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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Kalpataru Vivant"

"Kalpataru Vivant", South Wing - C, Proposed Residential Building No. 2 on Plot Bearing CTS Nos. 33A, 62 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN – 400 060, State - Maharashtra, Country - India

Latitude Longitude: 19°08'15.7"N 72°51'42.9"E

Intended User:

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

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

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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MASTER VALUATION REPORT OF "Kalpataru Vivant"

"Kalpataru Vivant", South Wing - C, Proposed Residential Building No. 2 on Plot Bearing CTS Nos. 33A, 62 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN – 400 060, State - Maharashtra, Country - India

Latitude Longitude: 19°08'15.7"N 72°51'42.9"E

NAME OF DEVELOPER: M/s. Alder Residency 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 **01st June 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Kalpataru Vivant", South Wing - C, Proposed Residential Building No. 2 on Plot Bearing CTS Nos. 33A, 62 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN – 400 060, State - Maharashtra, Country - India.** It is about 1.4 Km. distance from Jogeshwari Metro Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed

2. Developer Details:

Name of builder	M/s. Alder Residency Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	South Wing - C	P51800053558
Register office address	M/s. Alder Residency Pvt. Ltd. Office No. 101, 1 st Floor, "Kalpataru Synergy" , Opp. Grand Hyatt, Vakola, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Krishnakumar Maurya (Builder Person 9833226152) Mr. Chirag Kelkar (Sales Person - 8657769418)	
E – mail ID AND Website	Krishna.Maurya@kalpataru.com www.kalpataru.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Vinayak Road & Brookhaven Condominium Building
On or towards South	Under Construction Building & Vinayak Road
On or towards East	Under Construction Building & Vinayak Road / Station Road
On or towards West	Slum Area & Majas Road



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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 : 01.06.2024
	b) Date on which the valuation is made : 12.06.2024
3.	List of documents produced for perusal
	1. Copy of Legal Title Report date 15.05.2023 issued by Adv. Indialaw LLP
	2. Copy of MAHARERA Registration Certificate of Project No. P51800051328 issued by Maharashtra Real Estate Regulatory Authority date 10.11.2023. Last Modified date 09.05.2024 (South Wing - C)
	3. Copy of NOC for Fire Protection and firefighting requirement letter date 08.01.2024 issued by MCGM
	4. Copy of Architect's Certificate Ref no. JA / 2024 / 0274 date 18.04.2024 issued by Nandkumar V. Jethe (Jethe & Associates) (As per RERA Certificate)
	5. Copy of Height Clearance NOC No. MIAL/AO-AOS/REC/47/7143, issued by Chhatrapati Shivaji Maharaj International Airport, Mumbai. Date 14.06.2023.
	6. Copy of Engineer's Certificate issued by Mohan Parab (As per RERA Certificate)
	7. Copy of Commencement Certificate No. P – 9274 / 2021 / (33A And Other) / K / E Ward / Majas / FCC / 4 / Amend date 03.11.2021 issued by Municipal Corporation of Greater Mumbai (Building No. 2)
	Issue On : 03 Mar 2023 Valid Upto : 02 Mar 2024
	Application Number : P-9274/2021/(33A And Other)/K/E Ward/MAJAS/CC/2/Amend
	Remark :
	Plinth C.C. i.e. upto top 1st podium for the Building No.2 i.e. height of Wing A & B = 5.575 mt. and Wing C, D & E = 5.525 mt. AGL as per IOD plan dated 31.12.2021, Subject to N.O.C. from Collector – M.S.D before start of
	Issue On : 24 May 2023 Valid Upto : 23 May 2024
	Application Number : P-9274/2021/(33A And Other)/K/E Ward/MAJAS/FCC/3/Amend
	Remark :
	Re-endorsement of earlier plinth C.C. and further C.C. upto 21st upper floor for wing 'A' and 'B' i.e. height upto 66.95 mt. AGL as per approved last amended plan dated 11/04/2023.



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	8. Copy of Amended Plan Approval Letter No. P-9274 / 2021 / (33A & Other) / K/E Ward / Majas / 337 / 1 / Amend date 11.04.2023 issued by Municipal Corporation of Greater Mumbai							
	9. Copy of Approved Plan No. P-9274 / 2021 / (CTS No. 33A & Other) / K/E Ward / Majas / 337 / 1 / NEW date 11.04.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twelveth - Sheet No. 1 to 12) (Building No. 2) Approved upto:	<table border="1"> <thead> <tr> <th data-bbox="296 523 539 562">Building No. / Wing</th> <th data-bbox="539 523 1445 562">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="296 562 539 637">2 / South Ridge Wing - C</td> <td data-bbox="539 562 1445 637">3 Basements + Ground (part) + Stilt (part) + 1st Floor (Podium / Amenity) + 2nd to 22nd upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / South Ridge Wing - C	3 Basements + Ground (part) + Stilt (part) + 1 st Floor (Podium / Amenity) + 2 nd to 22 nd upper floors.		
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2 / South Ridge Wing - C	3 Basements + Ground (part) + Stilt (part) + 1 st Floor (Podium / Amenity) + 2 nd to 22 nd upper floors.							
	Project Name (with address & phone nos.)	: "Kalpataru Vivant", South Wing - C , Proposed Residential Building No. 2 on Plot Bearing CTS Nos. 33A, 62 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN Code – 400 060, State - Maharashtra, Country - India						
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Alder Residency Pvt. Ltd. Address: Office No. 101, 1st Floor, "Kalpataru Synergy" , Opp. Grand Hyatt, Vakola, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country - India Contact Person : Mr. Krishnakumar Maurya (Builder Person 9833226152) Mr. Chirag Kelkar (Sales Person - 8657769418)						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:						
<p>About "Kalpataru Vivant" Project: Kalpataru Vivant - South Ridge is a residential project located in Andheri East, Mumbai, developed by the Kalpataru Group, one of the leading real estate developers in India. The project offers affordable apartments with different configurations, including 2, 3 & 4 BHK. The prime location of Kalpataru Vivant - North Ridge is a significant advantage for prospective homebuyers, as it is positioned in one of Mumbai's most desirable neighbourhoods. Andheri East, an already well-developed area, provides excellent connectivity to the rest of the city. The project enjoys close proximity to major roads, railway stations, metro stations, and bus stations, resulting in reduced commuting time for office-goers. Additionally, the neighbourhood offers abundant options for retail shopping and fulfilling daily needs.</p>								
TYPE OF THE BUILDING:								
<table border="1"> <thead> <tr> <th data-bbox="240 1657 483 1696">Building No. / Wing</th> <th data-bbox="483 1657 1450 1696">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="240 1696 483 1771">2 / South Ridge Wing - C</td> <td data-bbox="483 1696 1450 1771">Proposed 3 Basements + Ground (part) + Stilt (part) + 1st Floor (Podium / Amenity) + 2nd to 22nd upper floors.</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	2 / South Ridge Wing - C	Proposed 3 Basements + Ground (part) + Stilt (part) + 1 st Floor (Podium / Amenity) + 2 nd to 22 nd upper floors.		
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LEVEL OF COMPLETEION:								
<table border="1"> <thead> <tr> <th data-bbox="240 1828 483 1889">Building No. / Wing</th> <th data-bbox="483 1828 1062 1889">Present stage of Construction</th> <th data-bbox="1062 1828 1410 1889">Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td data-bbox="240 1889 483 1964">2 / South Ridge Wing - C</td> <td data-bbox="483 1889 1062 1964">Excavation work is in progress.</td> <td data-bbox="1062 1889 1410 1964">0%</td> </tr> </tbody> </table>			Building No. / Wing	Present stage of Construction	Percentage of work completion	2 / South Ridge Wing - C	Excavation work is in progress.	0%
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2 / South Ridge Wing - C	Excavation work is in progress.	0%						

DATE OF COMPLETION & FUTURE LIFE:

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

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

PROPOSED PROJECT AMENITIES:

➤ Italian Marble 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
➤ Garden
➤ Jogging Track
➤ Fitness Centre
➤ Yoga Studio
➤ Indoor Games
➤ Library
➤ Yoga Room
➤ Gymnasium
➤ Bunny Hop
➤ Balance Walk
➤ Side Hop
➤ Basket Ball
➤ Tennis Court
➤ Event Lawns
➤ Basketball Court
➤ Swimming Pool
➤ Kids Pool
➤ Spa
➤ Party Hall
➤ Mini Theatre
➤ Business Centre

6.	Location of property	:	
	a)	Plot No. / Survey No.	: CTS Nos. 33A, 62 & 76
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: CTS Nos. 33A, 62 & 76 of Village - Majas
	d)	Ward / Taluka	: Ward - K/E
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	"Kalpataru Vivant", South Wing - C, Proposed Residential Building No. 2 on Plot Bearing CTS Nos. 33A, 62 & 76 of Village - Majas, Jogeshwari - Vikhroli Link Road, Station Road, Andheri (East), Mumbai, PIN Code – 400 060, State - Maharashtra, Country - India
8.	City / Town	:	Andheri, Mumbai

	Residential area	:	Yes														
	Commercial area	:	No														
	Industrial area	:	No														
9.	Classification of the area	:															
	i) High / Middle / Poor	:	Middle Class														
	ii) Urban / Semi Urban / Rural	:	Urban														
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Majas														
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.														
13a.	Boundaries of the property		As per Documents	As per RERA Certificate	As per Site												
	North		Pt CTS 33B – 1, 33B – 3, 33C, 55, 56 of village Majas	Pt CTS 33B – 1, 33B – 3, 33C, 55, 56 of village Majas	Vinayak Road & Brookhaven Condominium Building												
	South		Pt CTS 61, 72, 74, 75 DP road of Village Majas	Pt CTS 61, 72, 74, 75 DP road of Village Majas	Under Construction Building & Vinayak Road												
	East		Pt CTS No 63, 64, 66, 70, 71, 75, 18.3 Mt Road of Majas	Pt CTS No 63, 64, 66, 70, 71, 75, 18.3 Mt Road of Majas	Under Construction Building & Vinayak Road / Station Road												
	West		Pt CTS 43, 51, 52, 54, 57, 58, 59, 60 13.40 Mt Road village Majas.	Pt CTS 43, 51, 52, 54, 57, 58, 59, 60 13.40 Mt Road village Majas.	Slum Area & Majas Road												
14.1	Dimensions of the site		N. A. as the land is irregular in shape														
			A	B													
			As per the Deed	Actuals													
	North	:	-	-													
	South	:	-	-													
	East	:	-	-													
	West	:	-	-													
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'15.7"N 72°51'42.9"E														
14.	Extent of the site	:	<table border="1"> <thead> <tr> <th colspan="2">As per Approved Plan</th> </tr> <tr> <th>Building No.</th> <th>Plot area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>2 / South - C</td> <td>25060.70</td> </tr> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <th>Building No.</th> <th>Plot area in Sq. M.</th> </tr> <tr> <td>2 / South - C</td> <td>305.00</td> </tr> </tbody> </table> <p>Structure - As per table attached to the report</p>			As per Approved Plan		Building No.	Plot area in Sq. M.	2 / South - C	25060.70	As per RERA Certificate		Building No.	Plot area in Sq. M.	2 / South - C	305.00
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15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	<table border="1"> <thead> <tr> <th colspan="2">As per Approved Plan</th> </tr> <tr> <th>Building No.</th> <th>Plot area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>2 / South - C</td> <td>25060.70</td> </tr> </tbody> </table>			As per Approved Plan		Building No.	Plot area in Sq. M.	2 / South - C	25060.70						
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		As per RERA Certificate	
		Building No.	Plot area in Sq. M.
		2 / South - C	305.00
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 CHARACTERISTICS 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	
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. P-9274 / 2021 / (CTS No. 33A & Other) / K/E Ward / Majas / 337 / 1 / NEW date 11.04.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twelveth - Sheet No. 1 to 12) (Building No. 2) Approved upto:	
		Building No. / Wing	Number of Floors
		2 / South Ridge - C	3 Basements + Ground (part) + Stilt (part) + 1 st Floor (Podium / Amenity) + 2 nd to 22 nd upper floors.
10.	Corner plot or intermittent plot?	: Intermittent	
11.	Road facilities	: Yes	
12.	Type of road available at present	: B. T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 12.20 Mtr. Wide D P Road	
14.	Is it a Land – Locked land?	: No	
15.	Water potentiality	: Municipal Water supply	
16.	Underground sewerage system	: Connected to Municipal sewer	
17.	Is Power supply is available in the site	: Yes	
18.	Advantages of the site	: Located in developed area	
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No	
Part – A (Valuation of land)			
1	Size of plot	: As per Approved Plan	
		Building No.	Plot area in Sq. M.

			2 / South - C	25060.70																								
			As per RERA Certificate																									
			Building No.	Plot area in Sq. M.																								
			2 / South - C	305.00																								
	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)	:	₹ 1,36,260.00 per Sq. M. for Residential ₹ 63,110.00 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 rowspan="2">Building</th> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>25060.70</td> <td>63110</td> <td>158,15,80,777.00</td> </tr> <tr> <th colspan="4" style="text-align: center;">As per RERA Certificate</th> </tr> <tr> <th>Building</th> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>South - C</td> <td>305.00</td> <td>63110</td> <td>1,92,48,550.00</td> </tr> </tbody> </table>			Building	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2	25060.70	63110	158,15,80,777.00	As per RERA Certificate				Building	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	South - C	305.00	63110	1,92,48,550.00
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South - C	305.00	63110	1,92,48,550.00																									
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 No. / Wing		Number of Floors																									
	2 / South Ridge - C		Proposed 3 Basements + Ground (part) + Stilt (part) + 1st Floor (Podium / Amenity) + 2nd to 22nd 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-9274 / 2021 / (CTS No. 33A & Other) / K/E Ward / Majas / 337 / 1 / NEW date 11.04.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twelveth - Sheet No. 1 to 12) (Building No. 2)																									
	h) Approved map / plan issuing authority	:																										

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

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
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	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



1. Building No. 2, South Ridge Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	21	2	1 BHK	435	479	31890	1,38,72,150	1,47,04,479	30500	14,35,500
2	22	2	1 BHK	435	479	31890	1,38,72,150	1,47,04,479	30500	14,35,500
3	23	2	1 BHK	435	479	31890	1,38,72,150	1,47,04,479	30500	14,35,500
4	24	2	1 BHK	435	479	31890	1,38,72,150	1,47,04,479	30500	14,35,500
5	31	3	1 BHK	435	479	31980	1,39,11,300	1,47,45,978	30500	14,35,500
6	32	3	1 BHK	435	479	31980	1,39,11,300	1,47,45,978	30500	14,35,500
7	33	3	1 BHK	435	479	31980	1,39,11,300	1,47,45,978	30500	14,35,500
8	34	3	1 BHK	435	479	31980	1,39,11,300	1,47,45,978	30500	14,35,500
9	41	4	1 BHK	435	479	32070	1,39,50,450	1,47,87,477	31000	14,35,500
10	42	4	1 BHK	435	479	32070	1,39,50,450	1,47,87,477	31000	14,35,500
11	43	4	1 BHK	435	479	32070	1,39,50,450	1,47,87,477	31000	14,35,500
12	44	4	1 BHK	435	479	32070	1,39,50,450	1,47,87,477	31000	14,35,500
13	51	5	1 BHK	435	479	32160	1,39,89,600	1,48,28,976	31000	14,35,500
14	52	5	1 BHK	435	479	32160	1,39,89,600	1,48,28,976	31000	14,35,500
15	53	5	1 BHK	435	479	32160	1,39,89,600	1,48,28,976	31000	14,35,500
16	54	5	1 BHK	435	479	32160	1,39,89,600	1,48,28,976	31000	14,35,500
17	61	6	1 BHK	435	479	32250	1,40,28,750	1,48,70,475	31000	14,35,500
18	62	6	1 BHK	435	479	32250	1,40,28,750	1,48,70,475	31000	14,35,500
19	63	6	1 BHK	435	479	32250	1,40,28,750	1,48,70,475	31000	14,35,500
20	64	6	1 BHK	435	479	32250	1,40,28,750	1,48,70,475	31000	14,35,500
21	71	7	1 BHK	435	479	32340	1,40,67,900	1,49,11,974	31000	14,35,500
22	72	7	1 BHK	435	479	32340	1,40,67,900	1,49,11,974	31000	14,35,500
23	73	7	1 BHK	435	479	32340	1,40,67,900	1,49,11,974	31000	14,35,500
24	74	7	1 BHK	435	479	32340	1,40,67,900	1,49,11,974	31000	14,35,500
25	81	8	1 BHK	435	479	32430	1,41,07,050	1,49,53,473	31000	14,35,500
26	82	8	1 BHK	435	479	32430	1,41,07,050	1,49,53,473	31000	14,35,500
27	83	8	1 BHK	435	479	32430	1,41,07,050	1,49,53,473	31000	14,35,500
28	84	8	1 BHK	435	479	32430	1,41,07,050	1,49,53,473	31000	14,35,500
29	91	9	1 BHK	435	479	32520	1,41,46,200	1,49,94,972	31000	14,35,500
30	92	9	1 BHK	435	479	32520	1,41,46,200	1,49,94,972	31000	14,35,500
31	93	9	1 BHK	435	479	32520	1,41,46,200	1,49,94,972	31000	14,35,500
32	94	9	1 BHK	435	479	32520	1,41,46,200	1,49,94,972	31000	14,35,500
33	101	10	1 BHK	435	479	32610	1,41,85,350	1,50,36,471	31500	14,35,500
34	103	10	1 BHK	435	479	32610	1,41,85,350	1,50,36,471	31500	14,35,500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	104	10	1 BHK	435	479	32610	1,41,85,350	1,50,36,471	31500	14,35,500
36	111	11	1 BHK	435	479	32700	1,42,24,500	1,50,77,970	31500	14,35,500
37	112	11	1 BHK	435	479	32700	1,42,24,500	1,50,77,970	31500	14,35,500
38	113	11	1 BHK	435	479	32700	1,42,24,500	1,50,77,970	31500	14,35,500
39	114	11	1 BHK	435	479	32700	1,42,24,500	1,50,77,970	31500	14,35,500
40	121	12	1 BHK	435	479	32790	1,42,63,650	1,51,19,469	31500	14,35,500
41	122	12	1 BHK	435	479	32790	1,42,63,650	1,51,19,469	31500	14,35,500
42	123	12	1 BHK	435	479	32790	1,42,63,650	1,51,19,469	31500	14,35,500
43	124	12	1 BHK	435	479	32790	1,42,63,650	1,51,19,469	31500	14,35,500
44	131	13	1 BHK	435	479	32880	1,43,02,800	1,51,60,968	31500	14,35,500
45	132	13	1 BHK	435	479	32880	1,43,02,800	1,51,60,968	31500	14,35,500
46	133	13	1 BHK	435	479	32880	1,43,02,800	1,51,60,968	31500	14,35,500
47	134	13	1 BHK	435	479	32880	1,43,02,800	1,51,60,968	31500	14,35,500
48	141	14	1 BHK	435	479	32970	1,43,41,950	1,52,02,467	31500	14,35,500
49	142	14	1 BHK	435	479	32970	1,43,41,950	1,52,02,467	31500	14,35,500
50	143	14	1 BHK	435	479	32970	1,43,41,950	1,52,02,467	31500	14,35,500
51	144	14	1 BHK	435	479	32970	1,43,41,950	1,52,02,467	31500	14,35,500
52	151	15	1 BHK	435	479	33060	1,43,81,100	1,52,43,966	32000	14,35,500
53	152	15	1 BHK	435	479	33060	1,43,81,100	1,52,43,966	32000	14,35,500
54	153	15	1 BHK	435	479	33060	1,43,81,100	1,52,43,966	32000	14,35,500
55	154	15	1 BHK	435	479	33060	1,43,81,100	1,52,43,966	32000	14,35,500
56	161	16	1 BHK	435	479	33150	1,44,20,250	1,52,85,465	32000	14,35,500
57	162	16	1 BHK	435	479	33150	1,44,20,250	1,52,85,465	32000	14,35,500
58	163	16	1 BHK	435	479	33150	1,44,20,250	1,52,85,465	32000	14,35,500
59	164	16	1 BHK	435	479	33150	1,44,20,250	1,52,85,465	32000	14,35,500
60	171	17	1 BHK	435	479	33240	1,44,59,400	1,53,26,964	32000	14,35,500
61	173	17	1 BHK	435	479	33240	1,44,59,400	1,53,26,964	32000	14,35,500
62	174	17	1 BHK	435	479	33240	1,44,59,400	1,53,26,964	32000	14,35,500
63	181	18	1 BHK	435	479	33330	1,44,98,550	1,53,68,463	32000	14,35,500
64	182	18	1 BHK	435	479	33330	1,44,98,550	1,53,68,463	32000	14,35,500
65	183	18	1 BHK	435	479	33330	1,44,98,550	1,53,68,463	32000	14,35,500
66	184	18	1 BHK	435	479	33330	1,44,98,550	1,53,68,463	32000	14,35,500
67	191	19	1 BHK	435	479	33420	1,45,37,700	1,54,09,962	32000	14,35,500
68	192	19	1 BHK	435	479	33420	1,45,37,700	1,54,09,962	32000	14,35,500
69	193	19	1 BHK	435	479	33420	1,45,37,700	1,54,09,962	32000	14,35,500
70	194	19	1 BHK	435	479	33420	1,45,37,700	1,54,09,962	32000	14,35,500
71	201	20	1 BHK	435	479	33510	1,45,76,850	1,54,51,461	32000	14,35,500
72	202	20	1 BHK	435	479	33510	1,45,76,850	1,54,51,461	32000	14,35,500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
73	203	20	1 BHK	435	479	33510	1,45,76,850	1,54,51,461	32000	14,35,500
74	204	20	1 BHK	435	479	33510	1,45,76,850	1,54,51,461	32000	14,35,500
75	211	21	1 BHK	435	479	33600	1,46,16,000	1,54,92,960	32500	14,35,500
76	212	21	1 BHK	435	479	33600	1,46,16,000	1,54,92,960	32500	14,35,500
77	213	21	1 BHK	435	479	33600	1,46,16,000	1,54,92,960	32500	14,35,500
78	214	21	1 BHK	435	479	33600	1,46,16,000	1,54,92,960	32500	14,35,500
79	221	22	1 BHK	435	479	33690	1,46,55,150	1,55,34,459	32500	14,35,500
80	222	22	1 BHK	435	479	33690	1,46,55,150	1,55,34,459	32500	14,35,500
81	223	22	1 BHK	435	479	33690	1,46,55,150	1,55,34,459	32500	14,35,500
82	224	22	1 BHK	435	479	33690	1,46,55,150	1,55,34,459	32500	14,35,500
Total				35670	39237		1,16,95,01,850	1,23,96,71,961		11,77,11,000

Summary of the Project:

Building No. / 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 ₹
2 / South -C	2 BHK – 82	82	35670	39237	1,16,95,01,850.00	1,23,96,71,961.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,16,95,01,850.00
Final Realizable Value After Completion in ₹	1,23,96,71,961.00
Cost of Construction (Total Built up area x Rate) 39237 Sq. Ft. x ₹ 3000	11,77,11,000.00

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 ₹		:	₹ 1,16,95,01,850.00
Final Realizable Value After Completion in ₹		:	₹ 1,23,96,71,961.00

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 ₹ 30,000.00 to ₹ 34,000.00 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 ₹ 31,800.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



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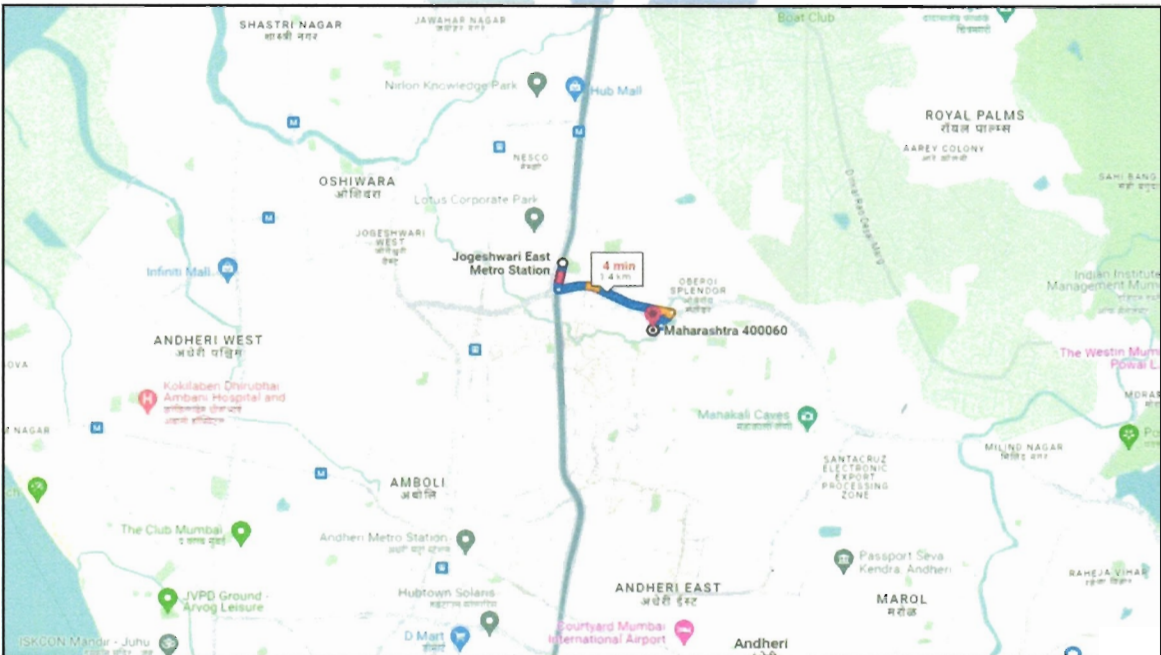
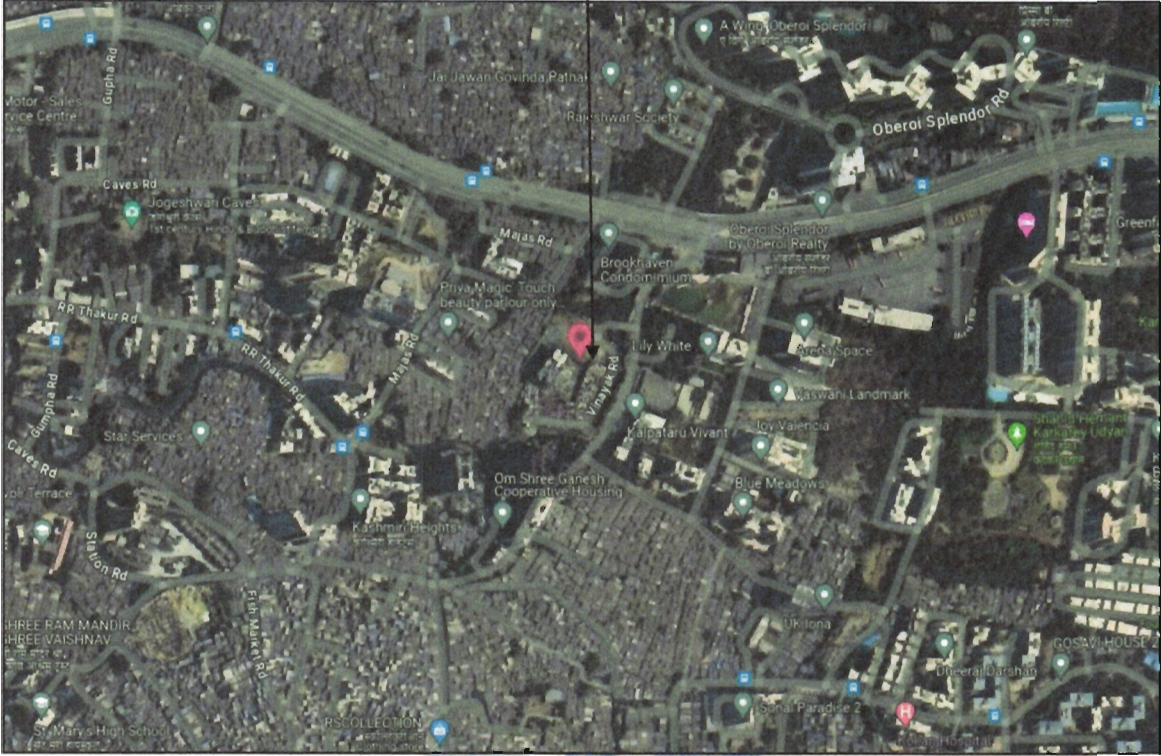


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°08'15.7"N 72°51'42.9"E

Note: The Blue line shows the route to site from nearest Metro station (Jogeshwari – 1.4 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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Valuation Rates
User Manual
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Feedback

Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District मुंबई(उपनगर) ▼

Select Village मजाम (अंधेरी) ▼

Search By Survey No Location

Enter Survey No 33

उपविभाग	बुली जमीन	निवासी सदनिका	बॉफिस	दुकाने	बीचोगिक	एकक (Rs./)	Attribute
53/251 - भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पूर्वेस शेरे पंजाय कालनीचे पश्चिमेकडील दक्षिणोत्तर 18.30 मि.रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौरस मीटर	मि.टी.एस. नंबर

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	12 th	magicbricks.com	439.00	1,35,00,000.00	30,752.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property in Mumbai > Jogeshwari Vikhroli Link Road > Apartment in Jogeshwari Vikhroli Link Road > 1 BHK > 724 Sq-ft

₹1.35 Cr

EMI - ₹ 61k | [Can I afford it?](#)

⋮

1 BHK 724 Sq-ft Flat For Sale [Jogeshwari Vikhroli Link Road, Mumbai](#)



1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
439 sqft - ₹30,752/sqft	Kalpataru Ltd.	Kalpataru Vivant
Floor	Transaction Type	Facing
12 (Out of 22 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✔ Near oberoi international school ,near metro station, near highway.

Contact Agent

Get Phone No.

👤 Last contact made 8 days ago

More Details

Price Breakup	₹1.35 Cr ₹ 6,75,000 Approx. Registration Charges ₹ 4,500 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800045360
Address	Jogeshwari Vikhroli Link Road, Mumbai, Jogeshwari Vikhroli Link Road, Mumbai - Western Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	15 th	99acres.com	439.00	1,30,00,000.00	29,613.00
1 BHK	-	Nobroker.in	435.00	1,30,00,000.00	29,885.00

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in JVLR > 1 BHK Flats in JVLR

Posted on May 25, 2024 Under Construction

₹ 1.3 Cr @ 29,612 per sq ft
Estimated EMI ₹ 1,03,832

1BHK 2Baths
Flat/Apartment for Sale
in Kalpataru Vivant, JVLR, Andheri East

REGISTRATION No: P51800034531 Website: https://maharera.mahaonline.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (4) **Society (17)**

- Area:** Super Built up area 639 sq.ft. (55.11 sq.m.)
Built Up area: 539 sq.ft. (49.87 sq.m.)
Carpet area: 439 sq.ft. (40.78 sq.m.)
- Configuration:** 1 Bedroom, 2 Bathrooms, No Balcony with Study Room
- Price:** ₹ 1.3 Crore+ Govt Charges & Tax @ 29,612 per sq.ft. (Negotiable) View Price Details
- Address:** Kalpataru Vivant, JVLR, Andheri East
- Floor Number:** 15th of 22 Floors
- Facing:** North-East
- Overlooking:** Main Road, Park/Garden
- Possession in:** Dec 2025 View Construction Status

NOBROKER Pay Later Post Your Property Sign up

1 BHK Flat in Kalpataru Vivant For Sale in Jogeshwari East

₹ 1.3 Crores (Negotiable) ₹ 74,508/Month (Estimated EMI) 621 Sq Ft

Home > Flats for Sale in Mumbai > Flats for Sale in Jogeshwari East > 1BHK Flat for Sale in Jogeshwari East > Property Details

1 Bedroom
1 Bathroom
1
Bike and Car

Sep 13, 2023
May 17, 2026
Kalpataru Vivant
Full

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info
Price trends by NBEstimate

Activity On This Property
1252
0
0

Overview

- Age of Building: Under Construction
- Maintenance Charges: NA
- Built-up Area: 539 Sq Ft
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: 435 Sq Ft



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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	14 th	magicbricks.com	439.00	1,45,00,000.00	33,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Jogeshwar Vikhrol Link Road > Apartment in Jogeshwar Vikhrol Link Road > 1 BHK > 614 Sq-ft


₹1.45 Cr

EMI - ₹ 65k

[Get pre-approved loan](#)

⋮

1 BHK 614 Sq-ft Flat For Sale [Jogeshwari Vikhroli Link Road, Mumbai](#)



2 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 439 sqft - ₹ 33,030/sqft	Developer Kalpataru Ltd.	Project Kalpataru Vivant
Floor 14 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.45 Cr ₹ 5,000 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800034531
Address	Kalpataru Vivant, Jogeshwari - Vikhroli Link Road, Andheri East, Mumbai - 400060, Jogeshwari Vikhroli Link Road, Mumbai - Western Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	99acres.com	439.00	1,45,00,000.00	33,018.00
1 BHK	-	99acres.com	424.00	1,40,00,000.00	33,018.00

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

1BHK Flat/Apartment Kalpataru Vivant
JVLR, Western Mumbai, Mumbai

Why choose this project

- Just 5 mins to Western Express
- C.S.M. International Airport to
- Panoramic podium amenity view

Home > Property in Mumbai > Flats > Mumbai > Flats in JVLR > 1 BHK Flats

₹1.45Crore 439 sq.ft. Under Construction
Base Price: ₹33018 Per Sq Ft. Possession: December 2025

NO BROKERAGE **VERA STATUS** REGISTERED Registration No: PS1800034531 Website: https://mahareraat.mahaonline.gov.in/

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

Net Area: 439 sq.ft. Base Price: ₹1.45 Crores

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

1BHK Flat/Apartment Kalpataru Vivant
JVLR, Western Mumbai, Mumbai

Why choose this project

- Just 5 mins to Western Express H
- C.S.M. International Airport locat
- Panoramic podium amenity view

Home > Property in Mumbai > Flats > Mumbai > Flats in JVLR > 1 BHK Flats

₹1.4 - 1.45Crore 424 - 439 sq.ft. Under Construction
Base Price: ₹33018 Per Sq Ft. Possession: December 2025

NO BROKERAGE **VERA STATUS** REGISTERED Registration No: PS1800034531 Website: https://mahareraat.mahaonline.gov.in/

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

Net Area: 424 sq.ft. Base Price: ₹1.4 Crores

Net Area: 435 sq.ft. Base Price: ₹1.44 Crores



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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	14 th	99acres.com	439.00	1,28,00,000.00	29,157.00
1 BHK	14 th	99acres.com	439.00	1,39,00,000.00	31,663.00

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in JLR > 1 BHK Flats in JLR

Posted on May 29, 2024 | Under Construction

₹1.28 Cr @ 29,157 per sq. ft. **1BHK 2Baths**
 Estimated EM ₹1,62,234 Flat/Apartment for Sale
 in KALPATARU'S VIVANT, JLR, Andheri East

NEW STATUS **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm >

Property (2)

- Area: Super Built up area 715 sq. ft.
- Built Up area: 450 sq. ft.
- Carpet area: 439 sq. ft.
- Light/guarantee: 1 Bedroom , 2 Bathrooms, No Balcony
- Price: ₹ 1.28 Crore+ Govt Charges & Tax @ 29,157 per sq. ft.
- Address: KALPATARU'S VIVANT, JLR, Andheri East
- Floor Number: 14th of 21 Floors
- Facing: East
- Overlooking: Pool
- Possession in: May 2026

HOUSING.com Buy in Mumbai 🔍 Andheri East Add

1 BHK Flat **₹1.39 Cr** EM starts at ₹60,01 K
 ₹22.06 K/sq.ft

By KALPATARU GROUP
 Kalpataru Vivant, Azad Nagar, Andheri East, Mumbai
 (PT) 200 Zone Brokerage Filter More

630 sq.ft Built Up Area ₹22.06 K/sq.ft Avg Price 1 BHK Configuration 15th Oct. 2026 Possession status Lower of 20 Floors Unfurnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS >

Kalpataru Vivant, Azad Nagar, Andheri East, Mumbai

Around This Property

Cambridge Institute | Der. 100m Holy Spirit Hospital 150m

View more on Maps

Property Overview

Project Name: Kalpataru Vivant
 No Charge
 Access: Zone Brokerage Properties

Price: ₹1.39 Cr
 Carpet Area: 439 sq.ft



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Price Indicators

Comp.	Floor	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built up Area
1 BHK	7 th	magicbricks.com	600.00	1,30,00,000.00	21,667.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Jogeshwari Vikhroli Link Road > Apartment in Jogeshwari Vikhroli Link Road > 1 BHK > 600 Sq-ft

₹1.30 Cr

EMI - ₹59k | [How much loan can I get?](#)

1 BHK Flat For Sale in Kalpataru Vivant, Jogeshwari Vikhroli Link Road, Mumbai



1 Bed
2 Baths
1 Balcony
Unfurnished

Super Built-Up Area 600 sqft - ₹21,667/sqft	Developer Kalpataru Ltd.	Project Kalpataru Vivant
Floor 7 (Out of 22 Floors)	Transaction Type Resale	Additional Rooms 1 Study Room
Facing North	Furnished Status Unfurnished	Type Of Ownership Freehold

Contact Owner
Get Phone No.

More Details

Price Breakup	₹1.3 Cr ₹6,50,000 Approx. Registration Charges
Booking Amount	₹15.6 Lac
Address	near Jogeshwari Metro Station, Jogeshwari Vikhroli Link Road, Mumbai - Western Mumbai, Maharashtra

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6248/2024	26.04.2024	1,37,26,612.00	40.41	435	31,555.00

सूची क्र.2	
6248322 30-04-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 6248/2024 नोंदणी : Regn:63m
गावाचे नाव : मजास	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13726612
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9364169.247
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: मौजे मजास,जोगेश्वरी,ता. अंधेरी,मुंबई उपनगर येथील सि. टी. एस. नं. 33A,62,आणि 76 या मिळकतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत या गृह संकुल मधील साउथ विंग C मधील 14व्या मजल्यावरील 40.41 चौ. मी. रेशा कारपेट क्षेत्रफळाची निवासी सदनिका क्र. 141 तसेच एक व्हेइकल पार्किंग स्पेस सह हा या कराराचा विषय आहे.((C.T.S. Number सि. टी. एस. नं. 33A, 62, आणि 76 ;))
(5) क्षेत्रफळ	40.41 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:-एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑथोराईज सिग्रेटरी सचिन गोंधळी यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून गौतम मालवणकर वय:-44 पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: कल्पतरू सिनजी, ब्लॉक नं: -, रोड नं: ग्रॅंड हयात समोर, सांताक्रूझ (पूर्व), मुंबई, MAHARASHTRA, मुम्बई. पिन कोड:-400055 पॅन नं:-AAHCA1405F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मानस रंजन मिश्रा वय:-49; पत्ता:-प्लॉट नं: सी-13, माळा नं: -, इमारतीचे नाव: एचआयजी डिलक्स, ब्लॉक नं: -, रोड नं: नेताजी सुभाष एन्वेल्व्ह, केंद्रीय विद्यालय-3 जवळ, गडकणा, चंद्रसेखरपूर, भुबनेस्वर, ऑरिस्सा, KHORDA. पिन कोड:-751017 पॅन नं:-ACNPM3591P 2): नाव:-जयश्री दास वय:-38; पत्ता:-प्लॉट नं: सी-13, माळा नं: -, इमारतीचे नाव: एचआयजी डिलक्स, ब्लॉक नं: -, रोड नं: नेताजी सुभाष एन्वेल्व्ह, केंद्रीय विद्यालय-3 जवळ, गडकणा, चंद्रसेखरपूर, भुबनेस्वर, ऑरिस्सा, कःऑन्डा. पिन कोड:-751017 पॅन नं:-ARXPD6095L
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6248/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	824000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मल्यांकनासाठी विचारात घेतलेला	

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4345/2024	26.02.2024	1,30,35,217.00	40.41	435	29,966.00

4345322 27-03-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 4345/2024 नोंदणी : Regn:63m
गावाचे नाव : मजास		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	13035217	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9832360.409	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: मौजे मजास, जोगेश्वरी, ता. अंधेरी, मुंबई उपनगर येथील सि. टी. एस. नं. 33A, 62, आणि 76 या निळकतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत या गृह संकुल मधील साउथ विंग C मधील 20व्या मजल्यावरील 40.41 चौ. मी. रेशा कारपेट क्षेत्रफळाची निवासी सदनिका क्र. 202 तसेच एक व्हेइकल पार्किंग स्पेस सह हा या कराराचा विषय आहे. ((C.T.S. Number सि. टी. एस. नं. 33A, 62, आणि 76,))	
(5) क्षेत्रफळ	40.41 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.		
(7) दस्तावेज करून देणाऱ्या पक्षकाराचे ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता:	1): नाव: एलर रॉयल्टी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑथोरिटीज सिग्रेटरी सविन गोंधळी यांच्यातर्फे कबुली जबाबदारीत कु. मु. म्हणून गीतम मालवणकर वय: 44 पत्ता: प्लॉट नं. 101, मळ नं. , इमारतीचे नाव. कल्पतरू सिग्रेटरी, ब्लॉक नं. , रोड नं: ग्रॅड हव्वात समोर, सातक्रूझ (पूर्व), मुंबई, MAHARASHTRA, मुंबई. पिन कोड:-400085 पॅन नं:-AAHCA1405F	
(8) दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: देबाशिव सहातर्फे कु. मु. म्हणून रिया सहा वय: 37, पत्ता: प्लॉट नं. बी-1902, माला नं. , इमारतीचे नाव. रॉयल ओसिस, ब्लॉक नं. , रोड नं: जनकल्याण नगर, बिल्लाबाग शाळा जवळ, माहाड (प), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-BCCPS-40790 2): नाव: नैहा आकार तर्फे कु. मु. म्हणून रिया सहा वय: 37, पत्ता: प्लॉट नं. बी-1902, माला नं. , इमारतीचे नाव. रॉयल ओसिस, ब्लॉक नं. , रोड नं: जनकल्याण नगर, बिल्लाबाग शाळा जवळ, माहाड (प), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-AAIPO3797C	
(9) दस्तावेज करून दिल्याचा दिनांक	26/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	4345/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	782500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) खेस:		

Price Indicators Projects nearby Locality

Sr. No.	Project Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Romell Orbis	P51800023625	426.00	1,31,00,000.00	30,751.00
2	Shraddha Shivkunj	P51800027559	540.00	1,45,00,000.00	26,852.00
3	Romell Orbis	P51800023625	858.00	2,52,00,000.00	29,500.00
4	Divya Darpan CHSL	P51800047930	325.00	1,05,00,000.00	32,300.00
5	Avant Heritage	P51800015537	590.00	1,69,00,000.00	28,644.00
6	Dipti Om Shivalaya CHSL	P51800032469	1006.00	3,02,00,000.00	30,000.00
7	H Rishabraj Gardenia	P51800035106	732.00	2,38,00,000.00	32,500.00
8	S K Aim Paradise	P51800032579	580.00	1,64,00,000.00	28,359.00
9	Avant Heritage 5	P51800015537	423.00	1,28,00,000.00	30,260.00
10	Poddar Venus	-	434.00	1,30,00,000.00	29,954.00

99acres Buy - Home Locality - Project - Society - Feedback

₹1.31 Cr (₹30,751 per sq ft) **1BHK 2Baths**
 Estimated EM ₹1,04,630
 Flat/Apartment For Sale
 in Romell Orbis, Sher E Punjab Colony, Andheri East

REGISTRATION: REGISTERED Registration No: P51800023625 Website: <https://maharashtra.mhahousing.gov.in>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (8) Society (27)

Carpet area: 426 sq ft
 1 Bedroom, 2 Bathroom, No Balcony with Others

₹1.31 Cr • Govt Charges & Tax @ 30,751 per sq ft
 Romell Orbis Sher E Punjab Colony, Andheri East

13 of 17 Floors
 0 to 1 Year Old

Overlooking: Park/Garden, Main Road, Club, Others

99acres Buy - All Residential - Home Locality - Project - Society - Feedback

2BHK Flat/Apartment **Shraddha Shivkunj**
 Jogeshwari East, Western Mumbai, Mumbai

₹1.45 Crore (₹26,852 per sq ft) **540 sq ft**
 Estimated EM ₹1,04,630
 Carpet Area
 View Floor Plans

NO BROKERAGE REGISTRATION: REGISTERED Registration No: P51800027559 Website: <https://maharashtra.mhahousing.gov.in>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

540 sq ft
 ₹1.45 Crores

Price Indicators Projects nearby Locality

HOUSING.com Buy in Mumbai

Andheri East

Home / Mumbai / Western Suburbs / Andheri East / Romell Orbis

Romell Orbis By RME

By **ROMELL GROUP**

Romell Orbis, Magra Village, Close to Sher-E-Punjab, Near Meghwadi Police Station, Andheri East, Western Suburbs, Mumbai

Become the first to Rate

Share Save

Project Tour

35 more

1, 2, 3 BHK Apartments Configurations

Jun, 2024 Possession Starts

₹29.18 K/sq.ft Avg. Price

₹1.23 Cr - 2.52 Cr | ₹29.18 K/sq.ft
EMI starts at ₹61.06 K
All Inclusive Price

Contact Sellers

99acres Buy Enter Locality, Project, Society, Landmark

Posted on May 31, 2024 Under Construction

₹1.05 Cr ₹32,307 per sq.ft **1BHK 2Baths**

Estimated EMI: ₹83,864

Flat/Apartment for Sale

Divya Darpan CHSL, Andheri East, Mumbai

REG STATUS REGISTERED Registration No: PS1800047930 Website: https://maharashtra.mahaonline.gov.in/

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (6)

Area: Super Built up area 450 sq.ft. (167.87 sq.m.)
Built up area: 400 sq.ft. (147.16 sq.m.)
Carpet area: 325 sq.ft. (119.44 sq.m.)

Configuration: 1 Bedroom, 2 Bathrooms, No Balcony with Study Room

Price: ₹1.05 Crore + Govt Charges & Tax @ 32,307 per sq.ft.

Address: Divya Darpan CHSL, Andheri East, Mumbai

Floor Number: 4th of 17 Floors

Facing: East

Overlooking: Others

Possession in: Dec 2024

2 people shortlisted this property this week



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Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.69 Cr EMI - ₹76k | Can I afford it? ▾ ZERO BROKERAGE

2 BHK 708 Sq-ft Flat For Sale **Jogeshwari East, Mumbai**

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

Carpet Area 590 sqft ~ ₹28.644/sqft	Developer Avant Group	Project Avant Heritage
Transaction Type New Property	Status Ready to Move	Furnished Status Unfurnished
Car Parking 1 Covered		

OFFER Book Now And Get Free Thailand Trip For Family*

Contact Builder
Download Brochure
👤 Last contact made 1 day ago

More Details

Price Breakup	₹1.69 Cr
RERA ID	P51800015537
Address	Jogeshwari East, Mumbai - Western Mumbai, Maharashtra

HOUSING.COM
Buy in Mumbai ▾

Home / Mumbai / Western Suburbs / Jogeshwari East / Dipti Om Shivalaya CHS Ltd

Dipti Om Shivalaya CHS Ltd REDA

By DIPTI HOME MAKERS PVT LTD

Hindu Friends Society Marg, Jogeshwari East, Western Suburbs, Mumbai

last updated Jun 1, 2024

₹1.33 Cr - 3.02 Cr | ₹30 K/sq.ft

EMI starts at ₹65.97 K

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

1, 2, 3 BHK Apartments Configurations

Date: 2025 Possession Starts

₹30 K/sq.ft Avg. Price

443sq.ft. - 1006 sq.ft. (Carpet Area) Sizes



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Price Indicators Projects nearby Locality

H Rishabraj Gardenia - RERA
By H RISHABRAJ REALTY
Natwar Nagar, Road No. 1, Jogeshwari East, Western Suburbs, Mumbai

₹1.96 Cr - 2.38 Cr | ₹32.25 K/sq.ft
EMI starts at ₹97.31 K
Price includes everything except stamp. See More

[Contact Developer](#)

2 BHK Apartment Configuration | Dec. 2024 Possession Starts | ₹32.25 K/sq.ft Avg. Price | 614 sq.ft. - 752 sq.ft. (Carpet Area) Sizes

2 BHK Flat for Sale in S K Airm Paradise
Caves Road, Jogeshwari East, Mumbai - 400060

Building: S K Airm Paradise

REERA | 0% Brokerage

₹1.64 Cr
₹28359 / Sq.ft

Deepak Kewani
Agent
[Connect Now](#)

Configuration 2 BHK Flat	Carpet Area 580 Sq.ft	Possession Under Construction - Possession Around December 2026
Bedroom 2	Bathroom 2	Balcony 1
Floor Number Middle Floor of	Furnishing Un-Furnished	RERA No P51800032579
Property Code GCHARL291389		

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



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Price Indicators Projects nearby Locality

99acres Buy Western Mumbai Add more

Download Official Documents
Download Brochure
DEVELOPED BY
Abhishek Properties

Avant Heritage 5
Jogeshwari East, Mumbai
View Number

CONSTRUCTION STATUS
New Launch
Completion in Dec, 2027

₹ 1.28 - 2.28 Cr + Charges
PRICE RANGE

1, 2 BHK Apartment

1 BHK Apartment	2 BHK Apartment
Carpet Area 423 sq. ft. (39.2 sq. m.)	Carpet Area 504 - 729 sq. ft. (46.82 - 67.73 sq. m.)
₹ 1.28 Cr + Charges	₹ 1.55 - 2.28 Cr + Charges

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Home Property in Mumbai Flats in Mumbai Flats in Jogeshwari East 1 BHK Flats in Jogeshwari East 1 Bedroom 434 Sq.Ft. Apartment in Jogeshwari Ea

78 Views Compare

Poddar Venus
1 Bedroom 434 Sq.Ft. Apartment In Jogeshwari East Mumbai
Listing ID #6648121
₹ 1.3 Cr.

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 434 Sq.Ft. (Carpet Area)
- Road View

Whatsapp Request for Call

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Save Extra with 3 offers

Prime Member
Benefits worth ₹75,000 in just ₹4,999
Enjoy benefits worth ₹75,000 on new property, home loan interests, valuation report & more. Get Offer

More Offers

Valuation Report
₹ 14,699,999
Get a comprehensive Valuation Report of any property
View Sample Report

- Estimated Market Value
- Rental Value
- Good Value

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

Place : Mumbai

Date : 12.06.2024

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: 2024.06.12 15:32:55 +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

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

Date

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

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 12.06.2024 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 01.06.2024. 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
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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



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	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration was purchased by M/s. Alder Residency 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 Tushar Bhuwad – Valuation Engineer Vinita Surve - Technical Manager Saiprasad Patil - Technical officer
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment - 01.06.2024 Valuation Date - 12.06.2024 Date of Report - 12.06.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 01.06.2024
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 **12th 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. Alder Residency 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. Alder Residency 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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.



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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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 15:33:12 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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