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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: "Birla Niyaara Phase - 2"**

"Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel - Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India

Latitude Longitude: 19°00'25.2"N 72°49'34.3"E

## Valuation Done for:

**State Bank of India**

**Administrative Office, Thane Branch,**

SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
Wagle Circle, Thane (West), Pin - 400 604 State - Maharashtra, Country - India



## Our Pan India Presence at :

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

## Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## MASTER VALUATION REPORT OF "Birla Niyaara Phase - 2"

**"Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel - Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India**

**Latitude Longitude: 19°00'25.2"N 72°49'34.3"E**

**NAME OF DEVELOPER: M/s. Century Textiles & Industries Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **29<sup>th</sup> May 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated "Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel -Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India. It is about 2.2 Km. distance from Parel Railway Station. Surface transport to the property is by buses, 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. Century Textiles & Industries Ltd.	
Project Registration Number	Project	RERA Project Number
	Birla Niyaara Phase - 2	P51900054455
Register office address	M/s. Century Textiles & Industries Ltd. TPS - 1080, "Century Bhavan", Dr. Annie Besant Road, Worli, Mumbai, Pin - 400 030, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Pranay Gaikwad (Builder Person - Mobile No. - 9773079079)	
E - mail ID and Website	<a href="mailto:Pranay.gaikwad@adityabirla.com">Pranay.gaikwad@adityabirla.com</a> <a href="http://www.centurytextind.com">www.centurytextind.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Open Plot
On or towards South	Pandurang Budhkar Marg & Madhu Industrial Estate
On or towards East	Road & Open Plot
On or towards West	Birla Centurion & Road



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

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office, Thane Branch,**  
 SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
 Wagle Circle, Thane (West), Pin – 400 604,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 29.05.2024
	b)	Date on which the valuation is made : 31.05.2024
3.	List of documents produced for perusal	
	1. Copy of MAHARERA Registration Certificate of Project No. P51900054455 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024. Last Modified date 29.04.2024.	
	2. Copy of Legal Title Report from DSK Legal Advocate & Solicitors dated 01.12.2023.	
	3. Copy of Revised Height Clearance NOC Certificate No. JUHU/WEST/B/082217/240388 date 14.11.2018 issued by Airports Authority of India, Valid upto 11.09.2026	
	4. Copy of HE NOC No. HE / 000992 / 2021 / G / S / CTY date 07.07.2021 issued Municipal Corporation of Greater Mumbai	
	5. Copy of Environment Clearance Certificate No. SIA / MH / MIS / 61860 / 2021 date 13.09.2021 issued by State Level Environment Impact Assessment Authority	
	6. Copy of Engineer's Certificate dated 30.11.2023, issued by Vinyasa Consultants (As per RERA Certificate)	
	7. Copy of NOC of Fire Protection & Firefighting date 06.10.2023 issued by Municipal Corporation of Greater Mumbai. Doc. No. EEBP / 4102 / GS / A / CFO / 2 / Amend	
	8. Copy of Commencement Certificate No. EEBP / 4102 / GS / A / FCC / 2 / Amend date 13.08.2019 issued by Municipal Corporation of Greater Mumbai.	
	<p>Issue On : 10 Nov 2023                      Valid Upto :            12 Aug 2024</p> <p>Application Number :                      EEBP/4102/GS/AFCC/2/Amend</p> <p>Remark :</p> <p>This CC is endorsed upto top of basement for Wing TB, Wing TC and Wing B &amp; upto top slab of 75th floor for Wing TA as per amended approved plans dated 06.11.2023.</p>	
	9. Copy of Approved Plan No. EEBP / 4102 / GS / A / 337/ Amend date 06.11.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Fifty Eight – 1/58 to 58/58)	
	<b>Approved Upto:</b>	



Since 1989

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Wing	Number of Floors													
TB	3 Basements + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> Floors) + 5 <sup>th</sup> Floor (Part Podium / Part Residential) + 6 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> floor (Service Floor) + 22 <sup>nd</sup> to 44 <sup>th</sup> upper Floors.													
Project Name (With address & phone nos.)														
: "Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel -Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country - India														
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:												
		<b>M/s. Century Textiles &amp; Industries Ltd.</b>												
		<b>Address:</b> TPS - 1080, "Century Bhavan", Dr. Annie Besant Road, Worli, Mumbai, Pin - 400 030, State - Maharashtra, Country - India.												
		<b>Contact Person:</b> Mr. Pranay Gaikwad (Builder Person - Mobile No. - 9773079079)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p><b>About "Birla Niyaara" Project:</b> Birla Estates has launched the epitome of luxury living in the name of Birla Niyaara Phase 2, to offer luxurious and exclusive residences in the heart of Mumbai South. Birla Niyaara Phase 2 Worli redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, Birla Niyaara Phase 2 is going to be the most desirable address in Mumbai South. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. Birla Niyaara Phase 2 Worli has single tower, with 39 floors each and just 148 units to offer, making it a unique investment opportunity for a select few in Mumbai South property market. The society will be completely ready for possession in Mar, 2029. Birla Niyaara Phase 2 is an exciting investment opportunity and a chance to own a luxurious pin code in the making. As per Birla Niyaara Phase 2 Price List, a 4BHK Apartment and 5BHK Apartment. Birla Niyaara Phase 2 Mumbai South is a RERA-registered project with registration number P51900054455.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th colspan="2">Number of Floors</th> </tr> </thead> <tbody> <tr> <td>TB</td> <td colspan="2">Proposed 3 Basements + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> Floors) + 5<sup>th</sup> Floor (Part Podium / Part Residential) + 6<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> floor (Service Floor) + 22<sup>nd</sup> to 44<sup>th</sup> upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>TB</td> <td>Plinth work is in progress</td> <td>05%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>March - 2029 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p>			Wing	Number of Floors		TB	Proposed 3 Basements + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> Floors) + 5 <sup>th</sup> Floor (Part Podium / Part Residential) + 6 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> floor (Service Floor) + 22 <sup>nd</sup> to 44 <sup>th</sup> upper Floors.		Wing	Present stage of Construction	Percentage of work completion	TB	Plinth work is in progress	05%
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Wing	Present stage of Construction	Percentage of work completion												
TB	Plinth work is in progress	05%												

	<ul style="list-style-type: none"> <li>➤ Italian Marble flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Kids' Play Areas</li> <li>➤ Indoor Games</li> <li>➤ Power Back Up</li> <li>➤ Gymnasium</li> <li>➤ Swimming pool</li> <li>➤ Jogging track</li> <li>➤ Children's Play Area</li> <li>➤ Kids play area</li> <li>➤ Yoga Area</li> <li>➤ Cafeteria</li> <li>➤ Senior Citizen Corner Area</li> <li>➤ Fitness Centre</li> <li>➤ Grand Banquet Hall</li> <li>➤ Rock Climbing Wall</li> <li>➤ Pickleball Court</li> <li>➤ Lounge Pool</li> <li>➤ Play Lawn</li> <li>➤ Library Cafe</li> <li>➤ Spa &amp; Salon</li> <li>➤ Business Centre</li> </ul>		
6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.S. No. 794
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.S. No. 794 of Lower Parel -Division
	d)	Ward / Taluka	: G/S -Ward
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	"Birla Niyaara Phase - 2", Wing - TB, Proposed Development on Plot Bearing C.S. No. 794 of Lower Parel -Division, Pandurang Budhkar Marg, Kamagar Nagar No. 1, Century Mills, Worli, Mumbai, PIN - 400 030, State - Maharashtra, Country – India
8.	City / Town	:	Worli, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	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 /	:	Municipal Corporation of Greater Mumbai,

	Municipality		Division – Lower Patel
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>
	North	22 Mtr. wide DP Road	22 Mtr. wide DP Road
	South	Pandurang Budhkar Mar	Pandurang Budhkar Mar
	East	Bombay Dyeing Mills	Bombay Dyeing Mills
	West	CS No 793 and 1 of 794	CS No 793 and 1 of 794
			<b>As per Site</b>
			Internal Road & Open Plot
			Pandurang Budhkar Marg & Madhu Industrial Estate
			Road & Open Plot
			Birla Centurion & 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°00'25.2"N 72°49'34.3"E
14.	Extent of the site	:	Total Plot area – 79,843.36 Sq. M. (As per Approved Plan) Plot area – 1873.00 Sq. M. (As per RERA Certificate)
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 79,843.36 Sq. M. (As per Approved Plan) Plot area – 1873.00 Sq. M. (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	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
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. EEBP / 4102 / GS

		<p>/ A / 337/ Amend date 06.11.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Fifty Eight – 1/58 to 58/58)</p> <p><b>Approved Upto:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>TB</td> <td>3 Basements + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> Floors) + 5<sup>th</sup> Floor (Part Podium / Part Residential) + 6<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> floor (Service Floor) + 22<sup>nd</sup> to 44<sup>th</sup> upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	TB	3 Basements + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> Floors) + 5 <sup>th</sup> Floor (Part Podium / Part Residential) + 6 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> floor (Service Floor) + 22 <sup>nd</sup> to 44 <sup>th</sup> upper Floors.											
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9.	Corner plot or intermittent plot?	: Intermittent															
10.	Road facilities	: Yes															
11.	Type of road available at present	: B. T. Road															
12.	Width of road – is it below 20 ft. or more than 20 ft.	: 24.40 M. Wide Road															
13.	Is it a Land – Locked land?	: No															
14.	Water potentiality	: Municipal Water supply															
15.	Underground sewerage system	: Connected to Municipal sewer															
16.	Is Power supply is available in the site	: Yes															
17.	Advantages of the site	: Located in developed area															
18.	<b>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-coast / tidal level must be incorporated)</b>	: No															
<b>Part – A (Valuation of land)</b>																	
1	Size of plot	: Total Plot area – 79,843.36 Sq. M. (As per Approved Plan) Plot area – 1873.00 Sq. M. (As per 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 (evidence thereof to be enclosed)	: ₹ 3,07,010.00 per Sq. M. for Residential ₹ 1,48,810.00per Sq. M. for Land															
5	Assessed / adopted rate of valuation	: <b>As per table attached to the report</b>															
6	<b>Estimated value of land</b>	: <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>79843.36</td> <td>148810</td> <td>11,88,14,90,402.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area</th> <th>Rate in</th> <th>Value in (₹)</th> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	79843.36	148810	11,88,14,90,402.00	As per RERA Certificate			Land Area	Rate in	Value in (₹)
As per Approved Plan																	
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)															
79843.36	148810	11,88,14,90,402.00															
As per RERA Certificate																	
Land Area	Rate in	Value in (₹)															

		in Sq. M.	Sq. M.	
		1873.00	148810	27,87,21,130.00
<b>Part – B (Valuation of Building)</b>				
1	Technical details of the building	:		
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential	
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress	
	c) Year of construction	:	N.A. Building Construction work is in progress	
	d) Number of floors and height of each floor including basement, if any	:		
	<b>Wing</b>	<b>Number of Floors</b>		
	<b>TB</b>	<b>Proposed 3 Basements + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> Floors) + 5<sup>th</sup> Floor (Part Podium / Part Residential) + 6<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> floor (Service Floor) + 22<sup>nd</sup> to 44<sup>th</sup> upper Floors.</b>		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>	
	f) Condition of the building	:		
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress	
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress	
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. EEBP / 4102 / GS / A / 337/ Amend date 06.11.2023 issued by	
	h) Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai (Number of Copies – Fifty Eight – 1/58 to 58/58) <b>Approved Upto:</b>	
			<b>Wing</b>	<b>Number of Floors</b>
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empaneled 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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

### CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION

#### Birla Niyaara:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Exclusive Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	4 BHK	3002	229	3231	3554	92000	29,72,52,000	33,29,22,240	832500	1,24,39,350
2	502	5	4 BHK	2787	241	3028	3331	92000	27,85,76,000	31,20,05,120	780000	1,16,57,800
3	601	6	3 BHK	2066	183	2249	2474	92300	20,75,82,700	23,24,92,624	581000	86,58,650
4	602	6	5 BHK	3887	400	4287	4716	92300	39,56,90,100	44,31,72,912	1108000	1,65,04,950
5	603	6	5 BHK	3634	339	3973	4370	92300	36,67,07,900	41,07,12,848	1027000	1,52,96,050
6	701	7	4 BHK	3002	229	3231	3554	92600	29,91,90,600	33,50,93,472	837500	1,24,39,350
7	702	7	5 BHK	3887	400	4287	4716	92600	39,69,76,200	44,46,13,344	1111500	1,65,04,950
8	703	7	5 BHK	3634	339	3973	4370	92600	36,78,99,800	41,20,47,776	1030000	1,52,96,050
9	704	7	4 BHK	2787	241	3028	3331	92600	28,03,92,800	31,40,39,936	785000	1,16,57,800
10	801	8	4 BHK	3002	229	3231	3554	92900	30,01,59,900	33,61,79,088	840500	1,24,39,350
11	802	8	5 BHK	3887	400	4287	4716	92900	39,82,62,300	44,60,53,776	1115000	1,65,04,950
12	803	8	5 BHK	3634	339	3973	4370	92900	36,90,91,700	41,33,82,704	1033500	1,52,96,050
13	804	8	4 BHK	2787	241	3028	3331	92900	28,13,01,200	31,50,57,344	787500	1,16,57,800
14	901	9	4 BHK	3002	229	3231	3554	93200	30,11,29,200	33,72,64,704	843000	1,24,39,350

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Exclusive Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	902	9	5 BHK	3887	400	4287	4716	93200	39,95,48,400	44,74,94,208	1118500	1,65,04,950
16	903	9	5 BHK	3634	339	3973	4370	93200	37,02,83,600	41,47,17,632	1037000	1,52,96,050
17	904	9	4 BHK	2787	241	3028	3331	93200	28,22,09,600	31,60,74,752	790000	1,16,57,800
18	1001	10	4 BHK	3002	229	3231	3554	93500	30,20,98,500	33,83,50,320	846000	1,24,39,350
19	1002	10	5 BHK	3887	400	4287	4716	93500	40,08,34,500	44,89,34,640	1122500	1,65,04,950
20	1003	10	5 BHK	3634	339	3973	4370	93500	37,14,75,500	41,60,52,560	1040000	1,52,96,050
21	1004	10	4 BHK	2787	241	3028	3331	93500	28,31,18,000	31,70,92,160	792500	1,16,57,800
22	1101	11	4 BHK	3002	229	3231	3554	93800	30,30,67,800	33,94,35,936	848500	1,24,39,350
23	1102	11	5 BHK	3887	400	4287	4716	93800	40,21,20,600	45,03,75,072	1126000	1,65,04,950
24	1103	11	5 BHK	3634	339	3973	4370	93800	37,26,67,400	41,73,87,488	1043500	1,52,96,050
25	1104	11	4 BHK	2787	241	3028	3331	93800	28,40,26,400	31,81,09,568	795500	1,16,57,800
26	1201	12	4 BHK	3002	229	3231	3554	94100	30,40,37,100	34,05,21,552	851500	1,24,39,350
27	1202	12	5 BHK	3887	400	4287	4716	94100	40,34,06,700	45,18,15,504	1129500	1,65,04,950
28	1203	12	5 BHK	3634	339	3973	4370	94100	37,38,59,300	41,87,22,416	1047000	1,52,96,050
29	1204	12	4 BHK	2787	241	3028	3331	94100	28,49,34,800	31,91,26,976	798000	1,16,57,800
30	1301	13	3 BHK	2066	183	2249	2474	94400	21,23,05,600	23,77,82,272	594500	86,58,650
31	1302	13	5 BHK	3887	400	4287	4716	94400	40,46,92,800	45,32,55,936	1133000	1,65,04,950
32	1303	13	5 BHK	3634	339	3973	4370	94400	37,50,51,200	42,00,57,344	1050000	1,52,96,050
33	1401	14	4 BHK	3002	229	3231	3554	94700	30,59,75,700	34,26,92,784	856500	1,24,39,350
34	1402	14	5 BHK	3887	400	4287	4716	94700	40,59,78,900	45,46,96,368	1136500	1,65,04,950
35	1403	14	5 BHK	3634	339	3973	4370	94700	37,62,43,100	42,13,92,272	1053500	1,52,96,050
36	1404	14	4 BHK	2787	241	3028	3331	94700	28,67,51,600	32,11,61,792	803000	1,16,57,800
37	1501	15	4 BHK	3002	229	3231	3554	95000	30,69,45,000	34,37,78,400	859500	1,24,39,350
38	1502	15	5 BHK	3887	400	4287	4716	95000	40,72,65,000	45,61,36,800	1140500	1,65,04,950
39	1503	15	5 BHK	3634	339	3973	4370	95000	37,74,35,000	42,27,27,200	1057000	1,52,96,050
40	1504	15	4 BHK	2787	241	3028	3331	95000	28,76,60,000	32,21,79,200	805500	1,16,57,800
41	1601	16	4 BHK	3002	229	3231	3554	95300	30,79,14,300	34,48,64,016	862000	1,24,39,350
42	1602	16	5 BHK	3887	400	4287	4716	95300	40,85,51,100	45,75,77,232	1144000	1,65,04,950
43	1603	16	5 BHK	3634	339	3973	4370	95300	37,86,26,900	42,40,62,128	1060000	1,52,96,050
44	1604	16	4 BHK	2787	241	3028	3331	95300	28,85,68,400	32,31,96,608	808000	1,16,57,800
45	1701	17	4 BHK	3002	229	3231	3554	95600	30,88,83,600	34,59,49,632	865000	1,24,39,350
46	1702	17	5 BHK	3887	400	4287	4716	95600	40,98,37,200	45,90,17,664	1147500	1,65,04,950
47	1703	17	5 BHK	3634	339	3973	4370	95600	37,98,18,800	42,53,97,056	1063500	1,52,96,050
48	1704	17	4 BHK	2787	241	3028	3331	95600	28,94,76,800	32,42,14,016	810500	1,16,57,800
49	1801	18	4 BHK	3002	229	3231	3554	95900	30,98,52,900	34,70,35,248	867500	1,24,39,350
50	1802	18	5 BHK	3887	400	4287	4716	95900	41,11,23,300	46,04,58,096	1151000	1,65,04,950
51	1803	18	5 BHK	3634	339	3973	4370	95900	38,10,10,700	42,67,31,984	1067000	1,52,96,050
52	1804	18	4 BHK	2787	241	3028	3331	95900	29,03,85,200	32,52,31,424	813000	1,16,57,800

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Exclusive Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	1901	19	4 BHK	3002	229	3231	3554	96200	31,08,22,200	34,81,20,864	870500	1,24,39,350
54	1902	19	5 BHK	3887	400	4287	4716	96200	41,24,09,400	46,18,98,528	1154500	1,65,04,950
55	1903	19	5 BHK	3634	339	3973	4370	96200	38,22,02,600	42,80,66,912	1070000	1,52,96,050
56	1904	19	4 BHK	2787	241	3028	3331	96200	29,12,93,600	32,62,48,832	815500	1,16,57,800
57	2001	20	3 BHK	2066	183	2249	2474	96500	21,70,28,500	24,30,71,920	607500	86,58,650
58	2002	20	5 BHK	3887	400	4287	4716	96500	41,36,95,500	46,33,38,960	1158500	1,65,04,950
59	2003	20	5 BHK	3634	339	3973	4370	96500	38,33,94,500	42,94,01,840	1073500	1,52,96,050
60	2201	22	4 BHK	3002	229	3231	3554	96800	31,27,60,800	35,02,92,096	875500	1,24,39,350
61	2202	22	5 BHK	3887	400	4287	4716	96800	41,49,81,600	46,47,79,392	1162000	1,65,04,950
62	2203	22	5 BHK	3634	339	3973	4370	96800	38,45,86,400	43,07,36,768	1077000	1,52,96,050
63	2204	22	4 BHK	2793	241	3034	3337	96800	29,36,91,200	32,89,34,144	822500	1,16,80,900
64	2301	23	4 BHK	3002	229	3231	3554	97100	31,37,30,100	35,13,77,712	878500	1,24,39,350
65	2302	23	5 BHK	3887	400	4287	4716	97100	41,62,67,700	46,62,19,824	1165500	1,65,04,950
66	2303	23	5 BHK	3634	339	3973	4370	97100	38,57,78,300	43,20,71,696	1080000	1,52,96,050
67	2304	23	4 BHK	2793	241	3034	3337	97100	29,46,01,400	32,99,53,568	825000	1,16,80,900
68	2401	24	4 BHK	3002	229	3231	3554	97400	31,46,99,400	35,24,63,328	881000	1,24,39,350
69	2402	24	5 BHK	3887	400	4287	4716	97400	41,75,53,800	46,76,60,256	1169000	1,65,04,950
70	2403	24	5 BHK	3634	339	3973	4370	97400	38,69,70,200	43,34,06,624	1083500	1,52,96,050
71	2404	24	4 BHK	2793	241	3034	3337	97400	29,55,11,600	33,09,72,992	827500	1,16,80,900
72	2501	25	4 BHK	3002	229	3231	3554	97700	31,56,68,700	35,35,48,944	884000	1,24,39,350
73	2502	25	5 BHK	3887	400	4287	4716	97700	41,88,39,900	46,91,00,688	1173000	1,65,04,950
74	2503	25	5 BHK	3634	339	3973	4370	97700	38,81,62,100	43,47,41,552	1087000	1,52,96,050
75	2504	25	4 BHK	2793	241	3034	3337	97700	29,64,21,800	33,19,92,416	830000	1,16,80,900
76	2601	26	4 BHK	3002	229	3231	3554	98000	31,66,38,000	35,46,34,560	886500	1,24,39,350
77	2602	26	5 BHK	3887	400	4287	4716	98000	42,01,26,000	47,05,41,120	1176500	1,65,04,950
78	2603	26	5 BHK	3634	339	3973	4370	98000	38,93,54,000	43,60,76,480	1090000	1,52,96,050
79	2604	26	4 BHK	2793	241	3034	3337	98000	29,73,32,000	33,30,11,840	832500	1,16,80,900
80	2701	27	4 BHK	3002	229	3231	3554	98300	31,76,07,300	35,57,20,176	889500	1,24,39,350
81	2702	27	5 BHK	3887	400	4287	4716	98300	42,14,12,100	47,19,81,552	1180000	1,65,04,950
82	2703	27	5 BHK	3634	339	3973	4370	98300	39,05,45,900	43,74,11,408	1093500	1,52,96,050
83	2704	27	4 BHK	2793	241	3034	3337	98300	29,82,42,200	33,40,31,264	835000	1,16,80,900
84	2801	28	3 BHK	2066	183	2249	2474	98600	22,17,51,400	24,83,61,568	621000	86,58,650
85	2802	28	5 BHK	3891	400	4291	4720	98600	42,30,92,600	47,38,63,712	1184500	1,65,20,350
86	2803	28	5 BHK	3635	339	3974	4371	98600	39,18,36,400	43,88,56,768	1097000	1,52,99,900
87	2901	29	4 BHK	3002	229	3231	3554	98900	31,95,45,900	35,78,91,408	894500	1,24,39,350
88	2902	29	5 BHK	3887	400	4287	4716	98900	42,39,84,300	47,48,62,416	1187000	1,65,04,950
89	2903	29	5 BHK	3634	339	3973	4370	98900	39,29,29,700	44,00,81,264	1100000	1,52,96,050
90	2904	29	4 BHK	2793	241	3034	3337	98900	30,00,62,600	33,60,70,112	840000	1,16,80,900

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91	3001	30	4 BHK	3002	229	3231	3554	99200	32,05,15,200	35,89,77,024	897500	1,24,39,350
92	3002	30	5 BHK	3887	400	4287	4716	99200	42,52,70,400	47,63,02,848	1191000	1,65,04,950
93	3003	30	5 BHK	3634	339	3973	4370	99200	39,41,21,600	44,14,16,192	1103500	1,52,96,050
94	3004	30	4 BHK	2793	241	3034	3337	99200	30,09,72,800	33,70,89,536	842500	1,16,80,900
95	3101	30	4 BHK	3002	229	3231	3554	99500	32,14,84,500	36,00,62,640	900000	1,24,39,350
96	3102	30	5 BHK	3887	400	4287	4716	99500	42,65,56,500	47,77,43,280	1194500	1,65,04,950
97	3103	31	5 BHK	3634	339	3973	4370	99500	39,53,13,500	44,27,51,120	1107000	1,52,96,050
98	3104	31	4 BHK	2793	241	3034	3337	99500	30,18,83,000	33,81,08,960	845500	1,16,80,900
99	3201	32	4 BHK	3002	229	3231	3554	99800	32,24,53,800	36,11,48,256	903000	1,24,39,350
100	3202	32	5 BHK	3887	400	4287	4716	99800	42,78,42,600	47,91,83,712	1198000	1,65,04,950
101	3203	32	5 BHK	3634	339	3973	4370	99800	39,65,05,400	44,40,86,048	1110000	1,52,96,050
102	3204	32	4 BHK	2793	241	3034	3337	99800	30,27,93,200	33,91,28,384	848000	1,16,80,900
103	3301	33	4 BHK	3002	229	3231	3554	100100	32,34,23,100	36,22,33,872	905500	1,24,39,350
104	3302	33	5 BHK	3887	400	4287	4716	100100	42,91,28,700	48,06,24,144	1201500	1,65,04,950
105	3303	33	5 BHK	3634	339	3973	4370	100100	39,76,97,300	44,54,20,976	1113500	1,52,96,050
106	3304	33	4 BHK	2793	241	3034	3337	100100	30,37,03,400	34,01,47,808	850500	1,16,80,900
107	3401	34	4 BHK	3002	229	3231	3554	100400	32,43,92,400	36,33,19,488	908500	1,24,39,350
108	3402	34	5 BHK	3887	400	4287	4716	100400	43,04,14,800	48,20,64,576	1205000	1,65,04,950
109	3403	34	5 BHK	3634	339	3973	4370	100400	39,88,89,200	44,67,55,904	1117000	1,52,96,050
110	3404	34	4 BHK	2793	241	3034	3337	100400	30,46,13,600	34,11,67,232	853000	1,16,80,900
111	3501	35	3 BHK	2066	183	2249	2474	100700	22,64,74,300	25,36,51,216	634000	86,58,650
112	3502	35	5 BHK	3891	393	4284	4712	100700	43,13,98,800	48,31,66,656	1208000	1,64,93,400
113	3503	35	5 BHK	3635	336	3971	4368	100700	39,98,79,700	44,78,65,264	1119500	1,52,88,350
114	3601	36	4 BHK	3002	228	3230	3553	101000	32,62,30,000	36,53,77,600	913500	1,24,35,500
115	3602	36	5 BHK	3887	393	4280	4708	101000	43,22,80,000	48,41,53,600	1210500	1,64,78,000
116	3603	36	5 BHK	3634	336	3970	4367	101000	40,09,70,000	44,90,86,400	1122500	1,52,84,500
117	3604	36	4 BHK	2793	240	3033	3336	101000	30,63,33,000	34,30,92,960	857500	1,16,77,050
118	3701	37	4 BHK	3002	228	3230	3553	101300	32,71,99,000	36,64,62,880	916000	1,24,35,500
119	3702	37	5 BHK	3887	393	4280	4708	101300	43,35,64,000	48,55,91,680	1214000	1,64,78,000
120	3703	37	5 BHK	3634	336	3970	4367	101300	40,21,61,000	45,04,20,320	1126000	1,52,84,500
121	3704	37	4 BHK	2793	240	3033	3336	101300	30,72,42,900	34,41,12,048	860500	1,16,77,050
122	3801	38	4 BHK	3002	228	3230	3553	101600	32,81,68,000	36,75,48,160	919000	1,24,35,500
123	3802	38	5 BHK	3887	393	4280	4708	101600	43,48,48,000	48,70,29,760	1217500	1,64,78,000
124	3803	38	5 BHK	3634	336	3970	4367	101600	40,33,52,000	45,17,54,240	1129500	1,52,84,500
125	3804	38	4 BHK	2793	240	3033	3336	101600	30,81,52,800	34,51,31,136	863000	1,16,77,050
126	3901	39	4 BHK	3002	228	3230	3553	101900	32,91,37,000	36,86,33,440	921500	1,24,35,500
127	3902	39	5 BHK	3887	393	4280	4708	101900	43,61,32,000	48,84,67,840	1221000	1,64,78,000
128	3903	39	5 BHK	3634	336	3970	4367	101900	40,45,43,000	45,30,88,160	1132500	1,52,84,500

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129	3904	39	4 BHK	2793	240	3033	3336	101900	30,90,62,700	34,61,50,224	865500	1,16,77,050
130	4001	40	4 BHK	3002	228	3230	3553	102200	33,01,06,000	36,97,18,720	924500	1,24,35,500
131	4002	40	5 BHK	3887	393	4280	4708	102200	43,74,16,000	48,99,05,920	1225000	1,64,78,000
132	4003	40	5 BHK	3634	336	3970	4367	102200	40,57,34,000	45,44,22,080	1136000	1,52,84,500
133	4004	40	4 BHK	2793	240	3033	3336	102200	30,99,72,600	34,71,69,312	868000	1,16,77,050
134	4101	41	4 BHK	3002	228	3230	3553	102500	33,10,75,000	37,08,04,000	927000	1,24,35,500
135	4102	41	5 BHK	3887	393	4280	4708	102500	43,87,00,000	49,13,44,000	1228500	1,64,78,000
136	4103	41	5 BHK	3634	336	3970	4367	102500	40,69,25,000	45,57,56,000	1139500	1,52,84,500
137	4104	41	4 BHK	2793	240	3033	3336	102500	31,08,82,500	34,81,88,400	870500	1,16,77,050
138	4201	42	5 BHK	4101	474	4575	5033	102800	47,03,10,000	52,67,47,200	1317000	1,76,13,750
139	4202	42	5 BHK	3891	393	4284	4712	102800	44,03,95,200	49,32,42,624	1233000	1,64,93,400
140	4203	42	5 BHK	3635	336	3971	4368	102800	40,82,18,800	45,72,05,056	1143000	1,52,88,350
141	4301	43	4 BHK	3002	228	3230	3553	103100	33,30,13,000	37,29,74,560	932500	1,24,35,500
142	4302	43	5 BHK	3887	393	4280	4708	103100	44,12,68,000	49,42,20,160	1235500	1,64,78,000
143	4303	43	5 BHK	3634	336	3970	4367	103100	40,93,07,000	45,84,23,840	1146000	1,52,84,500
144	4304	43	4 BHK	2793	240	3033	3336	103100	31,27,02,300	35,02,26,576	875500	1,16,77,050
145	4401	44	4 BHK	3002	229	3231	3554	103400	33,40,85,400	37,41,75,648	935500	1,24,39,350
146	4402	44	5 BHK	3891	241	4132	4545	103400	42,72,48,800	47,85,18,656	1196500	1,59,08,200
147	4403	44	5 BHK	3635	183	3818	4200	103400	39,47,81,200	44,21,54,944	1105500	1,46,99,300
148	4404	44	4 BHK	2793	400	3193	3512	103400	33,01,56,200	36,97,74,944	924500	1,22,93,050
<b>Total</b>				<b>491406</b>	<b>44721</b>	<b>536127</b>	<b>589740</b>		<b>52,44,11,85,600.00</b>	<b>58,73,41,27,872.00</b>		<b>2,06,40,88,950.00</b>

### 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 ₹
Birla Niyaara	3 BHK - 05 4 BHK - 66 5 BHK - 77	148	536127	589740	52,44,11,85,600.00	58,73,41,27,872.00

Typical Refuge Floor - 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup>, 28<sup>th</sup> & 35<sup>th</sup> Floors - Flat No. 4

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	52,44,11,85,600.00
Final Realizable Value After Completion in ₹	58,73,41,27,872.00
Cost of Construction (Total Built up area x Rate) 589740 Sq. Ft. x ₹ 3500.00	2,06,40,88,950.00

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	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 52,44,11,85,600.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 58,73,41,27,872.00</b>



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The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 88,000.00 to ₹ 1,10,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 92,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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## Actual Site Photographs



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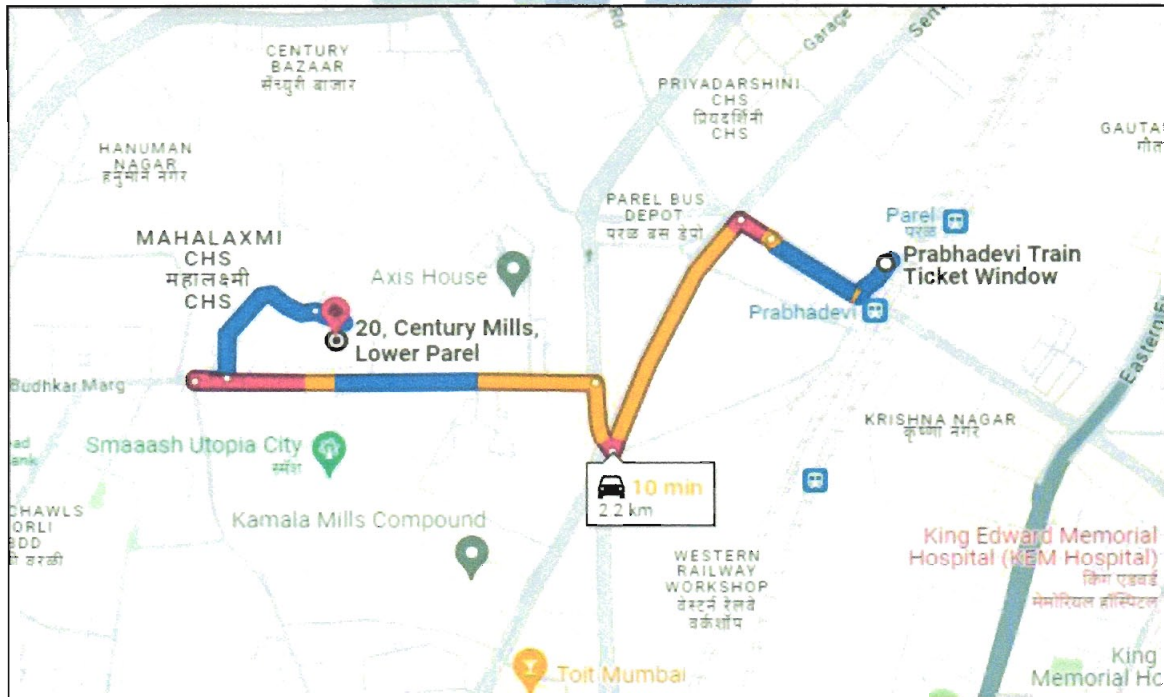
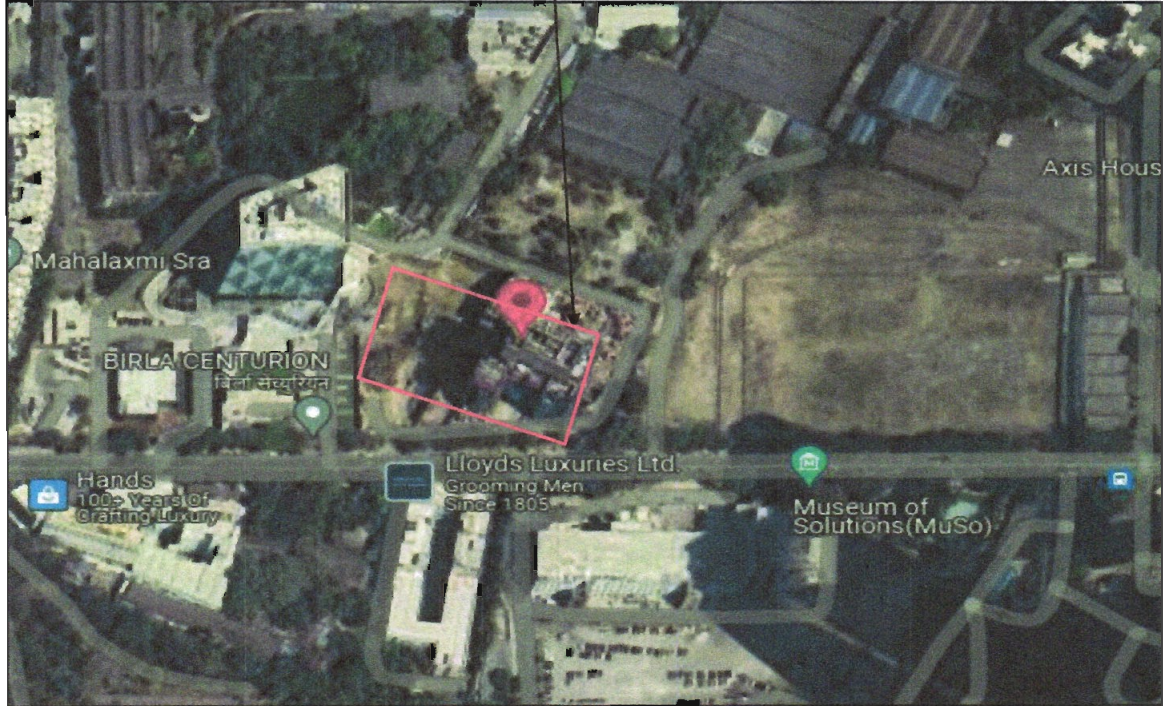
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## Route Map of the property

Site u/r



**Latitude Longitude: 19°00'25.2"N 72°49'34.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Parel – 2.2 Km.)




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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year  
20242025
Annual Statement of Rates
Language  
English

Selected District: मुंबई (मेन)

Select Village: सोन्नर परेस डिव्हीजन

Search By:  Survey No  Location

Enter Survey No: 794

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12/89-पुभाग: उत्तरेस मुल्यदर विभाग क्र. 12/89A ची दक्षिण हद्द दक्षिणेस पांडुरंग बुधकर मार्ग वरून एन.एम.जोशी मार्गावरून बालशेठ मादुरकर मार्ग, उत्तरपुर्वेस जगन्नाथ भाटगकर मार्ग, पश्चिमेस सदानंद ताडेल मार्ग.	148810	307010	378300	441900	312300	चौरस मीटर	मि.टी.एस. नंबर

**Sales Instance**

11016508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
29-05-2024		दस्त क्रमांक : 11016/2024
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : लोअर परेल</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	323464842	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	132206283.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 4001,40 वा मजला,टॉवर बी,बिर्ला नियारा-फेस 2,पांडुरंग बुधकर मार्ग,वरळी,मुंबई - 400030,सोबत बेसमेंट लेव्हल 3 मधील 4 कार पार्किंग स्पेस,इतर माहिती दस्तात नमुद केल्याप्रमाणे.(( C.T.S. Number : 794 ; ))	
(5) क्षेत्रफळ	330.15 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:-बिर्ला इस्टेट प्रा ली तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकारिता सुदेश ददुस्कर वय:-40 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8, ब्लॉक नं. : रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:-सॅच्युरी टेक्सटाईल्स एन्ड इंडस्ट्रीज लि वे डिक्रिजन सॅच्युरी इस्टेट तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकारिता सुदेश ददुस्कर वय:-40 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: सॅच्युरी भवन, ब्लॉक नं. : रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAACC2659Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एलएनजे रियल्टी प्रायव्हेट लिमिटेड तर्फे डायरेक्टर ज्योती गुप्ता वय:-64; पत्ता:-प्लॉट नं: ऑफिस नं. 40-41, माळा नं. : इमारतीचे नाव: कम्युनिटी सेंटर, न्यू फ्रेंड्स कॉलनी, ब्लॉक नं. : रोड नं: नवी दिल्ली, दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:-110025 पॅन नं:-AACCL6459R	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11016/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	19408000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sales Instance

11015508 30-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 11015/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : लोअर परेल</b>		
(1)दिलेखाचा प्रकार	करारनामा	
(2)मोबदला	393678073	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	162620626 84	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 4003,40 वा मजला,टॉवर बी,बिल्डा नियारा-फेस 2,पांडुरंग बुधकर मार्ग,वरळी,मुंबई - 400030,सोबत पोटियम लेव्हल 2 मधील 5 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : 794 ; ) )	
(5) क्षेत्रफळ	405.87 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:-बिल्डा इस्टेट प्रा ली तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकारिता सुदेश दुदुस्कर वय:-40 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्डा अरोरा, लेव्हल 8, , ब्लॉक नं. : , रोड नं. : डॉ एनी बेझंट रोड, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:-सेंचुरी टेक्सटाईल्स एन्ड इंडस्ट्रीज लि व्हे डिक्लिजन सेंचुरी इस्टेट तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकारिता सुदेश दुदुस्कर वय:-40 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: सेंचुरी भवन, , ब्लॉक नं. : , रोड नं. : डॉ एनी बेझंट रोड, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAACC2659Q	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकुल महावीर अग्रवाल तर्फे कु मु म्हणुन सतीश बन्सीलाल जैन वय:-62; पत्ता:-प्लॉट नं: 208/209, , माळा नं. : , इमारतीचे नाव: द कॅपिटल, , ब्लॉक नं: प्लॉट नं. सी 70, ब्लॉक जी, बांद्रा कुर्ला कॉम्प्लेक्स, , रोड नं: बांद्रा (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AAFFA4839G 2): नाव:-साक्रीत मुकुल अग्रवाल तर्फे अज्ञान पालनकर्ता वडील म्हणुन मुकुल महावीर अग्रवाल तर्फे कु मु म्हणुन सतीश बन्सीलाल जैन वय:-62; पत्ता:-प्लॉट नं: 208/209, , माळा नं. : , इमारतीचे नाव: द कॅपिटल, , ब्लॉक नं: प्लॉट नं. सी 70, ब्लॉक जी, बांद्रा कुर्ला कॉम्प्लेक्स, , रोड नं: बांद्रा (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AQEPA3494N	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11015/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23621000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)खेर		

**Sales Instance**

10419508 30-05-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 10419/2024 नोदणी : Regn:63m
<b>गावाचे नाव : लोअर परेल</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	395858857	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	168164090.58	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2702,27 वा मजला,टॉवर बी,बिर्ला नियारा-फेस 2,पांडुरंग बुधकर मार्ग,वरळी,मुंबई - 400030,सोबत पॉडियम लेव्हल 3 मधील 5 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे.(( C.T.S. Number : 794 ; ))	
(5) क्षेत्रफळ	438.47 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:-बिर्ला इस्टेट प्रा ली लॅफे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता दुदुस्कर सुदेश वय:-40 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8, , ब्लॉक नं. : , रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:-सेंच्युरी टेक्सटाईल्स एन्ड इंडस्ट्रीज लि चे डिव्हिजन सेंच्युरी इस्टेट लॅफे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता दुदुस्कर सुदेश वय:-40 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: सेंच्युरी भवन, , ब्लॉक नं. : , रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAACC2659Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव:-कविता अशोक गोयल ट्रस्ट लॅफे ऑथोराईज सिग्रेटरी ललित पुधरन वय:-63, पत्ता:-प्लॉट नं. : , माळा नं: टॉप 14 मजला, , इमारतीचे नाव: टाइम्स टॉवर, कमला सिटी, , ब्लॉक नं. : , रोड नं: सेनापती बापट मार्ग, लोअर परेल, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAETK1718M	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10419/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23752000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेण		

**Sales Instance**

5/30/24, 10:48 AM		freesearchigrservice.maharashtra.gov.in/fisaritaHTMLReportSuchikramank2_RegLive.aspx	
9113508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4	
30-05-2024		दस्त क्रमांक : 9113/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : लोअर परेल</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	402144341		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	168164090.58		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2802,28 वा मजला,टॉवर बी,बिर्ला नियारा-फेस 2,पांडुरंग बुधकर मार्ग,वरळी,मुंबई - 400030,सोबत बेसमेट लेव्हल 1 मधील 5 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे.(( C.T.S. Number : 794 ; ))		
(5) क्षेत्रफळ	438.47 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:-बिर्ला इस्टेट प्रा ली तर्फे ऑथो सिप्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता सुरज गोरीवले वय:-29 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8, , ब्लॉक नं. : , रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:-सेंच्युरी टेक्सटाईल्स एन्ड इंडस्ट्रीज लि चे डिव्हिजन सेंच्युरी इस्टेट तर्फे ऑथो सिप्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता सुरज गोरीवले वय:-29 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: सेंच्युरी भवन, , ब्लॉक नं. : , रोड नं: डॉ एनी बेझंट रोड, वरळी, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAACC2659Q		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरव दीपक वय:-49; पत्ता:-प्लॉट नं: बी 601/602, , माळा नं. : , इमारतीचे नाव: न्यू पुनम सीएचएस , ब्लॉक नं. : , रोड नं: 29/30, पाली हिल रोड, युनियन पार्क, खार पश्चिम, मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-ADNPG0166B		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	03/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	9113/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	24129000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

**Sales Instance**


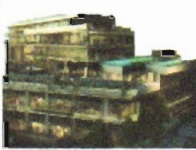

10310508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
30-05-2024		दस्त क्रमांक : 10310/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : लोअर परेल</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	266702124	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	116269288.34	
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका नं. 0701,7 वा मजला,टॉवर बी,बिर्ला नियारा-फेस 2,पांडुरंग बुधकर मार्ग,वरळी,मुंबई - 400030,सोबत बेसमेंट लेव्हल 2 मधील 4 कार पार्किंग स्पेस,इतर माहिती दस्तात नमूद केल्याप्रमाणे.(( C.T.S. Number : 794 ; ))	
(5) क्षेत्रफळ	330.23 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:-बिर्ला इस्टेट प्रा ली तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता सुरज गोरीवले वय:-28 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बिर्ला अरोरा, लेव्हल 8, ब्लॉक नं. , रोड नं: डॉ एनी बेइंट रोड, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAHCB5831G 2): नाव:-सॅच्युरी टेक्सटाईल्स एन्ड इंडस्ट्रीज लि चे डिव्हिजन सॅच्युरी इस्टेट तर्फे ऑथो सिग्रेटरी समरसेन गुप्ता यांच्यातर्फे कबुली जबाबाकरिता सुरज गोरीवले वय:-28 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सॅच्युरी भवन, ब्लॉक नं. , रोड नं: डॉ एनी बेइंट रोड, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAACC2659Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तरुण मुरली महरोत्री तर्फे कु.मु. म्हणून भवानी कृष्णमूर्ती वय:-55; पत्ता:-प्लॉट नं: 1202, , माळा नं. , इमारतीचे नाव: रहेजा प्रिन्सेस, ब्लॉक नं. , रोड नं: एसके बोले रोड, दादर पश्चिम, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AACPM0976H 2): नाव:-भवानी कृष्णमूर्ती वय:-55; पत्ता:-प्लॉट नं: 1202, , माळा नं. , इमारतीचे नाव: रहेजा प्रिन्सेस, ब्लॉक नं. , रोड नं: एसके बोले रोड, दादर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-ADQPK1480R	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10310/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	16002500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

₹ 31.49 Cr EMI - ₹ 14.20L | Get pre-approved loan PREMIUM PROJECT

5 BHK 3887 Sq-ft Flat For Sale Worli, Mumbai


5 Beds 5 Baths 3 Balconies 5 Covered Parking House help ... Jogging and ...

Carpet Area 3887 sqft ~ ₹ 81,014/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 9 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Lifts 8	Furnished Status Semi-Furnished

**magicbricks** Buy Rent Sell Home Loans

₹ 32.11 Cr EMI - ₹ 14.48L | Can I afford it? PREMIUM PROJECT

4 BHK 3028 Sq-ft Flat For Sale Worli, Mumbai



4 Beds 5 Baths 2 Covered Parking Semi-Furnished Smart Home Skydeck

Carpet Area 3028 sqft ~ ₹ 1,06,044/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 24 (Out of 44 Floors)
Transaction Type New Property	Facing East	Lifts 6	Furnished Status Semi-Furnished


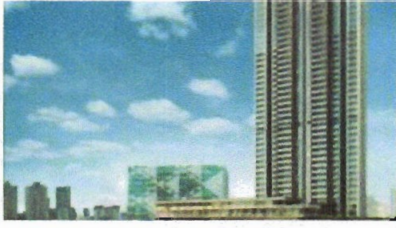



## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 30.0 Cr** EMI - ₹ 13,531 | Can I afford it? PREMIUM PROJECT

4 BHK 3000 Sq-ft Flat For Sale **Worli, Mumbai**

4 Beds
5 Baths
1 Balcony
Unfurnished
Outdoor Te...
Laundry Serv...

Carpet Area 3000 sqft - ₹1,00,000/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 24 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing South - West	Furnished Status Unfurnished

Contact Agent
Get Phone No.

### More Details

**Price Breakup** ₹ 30 Cr | ₹ 1,50,00,000 Approx. Registration Charges




**Booking Amount** ₹ 1.0 Cr

**Address** Worli, Worli, Mumbai - South Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 24.0 Cr** EMI - ₹ 10,821 | Get pre-approved loan PREMIUM PROJECT

4 BHK 4800 Sq-ft Flat For Sale **Worli, Mumbai**

4 Beds
6 Baths
2 Balconies
3 Covered Parking
Skydeck
Concierge Se...

Carpet Area 3000 sqft - ₹ 80,000/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 7 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North	Lifts 8

Contact Agent
Get Phone No.

### More Details

**Price Breakup** ₹ 24 Cr | ₹ 1,20,00,000 Approx. Registration Charges | ₹ 30 Per sq. Unit Monthly

**Booking Amount** ₹ 2.40 Cr

**REPA ID** P51900054455



**Address** Pandurang Budhkar Marg, Century Mills, Worli, Mumbai, Maharashtra, Worli, Mumbai

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

₹ 48.66 Cr EMI - ₹ 21.95L | Get Loan offers from 34+ banks **PREMIUM PROJECT**

6 BHK 6056 Sq-ft Flat For Sale **Worli, Mumbai**





6 Beds 6 Baths 4 Balconies 8 Covered Parking Visitor Parking

Carpet Area 6056 sqft • ₹ 80,350/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 10 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Lifts 8	Furnished Status Semi-Furnished

**magicbricks** Buy Rent Sell Home Loans

₹ 32.0 Cr EMI - ₹ 14.43L | Get pre-approved loan **PREMIUM PROJECT**

5 BHK 4500 Sq-ft Flat For Sale **Worli, Mumbai**

5 Beds 5 Baths 3 Balconies Unfurnished Outdoor Terrace Service/Good...


Carpet Area 3887 sqft • ₹ 82,326/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 27 (Out of 45 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing East	Furnished Status Unfurnished




## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 27.20 Cr
EMI - ₹ 12,27L
| [Can I afford it?](#)
PREMIUM PROJECT

4 BHK 5120 Sq-ft Flat For Sale
[Worli, Mumbai](#)



-3 Photos

4 Beds
 6 Baths
 3 Balconies
 3 Covered Parking

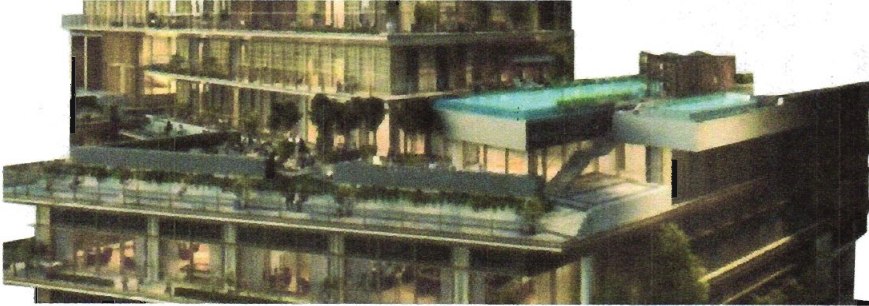
Skyline View
 Sea facing



Carpet Area <b>3200 sqft</b> - ₹ 85,000/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor <b>7 (Out of 44 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>North</b>	Lifts <b>8</b>

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 22.58 Cr
EMI - ₹ 10,18L
| [Get pre-approved loan](#)
PREMIUM PROJECT

4 BHK 2787 Sq-ft Flat For Sale
[Worli, Mumbai](#)



4 Beds
 4 Baths
 4 Covered Parking
 Semi-Furnished

Skydeck
 Bar/Lounge




Carpet Area <b>2787 sqft</b> - ₹ 81,019/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor <b>2 (Out of 44 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Servant Room</b>	Lifts <b>8</b>	Furnished Status <b>Semi-Furnished</b>

## Price Indicators

magicbricks Buy Rent Sell Home Loans

₹ 52.70 Cr EMI - ₹ 23,77L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

6 BHK 9920 Sq-ft Flat For Sale [Worli, Mumbai](#)

6 Beds 9 Baths 4 Balconies 5 Covered Parking

Skydeck Concierge Se...

Carpet Area 6200 sqft - ₹ 85,000/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 11 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North	Lifts 8

Contact Agent
Get Phone No.

### More Details

Price Breakup      ₹ 52.7 Cr | ₹ 2,63,50,000 Approx. Registration Charges | ₹ 30 Per sq Unit Monthly


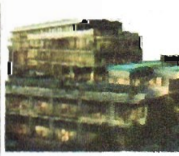
Booking Amount      ₹ 5.27 Cr

RERA ID      P51900054455

magicbricks Buy Rent Sell Home Loans

₹ 45.15 Cr EMI - ₹ 20,36L | [Get pre-approved loan](#) PREMIUM PROJECT

5 BHK 5574 Sq-ft Flat For Sale [Worli, Mumbai](#)

5 Beds 7 Baths 4 Balconies 8 Covered Parking

Skydeck Bar/Lounge

Carpet Area 5574 sqft - ₹ 81,001/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 10 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Lifts 8	Furnished Status Semi-Furnished



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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

₹ 60.17 Cr EMI - ₹ 27,144 | [Get pre-approved loan](#) **PREMIUM PROJECT**

7 BHK 7521 Sq-ft Flat For Sale [Worli, Mumbai](#)

7 Beds 8 Baths 6 Balconies 10 Covered Parking Visitor Parking

Carpet Area 7521 sqft • ₹ 80,003/sqft	Developer <b>Birla Estates</b>	Project <b>Birla Niyaara</b>	Floor 6 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Lifts 8	Furnished Status Semi-Furnished

**99acres** Buy All Residential Type Location or Project/Society or Keyword SEARCH

4BHK Flat/Apartment  
**Birla Niyaara Phase 2**  
Worli, Mumbai South, Mumbai

Home > Property in Mumbai > Flats in Mumbai > Flats in Worli > 4 BHK Flats in Worli Posted on May 07, 2024 by

₹ 30.28 - 30.69 Crore 3028 - 3231 sq.ft. (281.31 - 300.17 sq.m.) New Launch  
Base Price: ₹97500 Per Sq.Ft. Possession: March 2029

Carpet Area  
[View Floor Plans](#)

**NO BROKERAGE** **RERA STATUS** REGISTERED Registration No: P51900054455 Website: <https://maharera.tn.mahaonline.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

4 bedrooms Carpet Area 3028 sq.ft. Base Price ₹ 30.28 Crores  
281.31 sq.m.

## Price Indicators Projects nearby Locality

Select City ▾
Search

Post Property
Post Requirement

---

New Projects in Mumbai / New Projects in Worli / **K Raheja Artesia**

### K Raheja Artesia

By: K Raheja Corp

Hind Cycle Marg, Worli, Mumbai - 400025

**₹ 30 Cr Onwards**

Price See Offers & Deals

Connect Now

Disclaimer: \* Prices are indicative.

Investor / Resale Options Available.

ICR Transactions • 21st Dec 2022 : ₹ 24.77Cr. - Area : 2964 Sq. Ft.

View All K Raheja Artesia Govt Registered Transaction Details

REBA
 OC Received

Configuration	Carpet Area	Possession
4 BHK Apartments <small>Flats See Listings</small>	3064 - 3875 Sq.ft <small>View Floor Plan</small>	December 2023

Construction Status  
**Under Construction**

REBA No  
**PS1900000841**  
View RERA Details & QR Code

Select City ▾
Search

Post Property
Post Requirement

---

New Projects in Mumbai / New Projects in Worli / **Sugee Marina Bay**

### Sugee Marina Bay

By: Sugee Group

Sasmira Marg, Worli, Mumbai - 400030

Luxury

**₹ 7.49 Cr Onwards\***

Price See Offers & Deals

Connect Now

Disclaimer: \* Prices are indicative.

Investor / Resale Options Available.

ICR Transactions • 6th Apr 2023 : ₹ 8.95Cr. - Area : 1515 Sq. Ft.

View All Sugee Marina Bay Govt Registered Transaction Details

REBA

Configuration	Carpet Area	Possession
3 BHK, 4 BHK & 5-BHK Luxury Residences <small>Flats See Listings</small>	1830 - 3700 Sq.ft <small>View Floor Plan</small>	December 2024

Construction Status  
**Under Construction.**

REBA No  
**PS1900011592**  
View RERA Details & QR Code



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## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Mumbai South / Lower Panel / Raheja Imperia II

**Raheja Imperia II** 1 BHK

By RAHEJA UNIVERSAL

Plot No. 434 At G South, Ward G South, Lower Panel, Mumbai South, Mumbai

₹9.9 Cr - 12.99 Cr | ₹67.67 K - 72.53 K/sq.ft  
EMI starts at ₹4.91 Lacs

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

Contact Sellers

Cover Image

SHARE SAVE

4, 6 BHK Apartments Configurations

Dec. 2031 Possession Starts

₹67.67 K - 72.53 K/sq.ft Avg. Price

1463 sq.ft. - 1791 sq.ft. (Carpet Area) Sizes

11 more

Last updated: May 30, 2024

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Mumbai South / Lower Panel / Lodha Trump Tower Mumbai

**Lodha Trump Tower Mumbai**

By LODHA GROUP

Lodha Park, Pandurang Budhkar Marg, Worli, Lower Panel, Mumbai South, Mumbai

₹8.42 Cr - 10.25 Cr | ₹64.05 K/sq.ft  
EMI starts at ₹4.18 Lacs

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

Contact Seller

3.8 Write a Review

COVER IMAGE

SHARE SAVE

3, 4 BHK Apartments Configurations

Ready to Move Possession Status

₹64.05 K/sq.ft Avg. Price

1314 sq.ft. - 1601 sq.ft. (Carpet Area) Sizes

36 more

Last updated: May 29, 2024

## Price Indicators Projects nearby Locality

**Lodha The Park Tower 6** REERA

By LODHA GROUP

464 Lower Panel, Mumbai South, Mumbai

★ 4.3 [Write a Review](#)

₹6.02 Cr - ₹16.11 Cr | ₹65.63 k/sq.ft  
EMI starts at ₹2.99 Lacs

[Contact Seller](#)

Cover Image [SHARE](#) [SAVE](#)

2, 2.5, 3, 4, 5 BHK Apartme...  
Configurations

Sep. 2021  
Possession Starts

₹65.63 k/sq.ft  
Avg. Price

918 sq.ft. - 2456 sq.ft.  
(Carpet Area)  
Sizes

**Aakasa** REERA

By TECHNIO PROPERTY DEVELOPERS PRIVATE LIMITED

9 Nircon House, Dt. Anand Besant Road, Worli, Mumbai South, Mumbai

₹8.45 Cr - ₹20.0 Cr | ₹65.10 k - ₹96.66 k/sq.ft  
EMI starts at ₹4.20 Lacs

[Contact Seller](#)

Cover Image [SHARE](#) [SAVE](#)

3, 4, 5 BHK Apartments  
Configurations

Dec. 2027  
Possession Starts

₹65.10 k - ₹96.66 k/sq.ft  
Avg. Price

1298 sq.ft. - 2069 sq.ft.  
(Carpet Area)  
Sizes



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## Price Indicators Projects nearby Locality

Select City ▾ Search

Q
Post Property
Post Requirement

New Projects in Mumbai / New Projects in Worli / K Raheja Artesia

### K Raheja Artesia

By: K Raheja Corp

Hind Cycle Marg, Worli, Mumbai - 400025

₹ 30 Cr Onwards

Price See Offers & Deals

Connect Now

Disclaimer: \* Prices are indicative

Investor / Resale Options Available.

IGR Transactions • 15th Feb 2023 : ₹ 22.57Cr. - Area : 2964 Sq. Ft.

View All K Raheja Artesia Govt Registered Transaction Details

RERA
 OC Received

Configuration	Carpet Area	Possession
4 BHK Apartments	3064 - 3875 Sq.ft	December 2023
<a href="#">Flats: See Listings</a>	<a href="#">View Floor Plan</a>	

Construction Status

Under Construction

RERA No.  
P51900000841

[View RERA Details & QR Code](#)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹38.0 Cr EMI - ₹1714L | [How much loan can I get?](#) PREMIUM LOCALITY

4 BHK 4600 Sq-ft Flat For Sale [Worli, Mumbai](#)

Carpet Area

3064 sqft ~ ₹1,24,001/sqft

Developer

[K Raheja Corp](#)

Project

[K Raheja Artesia](#)

Floor

24 (Out of 60 Floors)

Transaction Type

New Property

Status

Ready to Move

Additional Rooms

1 Store Room

Facing

East

✔ East Facing Property



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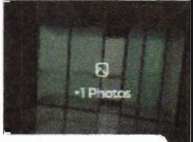
## Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 35.0 Cr | EMI - ₹ 15.79L | [Can I afford it?](#) | PREMIUM LOCALITY

4 BHK 5000 Sq-ft Flat For Sale [Worli, Mumbai](#)

4 Beds
5 Baths
1 Balcony
3 Covered Parking
Full Glass W...
Fingerprint A...

Carpet Area <b>3800 sqft</b> - ₹ 92105/sqft	Developer <b>K Raheja Corp</b>	Project <b>K Raheja Artesia</b>	Floor <b>20 (Out of 60 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>West</b>



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 31.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.31 17:07:03 +05'30'

Auth. Sign.

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

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 31.05.2024 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 29.05.2024. 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



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Century Textiles &amp; Industries Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch 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 Ankit Parmar – 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 – 29.05.2024 Valuation Date – 31.05.2024 Date of Report – 31.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.05.2024
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 **31<sup>st</sup> 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 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. Century Textiles & Industries 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. Century Textiles & Industries Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### Confidentiality

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

#### Information Management

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.31 17:07:19 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3



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

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