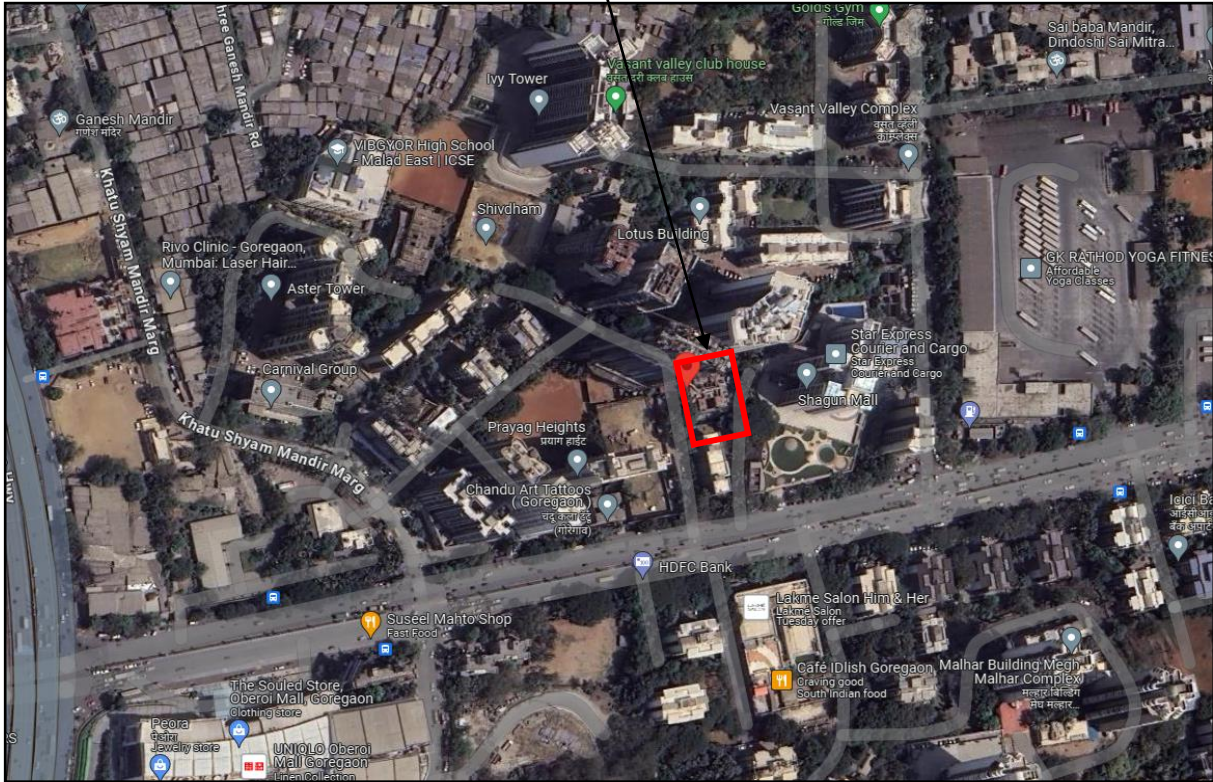
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 24,500.00 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 ₹ 25,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'32.9"N 72°51'46.2"E

Note: The Blue line shows the route to site from nearest Metro station (Dindoshi – 1.5 Km.)




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Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
61/290-भुभाग: उत्तरेस गावाची सीमा, दक्षिणेस वॉर्ड सीमा, पश्चिमेस द्रुतगती मार्ग यामधील या गावातील सर्व मिळकती.	68240	147390	169500	188800	147390	चौ. मीटर	सि.टी.एस. नंबर

Sales Instances nearby

गावाचे नाव : दिडोशी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10318710
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7307058.78
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: गाव मौजे दिडोशी येथील सी.टी. एस. नं.147(पार्ट),या जमिनीवर बांधलेली इमारत शिव कृपा शिवधाम कॉम्प्लेक्स मधील सदनिका क्रं 2907,एकोणतिसावा मजला,ज्याचे क्षेत्र 39.19 चौ.मी रेरा प्रमाणे हि मिलकत.((C.T.S. Number : 147 (Part) :))
(5) क्षेत्रफळ	39.19 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:-मे. जेअँड वी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंह यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा - - वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल मागे, बोरिवली पूर्व, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAKFJ4645E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल दत्ताराम म्हादळकर - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- बी-३४, प्लॉट नं. २०४, बी विंग, वृन्दावन, जनरल ए.के. वैद्य मार्ग, गोकुळधाम, गोरेगाव ईस्ट, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ATGPM2232D 2): नाव:-योगिता अमोल म्हादळकर - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- बी-३४, प्लॉट नं. २०४, बी विंग, वृन्दावन, जनरल ए.के. वैद्य मार्ग, गोकुळधाम, गोरेगाव ईस्ट, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AQMPM0374R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7371/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	619200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instances nearby

11170389	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
15-05-2024		दस्त क्रमांक : 11170/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : दिंडोशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11257820	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8027006.79	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: गाव मौजे दिंडोशी येथील सी.टी एस नं. 147(पार्ट),या जमिनीवर बांधलेली इमारत मधुबन शिवधाम कॉम्प्लेक्स मधील सदनिका क्र. 2005,विसावा मजला,ज्याचे क्षेत्र 43.06 चौ.मी रेरा प्रमाणे व बाल्कनी क्षेत्र 1.95 चौ.मी. ही मिळकत.((C.T.S. Number : 147 (Part) ;))	
(5) क्षेत्रफळ	43.06 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जेअँड वी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंग यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा - - वय:-40 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल मागे, बोरीवली पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAKFJ4645E	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपाली शशांक सावंत - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-३७, बी-विंग, सुरभी बिल्डिंग ४/४०१, लाईफ लाईन हॉस्पिटल गोकुळधाम, गोरगाव पूर्व, मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ANJPR0181K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11170/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	675500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

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EMI starts at ₹97.31 K
By MARS LIFESPACES(YASH) PRIVATE LIMITED
Vaidya Marg, Malad East, Western Suburbs, Mumbai Price excludes maintenance, floor rise c... See More Contact Developer

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2, 3 BHK Apartments Configurations **Sep. 2027 Possession Starts** **₹26.88 K/sq.ft Avg. Price** **730.00 sq.ft. - 914.00 sq.ft. (Carpet Area) Sizes**

PROPTIGER city: Mumbai Enter a location, builder, project or RERA ID

India Property > Property in Mumbai > Property in Malad East > Mars Silver Sapphire

Mars Silver Sapphire 3 Photos PROJECT RERA ID : P51800053145

by **Mars Lifespaces Yash**
Malad East, Mumbai (show on map)

Download Brochures

2, 3 BHK Apartment **730 - 914 sq ft Carpet Area** **₹ 1.96 Cr - ₹ 2.46 Cr Builder Price**
See inclusions

Price Indicators

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Home New Projects in Mumbai Projects in Malad East Silver Sapphire

Silver Sapphire
Malad East, Mumbai

₹ 2.15 Cr to 2.60 Cr

Status: **New Launch**

Project Size
60 units • 0.26 Acres

Configurations: 2.3 BHK Flat from 730 Sq. Ft. to 914 Sq. Ft. (Carpet)

9 Photos Map Download Brochure

RERA Update RERA REPORT
Tower Wise Inventory Construction Status

Valuation Report DOWNLOAD SAMPLE
Estimated Market Value Rental Value Govt. Value

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₹1.82 Cr EMI - ₹ 82k | [Get pre-approved loan](#)

2 BHK 822 Sq-ft Flat For Sale **Vaidya Nagar, Mumbai**

2 Beds | 2 Baths | Unfurnished

Carpet Area
685 sqft - ₹26,686/sqft

Developer
Mars Builders

Project
Silver Sapphire

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

[Contact Agent](#) [Get Phone No.](#) Last contact made 8 days ago

More Details

Price Breakup ₹1.82 Cr

Address Vaidya Nagar, Mumbai - Western Mumbai, Maharashtra

Price Indicators

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Sign up

3 BHK Flat in Silver Sapphire For Sale in Malad East
Near Oberoi Mall, Dindoshi, Malad East, Mumbai

₹ 2.45 Crores
Non-negotiable

₹ 1.4 Lacs/Month
Estimated EMI

1,380
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Malad east / 3bhk Flat for Sale in Malad east / Property Details

Photos
Location

Exclusive Deal

Nearby: NESCO IT Park | PVR ICON | Sai Veg World | Udipi Vihar | Malad

3 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

2
Balcony

Bike and Car
Parking

Nov 7, 2023
Posted On

May 3, 2026
Possession

Silver Sapphire
Apartment

Full
Power Backup

Contact

Book View

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	1,380 Sq.Ft	Carpet Area	966 Sq.Ft

Activity On This Property

362 Unique Views 0 Shortlists 2 Similar Properties

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Mumbai
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← Back to search result > Flats for Sale in Mumbai > Flats for Sale in Malad East > Mars Silver Sapphire

Mars Silver Sapphire

By Mars Lifespaces Affordable

Rera Status REGISTRATION NO: P51800053145

Mars Silver Sapphire, Dindoshi, Arun Kumar Vaidya Marg, Near Shagun Mall, Malad East, Mumbai - 400097.

₹ 1.5 Cr - 2.3 Cr

Download Brochure

Request Info

Schedule A Tour

Request Information

Get more info from our experts about the property. From financing to investment potential & more.

Name

Contact Number

Email Address

Locality

Configuration

Property Overview

2, 3 BHK Configuration	680 - 970 Sq ft Carpet Area	New Status	June 2027 Rera Possession
61 Units Number of Units	17 Floors Number of Floors	1 Towers Total Towers	0.26 Acres Total Area

Price Indicators

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New Projects in Mumbai / New Projects in Malad East / Silver Sapphire

Silver Sapphire

By: The Silver Group

General Arun Kumar Vaidya Marg, Malad East, Mumbai - 400097



₹ **1.97 Cr Onwards**

Price See Offers & Deals

Connect Now

Disclaimer: * Prices are indicative.

📍 Investor / Resale Options Available.

RERA

Configuration 2 BHK, 3 BHK Flats <small>Flats See Listings</small>	Carpet Area 753 Sq.ft. - 913 Sq.ft. <small>View Floor Plan</small>	Possession June 2027
Construction Status		
New Launch		
RERA No.		
P51800053145		
<small>View RERA Details & QR Code</small>		

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Silver Sapphire

📍 7, Shivdham Complex, Dindoshi, Malad East, Mumbai, 400097

🏠 Apartments 📏 729 to 913 sqft Carpet Area 🛏️ 2, 3 Bedrooms

🔗 Share ❤️ Bookmark

Estimate Possession: Sep 2027

Starting price

INR 2.16 Cr

Property No. IND-RS-433789

Price Indicators

Houssed. Mumbai Search by Locality/Project/Builder

← Back to search result > Flats for Sale in Mumbai > Flats for Sale in Malad East > Mars Silver Sapphire

Mars Silver Sapphire
By Mars Lifespaces **Affordable**

Rera Status REGISTRATION NO: P51800053145 ₹ 1.5 Cr - 2.3 Cr **Download Brochure**

Mars Silver Sapphire, Dindoshi, Arun Kumar Vaidya Marg, Near Shagun Mall, Malad East, Mumbai - 400097.

Property Overview

2, 3 BHK Configuration	680 - 970 Sq ft Carpet Area	New Status	June 2027 Rera Possession
------------------------	-----------------------------	------------	---------------------------

Request Information
Get more info from our experts about the property. From financing to investment potential & more.

Name
Contact Number
Email Address

New Projects in India / New Projects in Mumbai / New Projects in Malad East / Silver Sapphire

Silver Sapphire Malad East, Mumbai

Project Photos

Location : Vaidya Marg Dindoshi, Near Oberoi Mall, Malad East, Mumbai

Configuration : 2 BHK, 3 BHK Flats

Size : 753 Sq.ft - 913 Sq.ft

Developed by : Mars Lifespace (Yash) Private Limited

Under Construction - Possession Around Dec 2027

Investor / Resale Units Available

Price : **1.96 Cr. Onwards**

Price Indicators Projects nearby Locality

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Home / Mumbai / Western Suburbs / Malad East / Dindoshi / DGS Sheetal Ekta

DGS Sheetal Ekta RERA


By DGS GROUP
A K Vadiyia Marg, Malad East, Western Suburbs, Mumbai

Last updated: Apr 20, 2024

₹1.5 Cr | ₹24.50 K/sq.ft
EMI starts at ₹74.43 K
Basic Price Onwards

Contact Seller

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2 BHK Apartment Configuration

Dec, 2027 Possession Starts

₹24.50 K/sq.ft Avg. Price

612.00 sq.ft. - 614.00 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Andheri - Dahisar / Malad East / Raheja Exotica Cyprus

Raheja Exotica Cyprus RERA

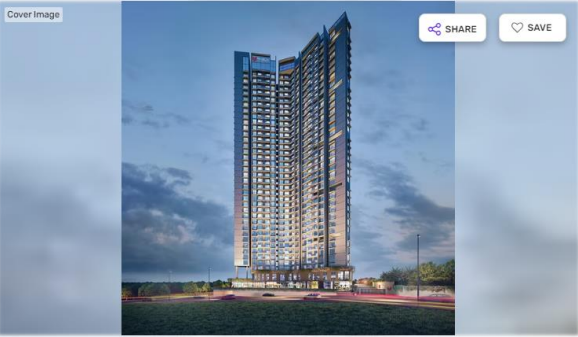
By RAHEJA UNIVERSAL
Plot No.1965, Malad East, Western Suburbs, Mumbai

Last updated: Apr 1, 2024

₹2.07 Cr - 8.12 Cr | ₹24.99 K/sq.ft
EMI starts at ₹1.03 Lacs
Basic Price

Contact Developer

SHARE
SAVE



2, 3, 4, 5 BHK Apartment.D... Configurations

Dec, 2029 Possession Starts

₹24.99 K/sq.ft Avg. Price

828.00 sq.ft. - 3249.00 sq.ft. (Carpet Area) Sizes



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Property in Mumbai / Property in Malad East / 2 BHK Flat for Sale in DGS Sheetal Ekta
Last updated on 17-Mar-2024

2 BHK Flat for Sale in DGS Sheetal Ekta

General Arun Kumar Vaidya Marg, Malad East, Mumbai - 400097


Building: DGS Sheetal Ekta

RERA
 0% Brokerage



** Sample image for representation

Configuration 2 BHK Flat	Carpet Area 701 Sq.ft	Possession New Launch - Possession Around December 2027
Bedroom 2	Bathroom 2	Balcony 1
Floor Number Middle Floor of	Furnishing Un-Furnished	RERA No. P51800051884
Property Code GHARL297273		



Allwyn Borde
Agent
Deal Maker Agent

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Home / Mumbai / Andheri - Dahisar / Malad East / Valentine Apartment 1 Wing D
Last updated: May 10, 2024

Valentine Apartment 1 Wing D RERA

By LALANI GROUP

Valentine Complex, Opp Jerry Verghese Compound, Off Film City Road, Malad East, Western Suburbs, Mumbai




1, 2 BHK Apartments Configurations
Jul, 2024 Possession Starts
₹28.74 K/sq.ft Avg. Price

₹1.12 Cr - 1.75 Cr | ₹28.74 K/sq.ft

EMI starts at ₹55.60 K

Price excludes Floor Rise Cost

Contact Seller



+

25 more

Price Indicators Projects nearby Locality

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Home / Mumbai / Andheri - Dahisar / Malad East / Shree Vaishno Neelkanth Apartment


Last updated: Apr 20, 2024

Shree Vaishno Neelkanth Apartment REERA

By SHREE VAISHNO HOMES PVT LTD
Rani Sati Marg, Malad East, Western Suburbs, Mumbai

₹1.28 Cr - 2.18 Cr | ₹25.05 K/sq.ft
EMI starts at ₹63.43 K
Price excludes maintenance, floor rise c... [See More](#)


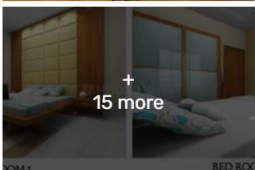
Contact Developer



1, 2, 3 BHK Apartments
Configurations

Dec, 2024
Possession Starts

₹25.05 K/sq.ft
Avg. Price

510.00 sq.ft. - 872.00 sq.ft.
(Carpet Area)
Sizes

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Home / Mumbai / Andheri - Dahisar / Malad East / Tillibai Apartment CHSL

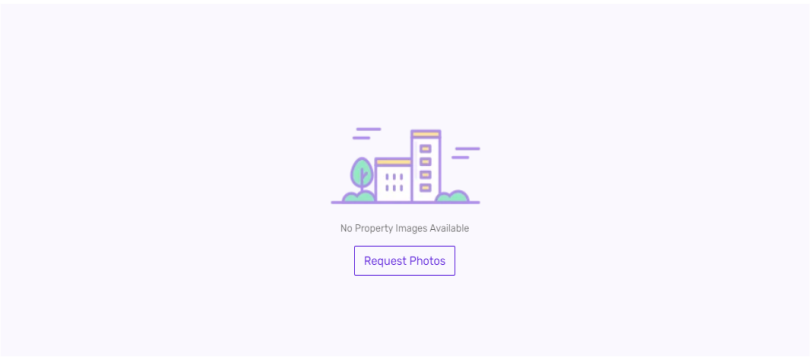
Last updated: Apr 20, 2024

Tillibai Apartment CHSL REERA

By TILLIBAI CHS LTD
Off Daftary Road, Malad East, Western Suburbs, Mumbai

₹1.16 Cr - 1.47 Cr | ₹25.00 K/sq.ft
EMI starts at ₹57.63 K
Price excludes maintenance, floor rise c... [See More](#)

Contact Developer



No Property Images Available
[Request Photos](#)

1, 2 BHK Apartments
Configurations

Dec, 2026
Possession Starts

₹25.00 K/sq.ft
Avg. Price

464.00 sq.ft. - 590.00 sq.ft.
(Carpet Area)
Sizes

Price Indicators Projects nearby Locality

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Home / Mumbai / Malad East / Apartment for Sale in Malad East / 2 BHK Flat Last updated: Apr 16, 2024

2 BHK Flat

By JE&VEE INFRASTRUCTURE
Shiv Krupa, Dindoshi, Malad East, Mumbai

₹1.56 Cr EMI starts at ₹77.45 K

₹16.88 K/sq.ft

[Contact Seller](#)

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Others

Amenities

Others

+ 18 more

924 sq.ft
Built Up Area

₹16.88 K/sq.ft
Avg. Price

2 BHK
Configuration

30th Jun, 2025
Possession status

Middle of 38 floors

West facing Facing

Unfurnished Furnishing

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Home / Mumbai / Malad East / Apartment for Sale in Malad East / 1 BHK Flat Last updated: Apr 1, 2024

1 BHK Flat

By JE&VEE INFRASTRUCTURE
Shiv Krupa, Dindoshi, Malad East, Mumbai

₹1.05 Cr EMI starts at ₹52.13 K

₹24.94 K/sq.ft

[Contact Seller](#)

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Others

+ 17 more

421 sq.ft
Built Up Area

₹24.94 K/sq.ft
Avg. Price

1 BHK
Configuration

31st Dec, 2025
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 : 15.05.2024

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 15.05.2024 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 13.05.2024. 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. Mars Lifespaces (Yash) Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – 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 – 13.05.2024 Valuation Date - 15.05.2024 Date of Report – 15.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.05.2024
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 **15th May 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. Mars Lifespaces (Yash) 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. Mars Lifespaces (Yash) 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

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.



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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.

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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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