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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "The Shivram CHSL – Building No. 2"

"The Shivram CHSL", Building No. 2, (A – Wing - H M Royal) and (B - Wing – H M Tower II), Proposed Re-Development Building on Plot Bearing C.T.S. No. 1102,1103,1104 & 1050 (Part) of Village – Mulund (West), Devi Dayal Road, Chandrakant Kotecha Marg, Mulund (West), Mumbai, Pin - 400 080, State - Maharashtra, Country – India

Latitude Longitude: 19°10'33.6"N 72°56'40.0"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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| 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
“The Shivram CHSL – Building No. 2”**

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Latitude Longitude: 19°10'33.6"N 72°56'40.0"E

NAME OF DEVELOPER: M/s. Blackplinth Realtors Pvt. Ltd.

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 **22nd June 2024** for approval of Advance Processing Facility.

2. Location Details:

The property is situated **"The Shivram CHSL", Building No. 2, (A – Wing - H M Royal) and (B - Wing – H M Tower II)**, Proposed Re-Development Building on Plot Bearing C.T.S. No. 1102,1103,1104 & 1050 (Part) of Village – Mulund (West), Devi Dayal Road, Chandrakant Kotecha Marg, Mulund (West), Mumbai, Pin - 400 080, State - Maharashtra, Country – India. It is about 1.6 Km. distance from Mulund Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

Name of builder	M/s. Blackplinth Realtors Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	The Shivram CHSL	P51800047183
Register office address	M/s. Blackplinth Realtors Pvt. Ltd. Address: Office at C/62, 9 th Floor, "Vibgyor Tower" , Bandra Kurla Complex, Opp. Trident Hotel, Bandra (East), Mumbai, Pin 400 051, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Deepali Day (Builders Person - Mobile No. 8779317914) Mr. Kalpesh Thakkar (Sales Person - Mobile No – 7718015189)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Anupama Building & D C Das Road
On or towards South	Devidayal Road
On or towards East	Road & Geetanjali Building
On or towards West	P & T Staff Colony & Chandrakant Kotecha Marg



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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 : 22.06.2024
	b)	Date on which the valuation is made : 26.06.2024
3.	List of documents produced for perusal	
	1.	Copy of MAHARERA Registration Certificate of Project No. P51800047183 issued by Maharashtra Real Estate Regulatory Authority date 11.10.2023.
	2.	Copy of Legal Title Report from Nasir Husain Naik Advocate High Court Mumbai dated 18.07.2022.
	3.	Copy of Development Agreement dated 28.09.2012 with Sub Registrar No. BDR / 3 / 9593 / 2012 between M/s. Blackplinth Realtors Pvt. Ltd. (the Developers) & M/S. Shivram CHS. Ltd. (The Society)
	4.	Copy of Engineer's Certificate date 14.04.2023 issued by Sura & Associates
	5.	Copy of Environment Clearance NOC to the proposed Project Activity under the provision of EIA Notification 2006, date 03.01.2021 issued by Government of India, Ministry of Environment, Forest & Climate. Doc. No. SIA / MH / INFRA2 / 418613 / 2023.
	6.	Copy of Architect Certificate date 13.04.2023 issued by V. K. Chhaphia & Company (As per RERA Certificate).
	7.	Copy of NOC of Fire Protection & Firefighting No. CHE/ES/1144/T/337(New)/CFO/2/Amend, dated 28.10.2022 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.
	8.	Copy of No Objection Certificate for Height Clearance dated on 27.08.2021 issued by Airport Authority of India. Valid till 26.08.2029. Doc. No. SCNR / WEST / B / 071421 / 560953.
	9.	Copy of IOD certificate No. CHE/ES/1144/T/337(NEW)/IOD/1/NEW, date – 19.08.2021.
	10.	Copy of Affidavit Cum Declaration from Mr. Haresh Chandan promoter of Blackplinth Realtors Pvt. Ltd, dated 19.07.2022.
	11.	Copy of Supplementary Agreement Between Shivram Co-operative Housing Society Limited (The Society) AND Blackplinth Realtors Pvt. Ltd. (the Developer) AND Mr. Vinay M Thakkar & Members of Managing committee of the society, dated 30.12.2017, Doc No. 168477.
	12.	Copy of Power of Attorney from The Managing Committee of Shivram Co-operative Housing Society TO M/s. Blackplinth Realtors Pvt. Ltd. Dated 28.09.2012, Doc No. BDR-3/9594/2012



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	<p>13. Copy of Further Commencement Certificate No. CHE / ES / 1144 / T / 337(NEW) / FCC / 1 / NEW date 30.04.2013 issued by Municipal Corporation of Greater Mumbai.</p> <p>Issue On : 30 Jan 2024 Valid Upto : 09 Jun 2024</p> <p>Application Number : CHE/ES/1144/T/337(NEW)/FCC/1/New</p> <p>Remark :</p> <p>Full C.C. is granted up to 31st (part) upper floor of wing 'B' & C.C. is re-endorsed upto podium top for wing 'A' & 'B', as per approved Amended plan dt. 23.10.2023 subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction along with precautionary measures for air pollution.</p>						
	<p>14. Copy of Amended Plan Approval Letter No. CHE / ES / 1144 / T / 337 (NEW) / 337 / 5 / Amend dated 06.06.2024 issued by Municipal Corporation of Greater Mumbai</p>						
	<p>15. Copy of Approved Plan No. CHE / ES / 1144 / T / 337 (NEW) dated 06.06.2024 issued by Municipal Corporation of Greater Mumbai.</p> <p>Approved Up to:</p> <table border="1" data-bbox="264 775 1528 969"> <thead> <tr> <th data-bbox="264 775 419 844">Building No. / Wing</th> <th data-bbox="419 775 1528 844">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 844 419 904">2 / A</td> <td data-bbox="419 844 1528 904">Stilt + 4 Podiums (1st to 4th Floors) + 5th floor (Part Podium / Part Fitness Centre / Part Society Office) + 1st to 26th Upper Floors.</td> </tr> <tr> <td data-bbox="264 904 419 969">2 / B</td> <td data-bbox="419 904 1528 969">Stilt + 3 Podiums (1st to 3rd Floors) + 4th floor (Part Podium / Part Fitness Centre) + 1st to 31st Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / A	Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th floor (Part Podium / Part Fitness Centre / Part Society Office) + 1 st to 26 th Upper Floors.	2 / B	Stilt + 3 Podiums (1 st to 3 rd Floors) + 4 th floor (Part Podium / Part Fitness Centre) + 1 st to 31 st Upper Floors.
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	<p>Project Name (With address & phone nos.) : "The Shivram CHSL", Building No. 2, (A – Wing - H M Royal) and (B - Wing – H M Tower II), Proposed Re-Development Building on Plot Bearing C.T.S. No. 1102,1103,1104 & 1050 (Part) of Village – Mulund (West), Devi Dayal Road, Chandrakant Kotecha Marg, Mulund (West), Mumbai, Pin - 400 080, State - Maharashtra, Country – India</p>						
<p>4.</p>	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/S. Blackplinth Realtors Pvt.Ltd.</p> <p>Address: Office at C/62, 9th Floor, "Vibgyor Tower", Bandra Kurla Complex, Opp. Trident Hotel, Bandra (East), Mumbai, Pin 400 051, State - Maharashtra, Country – India.</p> <p>Contact Person: Contact Person: Deepali Day (Builders Person - Mobile No. 8779317914) Mr. Kalpesh Thakkar (Sales Person - Mobile No - 7718015189)</p>						
<p>5.</p>	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p>						
	<p>About " Shivram CHSL " Project: Blackplinth the Shivram CHSL by Blackplinth Realtors is an under-construction project in Central Mumbai, offering luxury with the blend of elegance and exclusivity. This upcoming address will be home for designer residences, ensuring comfort and well-being to its owners. Blackplinth The Shivram CHSL is scheduled for possession in Dec, 2025 and will offer expansive apartments in various configurations. Blackplinth The Shivram CHSL has uniquely designed floor plans and layouts to ensure ease and convenience for its residents. It promises a stress-free life for its residents</p>						



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where privacy and freedom come hand-in-hand for all homeowners. Built for a special few, there is an impressive range of conveniences for every resident and each home at Blackplinth the Shivram CHSL will have a beautiful view, ensuring a relaxing atmosphere for its owners after a taxing day at work.

TYPE OF THE BUILDING:

Building No. / Wing	Number of Floors
2 / A	Proposed Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th floor (Part Podium / Part Fitness Centre / Part Society Office) + 1 st to 26 th Upper Floors.
2 / B	Proposed Stilt + 3 Podiums (1 st to 3 rd Floors) + 4 th floor (Part Podium / Part Fitness Centre) + 1 st to 31 st Upper Floors.

LEVEL OF COMPLETION:

Building No. / Wing	Present stage of Construction	Percentage of work completion
2 / A	Foundation work is in progress.	0%
2 / B	RCC work upto 12 th floor slab is completed.	23%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2025 (As per MAHARERA Certificate – Building No. 2 - Wing A & B)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified flooring for living, dining, bedrooms and kitchen.
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Kids' Play Areas
- Indoor Games
- Power Back Up
- Children's Play Area
- Senior Citizen Leisure Area
- Yoga Area
- Meditation Area
- Gymnasium
- Fitness Centre
- Swimming Pool

6.	Location of property	:	
a)	Plot No. / Survey No.	:	C.T.S. No. 1102,1103,1104 & 1050 (Part)
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	C.T.S. No. 1102,1103,1104 & 1050 (Part) of Village – Mulund (West)
d)	Ward / Taluka	:	T -Ward

	e)	Mandal / District	:	Mumbai Suburban District
7.		Postal address of the property	:	"The Shivram CHSL", Building No. 2, (A – Wing - H M Royal) and (B - Wing – H M Tower II), Proposed Re-Development Building on Plot Bearing C.T.S. No. 1102,1103,1104 & 1050 (Part) of Village – Mulund (West), Devi Dayal Road, Chandrakant Kotecha Marg, Mulund (West), Mumbai, Pin - 400 080, State - Maharashtra, Country – India
8.		City / Town	:	Mulund (West), 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
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		As per Documents
				As per MAHARERA
				As per Site
		North	CTS No 1045	CTS No 1045
		South	Road	Road
		East	CTS No 1101	CTS No. 1101
		West	Road	Road
				Anupama Building & D C Das Road
				Devidayal Road
				Road & Geetanjali Building
				P & T Staff Colony & Chandrakant Kotecha Marg
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°10'33.6"N 72°56'40.0"E
14.		Extent of the site	:	Plot area – 6495.00 Sq. M. (As per Approved Plan& as per RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 6495.00 Sq. M. (As per Approved Plan& as per RERA Certificate)

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress						
II	CHARACTERSTICS OF THE SITE								
1.	Classification of locality	:	Middle Class						
2.	Development of surrounding areas	:	Good						
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For residential purpose						
8.	Any usage restriction	:	Residential						
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / ES / 1144 / T / 337 (NEW) dated 06.06.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty-One – Sheet No. 1/21 to 21/21) Approved Up to:						
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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.	:	18.30 M. wide Existing Devi Dayal Road						
13.	Is it a Land – Locked land?	:	No						
14.	Water potentiality	:	Municipal Water supply						
15.	Underground sewerage system	:	Connected to Municipal sewer						
16.	Is Power supply is available in the site	:	Yes						
17.	Advantages of the site	:	Located in developed area						
18.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 6495.00 Sq. M. (As per Approved Plan& as per RERA Certificate)						

	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,32,680.00 per Sq. M. for Residential ₹ 64,240.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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>6495</td> <td>64,240</td> <td>41,72,38,800.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6495	64,240	41,72,38,800.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
6495	64,240	41,72,38,800.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Building No. / Wing		Number of Floors									
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	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / ES / 1144 / T / 337 (NEW) dated 06.06.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty-One – Sheet No. 1/21 to 21/21)									
	h) Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai (Number of Copies – Twenty-One – Sheet No. 1/21 to 21/21) Approved Up to:									
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			Part Fitness Centre) + 1st to 31st 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.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & APPROVED PLAN No. CHE / ES / 1144 / T / 337 (NEW) dated 06.06.2024

1) Building No. 2, A- Wing:

Sr. No.	Flat No.	Floor No.	As per Plan 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	4 BHK	2179	2397	27000	5,88,33,000	6,47,16,300	1,35,000.00	71,90,700
2	102	1	4 BHK	2179	2397	27000	5,88,33,000	6,47,16,300	1,35,000.00	71,90,700
3	201	2	5 BHK	3131	3444	27000	8,45,37,000	9,29,90,700	1,93,500.00	1,03,32,300
4	301	3	4 BHK	2179	2397	27120	5,90,94,480	6,50,03,928	1,35,500.00	71,90,700
5	302	3	4 BHK	2179	2397	27120	5,90,94,480	6,50,03,928	1,35,500.00	71,90,700
6	401	4	4 BHK	2179	2397	27240	5,93,55,960	6,52,91,556	1,36,000.00	71,90,700
7	402	4	4 BHK	2179	2397	27240	5,93,55,960	6,52,91,556	1,36,000.00	71,90,700
8	501	5	4 BHK	2179	2397	27360	5,96,17,440	6,55,79,184	1,36,500.00	71,90,700
9	502	5	4 BHK	2179	2397	27360	5,96,17,440	6,55,79,184	1,36,500.00	71,90,700
10	601	6	4 BHK	2179	2397	27480	5,98,78,920	6,58,66,812	1,37,000.00	71,90,700
11	602	6	4 BHK	2179	2397	27480	5,98,78,920	6,58,66,812	1,37,000.00	71,90,700
12	701	7	4 BHK	2179	2397	27600	6,01,40,400	6,61,54,440	1,38,000.00	71,90,700
13	702	7	4 BHK	2179	2397	27600	6,01,40,400	6,61,54,440	1,38,000.00	71,90,700
14	801	8	4 BHK	2179	2397	27720	6,04,01,880	6,64,42,068	1,38,500.00	71,90,700
15	802	8	4 BHK	2179	2397	27720	6,04,01,880	6,64,42,068	1,38,500.00	71,90,700
16	901	9	5 BHK	3131	3444	27840	8,71,67,040	9,58,83,744	2,00,000.00	1,03,32,300
17	1001	10	4 BHK	2179	2397	27960	6,09,24,840	6,70,17,324	1,39,500.00	71,90,700
18	1002	10	4 BHK	2179	2397	27960	6,09,24,840	6,70,17,324	1,39,500.00	71,90,700
19	1101	11	4 BHK	2179	2397	28080	6,11,86,320	6,73,04,952	1,40,000.00	71,90,700
20	1102	11	4 BHK	2179	2397	28080	6,11,86,320	6,73,04,952	1,40,000.00	71,90,700
21	1201	12	4 BHK	2179	2397	28200	6,14,47,800	6,75,92,580	1,41,000.00	71,90,700
22	1202	12	4 BHK	2179	2397	28200	6,14,47,800	6,75,92,580	1,41,000.00	71,90,700
23	1301	13	4 BHK	2179	2397	28320	6,17,09,280	6,78,80,208	1,41,500.00	71,90,700
24	1302	13	4 BHK	2179	2397	28320	6,17,09,280	6,78,80,208	1,41,500.00	71,90,700
25	1401	14	4 BHK	2179	2397	28440	6,19,70,760	6,81,67,836	1,42,000.00	71,90,700
26	1402	14	4 BHK	2179	2397	28440	6,19,70,760	6,81,67,836	1,42,000.00	71,90,700
27	1501	15	4 BHK	2179	2397	28560	6,22,32,240	6,84,55,464	1,42,500.00	71,90,700
28	1502	15	4 BHK	2179	2397	28560	6,22,32,240	6,84,55,464	1,42,500.00	71,90,700
29	1601	16	5 BHK	3131	3444	28680	8,97,97,080	9,87,76,788	2,06,000.00	1,03,32,300
30	1701	17	4 BHK	2179	2397	28800	6,27,55,200	6,90,30,720	1,44,000.00	71,90,700
31	1702	17	4 BHK	2179	2397	28800	6,27,55,200	6,90,30,720	1,44,000.00	71,90,700
32	1801	18	4 BHK	2179	2397	28920	6,30,16,680	6,93,18,348	1,44,500.00	71,90,700
33	1802	18	4 BHK	2179	2397	28920	6,30,16,680	6,93,18,348	1,44,500.00	71,90,700
34	1901	19	4 BHK	2179	2397	29040	6,32,78,160	6,96,05,976	1,45,000.00	71,90,700

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹
35	1902	19	4 BHK	2179	2397	29040	6,32,78,160	6,96,05,976	1,45,000.00	71,90,700
36	2001	20	4 BHK	2179	2397	29160	6,35,39,640	6,98,93,604	1,45,500.00	71,90,700
37	2002	20	4 BHK	2179	2397	29160	6,35,39,640	6,98,93,604	1,45,500.00	71,90,700
38	2101	21	4 BHK	2179	2397	29280	6,38,01,120	7,01,81,232	1,46,000.00	71,90,700
39	2102	21	4 BHK	2179	2397	29280	6,38,01,120	7,01,81,232	1,46,000.00	71,90,700
40	2201	22	4 BHK	2179	2397	29400	6,40,62,600	7,04,68,860	1,47,000.00	71,90,700
41	2202	22	4 BHK	2179	2397	29400	6,40,62,600	7,04,68,860	1,47,000.00	71,90,700
42	2301	23	4 BHK	2179	2397	29520	6,43,24,080	7,07,56,488	1,47,500.00	71,90,700
43	2302	23	3 BHK	1465	1612	29520	4,32,46,800	4,75,71,480	99,000.00	48,34,500
44	2401	24	4 BHK	2179	2397	29640	6,45,85,560	7,10,44,116	1,48,000.00	71,90,700
45	2402	24	4 BHK	2179	2397	29640	6,45,85,560	7,10,44,116	1,48,000.00	71,90,700
46	2501	25	4 BHK	2179	2397	29760	6,48,47,040	7,13,31,744	1,48,500.00	71,90,700
47	2502	25	4 BHK	2179	2397	29760	6,48,47,040	7,13,31,744	1,48,500.00	71,90,700
48	2601	26	4 BHK	2179	2397	29880	6,51,08,520	7,16,19,372	1,49,000.00	71,90,700
49	2602	26	4 BHK	2179	2397	29880	6,51,08,520	7,16,19,372	1,49,000.00	71,90,700
Total				108913	119804		3,09,26,47,680	3,40,19,12,448		35,94,12,900

2) Building No. 2, B - Wing:

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	3 BHK	1228	1351					40,52,400
2	102	1	1 BHK	453	498					14,94,900
3	103	1	1 BHK	340	374					11,22,000
4	104	1	2 BHK	658	724					21,71,400
5	201	2	3 BHK	1029	1132	27000	2,77,83,000	3,05,61,300	63,500.00	33,95,700
6	202	2	1 BHK	453	498	27000	1,22,31,000	1,34,54,100	28,000.00	14,94,900
7	203	2	2 BHK	534	587	27000	1,44,18,000	1,58,59,800	33,000.00	17,62,200
8	204	2	3 BHK	900	990					29,70,000
9	302	3	2 BHK	530	583					17,49,000
10	303	3	2 BHK	534	587					17,62,200
11	304	3	3 BHK	927	1020	27120	2,51,40,240	2,76,54,264	57,500.00	30,59,100
12	401	4	3 BHK	932	1025					30,75,600
13	402	4	2 BHK	530	583					17,49,000
14	403	4	2 BHK	534	587					17,62,200
15	404	4	3 BHK	942	1036					31,08,600
16	501	5	3 BHK	947	1042	27360	2,59,09,920	2,85,00,912	59,500.00	31,25,100
17	502	5	2 BHK	530	583					17,49,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / 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 ₹
18	503	5	2 BHK	534	587		Land Owner's Share			17,62,200
19	504	5	3 BHK	942	1036		Land Owner's Share			31,08,600
20	601	6	3 BHK	947	1042	27480	2,60,23,560	2,86,25,916	59,500.00	31,25,100
21	602	6	2 BHK	530	583		Land Owner's Share			17,49,000
22	603	6	2 BHK	534	587		Land Owner's Share			17,62,200
23	604	6	3 BHK	942	1036	27480	2,58,86,160	2,84,74,776	59,500.00	31,08,600
24	701	7	3 BHK	947	1042		Land Owner's Share			31,25,100
25	702	7	2 BHK	530	583		Land Owner's Share			17,49,000
26	703	7	2 BHK	534	587		Land Owner's Share			17,62,200
27	704	7	3 BHK	942	1036	27600	2,59,99,200	2,85,99,120	59,500.00	31,08,600
28	801	8	3 BHK	947	1042		Land Owner's Share			31,25,100
29	802	8	2 BHK	530	583		Land Owner's Share			17,49,000
30	803	8	2 BHK	534	587		Land Owner's Share			17,62,200
31	804	8	3 BHK	942	1036	27720	2,61,12,240	2,87,23,464	60,000.00	31,08,600
32	901	9	3 BHK	947	1042		Land Owner's Share			31,25,100
33	902	9	2 BHK	530	583		Land Owner's Share			17,49,000
34	903	9	2 BHK	534	587	27840	1,48,66,560	1,63,53,216	34,000.00	17,62,200
35	904	9	3 BHK	942	1036	27840	2,62,25,280	2,88,47,808	60,000.00	31,08,600
36	1002	10	2 BHK	530	583		Land Owner's Share			17,49,000
37	1003	10	2 BHK	534	587	27960	1,49,30,640	1,64,23,704	34,000.00	17,62,200
38	1004	10	3 BHK	942	1036	27960	2,63,38,320	2,89,72,152	60,500.00	31,08,600
39	1101	11	3 BHK	947	1042		Land Owner's Share			31,25,100
40	1102	11	2 BHK	645	710	28080	1,81,11,600	1,99,22,760	41,500.00	21,28,500
41	1103	11	2 BHK	534	587		Land Owner's Share			17,62,200
42	1104	11	3 BHK	942	1036		Land Owner's Share			31,08,600
43	1201	12	3 BHK	947	1042	28200	2,67,05,400	2,93,75,940	61,000.00	31,25,100
44	1202	12	2 BHK	645	710		Land Owner's Share			21,28,500
45	1203	12	2 BHK	647	712		Land Owner's Share			21,35,100
46	1204	12	3 BHK	942	1036	28200	2,65,64,400	2,92,20,840	61,000.00	31,08,600
47	1301	13	3 BHK	947	1042	28320	2,68,19,040	2,95,00,944	61,500.00	31,25,100
48	1302	13	2 BHK	668	735		Land Owner's Share			22,04,400
49	1303	13	2 BHK	647	712		Land Owner's Share			21,35,100
50	1304	13	3 BHK	942	1036	28320	2,66,77,440	2,93,45,184	61,000.00	31,08,600
51	1401	14	3 BHK	947	1042		Land Owner's Share			31,25,100
52	1402	14	2 BHK	668	735		Land Owner's Share			22,04,400
53	1403	14	2 BHK	670	737	28440	1,90,54,800	2,09,60,280	43,500.00	22,11,000
54	1404	14	3 BHK	942	1036		Land Owner's Share			31,08,600
55	1501	15	3 BHK	1015	1117		Land Owner's Share			33,49,500
56	1502	15	2 BHK	668	735		Land Owner's Share			22,04,400
57	1503	15	2 BHK	670	737	28560	1,91,35,200	2,10,48,720	44,000.00	22,11,000
58	1504	15	3 BHK	952	1047		Land Owner's Share			31,41,600
59	1601	16	4 BHK	1229	1352	28680	3,52,47,720	3,87,72,492	81,000.00	40,55,700
60	1602	16	2 BHK	668	735		Land Owner's Share			22,04,400
61	1603	16	2 BHK	670	737		Land Owner's Share			22,11,000
62	1604	16	2 BHK	746	821	28680	2,13,95,280	2,35,34,808	49,000.00	24,61,800

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 / 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 ₹
63	1702	17	2 BHK	668	735					22,04,400
64	1703	17	2 BHK	670	737					22,11,000
65	1704	17	3 BHK	952	1047					31,41,600
66	1801	18	3 BHK	1015	1117	28920	2,93,53,800	3,22,89,180	67,500.00	33,49,500
67	1802	18	2 BHK	668	735					22,04,400
68	1803	18	2 BHK	670	737					22,11,000
69	1804	18	3 BHK	952	1047	28920	2,75,31,840	3,02,85,024	63,000.00	31,41,600
70	1901	19	3 BHK	1015	1117					33,49,500
71	1902	19	2 BHK	668	735					22,04,400
72	1903	19	2 BHK	670	737	29040	1,94,56,800	2,14,02,480	44,500.00	22,11,000
73	1904	19	3 BHK	952	1047	29040	2,76,46,080	3,04,10,688	63,500.00	31,41,600
74	2001	20	3 BHK	1015	1117					33,49,500
75	2002	20	2 BHK	668	735					22,04,400
76	2003	20	2 BHK	670	737	29160	1,95,37,200	2,14,90,920	45,000.00	22,11,000
77	2004	20	3 BHK	952	1047					31,41,600
78	2101	21	3 BHK	1015	1117					33,49,500
79	2102	21	2 BHK	668	735	29280	1,95,59,040	2,15,14,944	45,000.00	22,04,400
80	2103	21	2 BHK	670	737	29280	1,96,17,600	2,15,79,360	45,000.00	22,11,000
81	2104	21	3 BHK	952	1047					31,41,600
82	2201	22	3 BHK	1015	1117					33,49,500
83	2202	22	2 BHK	668	735					22,04,400
84	2203	22	2 BHK	670	737	29400	1,96,98,000	2,16,67,800	45,000.00	22,11,000
85	2204	22	3 BHK	952	1047					31,41,600
86	2301	23	3 BHK	1015	1117					33,49,500
87	2302	23	2 BHK	668	735					22,04,400
88	2303	23	2 BHK	670	737					22,11,000
89	2304	23	3 BHK	952	1047					31,41,600
90	2402	24	2 BHK	750	825					24,75,000
91	2403	24	2 BHK	670	737	29640	1,98,58,800	2,18,44,680	45,500.00	22,11,000
92	2404	24	3 BHK	952	1047					31,41,600
93	2501	25	3 BHK	1015	1117					33,49,500
94	2502	25	2 BHK	750	825					24,75,000
95	2503	25	2 BHK	670	737					22,11,000
96	2504	25	3 BHK	952	1047					31,41,600
97	2601	26	4 BHK	1229	1352					40,55,700
98	2602	26	2 BHK	750	825					24,75,000
99	2603	26	2 BHK	750	825					24,75,000
100	2604	26	2 BHK	746	821	29880	2,22,90,480	2,45,19,528	51,000.00	24,61,800
101	2701	27	3 BHK	1015	1117					33,49,500
102	2702	27	2 BHK	750	825					24,75,000
103	2703	27	2 BHK	750	825					24,75,000
104	2704	27	3 BHK	952	1047					31,41,600
105	2801	28	3 BHK	1015	1117	30120	3,05,71,800	3,36,28,980	70,000.00	33,49,500
106	2802	28	2 BHK	750	825	30120	2,25,90,000	2,48,49,000	52,000.00	24,75,000
107	2803	28	2 BHK	750	825	30120	2,25,90,000	2,48,49,000	52,000.00	24,75,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
108	2804	28	3 BHK	952	1047					31,41,600
109	2901	29	4 BHK	1229	1352					40,55,700
110	2902	29	2 BHK	750	825					24,75,000
111	2903	29	2 BHK	750	825	30240	2,26,80,000	2,49,48,000	52,000.00	24,75,000
112	2904	29	2 BHK	746	821	30240	2,25,59,040	2,48,14,944	51,500.00	24,61,800
113	3001	30	3 BHK	1015	1117					33,49,500
114	3002	30	2 BHK	750	825					24,75,000
115	3003	30	2 BHK	750	825					24,75,000
116	3004	30	3 BHK	952	1047					31,41,600
117	3101	31	4 BHK	1229	1352	30480	3,74,59,920	4,12,05,912	86,000.00	40,55,700
118	3102	31	3 BHK	1696	1866					55,96,800
Total				94748	104223		89,45,75,400	98,40,32,940		31,26,68,400

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 / A	3 BHK - 01 4 BHK - 45 5 BHK - 03	49	108913	119804	3,09,26,47,680.00	3,40,19,12,448.00
2 / B – Sale Flat	1 BHK - 01 2 BHK - 18 3 BHK - 17 4 BHK - 02	38	31276	34404	89,45,75,400	98,40,32,940
2 / B – Land Owner's Share	1 BHK - 02 2 BHK - 43 3 BHK - 33 4 BHK - 02	80	63472	69819	-	-
Total		167	203661	224027	3,98,72,23,080.00	4,38,59,45,388.00
Typical Refuge Floors – 2 nd , 9 th & 16 th Floors - Flat No. 2 (Building No. 2, Wing -A)						
Typical Refuge Floors – 3 rd , 10 th , 17 th & 24 th Floors - Flat No. 1 (Building No. 2, Wing - B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,98,72,23,080.00
Final Realizable Value After Completion in ₹	4,38,59,45,388.00
Cost of Construction (Total Built up area x Rate) 224027 Sq. Ft. x ₹ 3000.00	67,20,81,000.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 3,98,72,23,080.00
Final Realizable Value After Completion in ₹		₹ 4,38,59,45,388.00

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 ₹ 25,500.00 to ₹ 30,000.00 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 ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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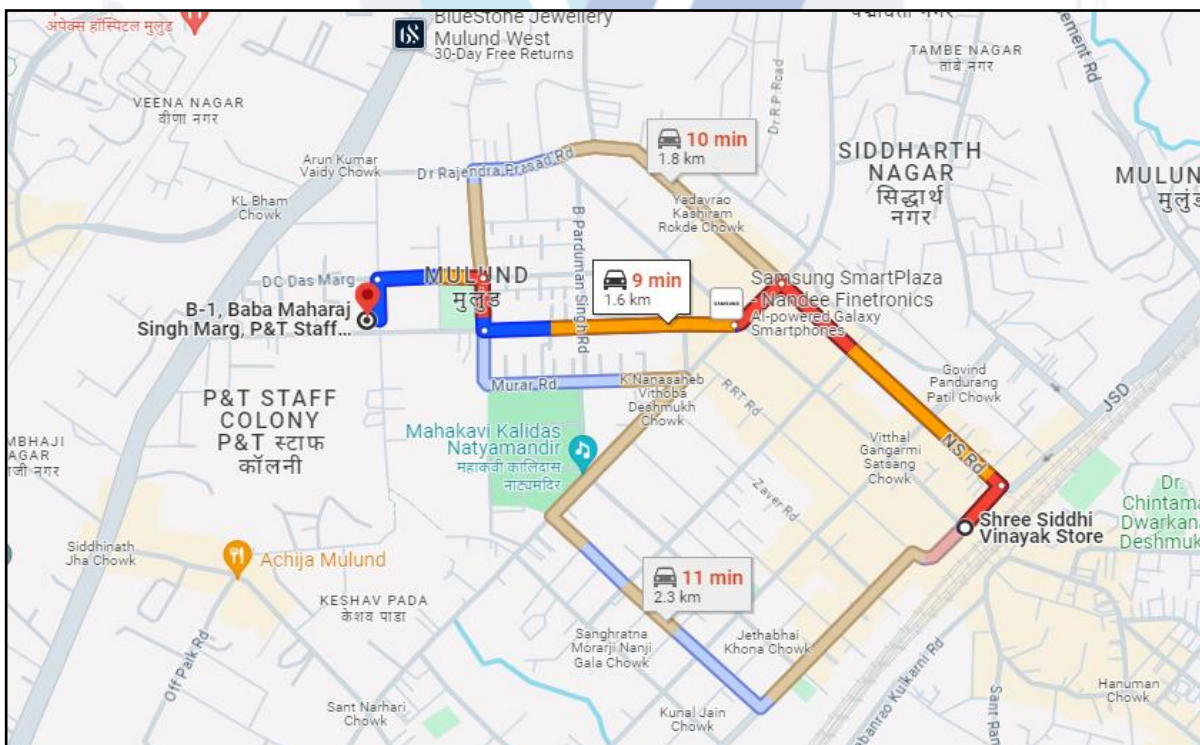
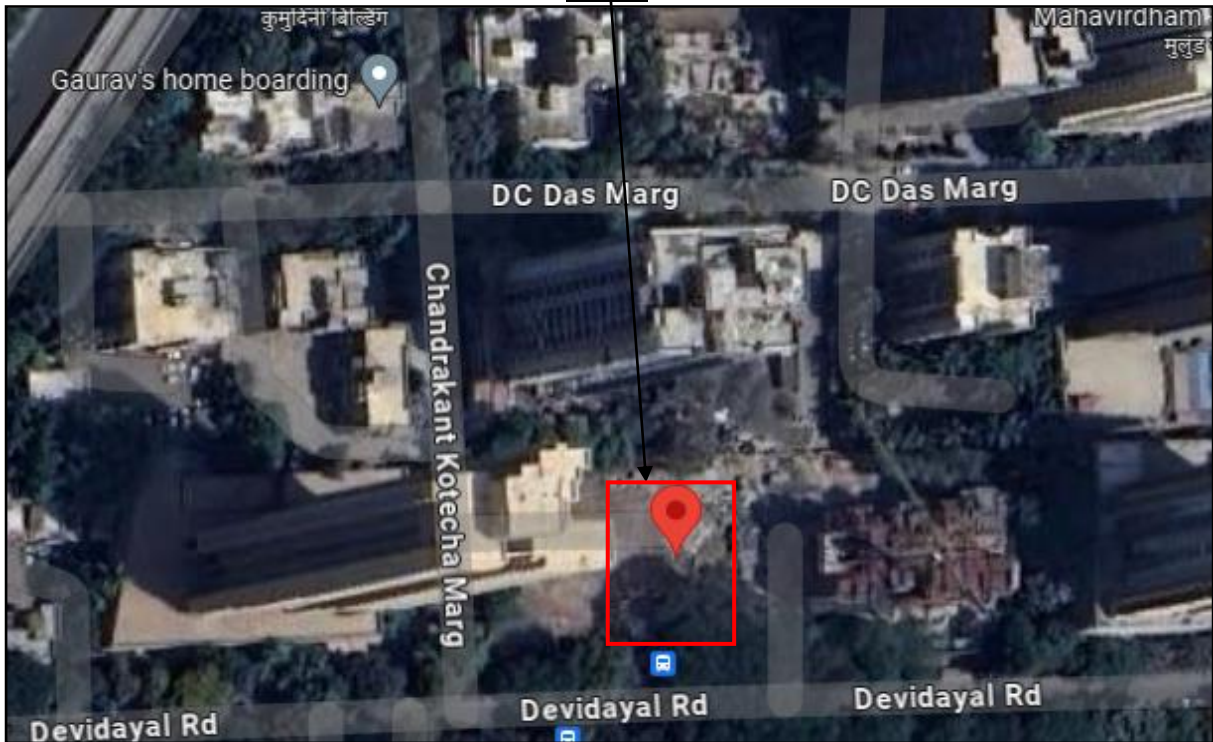


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'33.6"N 72°56'40.0"E

Note: The Blue line shows the route to site from nearest Railway Station (Mulund – 1.6 Km.)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/567 - भुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरीत सर्व मिळकती.	64240	132680	152580	176500	132680	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
1716/2024	23.04.2024	3,18,79,800.00	110.81	1193	26,730.00

1716391 25-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 1716/2024 नोदणी : Regn:63m
गावाचे नाव : मुलुंड			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	31879800		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18701776.72		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 1504, माळा नं: 15 वा हॅबिटेबल मजला, इमारतीचे नाव: ओम अंबे स्मृति, ब्लॉक नं: मुलुंड पश्चिम,मुंबई 400080, रोड : प्लॉट नं.1102,लाला देवीदयाल रोड, इतर माहिती: दोन कारपार्किंग म्हणजेच(पहिल्या पोडियम वरील एक कारपार्किंग स्पेस नं. 02 व चौथ्या पोडियम वरील एक कारपार्किंग स्पेस नं. 18)सहीत,मौजे मुलुंड पश्चिम,सि टी एस नं 1099,सदर सदनिका मिळकतीचे क्षेत्र 103.01 मीटर कारपेट व बाल्कनीचे क्षेत्र 7.8 चौ मीटर कारपेट,एकूण क्षेत्र 110.81चौ मीटर कारपेट रेरा प्रमाणे.((C.T.S. Number : 1099 ;))		
(5) क्षेत्रफळ	121.89 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऑस्कर इंफ्रास्ट्रक्चर प्रायव्हेट लिमिटेड चे संचालक राहुल जे जोशी तर्फे कबुलीजबाबाकरिता कु मु म्हणुन निलेश एल रायकुंडलिया ऊर्फ ठक्कर वय:-41 पत्ता:-प्लॉट नं: ऑफिस 711, माळा नं: -, इमारतीचे नाव: कॉर्पोरेट सेंटर , निर्मल लाईफ-स्टाईल, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABCO0475F		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश लक्ष्मीचंद लोडाया वय:-62; पत्ता:-प्लॉट नं: फ्लॅट नं. बी/26, माळा नं: -, इमारतीचे नाव: अजय बिल्डींग , ब्लॉक नं: ठाणे वागळे, ठाणे, रोड नं: सेक्टर नं. 3, श्रीनगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAAPL4180G 2): नाव:-वासंती महेश लोडाया वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. बी/26, माळा नं: -, इमारतीचे नाव: अजय बिल्डींग, ब्लॉक नं: ठाणे वागळे, ठाणे, रोड नं: सेक्टर नं. 3, श्रीनगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-ABFPL3335H		
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1716/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1913000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला			

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	99acres.com	1952.00	5,47,00,000.00	28,000.00
4 BHK	99acres.com	1353.00	4,06,00,000.00	30,000.00
4 BHK	99acres.com	1926.00	5,02,00,000.00	26,064.00

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Kalpataru Elitus

Mulund West, Central Mumbai, Mumbai

Why choose this project?

- Temperature-controlled with scre
- Buildings designed for seismic loa
- Parking is available on seven leve

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West

Posted on Jun 22, 2024 by Birla Properties Under Construction

₹5.47 - 5.72crore

Base Price: ₹28000 Per Sq.Ft.

1952 - 2044 sq.ft.

(181.35 - 189.89 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: September 2028

[Construction photos](#)

NO BROKERAGE
REERA STATUS: REGISTERED
Registration No: P51800023840
[View DR Code](#)
Website: <https://maharera.it.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms 1 study	Carpet Area : 1952.56 sq.ft. <small>181.4 sq.m.</small>	Base Price: ₹ 5.47 Crores

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Piramal Revanta

Mulund West, Central Mumbai, Mumbai

Why choose this project?

- Overlooking 25000 acres Sanjay G
- 2 clubhouses, with over 35+ lifest
- 4,000 sq. ft. lobby drop-off experi

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West

Posted on Jun 01, 2024 by SHARON & CO. REALTY Under Construction

₹4.06 - 4.2crore

Base Price: ₹30000 Per Sq.Ft.

1353 - 1400 sq.ft.

(125.7 - 130.06 sq.m.)

Carpet Area

[View Floor Plans](#)

New Launch

Possession: November 2028

[Construction photos](#)

NO BROKERAGE
REERA STATUS: NOT AVAILABLE
Website: <https://maharera.it.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms	Carpet Area : 1353 sq.ft. <small>125.7 sq.m.</small>	Base Price: ₹ 4.06 Crores

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Enigma by Oberoi Realty

Mulund West, Central Mumbai, Mumbai

Why choos

- Experience a architecture
- Centrally loca Mulund (West
- Close to the E

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West

Posted on Apr 02, 2024 by Oberoi Realty Limited

₹5.02 - 5.66crore

Base Price: ₹26064 Per Sq.Ft.

1926 - 2170 sq.ft.

(178.93 - 201.6 sq.m.)

Carpet Area

[View Floor Plans](#)

Ready to move

Completed in: December 2023

NO BROKERAGE
REERA STATUS: REGISTERED
Registration No: P5180002656
Website: <https://maharera.it.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Builder Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms 4 bathroom	Carpet Area : 1926 sq.ft. <small>178.93 sq.m.</small>	Base Price: ₹ 5.02 Crores



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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	8 th	99acrs.com	612.00	1,60,00,000.00	26,143.00
2 BHK	5 th	99acrs.com	664.00	1,85,00,000.00	27,861.00

99acres
Buy ▾ Enter Locality / Sell/Rent Property FREE 👤 ▾ ☰

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 2 BHK Flats in Mulund West Posted on Jun 01, 2024

₹1.6 Cr

@ 26,143 per sq.ft.

Estimated EMI ₹1,27,793

2BHK 2Baths

Flat/Apartment for Sale

in Shreejee Mrugarchana CHS, Mulund West, Mumbai

Contact Owner FREE

📌 Shortlist

RERA STATUS ℹ REGISTERED | Registration No: P51800020300 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality ➤

Property (14) Society (7)

📷 Photos (1/14)

📏 Area

Carpet area: 612 sq.ft. (56.86 sq.m.)

🏠 Configuration

2 Bedrooms, 2 Bathrooms, No

💰 Price

₹1.6 Crore+ Govt Charges & Tax @ 26,143 per sq.ft. (Negotiable)

📍 Address

Shreejee Mrugarchana CHS Mulund West, Mumbai

🏠 Floor Number

8th of 9 Floors

🌐 Facing

East

🏗️ Property Age

Under Construction

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 2 BHK Flats in Mulund West

₹1.85 Cr

@ 27,861 per sq.ft.

Estimated EMI ₹1,47,760

2BHK 2Baths

Flat/Apartment for Sale

in Kanchan sheila, Mulund West, Mumbai

RERA STATUS ℹ NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm ➤

Videos (1) Property (6)

📏 Area

Super Built up area 1050 sq.ft. (97.55 sq.m.)

Built Up area: 785 sq.ft. (72.93 sq.m.)

Carpet area: 664 sq.ft. (61.69 sq.m.)

🏠 Configuration

2 Bedrooms, 2 Bathrooms, No Balcony with Pooja Room

💰 Price

₹1.85 Crore+ Govt Charges & Tax @ 27,861 per sq.ft. (Negotiable) [View Price Details](#)

📍 Address

Kanchan sheila Mulund West, Mumbai

🏠 Floor Number

5th of 9 Floors

🌐 Facing

East

🏡 Overlooking

Main Road

🏗️ Property Age

0 to 1 Year Old

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	99acres.com	1952.00	5,47,00,000.00	28,000.00
4 BHK	99acres.com	1353.00	4,06,00,000.00	30,000.00
4 BHK	99acres.com	1926.00	5,02,00,000.00	26,064.00

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Kalpataru Elitus

Mulund West, Central Mumbai, Mumbai

Why choose this project?

- Temperature-controlled with scre
- Buildings designed for seismic lo
- Parking is available on seven leve

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West Posted on Jun 22, 2024 by Birla Properties Under Construction

₹5.47 - 5.72crore 1952 - 2044 sq.ft. (181.35 - 189.89 sq.m.) **Under Construction**
 Base Price: ₹28000 Per Sq.Ft. Possession: September 2028
Carpet Area [View Floor Plans](#) [Construction photos](#)

NO BROKERAGE **RERA STATUS: REGISTERED** Registration No: P51800023840 [View QR Code](#) Website: <https://maharera.mahaonline.gov.in/>

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#) [Dealer Details](#)

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms 1 study	Carpet Area : 1952.56 sq.ft. 181.4 sq.m.	Base Price: ₹ 5.47 Crores

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Piramal Revanta

Mulund West, Central Mumbai, Mumbai

Why choose this project?

- Overlooking 25000 acres Sanjay G
- 2 clubhouses, with over 35+ lifes
- 4,000 sq. ft. lobby drop-off experi

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West Posted on Jun 01, 2024 by SHARON & CO. REALTY Under Construction

₹4.06 - 4.2crore 1353 - 1400 sq.ft. (125.7 - 130.06 sq.m.) **New Launch**
 Base Price: ₹30000 Per Sq.Ft. Possession: November 2028
Carpet Area [View Floor Plans](#) [Construction photos](#)

NO BROKERAGE **RERA STATUS: NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in/>

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#) [Dealer Details](#)

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms	Carpet Area : 1353 sq.ft. 123.7 sq.m.	Base Price: ₹ 4.06 Crores

99acres Buy
All Residential

SEARCH

4BHK Flat/Apartment Enigma by Oberoi Realty

Mulund West, Central Mumbai, Mumbai

Why choos

- Experience a architecture
- Centrally loca Mulund (West)
- Close to the B

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 4 BHK Flats in Mulund West Posted on Apr 02, 2024 by Oberoi Realty Limited

₹5.02 - 5.66crore 1926 - 2170 sq.ft. (178.93 - 201.6 sq.m.) **Ready to move**
 Base Price: ₹26064 Per Sq.Ft. Completed in: December 2023
Carpet Area [View Floor Plans](#)

NO BROKERAGE **RERA STATUS: REGISTERED** Registration No: P51800026556 Website: <https://maharera.mahaonline.gov.in/>

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#) [Builder Details](#)

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	4 bedrooms 4 bathroom	Carpet Area : 1926 sq.ft. 178.93 sq.m.	Base Price: ₹ 5.02 Crores



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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	-	Housing.com	726.00	1,99,00,000.00	27,400.00
2 BHK	-	Magicbricks.com	750.00	2,00,00,000.00	26,667.00

HOUSING.COM Buy In Mumbai + Add List Property Saved

Mulund West, Central Mumbai Suburbs, Mumbai
Configurations: 2, 2.5, 3 BHK Apartments

Mulund West, Central Mumbai Suburbs, Mumbai
Configurations: 1, 1.5, 2 BHK Apartments

Home / Mumbai / Mulund / Mulund West / Sunset Gardens by Marathon Last updated: May 6, 2024

Sunset Gardens by Marathon RERA

By **UNITED BUILDERS**

Devidayal Road, Mulund West, Central Mumbai Suburbs, Mumbai

₹64.99 L - 1.99 Cr | ₹27.24 K/sq.ft
EMI starts at ₹34.42 K
All Inclusive Price

Cover Image

Project Tour **SUNSET GARDENS** **MARATHON**

+ 15 more

Studio, 1, 2 BHK Studio Apartments
Dec, 2026 Possession Starts
₹27.24 K/sq.ft Avg. Price
240 sq.ft. - 726 sq.ft. (Carpet Area) Sizes

MAGICBRICKS Buy Rent Sell Home Loans

₹2.0 Cr EMI - ₹90k | How much loan can I get?

2 BHK 1050 Sq-ft Flat For Sale Mulund West, Mumbai


2 Beds 2 Baths Unfurnished

Carpet Area: 750 sqft ~ ₹26,667/sqft
Developer: **L&T Realty**
Project: **Rejuve 360**
Transaction Type: **New Property**


Status: **Under Construction**
Lifts: 4
Furnished Status: **Unfurnished**

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	-	Nobroker.com	1926.00	5,17,00,000.00	26,843.00



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)



4 BHK Flat In Oberoi Enigma For Sale In Mulund...
Next to Johnson & Johnson, LBS Road, Mulund West, Mumbai

₹ 5.17 Crores
Non-negotiable


₹ 2.96 Lacs/Month
Estimated EMI

2,751
Sq.Ft

Need Home Loan ?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 4bhk Flat for Sale in Mulund west / Property Details

Photos
Location



+6

4 Bedroom
No. of Bedroom

4 Bathroom
No. of Bathroom

3
Balcony

Bike and Car
Parking

Feb 1, 2024
Posted On

Immediately
Possession

Oberoi Enigma
Apartment

Full
Power Backup

Contact


Book Virtual Meet

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info


Price trends by NBEstimate

Check Now

Nearby: O2 Business Commercial Park
Der Deutsche Park
R Mall
D Mart
Nahur

Overview

Age of Building: Under Construction	Ownership Type: Self Owned
Maintenance Charges: NA	Flooring: Vitrified Tiles
Builtup Area: 2,751 Sq.Ft	Carpet Area: 1,926 Sq.Ft
Furnishing Status: Unfurnished Furnish Now	Facing: East

Activity On This Property


275
Unique Views

0
Shortlists

3
Contacted

Powered By : NBEstimate

Similar Properties




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC2017/80

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	-	Nobroker.com	434.00	1,13,00,000.00	26,307.00

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

1 BHK Flat In Marathon Sunset Garden For Sal...
Opp to Devidayal Garden,Devidayal Rd,Mulund West,Mumbai

₹ 1.13 Crores
Non-negotiable

₹ 64,650/Month
Estimated EMI

620
Sq.Ft

Need Home Loan
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1bhk Flat for Sale in Mulund west / Property Details

Photos
Location

Exclusive Deal

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Balcony

Bike and Car
Parking

Oct 14, 2023
Posted On

Feb 13, 2026
Possession

Marathon Sunset G..
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: O2 Business Commercial Park Neptune Element R Mall D Mart Runwal Greens

Overview

Age of Building Under Construction

Maintenance Charges NA

Builtup Area 620 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 434 Sq.Ft

Activity On This Property

2324
Unique Views

0
Shortlists


0
Contacted

Powered By : NBEstimate


Similar Properties

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
2 BHK	-	Nobroker.com	820.00	2,10,00,000.00	25,600.00



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)



2 BHK Flat In Piramal Vana For Sale In Mulund ...
Near Dmart, LBS Road Mulund, Mulund West, Mumbai.

₹ 2.1 Crores
Non-negotiable

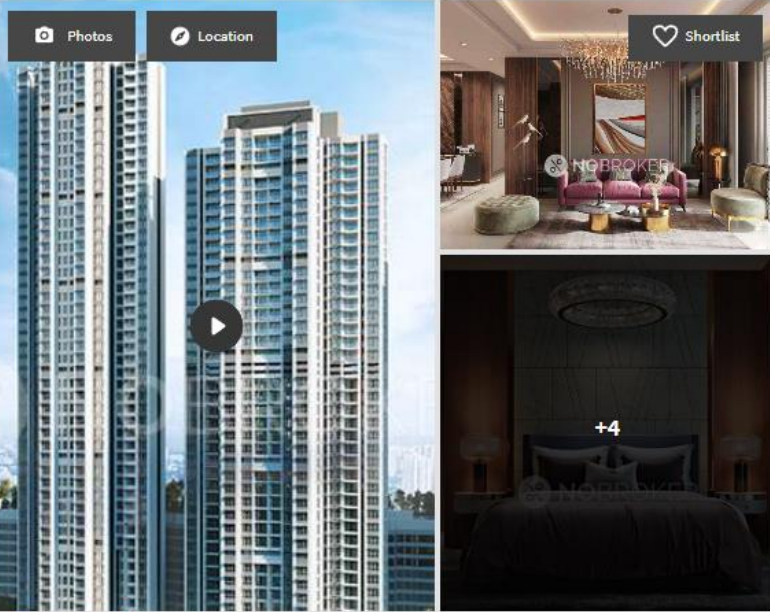
₹ 1.2 Lacs/Month
Estimated EMI

1,171
Sq.Ft

Need Home L...
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Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bkh Flat for Sale in Mulund west / Property Details

Photos
Location



Exclusive Deal

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1 Balcony

Bike and Car Parking

Feb 7, 2024
Posted On

Jun 10, 2026
Possession

Piramal Vana
Apartment

Full
Power Backup

Contact

Verified Availability
Book Virtual Meet

! Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: O2 Business Commercial Park | Der Deutsche Parkz | D Mart | Maaz Family Restaurant | Bhandup

Overview

<div style="display: flex; justify-content: space-between; align-items: center;"> Age of Building </div> <p style="margin: 5px 0;">Under Construction</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> Ownership Type </div> <p style="margin: 5px 0;">Self Owned</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> Maintenance Charges NA </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> Flooring </div> <p style="margin: 5px 0;">Vitrified Tiles</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> Builtup Area </div> <p style="margin: 5px 0;">1,171 Sq.Ft</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> Carpet Area </div> <p style="margin: 5px 0;">820 Sq.Ft</p>

Activity On This Property

47
Unique Views

1
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators Projects nearby Locality

Comp.	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
3 BHK	99acrs.com	1123.00	2,98,00,000.00	26,550.00
2 BHK	Squaryards.com	671.00	1,89,00,000.00	28,000.00

99acres Buy All Residential SEARCH

3BHK Flat/Apartment

Om Nandanvan The Limited Edition Life

Mulund West, Central Mumbai, Mumbai

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 3 BHK Flats in Mulund West Posted on Jun 11, 2024 by Oscar Infrastructure Pvt Ltd Under Construction

₹2.98Crore

Base Price: ₹26550 Per Sq.Ft.

1123 sq.ft. (104.33 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: December 2027

NO BROKERAGE
RERA STATUS
REGISTERED
Registration No: P51800056240
Website: <https://maharera.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Builder Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	3 bedrooms	Carpet Area : 1123 sq.ft. <small>104.33 sq.m.</small>	Base Price: ₹ 2.98 Crores

square yards
Mumbai
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Sell or Rent Property
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79 Views

Compare

Devidayal Apartments

2 Bedroom 671 Sq.Ft. Apartment in Mulund West Mumbai

Listing ID #6488095

₹ 1.89 Cr.

- 🛏 2 Bedrooms
- 🛋 Unfurnished
- 🚿 2 Bathroom
- 🏠 671 Sq.Ft. (Carpet Area)

📞 Whatsapp

📞 Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

📁 5 Photos
📍 Map
A Akshay Thakkar

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Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
3 BHK	-	Ghat.tv	979.00	2,77,00,000.00	28,294.00
2 BHK	-	Housing.com	627.00	1,69,00,000.00	27,000.00




Select City ▾


Property in Mumbai / Property in Mulund West / 3 BHK Flat for Sale in Sanaya Elysium Last updated on 06-Sep-2022

3 BHK Flat for Sale in Sanaya Elysium

DC Das Marg, Mulund West, Mumbai - 400080


Building: Sanaya Elysium

** Sample image for representation

₹ 2.77 Cr

₹ 28294 / Sq.ft



Venkataraman Murthy
Agent

Connect Now

Configuration 3 BHK Flat	Carpet Area 979 Sq.ft	Possession Under Construction - Possession Around December 2022
Bedroom 3	Bathroom 2	Floor Number Middle Floor of
Furnishing Un-Furnished	Property Code GHARL238209	

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Home / Mumbai / Mulund / Mulund West / Ace Infinia Last updated: Jun 20, 2024

Ace Infinia RERA

By ACE PROPERTIES


Ace Infinia, Mulund Pushpa Kunj CHS Ltd. Junction of Dr. Ambedkar Road and Kasturba Road, Mulund West, Central Mumbai Suburbs, Mumbai


₹1.69 Cr - 3.79 Cr

₹27 K/sq.ft
EMI starts at ₹84.05 K



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

Contact Seller





SHARE
SAVE

+
10 more

2, 3, 4 BHK Apartments Configurations


Dec, 2025 Possession Starts

₹27 K/sq.ft Avg. Price


627 sq.ft. - 1402 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
2 BHK	-	Nobroker.com	700.00	2,10,00,000.00	30,000.00



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)



2 BHK Flat In Ambe Smruti Chs For Sale In Mul...
Devidayal road

₹ 2.1 Crores
Negotiable

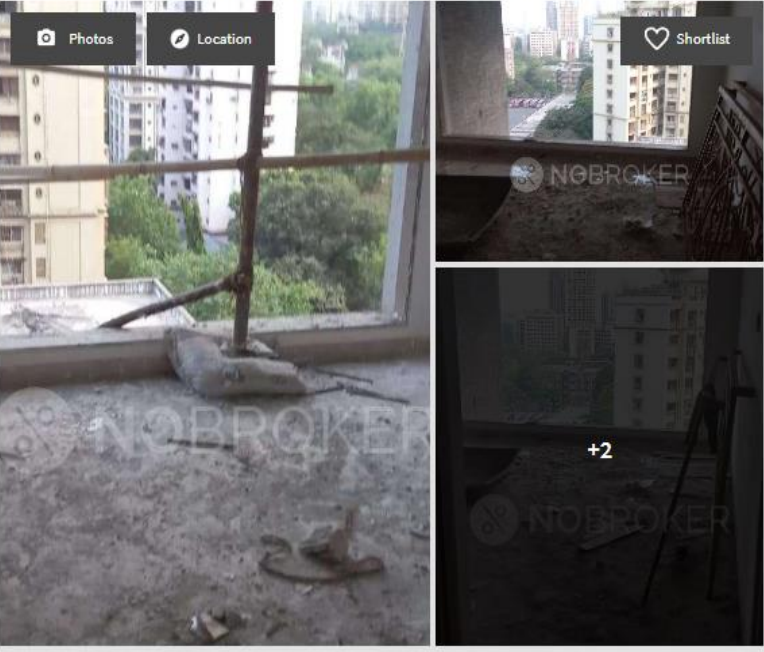
₹ 1.2 Lacs/Month
Estimated EMI

900
Sq.Ft

Need Home Loan
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bkh Flat for Sale in Mulund west / Property Details

Photos
Location



2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

Car
Parking

Apr 14, 2024
Posted On

Immediately
Possession

Ambe Smruti Chs
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

[Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Nearby: [O2 Business Commercial Park](#) [Neptune Element](#) [R Mall](#) [D Mart](#) [Runwal Greens](#)

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹0.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	900 Sq.Ft	Carpet Area	700 Sq.Ft

Activity On This Property


111
Unique Views

1
Shortlists

1
Contacted

Powered By : NBEstimate

Similar Properties




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC23789

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: 26.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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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 22.06.2024 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 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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Blackplinth Realtors Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, 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 Barkat Hodekar – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.06.2024 Valuation Date – 26.06.2024 Date of Report – 26.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.06.2024
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 **26th 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. Blackplinth Realtors 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. Blackplinth Realtors 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.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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