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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Laxmi Heights"**

"Laxmi Heights" Proposed Re-Development of Existing Building on Plot bearing C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Hemukulani Cross Road No. 3, Irani Wadi of Village – Malad (North), Kandivali (West), Mumbai, Pin – 400 067, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'05.5"N 72°50'30.2"E

## Intended User:

**State Bank of India**

**Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India



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## Regd. Office

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

📞 +91 2247495919

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

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Vastu/SBI/Mumbai/07/2024/9474/2307012

01/16-16-V

Date: 01.07.2024

# MASTER VALUATION REPORT OF "Laxmi Heights"

**"Laxmi Heights" Proposed Re-Development of Existing Building on Plot bearing C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Hemukulani Cross Road No. 3, Irani Wadi of Village – Malad (North), Kandivali (West), Mumbai, Pin – 400 067, State - Maharashtra, Country – India.**

**Latitude Longitude: 19°12'05.5"N 72°50'30.2"E**

### NAME OF DEVELOPER: M/s. Laxmi Lifespaces.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **26<sup>th</sup> June 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Laxmi Heights" Proposed Re-Development of Existing Building on Plot bearing C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Hemukulani Cross Road No. 3, Irani Wadi of Village – Malad (North), Kandivali (West), Mumbai, Pin – 400 067, State - Maharashtra, Country – India. It is about 1.5 Mtr. Travel distance from Dahanukarwadi Metro Station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

#### 2. Developer Details:

Name of builder	M/s. Laxmi Lifespaces	
Project Registration Number	Project	RERA Project Number
	Laxmi Heights	P51800050273
Register office address	M/s. Laxmi Lifespaces <b>Address:</b> Office No. 7, Ground Floor, "Business Classic", Behind HP Petrol Pump, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India.	
Contact Numbers	<b>Contact Person:</b> Mr. Jitu (Builder Person – Mobile No. 9324440030) Preeti Gawde (Sales Person – Mobile No. 9004767987) Mr. Jayesh (Builder Person – Mobile No. 9004054067)	
E – mail ID and Website		

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Iraniwadi Road No. 3 & Pavapuri Apartment
On or towards South	Sambhav Darshan Building & Hemukulani Cross Road No. 4
On or towards East	Dharamveer Apartment & Road
On or towards West	Gurunanak Niwas



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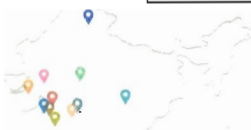
#### Regd. Office

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

+91 2247495919

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001,  
State - Maharashtra, Country - India

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

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 26.06.2024
	b)	Date on which the valuation is made	: 01.07.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report dated 03.03.2023, issued by Adv. Dhvani Mehta		
	2. Copy of MAHARERA Registration Certificate of Project No. P51800050273 issued by Maharashtra Real Estate Regulatory Authority date 01.04.2023.		
	3. Copy of Deed of Conveyance date 18.01.2022 b/w. Divyesh A. Khorasla & others (the Vendors) AND Mr. Ketan Doshi & others (the Confirming Party) AND M/s. Laxmi Lifespaces (the Purchasers)		
	4. Copy of Deed of Conveyance date 30.12.2021 b/w. Divyesh A. Khorasla & others (the Vendors) AND Mr. Ketan Doshi & others (the Confirming Party) AND M/s. Laxmi Lifespaces (the Purchasers)		
	5. Copy of Engineer's Certificate dated 30.09.2023, issued by Er. M/s. SSSCONS Marks Consulting Structural Engineers (As per RERA Certificate)		
	6. Copy of Architect Certificate date 13.04.2024, issued by Ar. AR Design Studio, Architecture & Interior Design (As per RERA Certificate).		
	7. Copy of NOC for Height Clearance Certificate No. JUHU / WEST / B / 052923 / 760556 date 22.06.2023, issued by Airports Authority of India (AAI)		
	8. Copy of IOD Letter No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / IOD / 1 / NEW dated 18.07.2022 issued by Municipal Corporation of Greater Mumbai.		
	Copy of Commencement Certificate No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / FCC / 2 / Amend dated 20.03.2022 issued by Municipal Corporation of Greater Mumbai		
	Issue On :	11 Jun 2024	Valid Upto : 20 Feb 2025
	Application Number :	P-10583/2022/(172)/R/S Ward/MALAD (N) R/S/FCC/2/Amend	
	Remark :	This C.C. is extended further for work of building comprising of Stilt (Pt.) & Ground (Pt.) + 1st (Pt.) to 8th (Pt.) + 9th to 12th + 13th (Pt.) upper floors for residential user by restricting Flat No. 02 on 13th floor and 14th floor.	



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	9. Copy of Amended Plan Approval Letter No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / 337 / 4 / Amend dated 30.05.2024 issued by Municipal Corporation of Greater Mumbai	
	10. Copy of Approved Plan No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / 337 / 1 / NEW dated 30.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Four – Sheet No. 1/4 to 4/4) <b>Approved Up to:</b>	
	<b>Project</b>	<b>Number of Floors</b>
	<b>Laxmi Heights</b>	<b>Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Parking) + 2<sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Center / Society Office) + 3<sup>rd</sup> to 9<sup>th</sup> floors (Part Residential / Part Parking) + 10<sup>th</sup> to 13<sup>th</sup> floors + 14<sup>th</sup> Floors (part Residential / part Terrace) Upper Floors.</b>
	Project Name (with address & phone nos.)	: <b>"Laxmi Heights"</b> Proposed Re-Development of Existing Building on Plot bearing C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Hemukalanj Cross Road No. 3, Irani Wadi of Village – Malad (North), Kandivali (West), Mumbai, Pin – 400 067, State - Maharashtra, Country – India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Laxmi Lifespaces</b>  <b>Address:</b> Office No. 7, Ground Floor, <b>"Business Classic"</b> , Behind HP Petrol Pump, Chincholi Bunder Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jayesh (Builder Person – Mobile No. 9004054067) Mr. Jitu (Builder Person – Mobile No. 9324440030) Preeti Gawde (Sales Person – Mobile No. 9004767987)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	<b>About "Laxmi Heights" Project:</b> Laxmi Heights by Maa Laxmi Group, situated in the bustling locale of Kandivali West, Mumbai, offers a compelling residential opportunity. With construction currently underway, this project epitomizes modern living. Featuring an array of 1, 2, and 3 BHK apartments, it caters to diverse homebuyer preferences. Its prime location ensures easy access to essential amenities, including educational institutions, healthcare facilities, shopping centers, and entertainment options.	
	<b>TYPE OF THE BUILDING:</b>	
	<b>Project</b>	<b>Number of Floors</b>
	<b>Laxmi Heights</b>	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Parking) + 2 <sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Center / Society Office) + 3 <sup>rd</sup> to 9 <sup>th</sup> floors (Part Residential / Part Parking) + 10 <sup>th</sup> to 18 <sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Parking) + 2 <sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Centre / Society Office) + 3 <sup>rd</sup> to 9 <sup>th</sup> floors (Part Residential / Part Parking) + 10 <sup>th</sup> to 13 <sup>th</sup> floors + 14 <sup>th</sup> Floors (part Residential / part Terrace) Upper Floors.



Hence we have considered the area upto Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Parking) + 2<sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Centre / Society Office) + 3<sup>rd</sup> to 9<sup>th</sup> floors (Part Residential / Part Parking) + 10<sup>th</sup> to 13<sup>th</sup> floors + 14<sup>th</sup> Floors (part Residential / part Terrace) Upper Floors only for the purpose of valuation.

**LEVEL OF COMPLETION:**

Project	Present stage of Construction	Percentage of work completion
Laxmi Heights	RCC work upto 12 <sup>th</sup> floor slab is completed. Brick work upto 10 <sup>th</sup> floor is completed.	43%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **September - 2026 (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
➤ Children's Play Area
➤ Indoor Games Room
➤ Senior Citizen Corner Area
➤ Yoga Area / Meditation Area
➤ Swimming Pool
➤ Gymnasium
➤ Squash Court
➤ Jogging Track
➤ Multipurpose Play Court
➤ Cycle Track
➤ Yoga Room

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Village – Malad (North)
	d)	Ward / Taluka	: R/S -Ward
	e)	Mandal / District	: Mumbai City District
7.	Postal address of the property	:	"Laxmi Heights" Proposed Re-Development of Existing Building on Plot bearing C.T. S. No. 172 (pt), 172/1, 172/2, 172/3, 172/4 & 172/5, Hemukulani Cross Road No. 3, Irani Wadi of

				Village – Malad (North), Kandivali (West), Mumbai, Pin – 400 067, State - Maharashtra, Country – India	
8.	City / Town	:	Kandivali (West), Mumbai		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Higher Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Malad (North)		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North		Iraniwadi Road No. 3	Iraniwadi Road No. 3	Iraniwadi Road No. 3 & Pavapuri Apartment
	South		CTS No. 181	CTS No. 181	Sambhav Darshan Building & Hemukulani Cross Road No. 4
	East		CTS No. 173	CTS No. 173	Dharamveer Apartment & Road
	West		CTS No. 171	CTS No. 171	Gurunanak Niwas
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°12'05.5"N 72°50'30.2"E		
14.	Extent of the site	:	Plot area – 785.31 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 – 785.31 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 is in progress		
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality	:	Higher Class		
2.	Development of surrounding areas	:	Good		
3.	Possibility of frequent flooding/ sub-merging	:	No		

4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / 337 / 1 / NEW dated 30.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Four – Sheet No. 1/4 to 4/4) <b>Approved Up to:</b>				
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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.	:	13.40 Mtr. Wide Iraniwadi Road No. 3				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developed area				
18.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Plot area – 785.31 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 (evidence thereof to be enclosed)	:	₹ 1,37,130.00 per Sq. M. for Residential ₹ 57,470.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>785.31</td> <td>57,470.00</td> <td>4,51,31,766.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	785.31	57,470.00	4,51,31,766.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
785.31	57,470.00	4,51,31,766.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	<b>Project</b>		<b>Number of Floors</b>									
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-10583 / 2022 / (172) / R / S – Ward / Malad (N) / R / S / 337 / 1 / NEW dated 30.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Four – Sheet No. 1/4 to 4/4)									
	h) Approved map / plan issuing authority	:	<p><b>Approved Up to:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Laxmi Heights</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Parking) + 2<sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Center / Society Office) + 3<sup>rd</sup> to 9<sup>th</sup> floors (Part Residential / Part Parking) +</td> </tr> </tbody> </table>	Project	Number of Floors	Laxmi Heights	Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Parking) + 2 <sup>nd</sup> Floor (Part Residential / Part Parking / Part Fitness Center / Society Office) + 3 <sup>rd</sup> to 9 <sup>th</sup> floors (Part Residential / Part Parking) +					
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			10 <sup>th</sup> to 13 <sup>th</sup> floors + 14 <sup>th</sup> Floors (part Residential / part Terrace) Upper Floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN  
NO. P-10583 / 2022 / (172) / R / S - WARD / MALAD (N) / R / S / 337 / 1 / NEW DATED 30.05.2024 ISSUED  
BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**1) Laxmi Heights:**

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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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	627	690	23000	1,44,21,000	1,52,86,260	32000	20,69,100
2	104	1	2 BHK	626	689	Land Owner's Share				20,65,800
3	204	2	1 BHK	426	469	23000	97,98,000	1,03,85,880	21500	14,05,800
4	301	3	2 BHK	627	690	23080	1,44,71,160	1,53,39,430	32000	20,69,100
5	304	3	2 BHK	626	689	23080	1,44,48,080	1,53,14,965	32000	20,65,800
6	401	4	2 BHK	627	690	Land Owner's Share				20,69,100
7	404	4	2 BHK	626	689	23160	1,44,98,160	1,53,68,050	32000	20,65,800
8	501	5	2 BHK	627	690	Land Owner's Share				20,69,100
9	504	5	2 BHK	626	689	23240	1,45,48,240	1,54,21,134	32000	20,65,800
10	601	6	2 BHK	627	690	Land Owner's Share				20,69,100
11	602	6	1 BHK	421	463	Land Owner's Share				13,89,300
12	604	6	2 BHK	626	689	23320	1,45,98,320	1,54,74,219	32000	20,65,800
13	701	7	2 BHK	627	690	Land Owner's Share				20,69,100
14	702	7	1 BHK	421	463	23400	98,51,400	1,04,42,484	22000	13,89,300
15	704	7	2 BHK	626	689	23400	1,46,48,400	1,55,27,304	32500	20,65,800
16	801	8	2 BHK	681	749	Land Owner's Share				22,47,300
17	802	8	1 BHK	421	463	Land Owner's Share				13,89,300
18	901	9	2 BHK	627	690	Land Owner's Share				20,69,100
19	902	9	1 BHK	421	463	Land Owner's Share				13,89,300
20	904	9	2 BHK	626	689	23560	1,47,48,560	1,56,33,474	32500	20,65,800
21	1001	10	2 BHK	627	690	23640	1,48,22,280	1,57,11,617	32500	20,69,100
22	1002	10	1 BHK	421	463	Land Owner's Share				13,89,300
23	1003	10	1 BHK	441	485	23640	1,04,25,240	1,10,50,754	23000	14,55,300
24	1004	10	2 BHK	624	686	23640	1,47,51,360	1,56,36,442	32500	20,59,200
25	1101	11	2 BHK	627	690	Land Owner's Share				20,69,100
26	1102	11	1 BHK	421	463	23720	99,86,120	1,05,85,287	22000	13,89,300
27	1103	11	1 BHK	441	485	23720	1,04,60,520	1,10,88,151	23000	14,55,300
28	1104	11	2 BHK	624	686	23720	1,48,01,280	1,56,89,357	32500	20,59,200
29	1201	12	2 BHK	627	690	23800	1,49,22,600	1,58,17,956	33000	20,69,100
30	1202	12	1 BHK	421	463	23800	1,00,19,800	1,06,20,988	22000	13,89,300
31	1203	12	1 BHK	441	485	23800	1,04,95,800	1,11,25,548	23000	14,55,300
32	1204	12	2 BHK	624	686	23800	1,48,51,200	1,57,42,272	33000	20,59,200
33	1301	13	2 BHK	627	690	23880	1,49,72,760	1,58,71,126	33000	20,69,100
34	1302	13	1 BHK	421	463	23880	1,00,53,480	1,06,56,689	22000	13,89,300
35	1303	13	1 BHK	441	485	23880	1,05,31,080	1,11,62,945	23500	14,55,300



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
36	1304	13	2 BHK	624	686	23880	1,49,01,120	1,57,95,187	33000	20,59,200
37	1403	14	1 BHK	441	485	23960	1,05,66,360	1,12,00,342	23500	14,55,300
38	1404	14	2 BHK	624	686	23960	1,49,51,040	1,58,48,102	33000	20,59,200
<b>Total</b>				<b>21079</b>	<b>23187</b>		<b>33,75,43,360</b>	<b>35,77,95,963</b>		<b>6,95,60,700</b>

### 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	1 BHK - 10 2 BHK - 16	26	14326	15759	33,75,43,360.00	35,77,95,963.00
Land Owner's Share	1 BHK - 04 2 BHK - 08	12	6753	7428		-
<b>Total</b>		<b>38</b>	<b>21079</b>	<b>23187</b>	<b>33,75,43,360.00</b>	<b>35,77,95,963.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	33,75,43,360.00
Final Realizable Value After Completion in ₹	35,77,95,963.00
Cost of Construction (Total Built up area x Rate) 23187 Sq. Ft. x ₹ 3000.00	6,95,61,000.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Laxmi Heights	43	23187	6,95,61,000.00	2,99,11,230.00

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

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	

5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

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

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

#### **Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 33,75,43,360.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 35,77,95,963.00</b>

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 comparable 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 ₹ 22,000.00 to ₹ 24,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



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## Actual Site Photographs





## Route Map of the property



**Latitude Longitude: 19°12'05.5"N 72°50'30.2"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Dahanukarwadi – 1.5 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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*Annual Statement of Rates*

**Year**  
2024/2025

**Language**  
English

**Selected District** मुंबई(उपनगर)

**Select Village** मालाड ( उत्तर ) ( बोरीवली )

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
64/315-भुभाग: उत्तरेस गावाची सीमा, पूर्वेस एस. व्ही. रोड, दक्षिणेस वार्ड सीमा व पश्चिमेस लिंक रोड.	57470	137130	157220	171410	137130	चौरस मीटर	सि.टी.एस. नंबर



**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
3503/2024	13.02.2024	96,25,000.00	63.78	689.00	14,540.00

सूची क्र.2	
3503389 01-07-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 3503/2024 नोंदणी : Regn:63m
<b>गाबाचे नाव : मालाड</b>	
(1) विलेखाचा प्रकार	करारनाम!
(2) मोबदला	9625000
(3) बाजारभाव(भाडेपट्टीच्या बाबतितपट्टीकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9620766.54
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.sra.pa. इतर वर्णन : सदनिका नं: फ्लॉट नं 1304, माळा नं: 13 वा मजला, इमारतीचे नाव: लक्ष्मी हाईट्स, ब्लॉक नं: कादितली पश्चिम मुंबई 400067, रोड : हेमू कलानी क्रॉस रोड नं 3, इराणीवाडी ( ( C.T.S. Number : 172,172/1,172/2,172/3,172/4,172/5 ; ) )
(5) क्षेत्रफळ	63.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/सिंहन ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लक्ष्मी हाईफ्लेसेस वे पार्टनर कांजी मुरजी भानुशाली वय:-47 पत्ता:- फ्लॉट नं: ऑफिस नं 302, माळा नं: 3 रा मजला, इमारतीचे नाव: कल्पतरू प्लाझा, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: सिंचोली बंदर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAJFL6601K
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सतीश प्रकाश गोदीया वय:-41; पत्ता:- फ्लॉट नं: 1103, माळा नं: -, इमारतीचे नाव: रुस्तमजी आदर्श रेसिडेन्सी, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: आदर्श दुग्धालय रोड, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AABPG7370C 2): नाव:- प्रकाश बन्धिराम गोदीया वय:-66; पत्ता:- फ्लॉट नं: 1103, माळा नं: -, इमारतीचे नाव: रुस्तमजी आदर्श रेसिडेन्सी, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: आदर्श दुग्धालय रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AABPG7372A 3): नाव:- कांचना सतीश गोदीया वय:-36; पत्ता:- फ्लॉट नं: 1103, माळा नं: -, इमारतीचे नाव: रुस्तमजी आदर्श रेसिडेन्सी, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: आदर्श दुग्धालय रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ACTPL3376D
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2024
(10) दस्त नोंदणी केत्याचा दिनांक	13/02/2024
(11) अनुक्रमांक, खंड & पृष्ठ	3503/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	578000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
2987/2024	13.02.2024	96,25,000.00	63.78	689.00	14,000.00

2987389 01-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2 दुयम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 2987/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9625000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9620766.54	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 1104, माळा नं: 11 वा मजला, इमारतीचे नाव: लक्ष्मी हाईट्स, ब्लॉक नं: कादिवली पश्चिम मुंबई 400067, रोड : हेमू कलानी क्रॉस रोडनं 3,इराणीवाडी(( C.T.S. Number : 172,172/1,172/2,172/3,172/4,172/5 ; ))	
(5) क्षेत्रफळ	63.78 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:-लक्ष्मी लार्डफस्पेसेस चे पार्टनर कांजी मुरजी भानुशाली वय:-47 पत्ता:-प्लॉट नं: ऑफिस नं 302, माळा नं: 3 रा मजला, इमारतीचे नाव: कल्पतरू प्लाझा, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: चिंचोली बंदर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAJFL6601K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन कांतीभाई डेडकिया वय:-47; पत्ता:-प्लॉट नं: सी /403, माळा नं: -, इमारतीचे नाव: भैरव सुष्टी, ब्लॉक नं: भाईदर पश्चिम ठाणे, रोड नं: 150 फीट रोड, मॅक्सस मॉल समोर, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AAIIPP6062E	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2987/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	578000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acres.com	627.00	1,50,00,000.00	23,923.00

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Home / Mumbai / Kandivali West / Apartment for Sale in Kandivali West / 2 BHK Flat Last updated: May 26, 2024


### 2 BHK Flat

By LAXMI LIFESPACES



Laxmi Heights, Sector 2 Charkop, Kandivali West, Mumbai

₹1.5 Cr
EMI starts at ₹74.47 K  
₹23.92 K/sq.ft

Contact Seller



SHARE
SAVE

+  
6 more

627 sq.ft  
Built Up Area

₹23.92 K/sq.ft  
Avg. Price

2 BHK  
Configuration

31st Dec, 2025  
Possession status

Lower of 79 floors

Semi Furnished  
Furnishing

OVERVIEW
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

**Laxmi Heights**

Price  
₹1.5 Cr

Bedrooms  
2

Parking  
1 Covered and 1 Open Parking

Added

No Charge

Carpet Area  
627 sq.ft

Bathrooms  
2

Balcony  
1 No. Balcony

Access Zero Brokerage Properties >

Still deciding?  
Shortlist this property for now & ease your  
back to it later.

Share



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## Price Indicators Projects nearby Locality

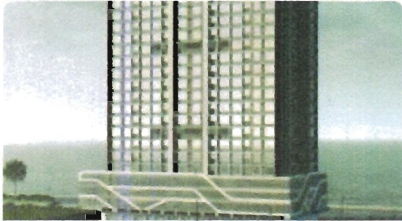
Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	magicbricks.com	782.00	1,88,00,000.00	24,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 3 BHK Flats for Sale in Kandivali West > 863 Sq-ft

**₹1.88 Cr** EMI - ₹85k | [Get pre-approved loan](#)

3 BHK 863 Sq-ft Flat For Sale **Kandivali West, Mumbai**



3 Beds
3 Baths
Unfurnished

Carpet Area  
782 sqft ~  
₹24,098/sqft




Transaction Type  
New Property

Developer  
**DPSPRO DEV LLP**

Furnished Status  
Unfurnished

Project  
**DPS Nakshatra Heights**

Age Of Construction  
Under Construction

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.88 Cr
Address	Kandivali West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



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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	642.00	1,47,00,000.00	22,900.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.47 Cr EMI - ₹ 66k | [Get pre-approved loan](#)

2 BHK 1027 Sq-ft Flat For Sale **Kandivali West, Mumbai**



+11 Photos

🛏 2 Beds
🛁 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished


<p>Carpet Area <b>642 sqft</b> ₹ 22,887/sqft</p>	<p>Developer <b>Sai Krupa Developers</b></p>	<p>Project <b>Skylon Suburbia</b></p>
<p>Floor <b>10 (Out of 23 Floors)</b></p>	<p>Transaction Type <b>New Property</b></p>	<p>Facing <b>West</b></p>
<p>Lifts <b>2</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>

Contact Agent
Get Phone No.

👤 Last contact made 97 days ago

### More Details

Price Breakup	₹ 1.47 Cr
Booking Amount	₹ 5.0 Lac
Address	Kandivali West, Mumbai, Kandivali West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Iraniwadi




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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	418.00	91,96,000.00	22,000.00
1 BHK	magicbricks.com	630.00	1,34,00,000.00	21,270.00

**HOUSING.COM** Buy in Mumbai  + Add

Home / Mumbai / Western Suburbs / Kandivali West / Skylon Suburbia Last updated: Jun 7, 2024

**Skylon Suburbia** ₹91.96 L - 1.89 Cr | ₹22 K/sq.ft  
EMI starts at ₹45.65 K

By HARIKO PROPERTIES LLP Price excludes maintenance, floor rise c. [See More](#)

Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West, Western Suburbs, Mumbai

Cover Image

1BHK | 2BHK | 1ODI

+ 25 more

1, 2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹22 K/sq.ft Avg. Price

418 sq.ft. - 860 sq.ft. (Carpet Area) Sizes

**magicbricks** Buy Rent Sell Home Loans

₹1.34 Cr EMI - ₹60k [Get pre-approved loan](#)

2 BHK 650 Sq-ft Flat For Sale [Kandivali West, Mumbai](#)

+8 Photos

2 Beds  2 Baths  1 Covered Parking  Unfurnished

Carpet Area 630 sqft. + ₹21,270/sqft	Developer <a href="#">Sai Krupa Developers</a>	Project <a href="#">Skylon Suburbia</a>
Floor 14 (Out of 21 Floors)	Transaction Type New Property	Facing West
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Housing.com	415.00	90,00,000.00	21,700.00
2 BHK	Ghar.tv	725.00	1,75,00,000.00	24,138.00

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Western Suburbs / Kandivali West / Paradigm Revive Last updated: Apr 10, 2024

**Paradigm Revive** REKA **₹90.0 L - 198 Cr** | ₹21.69 K/sq.ft  
EMI starts at ₹44.68 K  
Basic Price

By **PARADIGM REALTY**  
Wing B, Kandivali, Hemu Colony, Bhagat Colony, Kandivali West, Western Suburbs, Mumbai

1, 3 BHK Apartments Configurations

Dec, 2024 Possession Starts

₹21.69 K/sq.ft Avg. Price

415 sq.ft. - 913 sq.ft. (Carpet Area) Sizes

[Overview/Home](#) [Highlights](#) [Around This Project](#) [More About Project](#) [About Project](#) [Recommended Properties](#)

**Ghar.tv** Select City

New Projects in Mumbai / New Projects in Kandivali West / New Projects in SV Road / shreeji skyrise

**Shreeji SkyRise**  
By **Shreeji Sharan Group of Companies**  
SV Road, Kandivali West, Mumbai - 400067 **₹ 1.75 Cr Onwards**  
Price Set Offers & Deals

2 BHK, 3 BHK Flats See Listings

Construction Status **New Launch**

RERA No **P518G0032149**  
View RERA Details & QR Code

Disclaimer \* Prices are indicative

**₹1.75 Cr Onwards** • 5th Apr 2023: ₹ 1.82Cr - Area : 764 Sq. Ft.

**RERA**

Configuration	Carpet Area	Possession
2 BHK, 3 BHK Flats	725 - 1086 Sq.ft	2026

View Floor Plan



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## Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	11 <sup>th</sup>	99acrs.com	557.00	1,25,00,000.00	22,441.00
2 BHK	-	Ghar.tv	642.00	1,35,00,000.00	21,000.00

**99acres** Buy Enter Locality / Project / Society / Landmark

Home - Property in Mumbai - Flats in Mumbai - Flats in Kandivali - Flats in Kandivali West - 2 BHK Flats in Kandivali West

Posted on Apr 15, 2024 Ready to move

**₹1.25 Cr** @ 22,441 per sq.ft. **2BHK 2Baths**  
Flat/Apartment for Sale  
in Kandivali West, Mumbai

REGISTRATION REGISTERED Registration No: P5100001334 Website: <https://maharera.mahareraonline.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (20) Society (15)

**Area**  
Carpet area: 557 sq.ft.

**Price**  
₹1.25 Crore+ Govt Charges & Tax @ 22,441 per sq.ft. (Negotiable)

**Floor Number**  
11<sup>th</sup> of 22 Floors

**Overlooking**  
Main Road

**Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony

**Address**  
Parinee Essence  
Kandivali West, Mumbai

**Facing**  
East

**Property Age**  
0 to 1 Year Old

Photos (1/20)

**Ghar.tv** Select City Search Post Property Post Requirement

Property in Mumbai / Property in Kandivali West / Property in Irani Wadi / 2 BHK Flat for Sale in Skylon Suburbia

Last updated on 11-Nov-2022

**2 BHK Flat for Sale in Skylon Suburbia**  
Irani Wadi, Kandivali West, Mumbai - 400067  
Building: Skylon Suburbia

**₹1.35 Cr**  
₹20,992 / Sq.ft.

**Nilesh Desai**  
Agent  
[Connect Now](#)

**Configuration**  
2 BHK Flat

**Carpet Area**  
642 Sq.ft

**Possession**  
Under Construction - Possession Around December 2025

**Bedroom**  
2

**Bathroom**  
2

**Floor Number**  
Higher Floor of 23

**Furnishing**  
Un-Furnished

**Property Code**  
GHARL243793

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

Overview Dealer Details Location Home Loan More



## Price Indicators

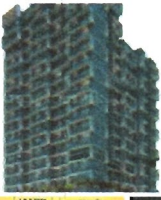

### Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	magicbricks.com	607.00	1,60,00,000.00	26,359.00
2 BHK	-	Ghar.tv	505.00	1,21,00,000.00	23,960.00

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.60 Cr** EMI - ₹ 72k | [How much loan can I get?](#)

2 BHK 1050 Sq-ft Flat For Sale in **Irani Wadi, Mumbai**

+6 Photos

**2 Beds** **2 Baths** **Unfurnished**

**Carpet Area**  
607 sqft - ₹ 26,359/sqft

**Floor**  
5 (Out of 20 Floors)

**Transaction Type**  
New Property

**Facing**  
East

**Lifts**  
2

**Furnished Status**  
Unfurnished

**Car Parking**  
1 Open

**Type Of Ownership**  
Freehold

**Age Of Construction**  
Under Construction

Contact Agent

Get Phone No.

Last contact made 13 days ago

### More Details

**Price Breakup** ₹1.6 Cr | ₹ 8,00,000 Approx. Registration Charges | ₹ 5,000

**Booking Amount** ₹1.0 Lac

**Address** irani wadi kandivali west, Irani Wadi, Mumbai - Western Mumbai, Maharashtra

**Landmarks** Near metro station.

**Ghar.tv** Select City ▾ Search

Property in Mumbai / Property in Kandivali West / Property in Irani Wadi / 2 BHK Flat for Sale in Heena Gokul Shreeji


Last updated on 14-Aug-2018

**2 BHK Flat for Sale in Heena Gokul Shreeji**

Irani Wadi, Kandivali West, Mumbai - 400067

Building: Heena Gokul Shreeji

RERA



**₹ 1.21 Cr**  
₹ 23960 / Sq.ft

**Tejas Prakash Jhaveri**  
Agent

Connect Now

**Configuration**  
2 BHK Flat

**Bedroom**  
2

**Furnishing**  
Un-Furnished

**Carpet Area**  
505 Sq.ft

**Bathroom**  
2

**Property Code**  
GHARL20274

**Possession**  
Under Construction - Possession Around May 2020

**Floor Number**  
11

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: 01.07.2024

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: 2024.07.02 10:21:05 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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 01.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 26.06.2024. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Laxmi Lifespaces.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – 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 – 26.06.2024 Valuation Date – 01.07.2024 Date of Report – 01.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.06.2024
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 **01<sup>st</sup> July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Laxmi Lifespaces**. 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. Laxmi Lifespaces**. 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.

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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

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



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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,  
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Date: 2024.07.02 10:20:55 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
State Bank of India Empahelment No.: SME/TCC/38/IBBI/3  
SME/TCC/2021-22/86/



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