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An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Dadamiyas Emerald"**

"Dadamiyas Emerald", Proposed Redevelopment of plot bearing C.T.S. No. 834,835, 836/A, 836/B of Village - Kurla 2, New Hall Road, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India

**Latitude Longitude: 19°04'38.0"N 72°52'58.2"E**

## **Valuation Done for: State Bank of India**

**Administrative Office South Mumbai**

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

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- |            |        |           |           |
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| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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## Regd. Office

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

+91 2247495919

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

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Vastu/SBI/Mumbai/07/2024/9840/2307251  
16/09-255-SSPV  
Date: 16.07.2024

Page 2 of 33

**MASTER VALUATION REPORT  
OF  
"Dadamiyas Emerald"**

**"Dadamiyas Emerald", Proposed Redevelopment of plot bearing C.T.S. No. 834,835, 836/A, 836/B of Village - Kurla 2, New Hall Road, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India**

**Latitude Longitude: 19°04'38.0"N 72°52'58.2"E**

**NAME OF DEVELOPER: M/s. Dadamiyas Infrastructure LLP.**

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 **12<sup>th</sup> July 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"Dadamiyas Emerald"**, Proposed Redevelopment of plot bearing C.T.S. No. 834,835, 836/A, 836/B of Village - Kurla 2, New Hall Road, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India. It is about 1.9 Km. travel distance from Kurla Railway Station of Central Railway. 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:**

<b>Name of builder</b>	<b>M/s. Dadamiyas Infrastructure LLP.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Dadamiyas Emerald</b>	<b>P51800056273</b>
<b>Register office address</b>	<b>M/s. Dadamiyas Infrastructure LLP.</b>	
	<b>Address:</b> Office – F-53, <b>"Kohinoor City Mall"</b> , Kirol Road, Off L.B.S. Marg, Opp. Holy Cross High School, Kurla (West), Mumbai, PIN – 400 070, State - Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Chetan Parmar (Builder Person – Mobile No. 98208 43104) Mr. Faridh (Builder Person – Mobile No. 98334 47894)	
<b>E – mail ID</b>	<a href="mailto:chetan@dadamiya.com">chetan@dadamiya.com</a>	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Pasban Apartment & Road
On or towards South	Sanober Apartment
On or towards East	New Hall Road
On or towards West	Residential Building & Pipeline Road



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

To,

**The Branch Manager,****State Bank of India****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 : 12.07.2024
	b) Date on which the valuation is made : 16.07.2024
3.	List of documents produced for perusal
	1. Copy of Legal Title Report of the said Property Certificate from Sayed Wahid & Co., Mumbai dated 13.07.2024
	2. Copy of MAHARERA certificate No. P51800056273 issued by Maharashtra real Estate Regulatory Authority. Date 22.05.2024.
	3. Copy of IOD Certificate No. P-9994 / 2022 / (834 And Other) / L Ward / Kurla – 2 / IOD / 1 / New Date 01.01.2024, issued by MCGM.
	4. Copy of Development Agreement No. Kurla 1 / 20614 / 2023 between M/s. Dadamiyas Infrastructure LLP (Developer – First Part) AND Sheetal Chandrika Co-operative Housing Society Limited (Society – Part Two), dated 15.10.2023.
	5. Copy of Development Agreement No. Kurla 1 / 20605 / 2023 between M/s. Dadamiyas Infrastructure LLP (Developer – First Part) AND Al-Qadri Co-operative Housing Society Limited (Society – Part Two), dated 15.10.2023.
	6. Copy of Solid Waste Management NOC P-14015 / 2022 / (174 A/3) / R / S Ward / Akurli – R / S / SWM / 3 / Amend. Date 31.01.2023 issued by MCGM.
	7. Copy of Recommendation for fire safety measures to be incorporated in proposed low rise residential building dated 21.12.2023, issued by Abhay V Kale – Fire & Life Safety Auditor
	8. Copy of CA Certificate date 13.07.2024
	9. Copy of No Objection Certificate for Height Clearance No. SNCR / WEST / B / 040822 / 665065 dated 14.09.2022 issued by Airport Authority of India. Valid till 13.09.2030.
	10. Copy of Commencement Certificate No. P-9994 / 2022 / (834 And Other) / L Ward / Kurla – 2 / CC / 1 / New dated 07.02.2022 issued by Municipal Corporation of Greater Mumbai.
	<b>Issue On : 28 Feb 2024 Valid Upto : 27 Feb 2025</b>
	<b>Application Number : P-9994/2022/(834 And Other)/L Ward/KURLA - 2/CC/1/New</b>
	<b>Remark :</b>
	<b>Plinth C.C. as per approved IOD plans dated 01.01.2024</b>

11. Copy of Approved Plan No. P-9994 / 2022 / (834 And Other) / L Ward / Kurla -2 dated 01.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5)													
<b>Wing</b>	<b>Number of Floors</b>												
<b>A</b>	<b>Ground (part) + Stilt (Pt) + 1<sup>st</sup> floor (Part Commercial / Loft area) + 2<sup>nd</sup> to 5<sup>th</sup> Upper Floors.</b>												
<b>B &amp; C</b>	<b>Ground (part) + Stilt (Pt) + 1<sup>st</sup> to 5<sup>th</sup> Upper Floors.</b>												
Project Name (with address & phone nos.)	: "Dadamiyas Emerald", Proposed Redevelopment of plot bearing C.T.S. No. 834,835, 836/A, 836/B of Village - Kurla 2, New Hall Road, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India												
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Dadamiyas Infrastructure LLP.</b>  <b>Address:</b> Office – F-53, "Kohinoor City Mall", Kirod Road, Off L.B.S. Marg, Opp. Holy Cross High School, Kurla (West), Mumbai, PIN – 400 070, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Chetan Parmar (Builder Person – Mobile No. 98208 43104) Mr. Faridh (Builder Person – Mobile No. 98334 47894)												
5. Brief description of the property (Including Leasehold / freehold etc.)	:												
<p><b>About "Dadamiyas Emerald" Project:</b> Presenting Dadamiya Emerald- a beautiful project, a well-planned living space which is the hallmark of thoughtfully laid out flats at reasonable prices Dadamiya Emerald brings a lifestyle that befits royalty with its beautiful apartments at Kurla. Your home will now serve as a perfect get-away after a tiring day at work, as Dadamiya Emerald will make you forget that you are living in the heart of the city. These residential apartments in Kurla offer luxurious homes that amazingly escape the noise of the city center. In addition to that, there are a number of benefits of living in apartments with good locality. Dadamiya Emerald is conveniently located at Kurla to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well-known hospitals, educational institutions, super-marts, parks, entertainment spots, recreational centers and so on.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>A</b></td> <td><b>Proposed Ground (part) + Stilt (Pt) + 1<sup>st</sup> floor (Part Commercial / Loft area) + 2<sup>nd</sup> to 5<sup>th</sup> Upper Floors.</b></td> </tr> <tr> <td style="text-align: center;"><b>B &amp; C</b></td> <td><b>Proposed Ground (part) + Stilt (Pt) + 1<sup>st</sup> to 5<sup>th</sup> Upper Floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>A, B &amp; C</b></td> <td style="text-align: center;"><b>Foundation work is in Progress.</b></td> <td style="text-align: center;"><b>0%</b></td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b></p>		Wing	Number of Floors	<b>A</b>	<b>Proposed Ground (part) + Stilt (Pt) + 1<sup>st</sup> floor (Part Commercial / Loft area) + 2<sup>nd</sup> to 5<sup>th</sup> Upper Floors.</b>	<b>B &amp; C</b>	<b>Proposed Ground (part) + Stilt (Pt) + 1<sup>st</sup> to 5<sup>th</sup> Upper Floors.</b>	Wing	Present stage of Construction	Percentage of work completion	<b>A, B &amp; C</b>	<b>Foundation work is in Progress.</b>	<b>0%</b>
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Wing	Present stage of Construction	Percentage of work completion											
<b>A, B &amp; C</b>	<b>Foundation work is in Progress.</b>	<b>0%</b>											

Expected completion date as informed by builder is <b>March - 2027 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
<b>PROPOSED PROJECT AMENITIES:</b>				
➤ Vitrified Tiles Flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Power Back Up				
➤ Reserved Parking				
➤ Visitor Parking				
➤ Intercom				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.T.S. No. 834,835, 836/A, 836/B
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 834,835, 836/A, 836/B of Village Kurla 2
	d)	Ward / Taluka	:	L -Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	<b>"Dadamiyas Emerald"</b> , Proposed Redevelopment of plot bearing C.T.S. No. 834,835, 836/A, 836/B of Village - Kurla 2, New Hall Road, Kurla (West), Mumbai, PIN - 400 070, State - Maharashtra, Country – India
8.	City / Town		:	Kurla (West), Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai, Village – Kurla 2
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	C.T.S. No. 830G of Village – Kurla (2)	C.T.S. No. 830G of Village – Kurla (2)	Pasban Apartment & Road
	South	13.40 M. wide New Hall	13.40 M. wide New Hall	Sanober Apartment

	Road.	Road.					
	East	C.T.S. No. 833 of Village – Kurla (2)	C.T.S. No. 833 of Village – Kurla (2)				
	West	C.T.S. No. 838 (Pt) & 837 of Village – Kurla (2)	C.T.S. No. 838 (Pt) & 837 of Village – Kurla (2)				
			New Hall Road				
			Residential Building & Pipeline Road				
14.1	Dimensions of the site		N. A. as the land is irregular in shape				
			A As per the Deed				
			B Actuals				
	North	:	-				
	South	:	-				
	East	:	-				
	West	:	-				
14.2	Latitude, Longitude & Co-ordinates of property		: <b>19°04'38.0" N 72°52'58.2" E</b>				
14.	Extent of the site		: Plot area – 1564.80 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 1564.80 Sq. M. (As per Approved Plan & RERA Certificate)				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress				
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>						
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 & Commercial				
	Is plot in town planning approved layout?		: Copy of Approved Plan No. P-9994 / 2022 / (834 And Other) / L Ward / Kurla -2 dated 01.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5)  <b>Approved Upto:</b>				
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		B & C	Ground (part) + Stilt (Pt) + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors.						
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 D.P. 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 1564.80 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 86,170.00 per Sq. M. for Residential ₹ 33,100.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1564.80</td> <td>33,100.00</td> <td>5,17,94,880.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1564.80	33,100.00	5,17,94,880.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
1564.80	33,100.00	5,17,94,880.00							
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
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B & C	Proposed Ground (part) + Stilt (Pt) + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors.								
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>						

f) Condition of the building	:							
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-9994 / 2022 / (834 And Other) / L Ward / Kurla -2 dated 01.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five – Sheet No. 1/5 to 5/5) <b>Approved Upto:</b>						
h) Approved map / plan issuing authority	:							
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B & C	Ground (part) + Stilt (Pt) + 1 <sup>st</sup> to 5 <sup>th</sup> 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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:



	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. P-9994 / 2022 / (834 AND OTHER) / L WARD / KURLA -2 DATED 01.01.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**Remarks: As per approved plan, there are total Three building (Wing - A, B & C), Wing - C is Rehab building and Wing - A & B is Sale building.**

**1) A- 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	201	2	MP	194	213					5,97,520
2	202	2	1 RK	200	220					6,16,000
3	203	2	1 RK	269	296					8,28,520
4	204	2	1 BHK	463	509	21500	99,54,500	1,04,52,225	22000	14,26,040
5	205	2	1 BHK	417	459	21500	89,65,500	94,13,775	19500	12,84,360
6	206	2	1 RK	200	220					6,16,000
7	207	2	MP	194	213					5,97,520
8	301	3	MP	194	213					5,97,520
9	302	3	1 RK	200	220	21500	43,00,000	45,15,000	9500	6,16,000
10	303	3	1 RK	269	296					8,28,520
11	304	3	1 BHK	463	509	21500	99,54,500	1,04,52,225	22000	14,26,040
12	305	3	1 BHK	417	459					12,84,360
13	306	3	1 RK	200	220					6,16,000
14	307	3	MP	194	213					5,97,520
15	401	4	MP	194	213					5,97,520
16	402	4	1 RK	200	220					6,16,000
17	403	4	1 RK	417	459					12,84,360
18	404	4	1 BHK	463	509	21500	99,54,500	1,04,52,225	22000	14,26,040
19	405	4	1 BHK	242	266					7,45,360
20	406	4	1 RK	246	271					7,57,680
21	407	4	MP	194	213					5,97,520
22	501	5	MP	194	213	21500	41,71,000	43,79,550	9000	5,97,520
23	502	5	1 RK	200	220					6,16,000
24	503	5	1 BHK	417	459					12,84,360
25	504	5	1 BHK	463	509	21500	99,54,500	1,04,52,225	22000	14,26,040
26	505	5	2 BHK	501	551					15,43,080
27	506	5	MP	194	213					5,97,520
<b>Total</b>				<b>7799</b>	<b>8579</b>		<b>5,72,54,500</b>	<b>6,01,17,225</b>		<b>2,40,20,920</b>

**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	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
2	102	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
3	103	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
4	104	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
5	105	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
6	106	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
7	107	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
8	108	1	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
9	201	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
10	202	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
11	203	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
12	204	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
13	205	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
14	206	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
15	207	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
16	208	2	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
17	301	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
18	302	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
19	303	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
20	304	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
21	305	3	1 BHK	419	461					12,90,520
22	306	3	1 BHK	419	461					12,90,520
23	307	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
24	308	3	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
25	401	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
26	402	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
27	403	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
28	404	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
29	405	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
30	406	4	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
31	407	4	1 BHK	419	461					12,90,520
32	408	4	1 BHK	419	461					12,90,520
33	501	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
34	502	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
35	503	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
36	504	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
37	505	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
38	506	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
39	507	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
40	508	5	1 BHK	419	461	21500	90,08,500	94,58,925	19500	12,90,520
<b>Total</b>				<b>16760</b>	<b>18436</b>		<b>32,43,06,000</b>	<b>34,05,21,300</b>		<b>5,16,20,800</b>

### Summary of the Project:

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 ₹
A - Sale	MP - 01 1 RK - 01 1 BHK - 05	07	2663	2929	5,72,54,500.00	6,01,17,225.00
A - Land Owner's Share	MP - 07 1 RK - 09 1 BHK - 03 2 BHK - 01	20	5136	5650	0	0
<b>Total (A)</b>		<b>27</b>	<b>7799</b>	<b>8579</b>	<b>5,72,54,500.00</b>	<b>6,01,17,225.00</b>
A - Sale	1 BHK - 36	36	15084	16592	32,43,06,000.00	34,05,21,300.00
A - Land Owner's Share	1 BHK - 04	04	1676	1844	0	0
<b>Total (B)</b>		<b>40</b>	<b>16760</b>	<b>18436</b>	<b>32,43,06,000.00</b>	<b>34,05,21,300.00</b>
<b>Total (A + B)</b>		<b>67</b>	<b>24559</b>	<b>27015</b>	<b>38,15,60,500.00</b>	<b>40,06,38,525.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	38,15,60,500.00
Final Realizable Value After Completion in ₹	40,06,38,525.00
Cost of Construction (Total Built up area x Rate) 27015 Sq. Ft. x ₹ 2800.00	7,56,42,000.00

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	
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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	<b>As per table attached to the report</b>
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 38,15,60,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 40,06,38,525.00</b>

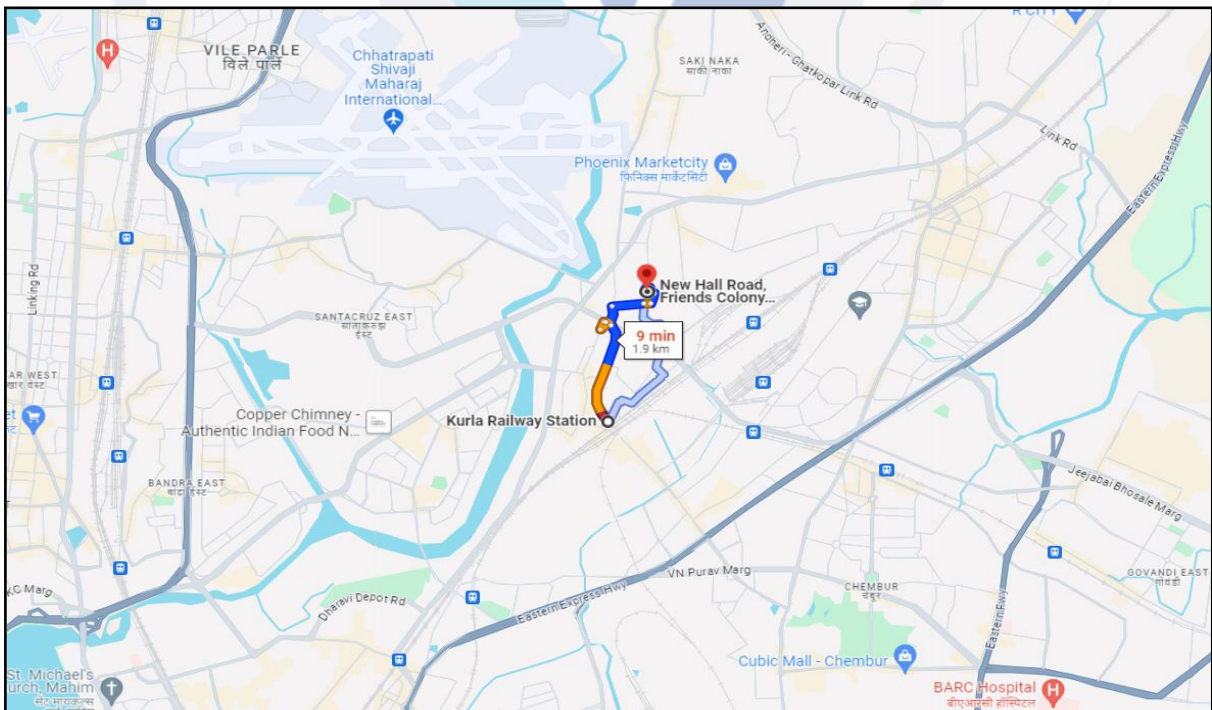
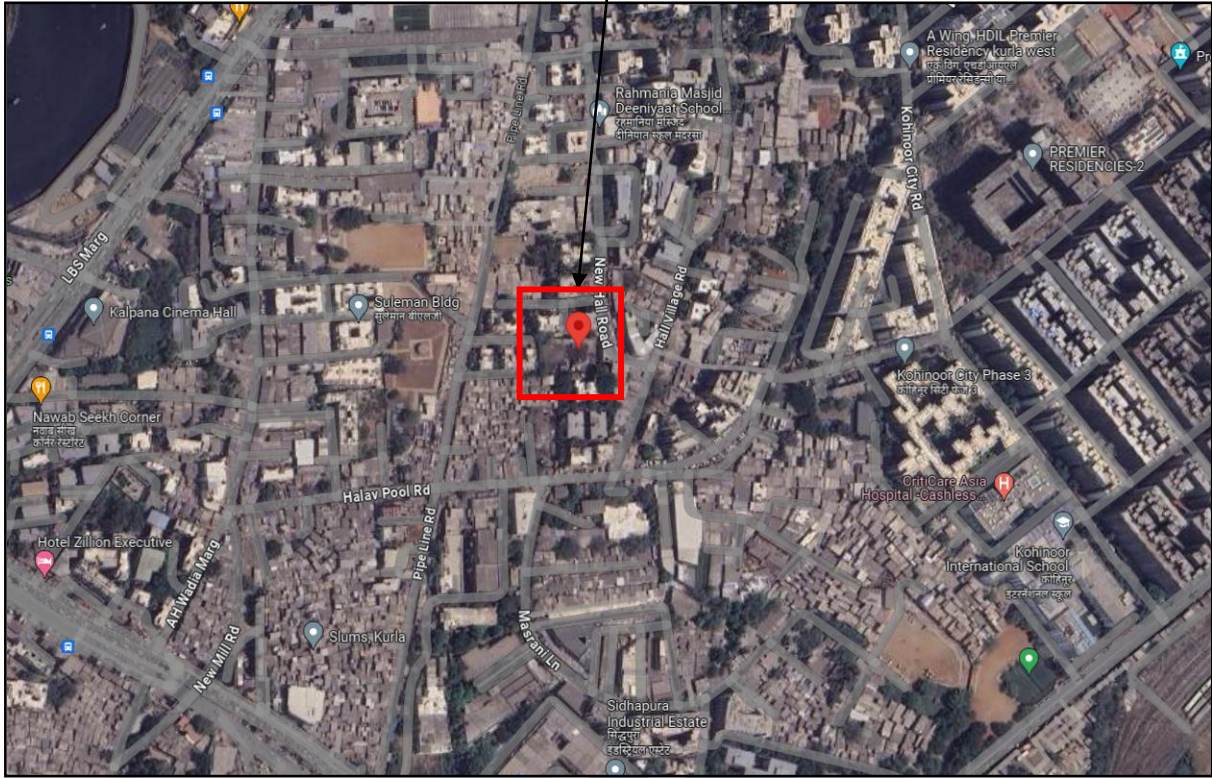
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many 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 ₹ 19,000.00 to ₹ 23,000.00 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 ₹ 21,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°04'38.0"N 72°52'58.2"E**

**Note:** The Blue line shows the route to site from nearest Railway station ( Kurla – 1.9 Km)




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नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
106/510 -भुभाग.लाल वहादूर शास्त्री मार्गाचे दक्षिणेकडील सर्व भूभाग.	33100	86170	120100	140200	88060	चौ. मीटर	सि.टी.एस. नंबर




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**Sales Instance nearby**

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
14411 / 2024	11.07.2024	1,33,00,000.00	65.63	706.00	18,840.00

सूची क्र.2	
14411369 12-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 14411/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कुर्ला</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5955639.55
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: इ 101, माळा नं: पहिला मजला इ विंग बिल्डिंग क्रमांक 2, इमारतीचे नाव: हंस रेसिडेन्सी को हौ सो ली, ब्लॉक नं: मसरानी लेन हलाव पूल रोड, रोड : कुर्ला प मुंबई 400070, इतर माहिती: एक कार पार्किंग सहीत,कुर्ला 2(( C.T.S. Number : 915 PT, 916 PT, 917 PT and 922 PT ; ) )
(5) क्षेत्रफळ	65.63 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सय्यद युनूस हुसैन झैदी उर्फ युनूस अशफाक हुसैन सय्यद वय:-56 पत्ता:-प्लॉट नं: सी - 303 , माळा नं: -, इमारतीचे नाव: सबिना अपार्टमेंट , ब्लॉक नं: असल्फा विल्लेज एन एस एस रोड , रोड नं: घाटकोपर प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAHPZ1628C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नूर इदरीस खान वय:-38; पत्ता:-प्लॉट नं: रूम क्रमांक 486, माळा नं: -, इमारतीचे नाव: पत्रा वाली चाळ , ब्लॉक नं: बेहराम नगर , रोड नं: बांद्रा पु मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-BMOPK5197D
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14411/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	798000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



**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
14587 / 2024	09.07.2024	1,02,00,000.00	58.44	629.00	16,200.00

14587370 09-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 14587/2024 नोदणी : Regn:63m
<b>गावाचे नाव : कुर्ला</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10200000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10189963.7		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं एच-308, माळा नं: तिसरा मजला,एच विंग, इमारतीचे नाव: प्रिमिअर रेसिडेन्सेस एच सीएचएस लिमिटेड, ब्लॉक नं: किरोल रोड,ऑफ एल बी एस मार्ग, रोड : कुर्ला(पश्चिम)मुंबई - 400070, इतर माहिती: व्हिलेज-कुर्ला-2,सदनिकेचे एकूण क्षेत्रफळ 58.44 चौ. मी. कारपेट,(629 चौ. फुट कारपेट)सोबत 1 कार पार्किंग स्पेस नं बेसमेंट लेव्हल बी2/एस/241.( ( C.T.S. Number : 637,637/44 to 46, 637/49, 637/53, 637/54 to 56, 637/58, 637/59 to 77, 637/78, 637/87 to 121 ; ) )		
(5) क्षेत्रफळ	70.11 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:-प्रशांत गणपत पाटील वय:-63 पत्ता:-प्लॉट नं: बिल्डिंग नं सी-04, फ्लॉट नं 002 , माळा नं: -, इमारतीचे नाव: निलगिरी गार्डन सी एच एस, ब्लॉक नं: सेक्टर 24, सीबीडी बेलापुर, रोड नं: नवी मुंबई, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-ABGPP8523L		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोह युनूस कुरेशी वय:-54; पत्ता:-प्लॉट नं: फ्लॉट नं. 1001 , माळा नं: दाहवा मजला, जी विंग, इमारतीचे नाव: प्रिमिअर रेसिडेन्सेस एचडीआयएल, ब्लॉक नं: किरोल रोड, ऑफ एल बी एस मार्ग, रोड नं: कुर्ला (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AAGPQ8157N 2): नाव:-रुकसाना खातून मो युनूस कुरेशी वय:-52; पत्ता:-प्लॉट नं: फ्लॉट नं. 1001 , माळा नं: दाहवा मजला, जी विंग, इमारतीचे नाव: प्रिमिअर रेसिडेन्सेस एचडीआयएल, ब्लॉक नं: किरोल रोड, ऑफ एल बी एस मार्ग, रोड नं: कुर्ला (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AAHPQ5541R		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	14587/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	612000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

### Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 RK	-	housing.com	192.00	42,29,000.00	22,026.00
2 BHK	-	housing.com	555.00	1,22,00,000.00	21,000.00

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Dadamiya Emerald Last updated: Jul 6, 2024

**Dadamiya Emerald** ✓ RERA **₹42.29 L - 1.22 Cr** | ₹22.01 K/sq.ft  
EMI starts at ₹22.40 K  
By DADAMIYA INFRASTRUCTURE LLP Price excludes maintenance, floor rise c... See More

New Hall Road, Kurla, Central Mumbai Suburbs, Mumbai [Contact Developer](#)

No Property Images Available [Request Photos](#)

1 RK, 1, 2 BHK Apartments Configurations | Mar, 2027 Possession Starts | ₹22.01 K/sq.ft Avg. Price | 192 sq.ft. - 555 sq.ft. (Carpet Area) Sizes



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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
1 BHK	-	housing.com	395.00	80,00,000.00	20,250.00
2 BHK	-	housing.com	598.00	1,20,00,000.00	20,000.00
2 BHK	-	housing.com	543.00	1,13,00,000.00	20,800.00

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Sayba Orchid Last updated: Jul 7, 2024

### Sayba Orchid

By SAYBA GROUP


Plot No 12 (PT), Kurla, Central Mumbai Suburbs, Mumbai

**₹80.0 L - 1.2 Cr** | ₹20.16 K/sq.ft

EMI starts at ₹39.72 K

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

[Contact Seller](#)



1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹20.16 K/sq.ft Avg. Price

395 sq.ft. - 598 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Star Sayba Opal Last updated: Jul 2, 2024

### Star Sayba Opal

By STAR RAISE


B9/90, Village Kurla, Mother Dairy Rd, Near Police Quarter, NKT School, Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai

**₹90.0 L - 1.13 Cr** | 20.81 K - ₹26.55 K/sq.ft

EMI starts at ₹44.68 K

Basic Price Onwards

[Contact Developer](#)



1, 2 BHK Apartments Configurations

Dec, 2025 Possession Starts

20.81 K - ₹26.55 K/sq.ft Avg. Price

339 sq.ft. - 543 sq.ft. (Carpet Area) Sizes



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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
1 BHK	-	housing.com	454.00	99,00,000.00	21,806.00
1 RK		housing.com	241.00	50,25,000.00	20,850.00
1 BHK		housing.com	454.00	94,60,000.00	20,850.00

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Buy in Mumbai

Kurla West X + Add

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**Urban Icon** RERA

By URBAN GROUP

Adjacent Rehmaniya Masjid, Hall Road, Kurla, Central Mumbai Suburbs, Mumbai

Become the first to Rate

**₹52.8 L - 99.0 L**

EMI starts at ₹27.96 K

All Inclusive Price

Contact Developer

Cover Image

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1 RK, Studio, 1 BHK Apartm...  
Configurations

Jul, 2024  
Possession Starts

Price on request  
Avg. Price

241 sq.ft. - 454 sq.ft.  
(Carpet Area)  
Sizes i

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Kurla West X + Add

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**Associated Urban Icon** RERA

By ASSOCIATED BUILDERS

Kurla, Central Mumbai Suburbs, Mumbai

**₹50.25 L - 94.6 L** | ₹20.84 K/sq.ft

EMI starts at ₹26.61 K

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

Contact Developer

No Property Images Available

Request Photos

1 RK, 1 BHK Apartments  
Configurations

Dec, 2025  
Possession Starts

₹20.84 K/sq.ft  
Avg. Price

241 sq.ft. - 454 sq.ft.  
(Carpet Area)  
Sizes i



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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
1 BHK	-	housing.com	404.00	77,63,000.00	19,200.00

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Home / Mumbai / Kurla West / Apartment for Sale in Kurla West / 1 BHK Flat
Last updated: May 30, 2024

### 1 BHK Flat

By SAYBA GROUP


Sayba Orchid, Vinobha Bhawe Nagar, Kurla West, Mumbai

## ₹77.63 L

EMI starts at ₹38.54 K

₹17.25 K/sq.ft

Contact Seller



450 sq.ft  
Built Up Area

₹17.25 K/sq.ft  
Avg. Price


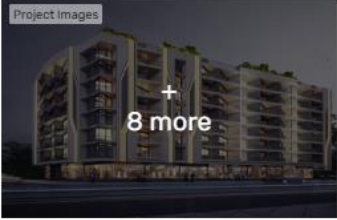
1 BHK  
Configuration

1st Mar, 2025  
Possession  
status

Higher i  
of 16 floors

East facing  
Facing

Unfurnished  
Furnishing

8 more

Project Name  
**Sayba Orchid**

Price  
**₹77.63 L**

Bedrooms  
**1**

Brokerage  
**No Charge**


Carpet Area  
**404 sq.ft**

Bathrooms  
**2**

Still deciding?

Shortlist this property for now & easily come back to it later.

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Valuers & Appraisers  
Architects &  
Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC237809

## Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	housing.com	434.00	95,43,000.00	22,000.00
1 RK		housing.com	241.00	52,80,000.00	21,900.00
1 BHK		housing.com	454.00	99,00,000.00	21,800.00

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / KH Viewstone Last updated: Jul 2, 2024

### KH Viewstone

By KH ERECTORS LLP

Kurla West, Central Mumbai Suburbs, Mumbai

**₹95.43 L** | ₹22 K/sq.ft

EMI starts at ₹47.38 K

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

[Contact Developer](#)

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1 BHK Apartment Configuration

Dec, 2025 Possession Starts

₹22 K/sq.ft Avg. Price

434 sq.ft. (Carpet Area) Size

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Urban Icon Last updated: Jul 2, 2024

### Urban Icon

By URBAN GROUP

Adjacent Rehmaniya Masjid, Hall Road, Kurla, Central Mumbai Suburbs, Mumbai

[Become the first to Rate](#)

**₹52.8 L - 99.0 L**

EMI starts at ₹27.96 K

All Inclusive Price

[Contact Developer](#)

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1 RK, Studio, 1 BHK Apartm... Configurations

Jul, 2024 Possession Starts

Price on request Avg. Price

241 sq.ft. - 454 sq.ft. (Carpet Area) Sizes



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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
1 BHK	-	housing.com	382.00	89,75,000.00	23,500.00
1 BHK		housing.com	426.00	97,64,000.00	22,900.00
2 BHK		housing.com	714.00	1,41,00,000.00	19,750.00

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Sayba Arcadia Last updated: Jul 4, 2024

### Sayba Arcadia

By STAR EMPIRE

At Vinoba Bhawe Nagar, Kurla, Central Mumbai Suburbs, Mumbai

**₹89.75 L - 1.11 Cr** | ₹23.50 K/sq.ft

EMI starts at ₹44.56 K

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

Contact Seller

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3 more

1BHK Apartment Configuration

Mar, 2026 Possession Starts

₹23.50 K/sq.ft Avg. Price

382 sq.ft. - 474 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Star Sapphire Last updated: Jun 7, 2024

### Star Sapphire

By STAR EMBASSY

LBS Marg, Kurla West, Central Mumbai Suburbs, Mumbai

**₹97.64 L - 1.41 Cr** | 19.80 K - ₹22.92 K/sq.ft

EMI starts at ₹48.47 K

All Inclusive

Contact Seller

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OWN EXTRAVAGANT

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

19.80 K - ₹22.92 K/sq.ft Avg. Price

426 sq.ft. - 714 sq.ft. (Carpet Area) Sizes

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: 16.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Auth. Sign.



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 16.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 12.07.2024. 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Dadamiyas Infrastructure LLP.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer 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 – 12.07.2024 Valuation Date – 16.07.2024 Date of Report – 16.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.07.2024
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

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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. Dadamiyas Infrastructure LLP**. 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. Dadamiyas Infrastructure LLP**. 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

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Auth. Sign.



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