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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



Details of the property under consideration:

**Name of Project: "Marq – Lodha Tardeo"**

"Marq – Lodha Tardeo", Proposed Redevelopment on Plot Bearing C.S. No. 310 of Tardeo – Division, Tukaram Javaji Road, Grant Road (West), Mumbai, PIN - 400 007, State - Maharashtra, Country – India

Latitude Longitude: 18°57'56.4"N 72°48'53.3"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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| Mumbai     | Nashik | Rajkot    | Raipur    |
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**Regd. Office**

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

+91 2247496919

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

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 40

Vastu/SBI/Mumbai/08/2024/10313/2307709

14/12-187-SSPV

Date: 14.08.2024

# MASTER VALUATION REPORT OF "Marq – Lodha Tardeo"

**"Marq – Lodha Tardeo", Proposed Redevelopment on Plot Bearing C.S. No. 310 of Tardeo – Division, Tukaram Javaji Road, Grant Road (West), Mumbai, PIN - 400 007, State - Maharashtra, Country – India.**

**Latitude Longitude: 18°57'56.4"N 72°48'53.3"E**

**NAME OF DEVELOPER: M/s. Macrotech Developers Limited.**

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 **05<sup>th</sup> August 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Marq – Lodha Tardeo"**, Proposed Redevelopment on Plot Bearing C.S. No. 310 of Tardeo – Division, Tukaram Javaji Road, Grant Road (West), Mumbai, PIN - 400 007, State - Maharashtra, Country – India. It is about 400 Mtr. walking distance from Grant Road Railway Station of Western 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 higher class & developed.

### 2. Developer Details:

Name of builder	M/s. Macrotech Developers Limited.	
Project Registration Number	Project	RERA Project Number
	Marq – Lodha Tardeo	P51900046132
Register office address	M/s. Macrotech Developers Limited.  <b>Address:</b> Office at 412, 4 <sup>th</sup> Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mr. Rajendra Giri (General Manager – Mobile No. 9820248856 / 02261334761)	
E – mail ID and Website	<a href="mailto:rajendra.giri@lodhagroup.com">rajendra.giri@lodhagroup.com</a> <a href="http://www.lodhagroup.com">www.lodhagroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Talmakiwadi Road
On or towards South	Tukaram Javaji Road
On or towards East	Wallace Apartment
On or towards West	Under Construction Building



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- 📍 Jaipur

### Regd. Office

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

☎️ +91 2247495919

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

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**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	: 05.08.2024									
	b)	Date on which the valuation is made	: 14.08.2024									
3.	List of documents produced for perusal											
	1.	Copy of Title Report issued by Advocate Pradip Garach Bombay High Court. Dated 21.10.2016.										
	2.	Copy of MAHARERA certificate No. P51900046132 issued by Maharashtra real Estate Regulatory Authority. Date 01.12.2023.										
	3.	Copy of Amended letter No. CHE/CTY/2852/D/337(NEW)/337/3/Amended Date 02.02.2024, issued by MCGM.										
	4.	Copy of Affidavit from Mr. Bankim Doshi duly Authorized by the promoter M/s. Macrotech Developers Limited										
	5.	Copy of Deed Conveyance between Mohammad Rashid Uz Zafar & Family Members (First Part - Vendors No 1) AND Kora Construction Company Pvt. Ltd (Confirming Party), Doc No BBE/3697/1999, dated 06.08.1999.										
	6.	Copy of Solid Waste Management NOC CHE/CTY/2852/D/337(NEW)/SWM/2/Amend. Date 20.01.2024 issued by MCGM.										
	7.	Copy of Provisional Fire NOC No. CHE/CTY/2852/D/337(NEW) – CFO, issued by MCGM. Dated 04.11.2023.										
	8.	Copy of No Dues Certificate from MCGM No. AA&C/D/RTS/409, dated 29.12.2022										
	9.	Copy of Architect Certificate issued by Vilas Desai & Associates, dated 12.07.2024.										
	10.	Copy of CA certificate issued by MSKA & Associates (Chartered Accountants), dated 05.10.2023.										
	11.	Copy of Commencement Certificate No. CHE/CTY/2852/D/337(NEW)/CC/1/Amend dated 16.10.2017 issued by Municipal Corporation of Greater Mumbai.										
	<table border="1"> <tr> <td>Issue On : 15 May 2024</td> <td>Valid Upto .</td> <td>14 May 2025</td> </tr> <tr> <td>Application Number :</td> <td colspan="2">CHE/CTY/2852/D/337(NEW)/CC/1/Amend</td> </tr> <tr> <td>Remark :</td> <td colspan="2">This CC is endorsed &amp; issued up to <b>Plinth Level</b> as per amended approved plan dtd. 02/02/2024.</td> </tr> </table>			Issue On : 15 May 2024	Valid Upto .	14 May 2025	Application Number :	CHE/CTY/2852/D/337(NEW)/CC/1/Amend		Remark :	This CC is endorsed & issued up to <b>Plinth Level</b> as per amended approved plan dtd. 02/02/2024.	
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Remark :	This CC is endorsed & issued up to <b>Plinth Level</b> as per amended approved plan dtd. 02/02/2024.											
	12.	Copy of Approved Plan No. CHE / CTY / 2852 / D dated 02.02.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty – Sheet No. 1/30 to 8/30)										
		<b>Wing</b>	<b>Number of Floors</b>									



Since 1989

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	<b>A</b>	<b>Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.</b>											
	Project Name (with address & phone nos.)	:	<b>"Marq – Lodha Tardeo"</b> , Proposed Redevelopment on Plot Bearing C.S. No. 310 of Tardeo – Division, Tukaram Javaji Road, Grant Road (West), Mumbai, PIN - 400 007, State - Maharashtra, Country – India										
4.	Name of the Developers and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Macrotech Developers Limited.</b>  <b>Address:</b> Office at 412, 4 <sup>th</sup> Floor, <b>"17G Vardhaman Chamber"</b> , Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rajendra Giri (General Manager – Mobile No. 9820248856 / 02261334761)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p><b>About "Marq – Lodha Tardeo" Project:</b> Lodha Marq Tardeo Mumbai. This exclusive development offers a limited selection of upscale residences that exemplify the highest standards of living worldwide. Nestled in the prestigious location of Tardeo, Mumbai, <i>Lodha Marq</i> presents 3, 4, &amp; 5 BHK luxurious residential flats adorned with world-class amenities that redefine opulence. Lodha Marq is aimed at giving you &amp; your family the necessary privacy &amp; exclusivity with just 2 to 3 flats on each floor of the 33-floor tower.</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><b>A</b></td> <td>Proposed Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 34<sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.  Hence we have considered the area upto Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors only for the purpose of valuation.</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><b>A</b></td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b></p>				Wing	Number of Floors	<b>A</b>	Proposed Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 34 <sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.  Hence we have considered the area upto Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors only for the purpose of valuation.	Wing	Present stage of Construction	Percentage of work completion	<b>A</b>	Plinth work is completed.	10%
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Wing	Present stage of Construction	Percentage of work completion											
<b>A</b>	Plinth work is completed.	10%											

Expected completion date as informed by builder is <b>May - 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>	
➤ Italian Marble flooring in all rooms	
➤ Granite Kitchen platform with Stainless Steel Sink	
➤ Powder coated aluminum sliding windows with M.S. Grills	
➤ Laminated wooden flush doors with Safety door	
➤ Concealed wiring	
➤ Concealed plumbing	
➤ Mini Theatre	
➤ Water Softener Plant	
➤ Power Back Up	
➤ Gymnasium	
➤ Swimming pool	
➤ Jogging track	
➤ Children's Play Area	
➤ Kids play area	
➤ Yoga Area	
➤ Cafeteria	
➤ Senior Citizen Corner Area	
➤ Fitness Centre	
➤ Party Lawn	
➤ Box Cricket	
➤ Pool Deck	
➤ Party Hall	
➤ Café outdoor Lounge	
6.	Location of property : a) Plot No. / Survey No. : C.T.S. No. 310 b) Door No. : Not applicable c) C. T.S. No. / Village : C.T.S. No. 310 of Village Tardeo Division d) Ward / Taluka : D - Ward e) Mandal / District : Mumbai District
7.	Postal address of the property : <b>"Marq - Lodha Tardeo"</b> , Proposed Redevelopment of plot bearing C.S. No. 310 of Tardeo Division at Tukaram Javaji Road, Mumbai, PIN - 400 007, State - Maharashtra, Country - India.
8.	City / Town : Tardeo Division, Mumbai Residential area : Yes Commercial area : No Industrial area : No
9.	Classification of the area : i) High / Middle / Poor : Higher Class ii) Urban / Semi Urban / Rural : Urban

10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Tardeo - Division	
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	Banu National Ultra Marine	Banu National Ultra Marine	Talmakiwadi Road
	South	Tokersji Javji Road	Tokersji Javji Road	Tukaram Javaji Road
	East	Wallace Floor Mill Company Ltd.	Wallace Floor Mill Company Ltd.	Wallace Apartment
	West	Property of Ravbahadur Rajuji	Property of Ravbahadur Rajuji	Under Construction Building
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	:	18°57'56.4"N 72°48'53.3"E	
14.	Extent of the site	:	Plot area – 6139.35 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area – 6139.35 Sq. M. (As per RERA Certificate)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Higher Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / CTY / 2852 / D dated 02.02.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty – Sheet No. 1/30)	

			to 8/30)									
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.					
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9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft or more than 20 ft.	:	18.30 M. wide 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 – 6139.35 Sq. M. (As per RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 2,98,110.00 per Sq. M. for Residential ₹ 1,41,150.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>6139.35</td> <td>1,41,150.00</td> <td>86,65,69,253.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6139.35	1,41,150.00	86,65,69,253.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
6139.35	1,41,150.00	86,65,69,253.00										
<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	:	N.A. Building Construction work is in									

	Framed)		progress				
	c) Year of construction	:	N.A. Building Construction work is in progress				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Wing</b>	<b>Number of Floors</b>					
	<b>A</b>	<p>Proposed Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 34<sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.</p> <p>Hence we have considered the area upto Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors only for the purpose of valuation.</p>					
	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / CTY / 2852 / D dated 02.02.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty – Sheet No. 1/30 to 8/30)				
	h) Approved map / plan issuing authority	:	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>A</b></td> <td>Ground Floor &amp; 1<sup>st</sup> Floor (N/R) + 2<sup>nd</sup> Floor (Service Floor) + 3<sup>rd</sup> to 8<sup>th</sup> Floors (Part Parking / Part Residential) + 9<sup>th</sup> to 10<sup>th</sup> Floors (Part Amenity / Part Residential) + 11<sup>th</sup> to 20<sup>th</sup> floors + 21<sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	<b>A</b>	Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> (Part Open Terrace / Part Residential) Upper Floors.
Wing	Number of Floors						
<b>A</b>	Ground Floor & 1 <sup>st</sup> Floor (N/R) + 2 <sup>nd</sup> Floor (Service Floor) + 3 <sup>rd</sup> to 8 <sup>th</sup> Floors (Part Parking / Part Residential) + 9 <sup>th</sup> to 10 <sup>th</sup> Floors (Part Amenity / Part Residential) + 11 <sup>th</sup> to 20 <sup>th</sup> floors + 21 <sup>st</sup> (Part Open Terrace / Part Residential) 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



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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	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CHE / CTY / 2852 / D DATED 02.02.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**Remarks: As per builder information, there is variation in the approved plan in the numbering of units as mentioned below:**

<b>As per approved plan (dated 02.02.2024)</b>	<b>As per Builder Information</b>
Flat No. 1 - 5 BHK	Flat No. 1 refer to Flat No. 3 - 5 BHK
Flat No. 2 - 3 BHK	Flat No. 2 refer to Flat No. 2 - 3 BHK
Flat No. 3 - 3 BHK Large	Flat No. 3 refer to Flat No. 1 - 3 BHK Large

## 1) A- Wing:

Sr. No	Flat No.	Floor No.	Comp.	As per Approved Plan 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	302	3	3 BHK	1360	1496	75000	10,20,00,000	11,01,60,000	2,75,500	52,36,000
2	303	3	5 BHK	2759	3035	75000	20,69,25,000	22,34,79,000	5,58,500	1,06,22,150
3	402	4	3 BHK	1360	1496	75000	10,20,00,000	11,01,60,000	2,75,500	52,36,000
4	403	4	5 BHK	2759	3035	75000	20,69,25,000	22,34,79,000	5,58,500	1,06,22,150
5	502	5	3 BHK	1360	1496	75250	10,23,40,000	11,05,27,200	2,76,500	52,36,000
6	503	5	5 BHK	2759	3035	75250	20,76,14,750	22,42,23,930	5,60,500	1,06,22,150
7	602	6	3 BHK	1360	1496	75500	10,26,80,000	11,08,94,400	2,77,000	52,36,000
8	603	6	5 BHK	2759	3035	75500	20,83,04,500	22,49,68,860	5,62,500	1,06,22,150
9	702	7	4 BHK	2816	3098	75750	21,33,12,000	23,03,76,960	5,76,000	1,08,41,600
10	802	8	3 BHK	1360	1496	76000	10,33,60,000	11,16,28,800	2,79,000	52,36,000
11	805	8	5 BHK	2759	3035	76000	20,96,84,000	22,64,58,720	5,66,000	1,06,22,150
12	902	9	3 BHK	1360	1496	76250	10,37,00,000	11,19,96,000	2,80,000	52,36,000
13	905	9	5 BHK	2759	3035	76250	21,03,73,750	22,72,03,650	5,68,000	1,06,22,150
14	1002	10	3 BHK	1360	1496	76500	10,40,40,000	11,23,63,200	2,81,000	52,36,000
15	1003	10	5 BHK	2759	3035	76500	21,10,63,500	22,79,48,580	5,70,000	1,06,22,150
16	1101	11	3 BHK	1592	1751	76750	12,21,86,000	13,19,60,880	3,30,000	61,29,200
17	1102	11	3 BHK	1361	1497	76750	10,44,56,750	11,28,13,290	2,82,000	52,39,850
18	1103	11	5 BHK	2759	3035	76750	21,17,53,250	22,86,93,510	5,71,500	1,06,22,150
19	1201	12	3 BHK	1592	1751	77000	12,25,84,000	13,23,90,720	3,31,000	61,29,200
20	1202	12	3 BHK	1361	1497	77000	10,47,97,000	11,31,80,760	2,83,000	52,39,850
21	1203	12	5 BHK	2759	3035	77000	21,24,43,000	22,94,38,440	5,73,500	1,06,22,150
22	1301	13	3 BHK	1592	1751	77250	12,29,82,000	13,28,20,560	3,32,000	61,29,200
23	1302	13	3 BHK	1361	1497	77250	10,51,37,250	11,35,48,230	2,84,000	52,39,850
24	1303	13	5 BHK	2759	3035	77250	21,31,32,750	23,01,83,370	5,75,500	1,06,22,150
25	1401	14	3 BHK	1592	1751	77500	12,33,80,000	13,32,50,400	3,33,000	61,29,200
26	1402	14	4 BHK	2512	2763	77500	19,46,80,000	21,02,54,400	5,25,500	96,71,200
27	1501	15	3 BHK	1592	1751	77750	12,37,78,000	13,36,80,240	3,34,000	61,29,200
28	1502	15	3 BHK	1361	1497	77750	10,58,17,750	11,42,83,170	2,85,500	52,39,850
29	1503	15	5 BHK	2759	3035	77750	21,45,12,250	23,16,73,230	5,79,000	1,06,22,150
30	1601	16	3 BHK	1592	1751	78000	12,41,76,000	13,41,10,080	3,35,500	61,29,200
31	1602	16	3 BHK	1361	1497	78000	10,61,58,000	11,46,50,640	2,86,500	52,39,850
32	1603	16	5 BHK	2759	3035	78000	21,52,02,000	23,24,18,160	5,81,000	1,06,22,150
33	1701	17	3 BHK	1592	1751	78250	12,45,74,000	13,45,39,920	3,36,500	61,29,200
34	1702	17	3 BHK	1361	1497	78250	10,64,98,250	11,50,18,110	2,87,500	52,39,850
35	1703	17	5 BHK	2759	3035	78250	21,58,91,750	23,31,63,090	5,83,000	1,06,22,150
36	1801	18	3 BHK	1592	1751	78500	12,49,72,000	13,49,69,760	3,37,500	61,29,200
37	1802	18	3 BHK	1361	1497	78500	10,68,38,500	11,53,85,580	2,88,500	52,39,850
38	1803	18	5 BHK	2759	3035	78500	21,65,81,500	23,39,08,020	5,85,000	1,06,22,150
39	1901	19	3 BHK	1592	1751	78750	12,53,70,000	13,53,99,600	3,38,500	61,29,200
40	1902	19	3 BHK	1361	1497	78750	10,71,78,750	11,57,53,050	2,89,500	52,39,850
41	1903	19	5 BHK	2759	3035	78750	21,72,71,250	23,46,52,950	5,86,500	1,06,22,150
42	2001	20	3 BHK	1592	1751	79000	12,57,68,000	13,58,29,440	3,39,500	61,29,200

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan 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 ₹
43	2002	20	3 BHK	1361	1497	79000	10,75,19,000	11,61,20,520	2,90,500	52,39,850
44	2003	20	5 BHK	2759	3035	79000	21,79,61,000	23,53,97,880	5,88,500	1,06,22,150
45	2101	21	3 BHK	1592	1751	79250	12,61,66,000	13,62,59,280	3,40,500	61,29,200
46	2102	21	4 BHK	2512	2763	79250	19,90,76,000	21,50,02,080	5,37,500	96,71,200
<b>Total</b>				<b>91265</b>	<b>100392</b>		<b>7,04,31,64,500</b>	<b>7,60,66,17,660</b>		<b>35,13,72,000</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	3 BHK - 27 4 BHK - 03 5 BHK - 16	46	91265	100392	7,04,31,64,500.00	7,60,66,17,660.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	7,04,31,64,500.00
Final Realizable Value After Completion in ₹	7,60,66,17,660.00
Cost of Construction (Total Built up area x Rate) 100392 Sq. Ft. x ₹ 3500.00	35,13,72,000.00

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

N.A. Building Construction work is in progress

Part – D (Amenities)	Amount in ₹
1. Wardrobes	:
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	:

N.A. Building Construction work is in progress

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

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

#### Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part ~ E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 7,04,31,64,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 7,60,66,17,660.00</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 ₹ 74,000.00 to ₹ 80,000.00 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 ₹ 75,000.00 per Sq. Ft. (with floorrise rate) on Carpet Area for valuation.



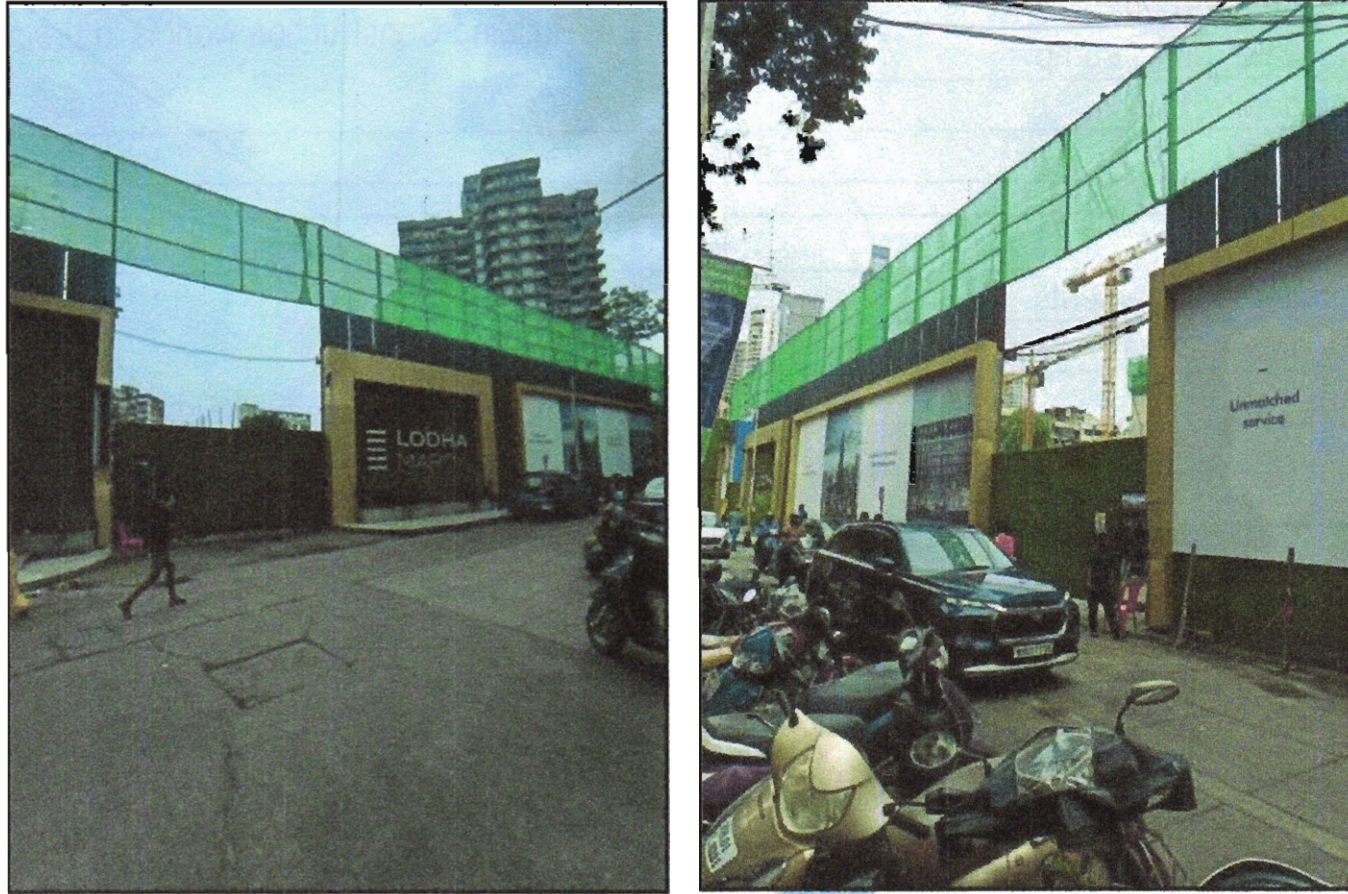
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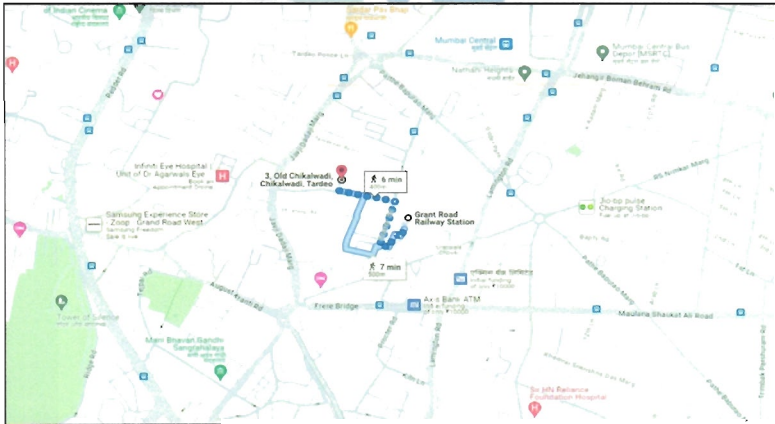
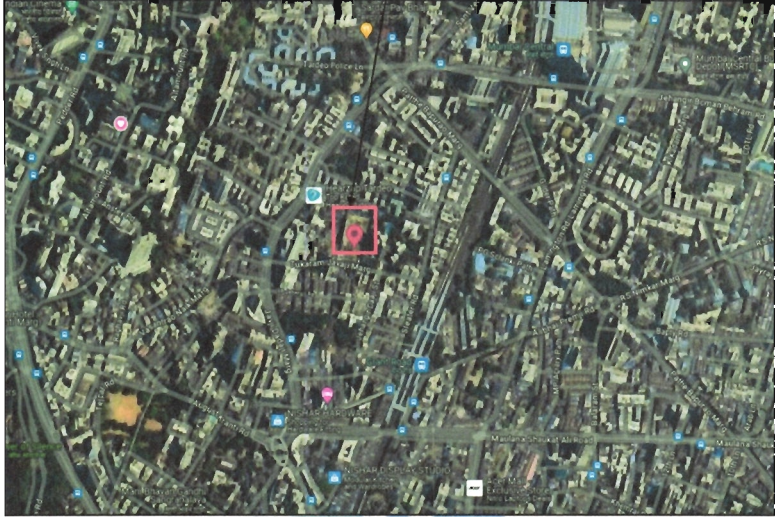


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 18°57'56.4"N 72°48'53.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Grant Road – 400 Mtr)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year 2024-2025 Language English

Selected District MumbaiMain

Select Village ताडदेव डिव्हिजन

Search By  Survey No.  Location

Enter Survey No 310 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8/69 -भूभाग : पश्चिमेस जावजी दादाजी रोड, पुर्वेस पश्चिम रेल्वे लाईन,दक्षिणेस मी.श्रीकृत अली रोड व उत्तरेस जहांगीर बोमन मार्ग यामर्चील भूभाग	141150	298110	396700	461700	301700	चौ. मीटर	सि.टी.एस. नंबर

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate / Sq. Ft. on Area
46367 / 2024	27.03.2024	10,95,66,025.00	165.18	1778.00	67,785.00

सूची क्र.2	
6367508 12-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	दुयम निबंधक : सह दु नि मुंबई शहर 4 दस्त क्रमांक 6367/2024 नोंदणी : Regn 63m
<b>गावाचे नाव : ताडदेव</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	109566025
(3) बाजारभाव/भाडेपट्ट्याच्या दबावतिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	61632096 108
(4) भू-मामन घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.मुंबई मनपाइतर वर्णन : इतर माहिती. सदनिका नं. - 1801, माळा नं. - 18 वा मजला, इमारतीचे नाव. - मार्क.ए.विंग, प्रोजेक्टचे नाव. - मार्क. प्रोजेक्ट चा पत्ता. - भाटिया हॉस्पिटल एलएन, ओल्ड चिकलवाडी, ग्रॅंट रोड वेस्ट, ताडदेव, मुंबई, पार्किंग - सोबत दोन कार पार्किंग (( C T S Number : 310 व दस्तात नमूद केल्याप्रमाणे ; ))
(5) क्षेत्रफळ	165.18 चौ.मीटर
(6)आकारणी कित्या जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा कित्या आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मॅक्रोटक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्र नायर तर्फे कु. मु. पंडरी केसरकर . - वय:-50 पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान रोड, कावसजी पटेल रोड, हार्निमन सर्कल, फोर्ट, मुंबई, बॉकॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड :-400001 पॅन नं.-AAAACL1490J
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-हितेश अशोककुमार देसाई . - वय:-49; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1301, प्लॉट-85ए नेपियन हाऊस, लक्ष्मीबाई जगमोहनदास मार्ग, मलबार हिल, मुंबई, बॉकॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड :-400006 पॅन नं.-AAHPD2810Q
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2024
(11)अनुक्रमांक, खंड व पृष्ठ	6367/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6574000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	



## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate / Sq. Ft. on Area
6613 / 2024	30.03.2024	18,80,62,200.00	281.50	3030.00	68,300.00

गावाचे नाव : ताडदेव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	188062200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी वेतोंकी पट्टेदार ते नमूद करावे)	105639750.15
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 2303, माळा नं: 23वा मजला, इमारतीचे नाव: मार्क ए विंग प्रोजेक्ट - मार्क, ब्लॉक नं: भाटिया हॉस्पिटल एलएन, ओल्ड चिखलवाडी, रोड : ग्रेट रोड (वेस्ट), ताडदेव, मुंबई, इतर माहिती: सोबत चार कार पार्किंग ( C.T.S. Number : 310 व दस्तांत नमूद केल्याप्रमाणे , )
(5) क्षेत्रफळ	281.50 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या दिवस टाकणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: मॅक्रोटोक डेव्हलपर्स लि. तर्फे कु. सु. सुरेन्द्र नायर तर्फे कु. सु. घडरी केसरकर - - वय: 50 पत्ता: - प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: 412 4था मजला 17जी वर्धमान वॅडर कावसजी पटेव रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, मुम्बई. पिन कोड: -400001 पॅन नं: -AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: अल्पेश नरपतचंद जैन - - वय: 43; पत्ता: - प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: 2703, 27 वा मजला, ओरिजन हाईट, जलधोय स्ट्रीट, आर.आर. रोड, गिरगाव, मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, मुंबई. पिन कोड: -400004 पॅन नं: -ACSPJ5685N
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2024
(11) अनुक्रमांक खंड व पृष्ठ	6613/2024
(12) बाजारभावाप्रमाणे युद्धांक शुल्क	11284000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोसा	
मुल्यांकनासाठी त्रिवारत घेतलेला तपशील:	

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate / Sq. Ft. on Area
6368 / 2024	27.03.2024	8,82,46,375.00	138.24	1488.00	65,300.00

6368508 12-08-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 6368/2024 नोंदणी - Regn 63m
<b>गावाचे नाव : ताडदेव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	88246375		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	51914485.194		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं - 1802,माळा नं- 18 वा मजला,इमारतीचे नाव -मार्क ए-विंग,प्रोजेक्टचे नाव-मार्क प्रोजेक्ट चा पत्ता- भाटिया हॉस्पिटल एलएन,ओल्ड चिकलवाडी,ग्रेट रोड वेस्ट,ताडदेव,मुंबई,पार्किंग - सोबत दोन कार पार्किंग(( C.T.S. Number : 310 व दस्तात नमूद केल्याप्रमाणे. ; ) )		
(5) क्षेत्रफळ	138.24 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:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर - - वय:-50 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चिराग अशोककुमार देसाई - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फिनिक्स बी विंग 12 वा मजला, 1201 डॉ. डी डी साठे मार्ग प्राथना समाज मुंबई, ब्लॉक नं:-, रोड नं - , महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AAHPD2809F		
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	6368/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5295000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला			

### Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	housiey.com	1488.00	11,40,00,000.00	76,613.00
5 BHK	-	housiey.com	3030.00	23,94,00,000.00	79,009.00

**HOUSIEY**  
Home > Mumbai > Tardeo

**Lodha Marq Tardeo**  
By Lodha Group | Tardeo Mumbai

Save 50000

₹11.40 Cr - 23.94 Cr All Inc.

Book Free Site Visit | Online Presentation

Lodha Marq

08-12-2024 3:36 PM

Preferred Source

OLA  Not Required

- ✓ Free Pick Up & Drop - Book Personal Ola
- ✓ Visit your selected 3 projects in one Tour
- ✓ Just Visit & decide later

Book Site Visit

PROMO CODE

Overview | Location | Amenities | Master & Floor Plan | Pricing & Unit Plans | Payment Scheme | Bank

**Lodha Marq Overview & Description** [Brochure](#)

1 Land Parcel	1 Towers	G+33 Floors	3BHK, 5BHK Config
1488-3030Sq.ft Carpet Area	P51900046132 RERA No.	December 2026 Target Possession	December 2027 RERA Possession



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An ISO 9001 : 2015 Certified Company



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
5 BHK	magicbricks.com	3030.00	22,70,00,000.00	74,917.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 22.70 Cr** EMI - ₹ 10.24L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

5 BHK 3030 Sq-ft Flat For Sale [Tardeo, Mumbai](#)

🛏 5 Beds
🛁 6 Baths
🏡 1 Balcony
🏠 Unfurnished
🍷 Bar/Lounge
🏃 Jogging and ...

Carpet Area 3030 sqft - ₹ 74,917/sqft	Developer <b>Lodha</b>	Project <b>Lodha marQ</b>	Floor 25(Out of 34 Floors)
Transaction Type <b>New Property</b>	Additional Rooms 1 Store Room	Facing South	Furnished Status Unfurnished

Contact Agent
Get Phone No.

👤 Last contact made 8 days ago

#### More Details

Price Breakup	₹ 22.7 Cr
Booking Amount	₹ 50.0 Lac
Address	Tardeo, Mumbai - South Mumbai, Maharashtra

### Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1488.00	11,90,00,000.00	80,000.00



magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹11.90 Cr** EMI - ₹ 5.37L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

3 BHK 1488 Sq-ft Flat For Sale [Tardeo, Mumbai](#)

3 Beds
3 Baths
3 Balconies
2 Covered Parking

Carpet Area <b>1488 sqft</b> ₹ 80,002/sqft	Developer <b>Lodha</b>	Project <b>Lodha marQ</b>	Floor <b>24(Out of 34 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>North - East</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>

Contact Agent
Get Phone No.

### More Details

Price Breakup	<b>₹ 11.9 Cr</b>
Booking Amount	<b>₹ 50.0 Lac</b>
RERA ID	<b>P51900046132</b>
Address	<b>Tardeo, Mumbai, Tardeo, Mumbai - South Mumbai, Maharashtra</b>

### Price Indicators

Comp.	Source	Super Built Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built up Area
5 BHK	magicbricks.com	3030.00	21,00,00,000.00	69,300.00


magicbricks





[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹ 21.0 Cr EMI - ₹ 9.47L [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

[Check Market value auto](#) [Property](#)

5 BHK 3400 Sq-ft Flat For Sale **Tardeo, Mumbai**



5 Beds 5 Baths 3 Balconies 4 Covered Parking

21 Flats • Multi • 3 BHK/2BHK

Carpet Area  
**3030 sqft**  
₹ 6930/sqft

Developer  
**Lodha**

Project  
**Lodha marQ**

Floor  
**30(Out of 34 Floors)**

Transaction Type  
**New Property**

Additional Rooms  
**1 Store Room**

Facing  
**East**

Lifts  
**5**

✔ East Facing Property

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

👤 Last contact made 10 days ago

### More Details

Price Breakup      ₹ 21 Cr | ₹ 35

Booking Amount    ₹ 30.0 Lac

Address              **Tardeo, Mumbai, Tardeo, Mumbai - South Mumbai, Maharashtra**

### Price Indicators

Comp.	Source	Super Built Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built up Area
5 BHK	magicbricks.com	3030.00	21,21,00,000.00	70,000.00




magicbricks



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₹ 21.21 Cr EMI - ₹ 9.57L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

5 BHK 3030 Sq-ft Flat For Sale [Tardeo, Mumbai](#)

5 Beds 5 Baths 1 Balcony 4 Covered Parking

Visitor Parking

Carpet Area  
3030 sqft -  
₹ 70,000/sqft

Developer  
[Lodha](#)

Project  
[Lodha marQ](#)

Floor  
25 (Out of 34 Floors)

Transaction Type  
New Property

Lifts  
4

Furnished Status  
Unfurnished

Car Parking  
4 Covered

Contact Agent

Get Phone No.

#### More Details

Price Breakup ₹ 21.21 Cr

Address **Tardeo, Mumbai - South Mumbai, Maharashtra**

Landmarks **Schools, Colleges, Banks, Hospitals, Restaurants.**

## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	2700.00	18,36,00,000.00	68,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹18.36 Cr EMI - ₹ 8,28L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

4 BHK 4320 Sq-ft Flat For Sale [Tardeo, Mumbai](#)



4 Beds
 5 Baths
 1 Balcony
 3 Covered Parking

Service/Coo...
 Visitor Parking

Carpet Area 2700 sqft - ₹ 68,000/sqft	Developer <b>Lodha</b>	Project <b>Lodha marQ</b>	Floor 14 (Out of 34 Floors)
Transaction Type <b>New Property</b>	Additional Rooms 1 Servant Room	Facing <b>East</b>	Lifts 4

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹18.36 Cr   ₹91,80,000 Approx. Registration Charges   ₹32
Booking Amount	₹1.83 Cr
Address	Tardeo, Mumbai, Tardeo, Mumbai - South Mumbai, Maharashtra



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1778.00	12,25,00,000.00	68,900.00



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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Tardeo > 3 BHK Flats for Sale in Tardeo > 2934 Sq-ft

**₹12.25 Cr** EMI - ₹ 5.52L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

3 BHK 2934 Sq-ft Flat For Sale **Tardeo, Mumbai**

3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking
 Skyline View
 Concierge Se...

Carpet Area <b>1778 sqft</b> * ₹ 68,898/sqft	Developer <b>Lodha</b>	Project <b>Lodha marQ</b>	Floor <b>12(Out of 34 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Servant Room</b>	Facing <b>North</b>	Lifts <b>4</b>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹12.25 Cr   ₹ 61,25,000 Approx. Registration Charges   ₹ 32
Booking Amount	₹1.22 Cr
Address	Tardeo, Mumbai, Tardeo, Mumbai - South Mumbai, Maharashtra
Landmarks	Bhatia Hospital, Tardeo

### Price Indicators

Comp.	Source	Super Built Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built up Area
3 BHK	magicbricks.com	1488.00	10,00,00,000.00	67,200.00




magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Tardeo > 3 BHK Flats for Sale in Tardeo > 1500 Sq.ft

₹10.0 Cr
EMI - ₹ 4.5L | [Get one-approved loan](#)
PREMIUM PROJECT

[Check Market value with](#) [Proposals](#)

3 BHK 1500 Sq-ft Flat For Sale **Tardeo, Mumbai**

3 Beds
 4 Baths
 2 Balconies
 2 Covered Parking

Skyline View
 Sea Facing

Carpet Area  
**1488 sqft** - ₹67200/sqft

Developer  
**Lodha**

Project  
**Lodha marQ**

Floor  
**19(Out of 34 Floors)**

Transaction Type  
**New Property**

Additional Rooms  
**1 Servant Room**

Facing  
**North - West**

Lifts  
**5**

Contact Agent

Get Phone No.

👤 Last contact made 49 days ago

### More Details

Price Breakup     **₹10 Cr | ₹50,00,000**     Approx. Registration Charges || **₹35**

Booking Amount     **₹30.0 Lac**

RERA ID     **P51900046132**

Address     **Tardeo, Mumbai, Tardeo, Mumbai - South Mumbai, Maharashtra**

## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	99acres.com	2200.00	14,16,00,000.00	64,366.00
5 BHK	99acres.com	3200.00	21,17,00,000.00	66,153.00

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

---

### 4BHK Flat/Apartment

## MICL Aaradhya Avaan

Tardeo, Mumbai South, Mumbai

- Multifarious Panoramic views of
- The project's strategic location in sought-after neighborhoods, adds to its allure
- The project offers luxurious high tech amenities

---

Home > Property in Mumbai > Flats in Mumbai > Flats in Tardeo > 4 BHK Flats in Tardeo > 9.75 to 10 Cr

**₹14.16** Crore

Base Price: ₹64366 Per Sq Ft.

2200 **sq.ft.** ▾  
(204.39 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: December 2030

---

**NO BROKERAGE** **RERA STATUS** REGISTERED | Registration No: P51900048675 [View QR Code](#) | Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations

---

FLOOR PLAN
INCLUSIONS
AREA DETAILS
PRICE DETAILS

---

4 bedrooms
Carpet Area: 2200 sq.ft.  
(204.39 sq.m.)
Base Price: ₹ 14.16 Crores

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

---

### 5BHK Flat/Apartment

## MICL Aaradhya Avaan

Tardeo, Mumbai South, Mumbai

**Why choose this project ?**

- Multifarious Panoramic views of the sea and city
- The project's strategic location in Tardeo, one of sought-after neighborhoods, adds to its allure
- The project offers luxurious high tech amenities

---

Home > Property in Mumbai > Flats in Mumbai > Flats in Tardeo > 5 BHK Flats in Tardeo > 17 to 20 Cr

**₹21.17** Crore

Base Price: ₹66153 Per Sq Ft.

3200 **sq.ft.** ▾  
(297.29 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: December 2030

---

**NO BROKERAGE** **RERA STATUS** REGISTERED | Registration No: P51900048675 [View QR Code](#) | Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

---

5 bedrooms
Carpet Area: 3200 sq.ft.  
(297.29 sq.m.)
Base Price: ₹ 21.17 Crores



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	www.jllhomes.co.in/	1875.00	13,13,00,000.00	70,000.00



[Contact Us](#)
+91-882-828-2531
❤ 0



### Iora

📍 Tukaram Javaji Marg, Tardeo, Mumbai, 400007

🏠 Apartments   📏 1,875 to 2,140 sqft Carpet Area   🛏 3, 4 Bedrooms

🔗 Share   📌 Bookmark

Estimate Possession: Dec 2021


Starting price

## INR 13.13 Cr

[Contact Us](#)

Property No: IND-RS-423634

**RERA QR Code**





**Project Summary**

Project Name	RERA No	Developer
Iora	P51900004714	Goshar Ventures Private Limited

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	Nobroker.in	2029.00	14,15,00,000.00	69,740.00


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Log in



**4 BHK Flat In Micl Aaradhya Aavaan For Sale In ...**

Near Bharat Petroleum Corporation, Chikhaliwadi, Tardeo, Mu...

**₹ 14.15 Crores**

Non-negotiable

**₹ 8.11 Lacs/Month**

Estimated EMI

**2,898**

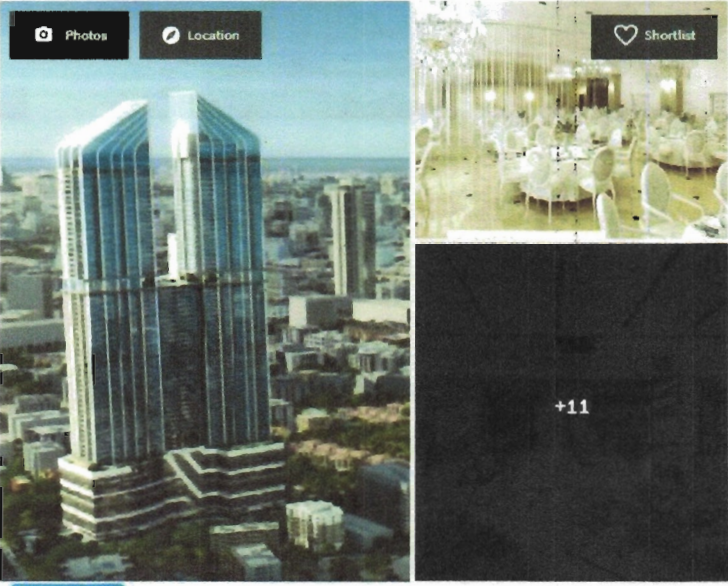
Sq.Ft

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Photos
Location



+11

Exclusive Deal

**4 Bedroom**

No. of Bedroom

**4 Bathroom**

No. of Bathroom

**NA**

Section

**Bike and Car**

Parking

**Aug 25, 2023**

Posted On

**Feb 22, 2026**

Possession

**Micl Aaradhya Aavaan**

Apartment

**Full**

Power Backup

Contact

Book Virtual Meet

Report what was not correct in this property

Listed by Broker   Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Sardar Pav Bhaji   Juice Centre   Maratha Mandir Theatre   Central Plaza   South Mumbai

**Overview**

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	2,898 Sq.Ft	Carpet Area	2,029 Sq.Ft

**Activity On This Property**

**40**

Unique Views

**0**

Shortlists

**0**

Contacted

Powered By: NBEstimate

**Similar Properties**

## Price Indicators Projects nearby Locality

Comp.	Source	Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Area
3 BHK	housing.com	1500.00	12,00,00,000.00	80,000.00

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Tardeo / Apartment for Sale in Tardeo / 3 BHK Flat

**3 BHK Flat** ₹12.0 Cr EMI starts at ₹5.96 Lacs

MICL Aaradhya Aavaan Chikalwadi, Tardeo, Mumbai

1500 sq.ft Built Up Area    ₹80 K/sq.ft Avg. Price    3 BHK Configuration    30th Dec. 2027 Possession status    Middle of 81 floors    North-East facing Facing    Semi Furnished Furnishing

OVERVIEW   AMENITIES   RATINGS AND REVIEWS   PRICE TRENDS   LOCALITY   CALCULATOR



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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: 14.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.14 18:10:07 +05'30'

  
Auth. Sign.

**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/38/IBBI/3

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

Date

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

Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 14.08.2024 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 05.08.2024. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Macrotech Developers Limited.
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 Chandan Singh – 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 – 05.08.2024 Valuation Date – 14.08.2024 Date of Report – 14.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.08.2024
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 **14<sup>th</sup> August 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. Macrotech Developers Limited**. 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. Macrotech Developers Limited**. 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 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.



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In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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(Annexure - II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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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.



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**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.14 18:09:50 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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