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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "IPSIT Anand Mangal"

"IPSIT Anand Mangal" Proposed S.R. Scheme on Plot Bearing Final Plot No. 70 Village – Kanheri, Jambli Galli, Mhatre Wadi, Borivali (West), Mumbai, Pin Code - 400 092, State - Maharashtra, Country - India

Latitude Longitude: 19°13'34.8"N 72°51'14.0"E

Valuation Done for:

Punjab National Bank

BKC Branch

PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051



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- | | | | |
|--------------|----------|-------------|-------------|
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Regd. Office

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

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MASTER VALUATION REPORT OF "IPSIT Anand Mangal "

"IPSIT Anand Mangal" Proposed S.R. Scheme on Plot Bearing Final Plot No. 70 Village – Kanheri, Jambli Galli, Mhatre Wadi, Borivali (West), Mumbai, Pin Code - 400 092, State - Maharashtra, Country - India

Latitude Longitude: 19°13'34.8"N 72°51'14.0"E

NAME OF DEVELOPER: M/s. Navkar Developers

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **03rd July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"IPSIT Anand Mangal"** Proposed S.R. Scheme on Plot Bearing Final Plot No. 70 Village – Kanheri, Jambli Galli, Mhatre Wadi, Borivali (West), Mumbai, Pin Code - 400 092, State - Maharashtra, Country - India. It is about 300 Mtr. walkable distance from Borivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Navkar Developers	
Project Registration Number	Project	RERA Project Number
	Anand Mangal	P51800045322
Register office address	M/s. Navkar Developers Flat No. 103, 1 st Floor, Wing – A, "Vishnu Co. Op. Hsg. Soc. Ltd", L T Road, Borivali (West), Mumbai, Pin Code - 400 092, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Anil (Builder Person - Mobile No. 8425879587)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Jambali Galli Road
On or towards South	Slum Area
On or towards East	Doop Darshan CHSL
On or towards West	Road & Vardhaman Darshan CHSL



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-  Pune
-  Indore
-  Jaipur

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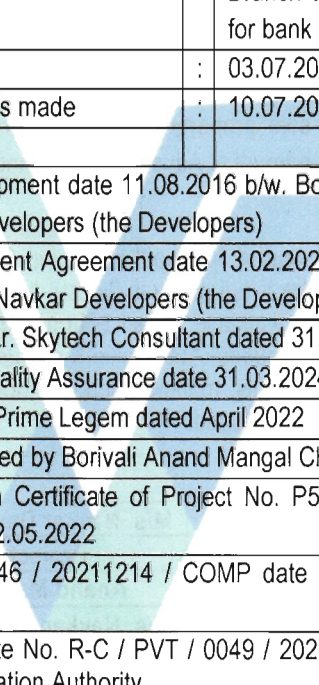
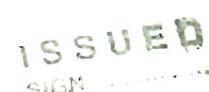
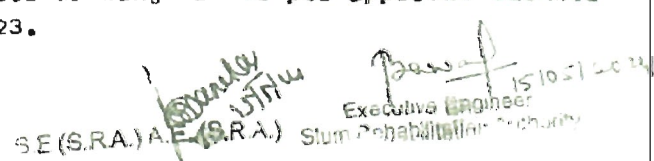
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Punjab National Bank
BKC Branch
 PNB Pragati Tower C-9 G Block
 Bandra Kurla Complex Bandra(E), Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 03.07.2024
	b)	Date on which the valuation is made : 10.07.2024
3.	List of documents produced for perusal	
	1.	Copy of Agreement for Re Development date 11.08.2016 b/w. Borivali Anand Mangal Co-Op Hsg. Soc. Ltd. (The Society) AND M/s. Navkar Developers (the Developers)
	2.	Copy of Supplementary Development Agreement date 13.02.2024 b/w. Borivali Anand Mangal Co-Op Hsg. Soc. Ltd. (The Society) AND M/s. Navkar Developers (the Developers)
	3.	Copy of Architect Certificate from Ar. Skytech Consultant dated 31.04.2022
	4.	Copy of Engineer Certificate for Quality Assurance date 31.03.2024 issued by AVP Structural Consultants
	5.	Copy of Title Certificate from Adv. Prime Legem dated April 2022
	6.	Copy of NOC date 26.12.2023 issued by Borivali Anand Mangal CHSL
	7.	Copy of MAHARERA Registration Certificate of Project No. P51800045322 issued by Maharashtra Real Estate Regulatory Authority date 12.05.2022
	8.	Copy of IOA No. RC / PVT / 0046 / 20211214 / COMP date 07.01.2022 issued by Slum Rehabilitation Authority
	9.	Copy of Commencement Certificate No. R-C / PVT / 0049 / 20211214 / COMP date 09.05.2022 issued by Executive Engineer Slum Rehabilitation Authority   No. HC / PVT / 0046 / 20211214 / SALE 15 MAY 2024 This C.C is further extended for RCC frame work only from 10th floor to 16th floor of wing 'A' & 'B' and from 9th floor to 16th floor of wing 'C' as per approved amended plans dated 24/11/2023.  SE (S.R.A.) A.E. (S.R.A.) Executive Engineer Slum Rehabilitation Authority
	10.	Copy of Amended Plan Letter No. SRA / ENG / RC / PVT / 0046 / 20211214 / IOA date 24.11.2023 issued by Executive Engineer Slum Rehabilitation Authority



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LEVEL OF COMPLETEION:

Wing	Present stage of Construction	Percentage of work completion
A, B & C	RCC work upto 13 th floor slab is completed. Brick work upto 7 th floor is completed.	37%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2027 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminium sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Children's Play Area
- Entrance Lobby
- Amphitheatre
- Barbecue Area
- Wall Climbing
- Skating Rink
- Fountains
- Senior Citizen Site out
- Yoga / Meditation Area
- Indoor Games
- Party Lawn
- Indoor Games
- Yoga / Medication Area
- Jogging Track
- Swimming Pool
- Gymnasium
- Kids Play Area

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Final Plot No. 70
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T.S. No. 111,111/1 to 17 & Final Plot No. 70 of Viillage – Kanheri
	d)	Ward / Taluka	: Taluka – Borivali
	e)	Mandal / District	: Mumbai Subarban
7.	Postal address of the property	:	"IPSIT Anand Mangal", Proposed S.R. Scheme on Plot Bearing Final Plot No. 70 Village – Kanheri, Jambli Galli, Mhatre Wadi, Borivali (West), Mumbai, Pin Code - 400 092, State - Maharashtra, Country - India

8.	City / Town	:	Jambli Galli Road, Thane
	Residential area	:	Yes
	Commercial area	:	Yes
	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	:	Executive Engineer Slum Rehabilitation Authority, Village – Kanheri
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
	North	Jambli Gully	Jambli Gully
	South	Mhatre chawl	Mhatre chawl
	East	Deep Darshan CHSL	Deep Darshan CHSL
	West	Vardhaman Darshan CHSL	Vardhaman Darshan CHSL
			As per Site
			Jambali Galli Road
			Slum Area
			Doop Darshan CHSL
			Road & Vardhaman Darshan CHSL
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			Actuals
			As per the Deed
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°13'34.8"N 72°51'14.0"E
14.	Extent of the site	:	Total Plot area – 2117.80 Sq. M. (As per Approved & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 2117.80 Sq. M. (As per Approved & RERA Certificate) Structure - As per table attached to the report
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A.
II	CHARACTERSTICS OF THE SITE		
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,	:	All available near by

	Hospital, Bus Stop, Market etc.										
5.	Level of land with topographical conditions	:	Plain								
6.	Shape of land	:	Irregular								
7.	Type of use to which it can be put	:	For residential purpose								
8.	Any usage restriction	:	Residential								
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / RC / PVT / 0046 / 20211214 / AP date 24.11.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twelve - Sheet No. 1/12 to 12/12) Approved upto:								
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Residential / Podium) + 2nd to 6th Floors (Part Podiums / Residential) + 7th to 21st upper floors.</td> </tr> <tr> <td>B</td> <td>1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Residential / Podium) + 2nd to 6th Floors (Part Podiums / Residential) + 7th Floor (Fitness Center / Refuge Floor) + 8th to 21st upper floors.</td> </tr> <tr> <td>C</td> <td>1 Basement + Stilt + 1st to 7th floors (Podiums) + 8th to 20th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	1 Basement + Ground (part) + Stilt (part) + 1 st Floor (Part Commercial / Residential / Podium) + 2 nd to 6 th Floors (Part Podiums / Residential) + 7 th to 21 st upper floors.	B	1 Basement + Ground (part) + Stilt (part) + 1 st Floor (Part Commercial / Residential / Podium) + 2 nd to 6 th Floors (Part Podiums / Residential) + 7 th Floor (Fitness Center / Refuge Floor) + 8 th to 21 st upper floors.	C	1 Basement + Stilt + 1 st to 7 th floors (Podiums) + 8 th to 20 th upper floors.
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C	1 Basement + Stilt + 1 st to 7 th floors (Podiums) + 8 th to 20 th upper floors.										
1	Corner plot or intermittent plot?	:	Intermittent								
2	Road facilities	:	Yes								
3	Type of road available at present	:	B. T. Road								
4	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. wide Existing Road								
5	Is it a Land – Locked land?	:	No								
6	Water potentiality	:	Municipal Water supply								
7	Underground sewerage system	:	Connected to Municipal sewer								
8	Is Power supply is available in the site	:	Yes								
9	Advantages of the site	:	Located in developed area								
1	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	:	Total Plot area – 2117.80 Sq. M. (As per Approved & RERA Certificate) Structure - As per table attached to the report								
	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)	:	₹ 1,18,780.00 per Sq. M. for Residential ₹ 48,920 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 & RERA</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2117.80</td> <td>48,920</td> <td>10,36,02,776.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2117.80	48,920	10,36,02,776.00
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Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2117.80	48,920	10,36,02,776.00										
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	:										
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C	Proposed 1 Basement + Stilt + 1 st to 7 th floors (Podiums) + 8 th to 20 th upper floors.											
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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	:										
	h) Approved map / plan issuing authority	:										
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan.	:	No.									

1) Wing -A:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	104	1	2 BHK	716	788		Land Owner's Share			
2	204	2	2 BHK	716	788	33000	2,36,28,000.00	2,12,65,200.00	1,89,02,400.00	49000
3	304	3	2 BHK	716	788	33120	2,37,13,920.00	2,13,42,528.00	1,89,71,136.00	49500
4	404	4	2 BHK	728	801	33240	2,41,98,720.00	2,17,78,848.00	1,93,58,976.00	50500
5	504	5	2 BHK	728	801		Land Owner's Share			
6	604	6	2 BHK	728	801	33480	2,43,73,440.00	2,19,36,096.00	1,94,98,752.00	51000
7	702	7	3 BHK	880	968		Land Owner's Share			
8	703	7	2 BHK	744	818	33600	2,49,98,400.00	2,24,98,560.00	1,99,98,720.00	52000
9	801	8	2 BHK	726	799		Land Owner's Share			
10	802	8	3 BHK	882	970		Land Owner's Share			
11	803	8	2 BHK	744	818	33720	2,50,87,680.00	2,25,78,912.00	2,00,70,144.00	52500
12	804	8	2 BHK	728	801	33720	2,45,48,160.00	2,20,93,344.00	1,96,38,528.00	51000
13	901	9	2 BHK	726	799	33840	2,45,67,840.00	2,21,11,056.00	1,96,54,272.00	51000
14	902	9	3 BHK	927	1020		Land Owner's Share			
15	903	9	2 BHK	744	818		Land Owner's Share			
16	904	9	2 BHK	728	801		Land Owner's Share			
17	1001	10	2 BHK	726	799	33960	2,46,54,960.00	2,21,89,464.00	1,97,23,968.00	51500
18	1002	10	3 BHK	927	1020		Land Owner's Share			
19	1003	10	2 BHK	744	818	33960	2,52,66,240.00	2,27,39,616.00	2,02,12,992.00	52500
20	1004	10	2 BHK	728	801	33960	2,47,22,880.00	2,22,50,592.00	1,97,78,304.00	51500
21	1101	11	2 BHK	726	799	34080	2,47,42,080.00	2,22,67,872.00	1,97,93,664.00	51500
22	1102	11	3 BHK	927	1020		Land Owner's Share			
23	1103	11	2 BHK	744	818		Land Owner's Share			
24	1104	11	2 BHK	728	801		Land Owner's Share			
25	1201	12	2 BHK	726	799	34200	2,48,29,200.00	2,23,46,280.00	1,98,63,360.00	51500
26	1202	12	3 BHK	927	1020		Land Owner's Share			
27	1203	12	2 BHK	744	818	34200	2,54,44,800.00	2,29,00,320.00	2,03,55,840.00	53000
28	1204	12	2 BHK	728	801		Land Owner's Share			
29	1301	13	2 BHK	726	799	34320	2,49,16,320.00	2,24,24,688.00	1,99,33,056.00	52000
30	1302	13	3 BHK	927	1020		Land Owner's Share			
31	1303	13	2 BHK	766	843		Land Owner's Share			
32	1304	13	2 BHK	728	801	34320	2,49,84,960.00	2,24,86,464.00	1,99,87,968.00	52000
33	1401	14	2 BHK	726	799	34440	2,50,03,440.00	2,25,03,096.00	2,00,02,752.00	52000
34	1402	14	3 BHK	927	1020	34440	3,19,25,880.00	2,87,33,292.00	2,55,40,704.00	66500
35	1403	14	2 BHK	766	843	34440	2,63,81,040.00	2,37,42,936.00	2,11,04,832.00	55000
36	1501	15	2 BHK	726	799	34560	2,50,90,560.00	2,25,81,504.00	2,00,72,448.00	52500

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
37	1502	15	3 BHK	983	1081		Land Owner's Share			
38	1503	15	2 BHK	766	843	34560	2,64,72,960.00	2,38,25,664.00	2,11,78,368.00	55000
39	1504	15	2 BHK	728	801	34560	2,51,59,680.00	2,26,43,712.00	2,01,27,744.00	52500
40	1601	16	2 BHK	726	799	34680	2,51,77,680.00	2,26,59,912.00	2,01,42,144.00	52500
41	1602	16	3 BHK	983	1081	34680	3,40,90,440.00	3,06,81,396.00	2,72,72,352.00	71000
42	1603	16	2 BHK	766	843	34680	2,65,64,880.00	2,39,08,392.00	2,12,51,904.00	55500
43	1604	16	2 BHK	728	801	34680	2,52,47,040.00	2,27,22,336.00	2,01,97,632.00	52500
44	1701	17	2 BHK	726	799	34800	2,52,64,800.00	2,27,38,320.00	2,02,11,840.00	52500
45	1702	17	3 BHK	983	1081		Land Owner's Share			
46	1703	17	2 BHK	766	843	34800	2,66,56,800.00	2,39,91,120.00	2,13,25,440.00	55500
47	1704	17	2 BHK	728	801	34800	2,53,34,400.00	2,28,00,960.00	2,02,67,520.00	53000
48	1801	18	2 BHK	726	799	34920	2,53,51,920.00	2,28,16,728.00	2,02,81,536.00	53000
49	1802	18	3 BHK	983	1081		Land Owner's Share			
50	1803	18	2 BHK	766	843		Land Owner's Share			
51	1804	18	2 BHK	728	801		Land Owner's Share			
52	1901	19	2 BHK	726	799	35040	2,54,39,040.00	2,28,95,136.00	2,03,51,232.00	53000
53	1902	19	3 BHK	983	1081		Land Owner's Share			
54	1903	19	2 BHK	766	843	35040	2,68,40,640.00	2,41,56,576.00	2,14,72,512.00	56000
55	1904	19	2 BHK	728	801	35040	2,55,09,120.00	2,29,58,208.00	2,04,07,296.00	53000
56	2001	20	2 BHK	726	799	35160	2,55,26,160.00	2,29,73,544.00	2,04,20,928.00	53000
57	2002	20	3 BHK	983	1081	35160	3,45,62,280.00	3,11,06,052.00	2,76,49,824.00	72000
58	2003	20	2 BHK	766	843	35160	2,69,32,560.00	2,42,39,304.00	2,15,46,048.00	56000
59	2004	20	2 BHK	728	801	35160	2,55,96,480.00	2,30,36,832.00	2,04,77,184.00	53500
60	2101	21	2 BHK	726	799	35280	2,56,13,280.00	2,30,51,952.00	2,04,90,624.00	53500
61	2102	21	3 BHK	983	1081	35280	3,46,80,240.00	3,12,12,216.00	2,77,44,192.00	72500
62	2103	21	2 BHK	766	843	35280	2,70,24,480.00	2,43,22,032.00	2,16,19,584.00	56500
63	2104	21	2 BHK	728	801	35280	2,56,83,840.00	2,31,15,456.00	2,05,47,072.00	53500
Total				49523	54475		1,07,18,07,240.00	96,46,26,516.00	85,74,45,792.00	

2) Wing -B:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	546	601	33000	1,80,18,000.00	1,62,16,200.00	1,44,14,400.00	37500
2	201	2	2 BHK	573	630	33000	1,89,09,000.00	1,70,18,100.00	1,51,27,200.00	39500
3	301	3	2 BHK	573	630					
4	401	4	2 BHK	595	655					
5	501	5	2 BHK	625	688					
6	601	6	2 BHK	651	716	33480	2,17,95,480.00	1,96,15,932.00	1,74,36,384.00	45500
7	801	8	2 BHK	651	716	33720	2,19,51,720.00	1,97,56,548.00	1,75,61,376.00	45500
8	802	8	1 BHK	378	416					
9	803	8	1 BHK	395	435					
10	804	8	2 BHK	651	716	33720	2,19,51,720.00	1,97,56,548.00	1,75,61,376.00	45500
11	901	9	2 BHK	651	716					
12	902	9	1 BHK	378	416					
13	903	9	1 BHK	426	469					
14	904	9	2 BHK	651	716					
15	1001	10	2 BHK	651	716	33960	2,21,07,960.00	1,98,97,164.00	1,76,86,368.00	46000
16	1002	10	1 BHK	378	416					
17	1003	10	1 BHK	426	469					
18	1004	10	2 BHK	651	716					
19	1101	11	2 BHK	651	716					
20	1102	11	1 BHK	378	416					
21	1103	11	1 BHK	426	469					
22	1104	11	2 BHK	651	716	34080	2,21,86,080.00	1,99,67,472.00	1,77,48,864.00	46000
23	1201	12	2 BHK	651	716					
24	1202	12	1 BHK	439	483					
25	1203	12	1 BHK	426	469					
26	1204	12	2 BHK	651	716	34200	2,22,64,200.00	2,00,37,780.00	1,78,11,360.00	46500
27	1301	13	2 BHK	651	716					
28	1302	13	1 BHK	439	483					
29	1303	13	1 BHK	426	469					
30	1304	13	2 BHK	651	716	34320	2,23,42,320.00	2,01,08,088.00	1,78,73,856.00	46500
31	1403	14	1 BHK	426	469					
32	1404	14	2 BHK	651	716	34440	2,24,20,440.00	2,01,78,396.00	1,79,36,352.00	46500
33	1501	15	2 BHK	651	716	34560	2,24,98,560.00	2,02,48,704.00	1,79,98,848.00	47000
34	1502	15	1 BHK	426	469	34560	1,47,22,560.00	1,32,50,304.00	1,17,78,048.00	30500
35	1503	15	1 BHK	426	469					
36	1504	15	2 BHK	651	716					



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Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
37	1601	16	2 BHK	651	716		Land Owner's Share			
38	1602	16	1 BHK	426	469	34680	1,47,73,680.00	1,32,96,312.00	1,18,18,944.00	31000
39	1603	16	1 BHK	426	469	34680	1,47,73,680.00	1,32,96,312.00	1,18,18,944.00	31000
40	1604	16	2 BHK	651	716	34680	2,25,76,680.00	2,03,19,012.00	1,80,61,344.00	47000
41	1701	17	3 BHK	1083	1191		Land Owner's Share			
42	1702	17	3 BHK	1083	1191	34800	3,76,88,400.00	3,39,19,560.00	3,01,50,720.00	78500
43	1801	18	3 BHK	1083	1191	34920	3,78,18,360.00	3,40,36,524.00	3,02,54,688.00	79000
44	1802	18	3 BHK	1083	1191		Land Owner's Share			
45	1901	19	3 BHK	1083	1191	35040	3,79,48,320.00	3,41,53,488.00	3,03,58,656.00	79000
46	1902	19	3 BHK	1083	1191	35040	3,79,48,320.00	3,41,53,488.00	3,03,58,656.00	79000
47	2001	20	3 BHK	1083	1191	35160	3,80,78,280.00	3,42,70,452.00	3,04,62,624.00	79500
48	2002	20	3 BHK	1083	1191	35160	3,80,78,280.00	3,42,70,452.00	3,04,62,624.00	79500
49	2101	21	3 BHK	1083	1191		Land Owner's Share			
50	2102	21	3 BHK	1083	1191	35280	3,82,08,240.00	3,43,87,416.00	3,05,66,592.00	79500
Total				32505	35756		56,90,60,280.00	51,21,54,252.00	45,52,48,224.00	

3) Wing -C:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	702	7	1 BHK	317	349	33600	1,06,51,200.00	95,86,080.00	85,20,960.00	22000
2	703	7	1 RK	187	206		Land Owner's Share			
3	704	7	1 RK	187	206		Land Owner's Share			
4	705	7	1 BHK	317	349		Land Owner's Share			
5	801	8	1 RK	189	208	33720	63,73,080.00	57,35,772.00	50,98,464.00	13500
6	802	8	1 RK	184	202		Land Owner's Share			
7	803	8	1 RK	274	301		Land Owner's Share			
8	804	8	1 BHK	195	215	33720	65,75,400.00	59,17,860.00	52,60,320.00	13500
9	805	8	2 BHK	665	732	33720	2,24,23,800.00	2,01,81,420.00	1,79,39,040.00	46500
10	901	9	1 RK	267	294		Land Owner's Share			
11	902	9	1 RK	260	286		Land Owner's Share			
12	903	9	1 RK	280	308		Land Owner's Share			
13	904	9	1 BHK	314	345	33840	1,06,25,760.00	95,63,184.00	85,00,608.00	22000
14	905	9	2 BHK	665	732	33840	2,25,03,600.00	2,02,53,240.00	1,80,02,880.00	47000
15	1001	10	1 RK	267	294		Land Owner's Share			
16	1002	10	1 RK	260	286	33960	88,29,600.00	79,46,640.00	70,63,680.00	18500
17	1003	10	1 BHK	333	366		Land Owner's Share			

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
18	1004	10	1 BHK	314	345	33960	1,06,63,440.00	95,97,096.00	85,30,752.00	22000
19	1005	10	2 BHK	665	732	33960	2,25,83,400.00	2,03,25,060.00	1,80,66,720.00	47000
20	1101	11	3 BHK	981	1079	34080	3,34,32,480.00	3,00,89,232.00	2,67,45,984.00	69500
21	1102	11	3 BHK	981	1079	34080	3,34,32,480.00	3,00,89,232.00	2,67,45,984.00	69500
22	1201	12	3 BHK	981	1079	34200	3,35,50,200.00	3,01,95,180.00	2,68,40,160.00	70000
23	1202	12	3 BHK	981	1079	34200	3,35,50,200.00	3,01,95,180.00	2,68,40,160.00	70000
24	1301	13	3 BHK	981	1079	34320	3,36,67,920.00	3,03,01,128.00	2,69,34,336.00	70000
25	1302	13	3 BHK	981	1079	34320	3,36,67,920.00	3,03,01,128.00	2,69,34,336.00	70000
26	1401	14	1 BHK	981	1079	34440	3,37,85,640.00	3,04,07,076.00	2,70,28,512.00	70500
27	1402	14	3 BHK	981	1079	34440	3,37,85,640.00	3,04,07,076.00	2,70,28,512.00	70500
28	1501	15	3 BHK	981	1079	34560	3,39,03,360.00	3,05,13,024.00	2,71,22,688.00	70500
29	1502	15	3 BHK	981	1079	34560	3,39,03,360.00	3,05,13,024.00	2,71,22,688.00	70500
30	1601	16	3 BHK	981	1079	34680	3,40,21,080.00	3,06,18,972.00	2,72,16,864.00	71000
31	1602	16	3 BHK	981	1079	34680	3,40,21,080.00	3,06,18,972.00	2,72,16,864.00	71000
32	1701	17	3 BHK	981	1079	34800	3,41,38,800.00	3,07,24,920.00	2,73,11,040.00	71000
33	1702	17	3 BHK	981	1079	34800	3,41,38,800.00	3,07,24,920.00	2,73,11,040.00	71000
34	1801	18	3 BHK	981	1079	34920	3,42,56,520.00	3,08,30,868.00	2,74,05,216.00	71500
35	1802	18	3 BHK	981	1079	34920	3,42,56,520.00	3,08,30,868.00	2,74,05,216.00	71500
36	1901	19	3 BHK	981	1079	35040	3,43,74,240.00	3,09,36,816.00	2,74,99,392.00	71500
37	1902	19	3 BHK	981	1079	35040	3,43,74,240.00	3,09,36,816.00	2,74,99,392.00	71500
38	2001	20	3 BHK	981	1079	35160	3,44,91,960.00	3,10,42,764.00	2,75,93,568.00	72000
39	2002	20	3 BHK	981	1079	35160	3,44,91,960.00	3,10,42,764.00	2,75,93,568.00	72000
Total				25760	28336		80,04,73,680.00	72,04,26,312.00	64,03,78,944.00	

Summary of the Project:

Wing	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A - Wing						
Sale Flat	2 BHK - 37 3 BHK - 04 Total - 41	31092	34201	1,07,18,07,240.00	96,46,26,516.00	85,74,45,792.00
Land Owner's Share	2 BHK - 11 3 BHK - 11 Total - 22	18431	20274	-	-	-
Total (A)	63	49523	54475	1,07,18,07,240.00	96,46,26,516.00	85,74,45,792.00
B - Wing						
Sale Flat	1 BHK -03 2 BHK - 12 3 BHK - 07 Total - 22	16488	18137	56,90,60,280.00	51,21,54,252.00	45,52,48,224.00
Land Owner's Share	1 BHK -14 2 BHK - 11 3 BHK - 03 Total - 28	16017	17619	-	-	-
Total (B)	50	32505	35756	56,90,60,280.00	51,21,54,252.00	45,52,48,224.00
C - Wing						
Sale Flat	1 RK - 02 1 BHK -05 2 BHK - 03 3 BHK - 19 Total - 29	23204	25524	80,04,73,680.00	72,04,26,312.00	64,03,78,944.00
Land Owner's Share	1 RK - 08 1 BHK -02 Total - 10	2556	2812	-	-	-
Total (C)	39	23204	25524	80,04,73,680.00	72,04,26,312.00	64,03,78,944.00
Grand Total A + B + C	152	107788	118567	2,44,13,41,200.00	2,19,72,07,080.00	1,95,30,72,960.00

Particulars	Market Value (₹)
Fair Market Value in ₹	2,44,13,41,200.00
Realizable Value in ₹	2,19,72,07,080.00
Distress Sale Value in ₹	1,95,30,72,960.00
Cost of Construction (Total Built up area x Rate) 118567 Sq. Ft. x ₹ 3000.00	35,57,00,000.00

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 ₹ 31,500.00 to ₹ 35,500.00 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 ₹ 33,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



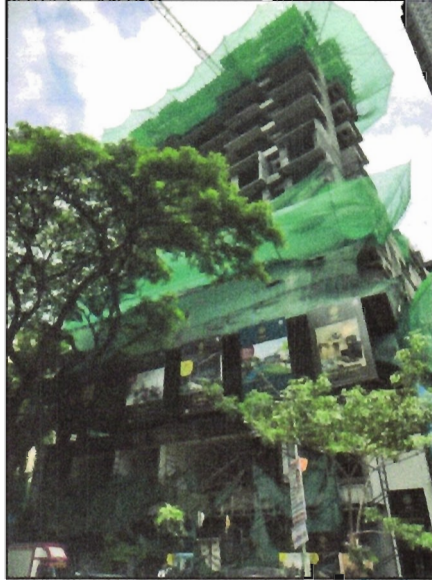
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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District मुंबई (उपनगर) ▼

Select Village कणेरी (ब्रोरीवली) ▼

Search By Survey No Location

Enter Survey No 70

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	बौधोगिक	एकक (Rs./)	Attribute
85/384-भुभाग: उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाईन.	48920	118780	147500	211700	118780	चौरस मीटर	सि.टी.एस. नंबर
85/384-भुभाग: उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाईन.	48920	118780	147500	211700	118780	चौरस मीटर	अंतीम प्लॉट नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9539/2024	24.05.2024	1,45,19,924	-	716.00	20,280.00

9539388 24-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली S दस्त क्रमांक : 9539/2024 नोंदणी : Regn:63m
गावाचे नाव : कान्हेरी			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	14519924		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	9376874.45		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.मुंबई मनपाइतर वर्णन :सदनिका नं: 304, ए विंग, माळा नं: 3रा मजला, इमारतीचे नाव: ईप्सीत आनंद मंगल, ब्लॉक नं: जांभळी गल्ली, रोड : बोरीवली पश्चिम, मुंबई - 400092, इतर माहिती: -- सोबत एक पार्किंग --- बोरीवली टीपीएस नं III फायनल प्लॉट नं 70, सदनिके चे क्षेत्रफळ 716.34 चौ फूट रेरा कारपेट -- महाराष्ट्र शासन यांचा आदेश क्रमांक मुद्रांक - 2021/अनौ.सं.क्र. 12/प्र.क्र. 107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 4% मुद्रांक शुल्क + 1% मेट्रोसेस भरण्यात आले असुन महिलांकरीता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे। (C.T.S. Number : 111. .)		
(5) क्षेत्रफळ	73.23 चौ.मीटर		
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेर्सस नवकार डेव्हलपर्स चे भागिदार प्रसन्न गडकरी तर्फे मुखत्यार सचिन श्रीधर जाधव वय:-46 पत्ता:-प्लॉट नं: ऑफिस नं. ए - 103, माळा नं: 1ला मजला, इमारतीचे नाव: विष्णू अपार्टमेंट, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: एल टी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅ नं:-AAFFN1113Q		
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरल धार्मिक राठोड वय:-39, पत्ता:-प्लॉट नं: 1601, माळा नं: 16वा मजला, इमारतीचे नाव. नील कमल सिएचएस, ब्लॉक नं: वेज ट्रिट हटिल जवळ, बोरीवली पश्चिम, रोड नं: शिपोली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅ नं:-AQJPR6325F 2): नाव:-मालती कुमारपाल शाह वय:-61, पत्ता:-प्लॉट नं: बी - 402, माळा नं: 4था मजला, इमारतीचे नाव: इंदर दर्शन सिएचएस लि, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: जांभळी गल्ली, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅ नं:-AWVPS6533R		
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/05/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	9539/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	726000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			
मुल्योक्नासाठी विचारात घेतलेला तपशील -			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

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
8509/2024	06.05.2024	2,43,69,075.00	110.72	1192.00	20,447.00

8509388 10-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 8509/2024 नोदणी : Regn:63m
गावाचे नाव : कान्हेरी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	24369075	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14886636.16	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी विंग - 2001, माळा नं: 20वा मजला, इमारतीचे नाव: ईप्सीत आनंद मंगल, ब्लॉक नं: जांभळी गल्ली, रोड : बोरीवली पश्चिम, मुंबई - 400092((C.T.S. Number : 111 ;))	
(5) क्षेत्रफळ	110.72 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:-मेर्सिस नवकार डेव्हलपर्स चे भागिदार प्रसन्न गडकरी तर्फे मुखत्यार सचिन श्रीधर जाधव (AAFFN1113Q) वय:-45 पत्ता:-प्लॉट नं: ऑफिस नं. ए - 103, माळा नं: 1ला मजला, इमारतीचे नाव: विष्णू अपार्टमेंट, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: एल टी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेन्द्रकुमार उमेदमल जैन (AABPJ0931A) वय:-59; पत्ता:-प्लॉट नं: ए - 701, माळा नं: 7वा मजला, इमारतीचे नाव: नंदनवन बोरीवली सीएचएस लि, ब्लॉक नं: वीर सावरकर मैदान जवळ, बोरीवली पश्चिम, रोड नं: एल टि रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:- 2): नाव:-मीना महेन्द्रकुमार जैन (AAJJP6821D) वय:-54; पत्ता:-प्लॉट नं: ए - 701, माळा नं: 7वा मजला, इमारतीचे नाव: नंदनवन बोरीवली सीएचएस लि, ब्लॉक नं: वीर सावरकर मैदान जवळ, बोरीवली पश्चिम, रोड नं: एल टि रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	8509/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1462500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		


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
7000/2024	12.04.2024	1,69,86,800.00	74.14	798.00	21,286.00

गावाचे नाव : कान्हेरी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16986800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10847386.51
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: ए विंग - 2101, माळा नं: 21 वा मजला, इमारतीचे नाव: ईप्सीत आनंद मंगल, ब्लॉक नं: जांभळी गल्ली, रोड : बोरिवली पश्चिम, मुंबई - 400092, इतर माहिती: सोबत एक कार पार्किंग नं. पीएसबी नं 5((C.T.S. Number : 111 ;))
(5) क्षेत्रफळ	74.14 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:-मेर्सस नदकार डेव्हलपर्स चे भागिदार प्रसन्न गडकरी तर्फे मुखत्यार सचिन श्रीधर जाधव वय:-45 पत्ता:-प्लॉट नं: ऑफिस नं. ए - 103, माळा नं: 1 ला मजला, इमारतीचे नाव: विष्णू अपार्टमेंट, ब्लॉक नं: बोरिवली पश्चिम, रोड नं: एल टी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AAFFN1113Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित गिरीश रामभिया वय:-39; पत्ता:-प्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: बिस्मिल्ला बिल्डिंग, ब्लॉक नं: पुष्पा पार्क मलाड पूर्व, रोड नं: दफ्तरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGAPR1559D 2): नाव:-नीलम अमित रांभिया वय:-39; पत्ता:-प्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: बिस्मिल्ला, ब्लॉक नं: पुष्पा पार्क मलाड पूर्व, रोड नं: दफ्तरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ADUPV7920P
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7000/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1019300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला	

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	Ghar.tv	1083.00	3,50,00,000.00	32,314.00


Select City







Property in Mumbai / Property in Borivali West / 3 BHK Flat for Sale in Navkar Ipsit Anand Mangal Last updated on 15-May-2024

3 BHK Flat for Sale in Navkar Ipsit Anand Mangal

Jambli Galli, Borivali West, Mumbai - 400092

Building: Navkar Ipsit Anand Mangal


RERA



<p>Configuration 3 BHK Flat</p>	<p>Carpet Area 1083 Sq.ft</p>	<p>Possession Under Construction - Possession Around December 2027</p>
<p>Bedroom 3</p>	<p>Bathroom 3</p>	<p>Floor Number Higher Floor of</p>
<p>Furnishing Un-Furnished</p>	<p>Property Code GHARL313149</p>	

Is there any error or missing information?

Overview
Dealer Details
Location
Home Loan
More

About Property

<p>Type of Ownership Freehold</p>	<p>Transaction Type New</p>	<p>Property Age Under Construction</p>
<p>Facing East</p>	<p>Flooring Vitrified</p>	<p>Overlook Main Road</p>

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Name


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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	Ghar.tv	981.00	3,17,00,000.00	32,314.00


Select City ▾







Property in Mumbai / Property in Borivali West / 3 BHK Flat for Sale in Navkar Ipsit Anand Mangal Last updated on 15-May-2024

3 BHK Flat for Sale in Navkar Ipsit Anand Mangal

Jambli Galli, Borivali West, Mumbai - 400092


Building: Navkar Ipsit Anand Mangal





<p>Configuration 3 BHK Flat</p> <p>Bedroom 3</p> <p>Furnishing Un-Furnished</p>	<p>Carpet Area 981 Sq.ft</p> <p>Bathroom 3</p> <p>Property Code GHARL313148</p>	<p>Possession Under Construction - Possession Around December 2027</p> <p>Floor Number Middle Floor of</p>
--	--	--

₹ 3.17 Cr
₹ 32314 / Sq.ft



Sanket D
Agent
Deal Maker Agent

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Overview
Dealer Details
Location
Home Loan
More

About Property





<p>Type of Ownership Freehold</p> <p>Facing East</p>	<p>Transaction Type New</p> <p>Flooring Vitrified</p>	<p>Property Age Under Construction</p> <p>Overlook Main Road</p>
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Enquire Now

Are you a Buyer Agent

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Ghar.tv	573.00	1,85,00,000.00	32,286.00




Select City -
Search




Property in Mumbai / Property in Borivali West / 2 BHK Flat for Sale in Navkar Ipsit Anand Mangal
Last updated on 15-May-2024

2 BHK Flat for Sale in Navkar Ipsit Anand Mangal


Jambli Galli, Borivali West, Mumbai - 400092

Building: Navkar Ipsit Anand Mangal

₹ 1.85 Cr

₹ 32286 / Sq.ft



Sanket D
Agent
Deal Maker Agent

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Configuration
2 BHK Flat

Bedroom
2

Furnishing
Un-Furnished

Carpet Area
573 Sq.ft

Bathroom
2

Property Code
CHARL313146

Possession
Under Construction - Possession Around December 2027

Floor Number
Middle Floor of

Is there any error or missing information?

[Report Error / Add Missing Information](#)

Overview
Dealer Details
Location
Home Loan
More

About Property

Type of Ownership Freehold	Transaction Type New	Property Age Under Construction	Enquire Now Are you a <input type="button" value="Buyer"/> <input type="button" value="Agent"/>
Facing East	Flooring Vitrified	Overlook Main Road	

Name

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	housing.com	664.00	2,15,00,000.00	32,380.00

HOUSING.COM Buy in Mumbai

Borivali West

Home / Mumbai / Borivali West / Apartment for Sale in Borivali West / 2 BHK Flat

2 BHK Flat ₹2.15 Cr EMI starts at ₹1.07 Lacs

By NAVKAR DEVELOPERS MUMBAI

IPSIT Anand Mangal LIC Colony, Borivali West, Mumbai

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Project Images: + 22 more

664 sq.ft Built Up Area ₹32.38 K/sq.ft Avg. Price 2 BHK Configuration 7th Jul, 2024 Possession status Lower of 21 floors East facing Facing Unfurnished Furnishing

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

Property Overview

Share

Project Name	Brokerage
IPSIT Anand Mangal	No Charge
	Access Zero Brokerage Properties >
Price	Carpet Area
₹2.15 Cr	664 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony



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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	housing.com	573.00	2,01,00,000.00	35,000.00
3 BHK	-	housing.com	1083.00	3,80,00,000.00	35,000.00

HOUSING.COM Buy in Mumbai

Borivali West

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Last updated Jun 29 2024

IPSIT Anand Mangal

By NAVKAR DEVELOPERS MUMBAI

Borivali West, Western Suburbs, Mumbai

₹2.01 Cr - 3.8 Cr | ₹35.11 K/sq.ft
EMI starts at ₹99.90 K

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

Contact Sellers

Cover Image

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Project Tour

IPSIT ANAND MANGAL

28 more

2, 3 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹35.11 K/sq.ft Avg. Price

573 sq.ft. - 1083 sq.ft. (Carpet Area) Sizes

Overview/Home Highlights Around This Project More About Project About Project Floor Plan Tour This Proj



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	716.00	2,31,00,000.00	32,200.00

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Borivali West Add

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Last updated Jul 7 2024

2 BHK Flat

₹2.31 Cr EMI starts at ₹11.5 Lacs

₹32.26 K/sq.ft

By NAVKAR DEVELOPERS MUMBAI

IPSIT Anand Mangal, LIC Colony, Borivali West, Mumbai

Contact Seller

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716 sq.ft Built Up Area ₹32.26 K/sq.ft Avg. Price 2 BHK Configuration 7th Jul, 2024 Possession status Lower of 21 floors East facing Facing Unfurnished Furnishing

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

Property Overview

Project Name	Brokerage
IPSIT Anand Mangal	No Charge
	Access Zero Brokerage Properties >
Price	Carpet Area
₹2.31 Cr	716 sq.ft
Bedrooms	Bathrooms
2	2



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1083.00	3,50,00,000.00	32,300.00

3 BHK Flat ₹3.5 Cr EMI starts at ₹1.74 Lacs
 ₹32.32 K / sq.ft
 Last updated Jul 7, 2024

By NAVKAR DEVELOPERS MUMBAI
 IPSIT Anand Mangal, LIC Colony, Borivali West, Mumbai

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 A PRESTIGIOUS ADDRESS FOR A FEW
NOTHING LIKE IT

Project Images
 +
 22 more

1083 sq.ft Built Up Area	₹32.32 K/sq.ft Avg. Price	3 BHK Configuration	7th Jul, 2024 Possession status	Lower 1 of 21 floors	East facing Facing	Unfurnished Furnishing
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OVERVIEW FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER

Project Name IPSIT Anand Mangal	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹3.5 Cr	Carpet Area 1083 sq.ft
Bedrooms 3	Bathrooms 3



Since 1989

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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	19 th	Magickbricks.com	1083.00	3,71,00,000.00	34,257.00
2 BHK		Housing.com	573.00	2,01,00,000.00	35,078.00

₹3.71 Cr EMI: ₹1.68L | Can I afford it?

3 BHK 1083 Sq-ft Flat For Sale **Borivli West, Mumbai**

Posted on Jul 07, 24 | Property ID: 73050499

Contact Agent
 Certified Agent
V K Singh 9172XXXXXXX
[Get Phone No.](#)

[Download Brochure](#)

Top Agent in this Locality
Francis Rodrigues
 Homelife Realty
 RERA ID: 451800005233
 33 PROPERTIES FOR SALE | 16 PROPERTIES FOR RENT
[View Profile](#) [View Properties](#)

Property Details:
 Carpet Area: 1083 sqft - ₹34,322/sqft
 Developer: **Navkar Developers**
 Project: **Navkar IPSIT Anand Mangal**
 Floor: **19 (Out of 26 Floors)**
 Transaction Type: **New Property**
 Facing: **West**
 Furnished Status: **Unfurnished**
 Type Of Ownership: **Freehold**
 OFFER: Free Modular Kitchen
[Contact Agent](#) [Get Phone No.](#)

[More Details](#)

HOUSING Buy in Mumbai | Search: Borivli West | 4 BHK

Home / Mumbai / Andheri - Dabool / Borivli West / IPSIT Anand Mangal

IPSIT Anand Mangal - 4 BHK
 By **NAVKAR DEVELOPERS MUMBAI**
 Borivli West, Western Suburbs, Mumbai

Price includes maintenance floor rise etc. See More

[Contact Sellers](#)

₹2.01 Cr - 3.8 Cr | ₹35.11 K/sq.ft
 EMI starts at ₹9990 K

Clear Image | [SHARE](#) | [SAVE](#)

IPSIT ANAND MANGAL
 28 more

2, 3 BHK Apartments Configurations | Dec. 2027 Possession Starts | ₹35.11 K/sq.ft Avg. Price | 573 sq.ft. - 1083 sq.ft. Carpet Area Sizes

[Overview/Home](#) | [Highlights](#) | [Around This Project](#) | [More About Project](#) | [About Project](#) | [Floor Plan](#) | [Tour This Proj.](#)



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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	-	Magickbricks.com	643.00	1,95,00,000.00	30,300.00
3 BHK		99acrs.com	996.00	2,69,00,000.00	26,980.00

magicbricks Buy Rent Sell Home Loans

₹1.95 Cr EMI - ₹88k Can I afford it?

2 BHK 643 sq-ft Flat For Sale **Borivali West, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area: 643 sqft - ₹30,327/sqft

Developer: **Dotom Realty**

Project: **Dotom Hilton**

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

[+12 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: ₹1.95 Cr

Address: **Borivali West, Mumbai - Western Mumbai, Maharashtra**

99acres Buy

All Residential Type Location or Project/Society or Keyword [SEARCH](#)

DOTOM HILTON

Borivali West, Western Mumbai, Mumbai

- Carefully curated interiors, every element of this residential tower has been designed to exceed the highest standards of luxury
- 15,000 sqft of amenities space

Posted on Jul 03, 2024 by Zero Broker - Zero Br

₹2.69 Crore

Base Price: ₹26980 Per Sq.Ft.

996 sq.ft. (92.53 sq.m.)

Carpet Area

[View Floor Plans](#)

New Launch

Possession: August 2027

[View Phone number](#)

[Shortlist](#)

NO BROKERAGE **REERA STATUS** **REGISTERED** Registration No: P51800054884 [View QR Code](#) Website: <https://maharera.in>

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



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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	-	Magickbricks.com	870.00	2,72,00,000.00	31,300.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.72 Cr [EMI - ₹ 1,231](#) | [Get pre-approved loan](#)

3 BHK 870 Sq-ft Flat For Sale **Borivali West, Mumbai**

3 Beds 3 Baths Unfurnished

Carpet Area
870 sqft •
₹ 31,264/sqft

Developer
Dotom Realty

Project
Dotom Hilton

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup ₹ 2.72 Cr

Address **Borivali West, Mumbai - Western Mumbai, Maharashtra**


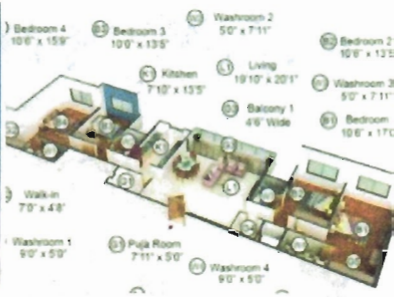
Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Magickbricks.com	745.00	2,38,00,000.00	31,946.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.38 Cr EMI - ₹1.07L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 745 Sq-ft Flat For Sale [Borivali West, Mumbai](#)

2 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area 745 sqft ~ ₹319-6/sqft	Developer Shreeji Sharan Group of Companies	Project Daivi Eterneesty	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup ₹2.38 Cr

Address **Borivali West, Mumbai - Western Mumbai, Maharashtra**


Price Indicators Projects nearby Locality






Comp.	Floor	Source	Built Up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Magicbricks.com	744.00	2,27,00,000.00	30,600.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.27 Cr EMI - ₹1.03L | [Get pre-approved loan](#)

2 BHK 744 Sq-ft Flat For Sale in [Borivali West, Mumbai](#)



~4 Photos

2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Jogging an... **Outdoor Ten...**

Carpet Area
744 sqft -
₹30,600/sqft

Floor
18(Out of 21 Floors)

Transaction Type
New Property

Facing
West

Lifts
2

Furnished Status
Unfurnished

Car Parking
1 Covered

Type Of Ownership
Co-operative Society

[Contact Agent](#)

[Get Phone No.](#)

[Last contact made 24 days ago](#)

More Details

Price Breakup ₹ 2.27 Cr | ₹ 11,38,320 Approx. Registration Charges

Booking Amount ₹ 5.0 Lac

Address Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra

Landmarks Near Jain Derasar

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	magickbricks.com	981.00	3,00,00,000.00	30,600.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 3 BHK Flats for Sale in Borivali West > 981 Sq-ft

₹ 3.0 Cr EMI - ₹ 1.35L Can I afford it?

3 BHK 981 Sq-ft Flat For Sale in **Borivali West, Mumbai**





3 Beds
3 Baths
1 Covered Parking
Unfurnished
Jogging an...
Outdoor Ten...

Carpet Area 981 sqft - ₹ 30,600/sqft	Floor 16(Out of 21 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Co-operative Society

✓ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹ 3 Cr (₹) 3,00,930 Approx. Registration Charges
Booking Amount	₹ 5.0 Lac
Address	Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	housing.com	1254.00	3,85,00,000.00	30,700.00

HOUSING.COM Buy in Mumbai
Borivali West + Add
Download App List Property First Saved

Home / Mumbai / Borivali West / Apartment for Sale in Borivali West / 3 BHK Flat Last updated Jun 23, 2024

3 BHK Flat

By AJMERA CITYSCAPES
Ajmera Manor Datta Park, Borivali West, Mumbai

1460 sq.ft
Built Up Area

₹26.37 K/sq.ft
Avg. Price

3 BHK
Configuration

31st Dec. 2024
Possession status

Middle
of 22 floors

East facing
Facing

Unfurnished
Furnishing

₹3.85 Cr EMI starts at ₹1.91 Lacs

₹26.37 K/sq.ft

[Contact Seller](#)

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

Project Name
Ajmera Manor

Price
₹3.85 Cr

Bedrooms
3

Parking
1 Covered Parking

Added
16 days ago

Brokerage
No Charge
[Access Zero Brokerage Properties >](#)

Carpet Area
1254 sq.ft

Bathrooms
4

Balcony
No Balcony

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

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Still deciding?
Shortlist this property to view & save it later

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

Place: Mumbai

Date: 10.07.2024

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.10 15:22:33 +05'30'

Auth. Sign.

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 10.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Navkar Developers.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Mañoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Bhavika Chavan – 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 - 03.07.2024 Valuation Date - 10.07.2024 Date of Report - 10.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.07.2024
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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

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.



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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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **10th July 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.10 15:22:56 +05'30'

Auth. Sign.



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