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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vaidya West World - Harmony"

"Vaidya West World - Harmony", Proposed Redevelopment of Residential Building on Plot Bearing C.T.S. No. 325 C at Village – Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India

Latitude Longitude: 19°06'48.1"N 72°51'11.2"E

Valuation Done for:

State Bank of India

HLST Santacruz Branch

1st Floor, Jeevan Seva Annex Building, LIC Complex,
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,
State - Maharashtra, Country - India

Our Pan India Presence at:

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

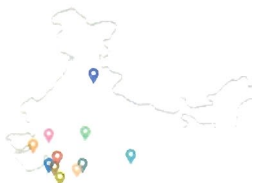
Regd. Office

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

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MASTER VALUATION REPORT OF "Vaidya West World - Harmony"

"Vaidya West World - Harmony", Proposed Redevelopment of Residential Building on Plot Bearing C.T.S. No. 325 C at Village – Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India

Latitude Longitude: 19°06'48.1"N 72°51'11.2"E

NAME OF DEVELOPER: M/s. Vaidya Spaces Pvt. Ltd.

Pursuant to instructions from State Bank of India, HLST, Santacruz, 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 4th June 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Vaidya West World - Harmony", Proposed Redevelopment of Residential Building on Plot Bearing C.T.S. No. 325 C at Village – Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India. It is about 450 Mtr. walking distance from Gundavali Metro Station & Western Express Highway Metro Station AND 1.2 KM traveling distance from Andheri Railway Station. 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. Vaidya Spaces Private Limited.	
Project Registration Number	Project	RERA Project Number
	Vaidya West World - Harmony	P51800055721
Register office address	M/s. Vaidya Spaces Private Limited. Address: Office No. 501, "Casa Maria", Gokhale Road North, Dadar (West), Mumbai, Pin – 400 028, State – Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Vishal Sawant (Builder Person – Mobile No. 9702060777) Mr. Deepak Dhumal (Site Supervisor - Mobile No. 9702959666)	
E – mail ID and Website	info@vaidyaspace.com , vishal@vaidyaspace.com www.vaidyawestworld.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	N S Phadke Road
On or towards South	Jiva Mahale Marg
On or towards East	Margadarshan Society Building No. 1
On or towards West	Jiva Mahale Marg & Rajbhawan Society



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- 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****HLST Santacruz Branch**1st Floor, Jeevan Seva Annex Building, LIC Complex,
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,
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, HLST, Santacruz to assess fair market value of the property for bank loan purpose
2.	a)	Date of inspection : 04.06.2024
	b)	Date on which the valuation is made : 28.06.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Mayur Thorat dated 02.02.2024.
	2.	Copy of MAHARERA Registration Certificate of Project No. P51800055721 issued by Maharashtra Real Estate Regulatory Authority date 15.04.2024.
	3.	Copy of Certificate of Incorporation Pursuant to Change of Name date 09.08.2021 issued by Government of India Ministry of Corporate Affairs
	4.	Copy of Affidavit Cum Declaration date 05.03.2024
	5.	Copy of Development Agreement dated 20.03.2023 with Sub Registrar No. BDR-18 / 4838 / 2023 between M/s. Vaidya Spaces Private Limited. (The Developers) AND Margadarshan Co-op, Housing Society Limited (the Society)
	6.	Copy of Registered Power of Attorney dated 20.03.2023 with Sub Registrar No. BDR-18 / 4818 / 2023 between Margadarshan Co-op, Housing Society Limited (The Society) AND M/s. Vaidya Spaces Private Limited. (the Developer)
	7.	Copy of Architect's Certificate issued by D.R. Vaidya & Company, dated 31.01.2024.
	8.	Copy of CA Certificate date 14.02.2024 issued by CA. Shahji & Company
	9.	Copy of Solid waste Management Department NOC issued by MCGM Mumbai, dated 05.10.2023, Doc. No. P-17533/2023/(325 C)/K/E ward / Gundavali – SWM / 1/ New
	10.	Copy of No Objection Certificate for Height Clearance No. JUHU/WEST/B/051222/671625 dated 18.07.2022 issued by Airport Authority of India. Valid till 17.07.2030.
	11.	Copy of IOD Certificate No. P-17533/2023 / (325 C) /K/E – Ward / Gundavali / IOD / 1 / New, date 10.10.2023 issued by Municipal Corporation of Greater Mumbai.
	12.	Copy of Commencement Certificate No. P-17533 / 2023 / (325 C) /K/E-Ward / Gundavali / CC / 1 / New date 19.06.2023 issued by Municipal Corporation of Greater Mumbai.



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	<p>Issue On : 25 Jan 2024 Valid Upto : 24 Jan 2025</p> <p>Application Number : P-17533/2023/(325 C)/K/E Ward/GUNDAVALI/CC/1/New</p> <p>Remark :</p> <p>C. C. up to top of stilt floor slab level (i.e. height up to 5.10 m AGL and 2.20 m pit below ground level) as per approved IOD plan dated 10/10/2023</p>				
	13. Copy of Amended Plan Letter No. P-17533/2023 / (325 C) / K / E -Ward / Gundavali / 337/ 1 / Amend dated 20.06.2024 issued by Municipal Corporation of Greater Mumbai				
	14. Copy of Approved Plan No. P-17533/2023 / (325 C) / K / E -Ward / Gundavali / 337 dated 20.06.2024 issued by Municipal Corporation of Greater Mumbai.				
	<p>Approved Upto:</p> <table border="1" data-bbox="320 800 1453 914"> <thead> <tr> <th data-bbox="320 800 448 841">Building</th> <th data-bbox="448 800 1453 841">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 841 448 914">Harmony</td> <td data-bbox="448 841 1453 914">Stilt Floor + 1st (Part Residential / Part Fitness Center / Society Office + 2nd to 9th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Harmony	Stilt Floor + 1 st (Part Residential / Part Fitness Center / Society Office + 2 nd to 9 th Upper Floors.
Building	Number of Floors				
Harmony	Stilt Floor + 1 st (Part Residential / Part Fitness Center / Society Office + 2 nd to 9 th Upper Floors.				
15.	<p>Project Name (with address & phone nos.)</p> <p>"Vaidya West World - Harmony", Proposed Redevelopment of Residential Building on Plot Bearing C.T.S. No. 325 C at Village – Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India</p>				
4.	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p> <p>M/s. Vaidya Spaces Private Limited.</p> <p>Address: Office No. 501, "Casa Maria", Gokhale Road North, Dadar (West), Mumbai, Pin – 400 028. State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Vishal Sawant (Builder Person – Mobile No. 9702060777) Mr. Deepak Dhumal (Site Supervisor - Mobile No. 9702959666)</p>				
5.	Brief description of the property (Including Leasehold / freehold etc.)				
	<p>About " Vaidya West World - Harmony " Project: West World Harmony And West World Serenity by Vaidya Space Pvt. Ltd. is the brand new residential development coming in Gundavali area bang on the Western Express Highway and the Newly Developed East West Gokhale Fly Over in Andheri East location. Vaidya West World Harmony and Serenity is offering very well-planned 1BHK, 2BHK and 3BHK apartments with more than 20 modern amenities and Connectivity of Western Express Highway, Gundavali Metro Station, Andheri Railway Station, Sahar Road, East-West Fly Over, Andheri Subway, Chakala Metro Station, Andheri Kurla Road and reputed Commercial Hubs. Vaidya West World Harmony MahaRERA Registration No. P51800055721</p> <p>TYPE OF THE BUILDING:</p> <table border="1" data-bbox="288 1868 1437 1975"> <thead> <tr> <th data-bbox="288 1868 432 1909">Building</th> <th data-bbox="432 1868 1437 1909">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="288 1909 432 1975">Harmony</td> <td data-bbox="432 1909 1437 1975">Proposed Stilt Floor + 1st (Part Residential / Part Fitness Center / Society Office + 2nd to 9th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Harmony	Proposed Stilt Floor + 1 st (Part Residential / Part Fitness Center / Society Office + 2 nd to 9 th Upper Floors.
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LEVEL OF COMPLETION:

Building	Present stage of Construction	Percentage of work completion
Harmony	Excavation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **July - 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
➤ Kids' Play Areas
➤ Indoor Games
➤ Power Back Up
➤ Reserved Parking
➤ Visitor Parking
➤ Children's Play Area
➤ Indoor Games Room
➤ Intercom
➤ Cafeteria
➤ Senior Citizen Corner Area
➤ Yoga Area
➤ Community Party Area
➤ Terrace Garden
➤ Multipurpose Court

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 325 C
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 325 C, Village – Gundavali
	d) Ward / Taluka	:	K/E -Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Vaidya West World - Harmony", Proposed Redevelopment of Residential Building on Plot Bearing C.T.S. No. 325 C at Village – Gundavali, Jiva Mahal Road & N. S. Phadke Marg, Andheri (East), Mumbai, Pin - 400 069, State - Maharashtra, Country – India
8.	City / Town	:	Andheri (East), Mumbai
	Residential area	:	Yes

	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	High Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Gundavali
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	As per Documents	As per MAHARERA	As per Site
	North	N S Phadke Marg	N S Phadke Road
	South	CTS No. 327A of Village - Gundavali	Jiva Mahale Marg
	East	CTS No. 326 of Village - Gundavali	Margarashan Society Building No. 1
	West	Jiva Mahale Marg	Jiva Mahale Marg & Rajbhawan Society
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°06'48.1"N 72°51'11.2"E
14.	Extent of the site	:	Plot area – 799.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 799.00 Sq. M. (As per Approved Plan & 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 not yet started
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle Class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain

6.	Shape of land	:	Irregular									
7.	Type of use to which it can be put	:	For residential purpose									
8.	Any usage restriction	:	Residential									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-17533/2023 / (325 C) / K / E -Ward / Gundavali / 337 dated 20.06.2024 issued by Municipal Corporation of Greater Mumbai Approved Upto:									
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Harmony</td> <td>Stilt Floor + 1st (Part Residential / Part Fitness Center / Society Office + 2nd to 9th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Harmony	Stilt Floor + 1 st (Part Residential / Part Fitness Center / Society Office + 2 nd to 9 th 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.	:	Existing 18.30 Mtr. Wide Jiva Mahale 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.	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)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 799.00 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,39,700.00 per Sq. M. for Residential ₹ 69,650.00 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</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>799.00</td> <td>69,650</td> <td>5,56,50,350.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	799.00	69,650	5,56,50,350.00
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799.00	69,650	5,56,50,350.00										
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 not yet started				
c)	Year of construction	:	N.A. Building Construction work not yet started				
d)	Number of floors and height of each floor including basement, if any	:					
	Building	Number of Floors					
	Harmony	Proposed Stilt Floor + 1st (Part Residential / Part Fitness Center / Society Office + 2nd to 9th 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 not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-17533/2023 / (325 C) / K / E -Ward / Gundavali / 337 dated 20.06.2024 issued by Municipal Corporation of Greater Mumbai				
h)	Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Harmony</td> <td>Stilt Floor + 1st (Part Residential / Part Fitness Center / Society Office + 2nd to 9th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Harmony	Stilt Floor + 1 st (Part Residential / Part Fitness Center / Society Office + 2 nd to 9 th Upper Floors.
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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 not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed

2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Configuration Of Project As Per Developer's Information & Copy of Approved Plan No. P-17533/2023 / (325 C) / K / E -Ward / Gundavali / 337 dated 20.06.2024 issued by Municipal Corporation of Greater Mumbai

1) Vaidya West World - Harmony:

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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	2 BHK	719	791	35700	2,56,68,300	3,08,01,960	64000	23,72,700
2	103	1	3 BHK	1025	1128	35700	3,65,92,500	4,39,11,000	91500	33,82,500
3	104	1	2 BHK	667	734	35700	2,38,11,900	2,85,74,280	59500	22,01,100
4	201	2	2 BHK	663	729		Land Owner's Share			21,87,900
5	202	2	2 BHK	719	791		Land Owner's Share			23,72,700
6	203	2	3 BHK	1025	1128	35700	3,65,92,500	4,39,11,000	91500	33,82,500
7	204	2	2 BHK	667	734		Land Owner's Share			22,01,100
8	301	3	2 BHK	663	729	35800	2,37,35,400	2,84,82,480	59500	21,87,900
9	302	3	2 BHK	719	791	35800	2,57,40,200	3,08,88,240	64500	23,72,700
10	303	3	3 BHK	1025	1128	35800	3,66,95,000	4,40,34,000	91500	33,82,500
11	304	3	2 BHK	667	734		Land Owner's Share			22,01,100
12	401	4	2 BHK	663	729	35900	2,38,01,700	2,85,62,040	59500	21,87,900
13	402	4	2 BHK	719	791	35900	2,58,12,100	3,09,74,520	64500	23,72,700
14	403	4	3 BHK	1025	1128		Land Owner's Share			33,82,500
15	404	4	2 BHK	667	734		Land Owner's Share			22,01,100
16	501	5	2 BHK	663	729	36000	2,38,68,000	2,86,41,600	59500	21,87,900
17	502	5	2 BHK	719	791	36000	2,58,84,000	3,10,60,800	64500	23,72,700



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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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	503	5	3 BHK	1025	1128	36000	3,69,00,000	4,42,80,000	92500	33,82,500
19	504	5	2 BHK	667	734	Land Owner's Share				22,01,100
20	601	6	2 BHK	663	729					21,87,900
21	602	6	2 BHK	719	791	36100	2,59,55,900	3,11,47,080	65000	23,72,700
22	603	6	3 BHK	1025	1128	36100	3,70,02,500	4,44,03,000	92500	33,82,500
23	604	6	2 BHK	667	734	Land Owner's Share				22,01,100
24	701	7	2 BHK	663	729	36200	2,40,00,600	2,88,00,720	60000	21,87,900
25	702	7	2 BHK	719	791	36200	2,60,27,800	3,12,33,360	65000	23,72,700
26	703	7	3 BHK	1025	1128	36200	3,71,05,000	4,45,26,000	93000	33,82,500
27	704	7	2 BHK	667	734	Land Owner's Share				22,01,100
28	801	8	2 BHK	663	729	36300	2,40,66,900	2,88,80,280	60000	21,87,900
29	802	8	2 BHK	719	791	36300	2,60,99,700	3,13,19,640	65000	23,72,700
30	803	8	3 BHK	1025	1128	36300	3,72,07,500	4,46,49,000	93000	33,82,500
31	804	8	2 BHK	667	734	Land Owner's Share				22,01,100
32	901	9	2 BHK	663	729	36400	2,41,33,200	2,89,59,840	60500	21,87,900
33	902	9	2 BHK	719	791	36400	2,61,71,600	3,14,05,920	65500	23,72,700
34	903	9	3 BHK	1025	1128	36400	3,73,10,000	4,47,72,000	93500	33,82,500
35	904	9	2 BHK	667	734	Land Owner's Share				22,01,100
Total				27003	29703		67,01,82,300	80,42,18,760		8,91,09,900

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 ₹
Sale Flat	2 BHK - 15 3 BHK - 08	23	18597	20457	67,01,82,300.00	80,42,18,760.00
Land Owner's Share	2 BHK - 11 3 BHK - 01	12	8406	9247	-	-
Total		35	27003	29704	67,01,82,300.00	80,42,18,760.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	67,01,82,300.00
Final Realizable Value After Completion in ₹	80,42,18,760.00
Cost of Construction (Total Built up area x Rate) 29704 Sq. Ft. x ₹ 3000.00	8,91,12,000.00

Part – C (Extra Items)	:	Amount in ₹
1. Portico	:	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
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 ₹		:	₹ 67,01,82,300.00
Final Realizable Value After Completion in ₹		:	₹ 80,42,18,760.00

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 ₹ 35,000.00 to ₹ 37,000.00 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 ₹ 35,700.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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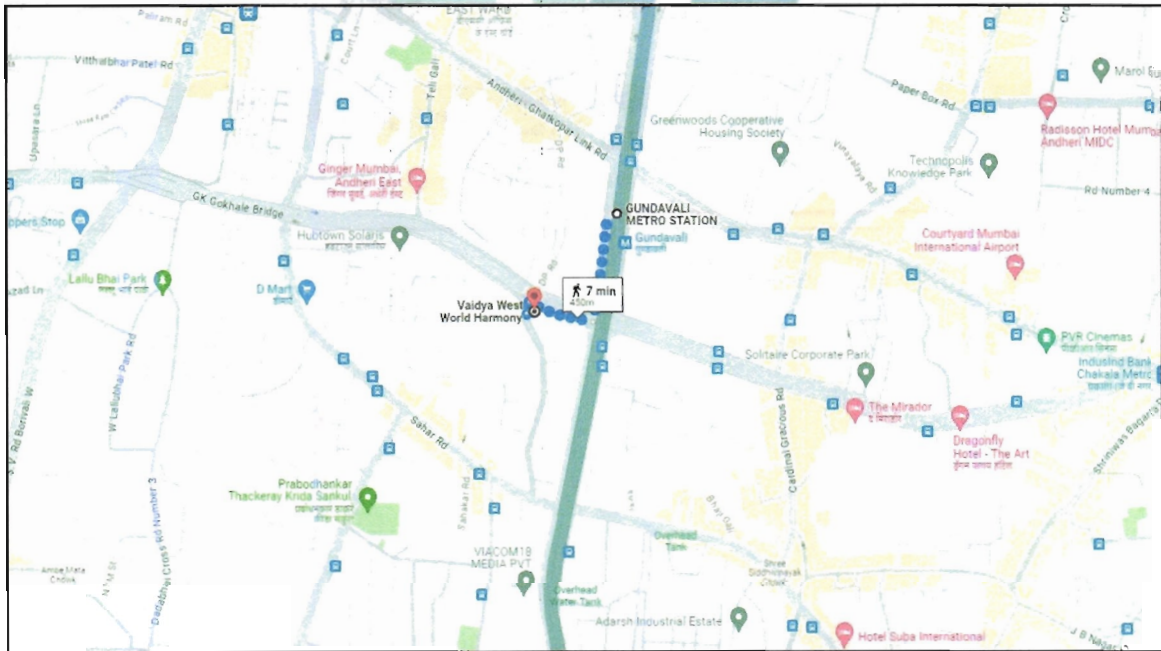
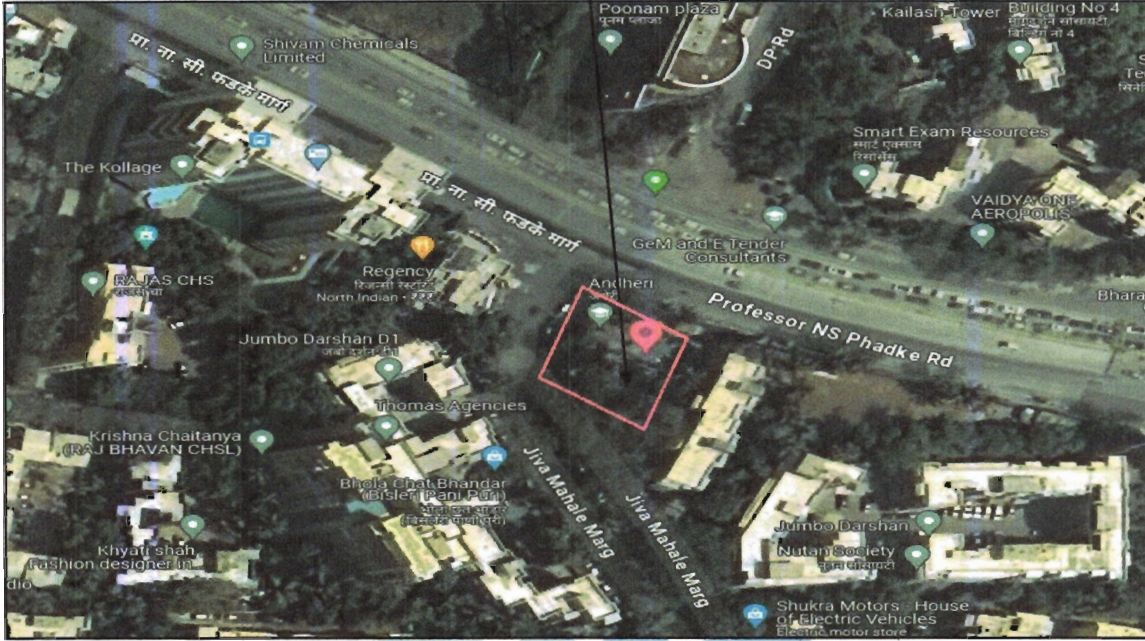


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°06'48.1"N 72°51'11.2"E

Note: The Blue line shows the route to site from nearest Metro Station (Gundavali – 450 Mtr.)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: मुंदवली (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 325 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
40/209 - बुभाग: उत्तरेस गावाची हद्द, पुर्वेस हुतगली मार्ग, पश्चिमेस गावाची हद्द, व दक्षिणेस अंधेरी उड्डाण पुल मार्ग (ओ. प्रयत्ने मार्ग)	69650	139700	160660	192900	139700	चौ. मीटर	मि.टी.एस. नंबर

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2555/2024	14.02.2024	3,08,98,500.00	75.99	818	37,773.00

सूची क्र.2	
2555401 16-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. अंधेरी 4 दस्त क्रमांक : 2555/2024 नोंदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली	
(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	30898500
(3) बाजारभात(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16435927.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका क्रमांक बी 1201,बी विंग व सोबत दोन वाहनतळ, माळा नं: बारावा मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड नं: प्राध्यापक एन एस फडके मार्ग, इतर माहिती: सदनिकेचे एकूण क्षेत्र 818 चौरस फुट रेरा चटई व माहिती दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : C.T.S. No.328, CTS No. 329 (Part), and C.T.S. no. 329A of Village Gundavali ; Plot Number : Sub-divided Plot F, Survey No. 84 and Survey No.31 ;))
(5) क्षेत्रफळ	83.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून जयेश पन्नालाल चौक्सी तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री अनिल तुकाराम धोलम वय:-48 पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला , इमारतीचे नाव: धी कोलाज , ब्लॉक नं: सी.टी. एस. नं.329 ए, रीजेंसी हॉटेलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A 2): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून अनिल चंद्रलाल शाह तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री प्रवीण तानाजी कुळवे वय:-48 पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला , इमारतीचे नाव: धी कोलाज , ब्लॉक नं: सी.टी. एस. नं.329 ए, रीजेंसी हॉटेलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केलास दिगंबर दामोळकर वय:-67; पत्ता:-प्लॉट नं: 301 बी , माळा नं: -, इमारतीचे नाव: ब्लू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई , रोड नं: एम सी छगला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-AAAPD2667G 2): नाव:-गौरी केलास दामोळकर वय:-62; पत्ता:-प्लॉट नं: 301 बी , माळा नं: -, इमारतीचे नाव: ब्लू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई , रोड नं: एम सी छगला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-ADWPD6820C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2555/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1853910
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	724.00	2,40,00,000.00	28,200.00

2 BHK Flat
By VAIDYA SPACES PRIVATE LIMITED
Vaidya West World Harmony, Marol MIDC Industry Estate, Andheri East, Mumbai

₹2.4 Cr EMI starts at ₹1.19 Lacs
₹28.23 K/sq ft

850 sq.ft Built Up Area | ₹28.23 K/sq.ft Avg. Price | 2 BHK Configuration | 30th Jun, 2027 Possession status | Middle of 9 floors | East facing Facing | Semi Furnished Furnishing

Project Name <u>Vaidya West World Harmony</u>	Brokerage No Charge Access Zero Brokerage Properties >	Share
Price ₹2.4 Cr	Carpet Area 724 sq.ft	
Bedrooms 2	Bathrooms 2	
Parking 1 Covered Parking	Balcony No Balcony	
Added 14 days ago		



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	724.00	2,40,00,000.00	33,150.00

magicbricks
Buy
Rent
Sell
Home Loans

₹ 2.40 Cr EMI - ₹ 1,08L | [Can I afford it?](#)

2 BHK 936 Sq-ft Flat For Sale in [Gundavali, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Semi-Furnished
Service/Goods..

Carpet Area 724 sqft <small>₹ 33,150/sqft</small>	Floor 6 (Out of 9 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

✓ Near Jumbo Darshan Society, Andheri East

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.4 Cr ₹ 12,00,000	Approx. Registration Charges ₹ 8,000
Booking Amount	₹ 11.0 Lac	
RERA ID	P51800055721	
Address	Near regency hotel, Andheri east, Gundavali, Mumbai - Western Mumbai, Maharashtra	
Landmarks	Near Jumbo Darshan Society, Andheri East	



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Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2555/2024	14.02.2024	3,08,98,500.00	75.99	818	37,773.00

सूची क्र.2	
2555401 16-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुयम निबंधक : सह दु.नि. अंधेरी 4 दस्त क्रमांक : 2555/2024 नोंदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	30898500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16435927.2
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका क्रमांक बी 1201,बी विंग व सोबत दोन वाहनतळ, माळा नं: बारावा मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: अंधेरी पूर्व मुंबई 400069, रोड नं: प्राध्यापक एन एस फडके मार्ग, इतर माहिती: सदनिकेचे एकूण क्षेत्र 818 चौरस फुट रेरा चटई व माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : C.T.S. No.328, CTS No. 329 (Part), and C.T.S. no. 329A of Village Gundavali ; Plot Number : Sub-divided Plot F,Survey No. 84 and Survey No.31 ;))
(5) क्षेत्रफळ	83.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून जयेश पत्रालाल चौकी तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री अनिल तुकाराम घोलम वय:-48 पत्ता:-प्लॉट नं. -, माळा नं: तळ मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: सी.टी. एस. नं.329 ए, रीजेंसी हॉटेलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A 2): नाव:-मेसर्स झायर ऋषी कन्स्ट्रक्शन तर्फे भागीदार म्हणून अनिल चंद्रलाल शाह तर्फे जबाब कबुली करिता नेमलेले विशेष मुखत्यार म्हणून श्री प्रवीण तानाजी कुर्वे वय:-48 पत्ता:-प्लॉट नं. -, माळा नं: तळ मजला, इमारतीचे नाव: धी कोलाज, ब्लॉक नं: सी.टी. एस. नं.329 ए, रीजेंसी हॉटेलजवळ, अंधेरी पूर्व मुंबई, रोड नं: डॉ. एन.एस. फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAGFH1786A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केलास दिगंबर दाभीळकर वय:-67; पत्ता:-प्लॉट नं: 301 बी, माळा नं. -, इमारतीचे नाव: ब्यू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई, रोड नं: एम सी छागला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-AAAPD2667G 2): नाव:-गौरी केलास दाभीळकर वय:-62; पत्ता:-प्लॉट नं: 301 बी, माळा नं. -, इमारतीचे नाव: ब्यू आर्च सोसायटी, ब्लॉक नं: सहार अंधेरी पूर्व मुंबई, रोड नं: एम सी छागला रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-ADWPD6820C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2555/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1853910
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Ghar.tv	818.00	3,00,00,000.00	36,675.00
2 BHK	Ghar.tv	472.00	1,65,00,000.00	34,958.00



Select City
Search
Post Property
Post Requirement

Property in Mumbai / Property in Andheri East / 2 BHK Flat for Sale in The Kollage Last updated on 26-Jul-2019

2 BHK Flat for Sale in The Kollage

Manuel Gonsalves Road, Andheri East, Mumbai - 400069

Building: The Kollage



Configuration
2 BHK Flat

Bedroom
2

Furnishing
Un-Furnished

Carpet Area
818 Sq.ft

Bathroom
2


Property Code
GHARL44520

Priya Developer
[Connect Now](#)

Possession
Under Construction - Possession Around December 2019

Floor Number
14

Is there any error or missing information?
[Report Error / Add Missing Information](#)



Select City
Search
Post Property
Post Requirement

Property in Mumbai / Property in Andheri East / Property in Cundavalli Gaothan / 2 BHK Flat for Sale in Sheth Orion Last updated on 32-May-2019

2 BHK Flat for Sale in Sheth Orion

Gundavalli Gaothan, Andheri East, Mumbai - 400053

Building: Sheth Orion



Configuration
2 BHK Flat

Bedroom
2

Furnishing
Un-Furnished

Carpet Area
472 Sq.ft

Bathroom
2

Property Code
GHARL40932

Nifesh Desai Agent
[Connect Now](#)

Possession
Under Construction - Possession Around January 2021

Floor Number
14

Is there any error or missing information?
[Report Error / Add Missing Information](#)

Overview
Dealer Details
Location
Home Loan
More



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Housing.com	630.00	2,27,00,000.00	36,000.00
1 BHK	Housing.com	445.00	1,56,00,000.00	35,000.00

HOUSING.COM Buy in Mumbai

+ Add

Download App
List Property Free
Saved

Sri 10 Square ✔ RERA


By SRI GROUP

Final Plot No. 100/1/2 At Andheri East, Western Suburbs, Mumbai



₹2.27 Cr - 4.68 Cr | ₹36 K/sq.ft
EMI starts at ₹1.13 Lacs

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

Contact Developer



2, 3, 4 BHK Apartments Configurations
Jun. 2022 Possession Starts
₹36 K/sq.ft Avg. Price

+
22 more

630 sq.ft. - 1300 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

+ Add

Download App
List Property Free
Saved

Starwing Kaatyayni Imperial Tower F © RERA


By STARWING DEVELOPERS

Andheri East, Western Suburbs, Mumbai



₹1.56 Cr | ₹35 K/sq.ft
EMI starts at ₹77.32 K

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

Contact Developer



1 BHK Apartment Configuration
Oct. 2028 Possession Starts
₹35 K/sq.ft Avg. Price

+
4 more

445 sq.ft. (Carpet Area) Size



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Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	1650.00	6,50,00,000.00	39,400.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 3 BHK Flats for Sale in Andheri East > 2150 Sq-ft

₹ 6.50 Cr
EMI - ₹ 2.93L
Get pre-approved loan
PREMIUM PROJECT

3 BHK 2150 Sq-ft Flat For Sale [Andheri East, Mumbai](#)



3 Beds
3 Baths
2 Balconies
2 Covered Parking
Outdoor Te...
Laundry Serv...

Carpet Area 1650 sqft - ₹ 39,394/sqft	Developer Lodha	Project Lodha Azenza	Floor 7(Out of 15 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

✓ East Facing Property
✓ Opposite TATA Consultancy Services

Contact Agent
Get Phone No.
Last contact made 16 days ago

More Details

Price Breakup	₹ 6.5 Cr ₹ 32,50,000 Approx. Registration Charges
Booking Amount	₹ 18.0 Lac
Address	Andheri East, Mumbai, Andheri East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	483.00	1,57,00,000.00	32,510.00
2 BHK	housing.com	903.00	3,44,00,000.00	38,130.00

Mahindra Vicino A3A4 REPA

By MAHINDRA LIFESPACES

Andheri East, Western Suburbs, Mumbai

₹1.57 Cr - 3.44 Cr | ₹32.51 K - 38.13 K/sq.ft
EMI starts at ₹77.94 K

Price excludes maintenance floor rise c. See More

[Contact Developer](#)

1, 2 BHK Apartments Configurations

Sep. 2024 Possession Starts

₹32.51 K - 38.13 K/sq.ft Avg. Price

483 sq.ft. - 903 sq.ft. (Carpet Area) Sizes

Veena Synergy REPA

By VEENA DEVELOPERS

Andheri East, Western Suburbs, Mumbai

₹2.12 Cr - 2.16 Cr | ₹30.62 K/sq.ft
EMI starts at ₹1.05 Lacs

All Inclusive Prices

[Contact Sellers](#)

2 BHK Apartment Configuration

Dec. 2026 Possession Starts

₹30.62 K/sq.ft Avg. Price

699 sq.ft. (Carpet Area) Size

Price Indicators

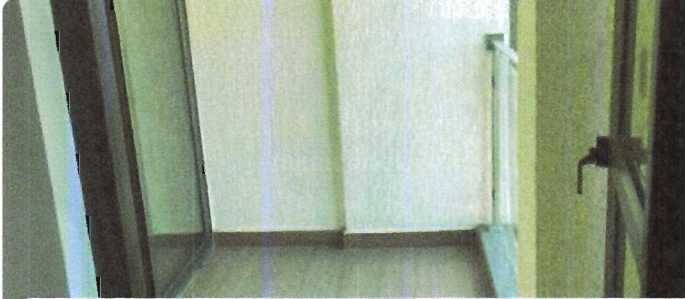

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	746.00	2,70,00,000.00	36,193.00

magicbricks
Buy
Rent
Sell
Home Loans

₹2.70 Cr [EMI - ₹1.22L](#) | [Get pre-approved loan](#)

2 BHK 746 Sq-ft Flat For Sale in [Gundavali, Mumbai](#)

2 Beds 2 Baths 2 Balconies Unfurnished

Smart Home

Carpet Area
746 sqft -
₹36,193/sqft

Floor
9(Out of 10 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
East

Lifts
2

Furnished Status
Unfurnished

Car Parking
1 Open

Contact Agent

Get Phone No.

More Details

Price Breakup ₹2.7 Cr

Address Gundavali, Andheri East., Gundavali, Mumbai - Western Mumbai, Maharashtra

Landmarks Gundavali, Andheri East

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: 28.06.2024

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: 2024.06.28 16:19:36 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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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 28.06.2024 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 04.06.2024. 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 M/s. Vaidya Spaces Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST, Santacruz 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 Prayush Parekh – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical 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 – 04.06.2024 Valuation Date – 28.06.2024 Date of Report – 28.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.06.2024
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 **28th June 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. Vaidya Spaces 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. Vaidya Spaces Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 16:19:56 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3



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