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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Harbour Breeze"**

"Harbour Breeze", Patni Chawl, Proposed Redevelopment of property bearing C.S. No. 10E/124, Mazgaon - Division, Building No. 5-11 & 115-B, Matharpakhadi Road, Shivdas Champsi Marg, Mazgaon Road, Railway Colony, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country – India.

**Latitude Longitude: 18°58'11.4"N 72°50'28.3"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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## Regd. Office

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

+91 2247495919

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## MASTER VALUATION REPORT OF "Harbour Breeze"

**"Harbour Breeze", Patni Chawl, Proposed Redevelopment of property bearing C.S. No. 10E/124, Mazgaon - Division, Building No. 5-11 & 115-B, Matharpakhadi Road, Shivdas Champs Marg, Mazgaon Road, Railway Colony, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country - India.**

**Latitude Longitude: 18°58'11.4"N 72°50'28.3"E**

**NAME OF DEVELOPER: Mahendra Ravji Chheda & Others**

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

**1. Location Details:**

The property is situated at **"Harbour Breeze"**, Patni Chawl, Proposed Redevelopment of property bearing C.S. No. 10E/124, Mazgaon - Division, Building No. 5-11 & 115-B, Matharpakhadi Road, Shivdas Champs Marg, Mazgaon Road, Railway Colony, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country - India. It is about 550 Mtr. walking distance from Dockyard Road Railway Station of Hoarbour 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 high class & developed.

**2. Developer Details:**

|                                    |  |                            |
|------------------------------------|--|----------------------------|
| <b>Name of builder</b>             | <b>Mahendra Ravji Chheda &amp; Others</b>  |                            |
| <b>Project Registration Number</b> | <b>Project</b>   | <b>RERA Project Number</b> |
|                                    | <b>Harbour Breeze</b>  | <b>P51900052384</b>        |
| <b>Register office address</b>     | <b>Mahendra Ravji Chheda &amp; Others.</b><br><b>Address:</b><br>Office at 234/236, 1 <sup>st</sup> Floor, "Prem Bhvan", Narshi Natha Street, Bhat Bazar, Mumbai, Pin - 400 009.                                 |                            |
| <b>Contact Numbers</b>             | <b>Contact Person:</b><br>Mr. Arvind Kedar (Site Engineer - Mobile No. 8655682315)<br>Mr. Vijay Sawant (Builder Person - Mobile No. 7700988444)<br>Mr. Suleman Budhwani (Builder Person - Mobile No. 9833380278) |                            |
| <b>E - mail ID</b>                 | <a href="mailto:suleman.budhwani@gmail.com">suleman.budhwani@gmail.com</a> ,<br><a href="mailto:accts.risingcity@gmail.com">accts.risingcity@gmail.com</a>   |                            |

**3. Boundaries of the Property:**

| Direction           | Particulars                   |
|---------------------|-------------------------------|
| On or towards North | R Naik Road / Gun Powder Road |
| On or towards South | Harbour Crest Apartment       |
| On or towards East  | Megha Apartment               |
| On or towards West  | Shivdas Champs 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 : 08.08.2024  |                        |                          |                      |  |          |  |   |  |
|   | b)   | Date on which the valuation is made : 17.08.2024   |                        |                          |                      |  |          |  |   |  |
| 3.  | List of documents produced for perusal   |  |                        |                          |                      |  |          |  |   |  |
|   | 1. Copy of Title Report issued by Advocate Varun N. Mamniya Bombay High Court. Dated 09.12.2023.   |  |                        |                          |                      |  |          |  |   |  |
|   | 2. Copy of Search Report date 07.11.2023 issued by Adv. Sanjay Sinha   |  |                        |                          |                      |  |          |  |   |  |
|   | 3. Copy of MAHARERA certificate No. P51900052384 issued by Maharashtra real Estate Regulatory Authority. Date 04.04.2024.  |  |                        |                          |                      |  |          |  |   |  |
|   | 4. Copy of Affidavit from Mahendra Ravji Chheda & Others promoter of the project Patni Chawl.  |  |                        |                          |                      |  |          |  |   |  |
|   | 5. Copy of Deed Conveyance between Krishnaraj Madhvji Damodar Thackersey & Partners (The Assignors) AND Ravji Premji & Kunverji Premji, Premji Versi & Co. (Confirming Parties), Doc No BOM/3624/1968, dated 15.10.1968.   |  |                        |                          |                      |  |          |  |   |  |
|   | 6. Copy of Solid Waste Management NOC P-3343/2019/(10E/124)/E Ward/Mazagaon/SWM/4/Amend. Date 22.02.2024 issued by MCGM.   |  |                        |                          |                      |  |          |  |   |  |
|   | 7. Copy of Provisional Fire NOC No. P-3343 / 2019 / (10E/124) / E Ward / Mazagaon / CFO / 1 / Amend, issued by MCGM. Dated 29.02.2024.   |  |                        |                          |                      |  |          |  |   |  |
|   | 8. Copy of Height Clearance NOC No. SNCR / West / B / 033121 / 538091, issued by Airports Authority of India, Dated 03.04.2021.  |  |                        |                          |                      |  |          |  |   |  |
|   | 9. Copy of Architect Certificate issued by Ar. Jasleen Kaur Changani (BNSA Studio), dated 31.03.2024.  |  |                        |                          |                      |  |          |  |   |  |
|   | 10. Copy of Engineers Certificate issued by Brixwell Engineering, dated 16.05.2024.  |  |                        |                          |                      |  |          |  |   |  |
|   | 11. Copy of Intimation of Disapproval issued by MCGM, Doc No. P-3343/2019/(10E/124)/E Ward/Mazagaon/IOD/1/Amend, dated 14.12.2019.   |  |                        |                          |                      |  |          |  |   |  |
|   | 12. Copy of Commencement Certificate No. P-3343 / 2019 / (10E/124) / E Ward / Mazagaon / CC / 1 / New dated 14.12.2019 issued by Municipal Corporation of Greater Mumbai.  |  |                        |                          |                      |  |          |  |   |  |
|   | <table border="1"> <tr> <td>Issue On : 23 Dec 2022</td> <td>Valid Upto : 22 Dec 2023</td> </tr> <tr> <td>Application Number :</td> <td>P-3343/2019/(10E/124)/E Ward/MAZAGAON/CC/1/New</td> </tr> <tr> <td>Remark :</td> <td></td> </tr> <tr> <td colspan="2">Plinth CC is approved as per IOD dated 31.12.20 21 and Phase program approval dated 07.12.2022.</td> </tr> </table> |  | Issue On : 23 Dec 2022 | Valid Upto : 22 Dec 2023 | Application Number : | P-3343/2019/(10E/124)/E Ward/MAZAGAON/CC/1/New | Remark : |  | Plinth CC is approved as per IOD dated 31.12.20 21 and Phase program approval dated 07.12.2022. |  |
| Issue On : 23 Dec 2022  | Valid Upto : 22 Dec 2023   |  |                        |                          |                      |  |          |  |   |  |
| Application Number :  | P-3343/2019/(10E/124)/E Ward/MAZAGAON/CC/1/New   |  |                        |                          |                      |  |          |  |   |  |
| Remark :  |  |  |                        |                          |                      |  |          |  |   |  |
| Plinth CC is approved as per IOD dated 31.12.20 21 and Phase program approval dated 07.12.2022. |  |  |                        |                          |                      |  |          |  |   |  |



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| 13. Copy of Approved Plan No. P-3343 /2019 / 10E / 124 / E Ward / Mazgaon /337 / 1 / New dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1/7 to 7/7)   |   |                               |                  |                |   |         |                               |                               |                |                                |    |
|---|---|-------------------------------|------------------|----------------|---|---------|-------------------------------|-------------------------------|----------------|--------------------------------|----|
| <b>Project</b>  | <b>Number of Floors</b>   |                               |                  |                |   |         |                               |                               |                |                                |    |
| Harbour Breeze  | Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> (part) upper floor.   |                               |                  |                |   |         |                               |                               |                |                                |    |
| Project Name<br>(with address & phone nos.)   | : "Harbour Breeze", Patni Chawl, Proposed Redevelopment of property bearing C.S. No. 10E/124, Mazgaon - Division, Building No. 5-11 & 115-B, Matharpakhadi Road, Shivdas Champsi Marg, Mazgaon Road, Railway Colony, Mazgaon, Mumbai, PIN - 400 010, State - Maharashtra, Country – India   |                               |                  |                |   |         |                               |                               |                |                                |    |
| 4. Name of the Developer's and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)  | : <b>Mahendra Ravji Chheda &amp; Others.</b><br><br><b>Address:</b><br>Office at 234/236, 1 <sup>st</sup> Floor, "Prem Bhvan", Narshi Natha Street, Bhat Bazar, Mumbai, Pin – 400 009<br><br><b>Contact Person:</b><br>Mr. Arvind Kedar (Site Engineer – Mobile No. 8655682315)<br>Mr. Vijay Sawant (Builder Person – Mobile No. 7700988444)<br>Mr. Suleman Budhwani (Builder Person – Mobile No. 9833380278)   |                               |                  |                |   |         |                               |                               |                |                                |    |
| 5. Brief description of the property (Including Leasehold / freehold etc.)  | :   |                               |                  |                |   |         |                               |                               |                |                                |    |
| <p><b>About "Harbour Breeze" Project:</b> Harbour Breeze, a new real estate project with RERA ID P51900052384, is poised to transform the skyline of Mazgaon, Mumbai City. This project, situated on a 1156 sq mt plot (Plot Bearing No 10E/124), is strategically located at the intersection of Matharpakhadi Road and Shivdas Chapsi Road, offering residents unparalleled convenience and connectivity. Harbour Breeze promises a modern lifestyle with a total of 17 floors, including a basement, plinth, and stilt. The project's meticulously planned layout features a mix of 1BHK, 2BHK, 3BHK and 4BHK apartments.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Harbour Breeze</td> <td>Proposed Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> to 20<sup>th</sup> upper floor as per information provided by builder. <b>The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</b><br/><br/>Hence we have considered the area upto Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor only for the purpose of valuation.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Harbour Breeze</td> <td>Foundation work is in Progress</td> <td>0%</td> </tr> </tbody> </table> |   | Project                       | Number of Floors | Harbour Breeze | Proposed Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> to 20 <sup>th</sup> upper floor as per information provided by builder. <b>The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</b><br><br>Hence we have considered the area upto Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> (part) upper floor only for the purpose of valuation. | Project | Present stage of Construction | Percentage of work completion | Harbour Breeze | Foundation work is in Progress | 0% |
| Project   | Number of Floors  |                               |                  |                |   |         |                               |                               |                |                                |    |
| Harbour Breeze  | Proposed Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> to 20 <sup>th</sup> upper floor as per information provided by builder. <b>The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</b><br><br>Hence we have considered the area upto Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> (part) upper floor only for the purpose of valuation. |                               |                  |                |   |         |                               |                               |                |                                |    |
| Project   | Present stage of Construction   | Percentage of work completion |                  |                |   |         |                               |                               |                |                                |    |
| Harbour Breeze  | Foundation work is in Progress  | 0%                            |                  |                |   |         |                               |                               |                |                                |    |

|  |   |   |
|--|---|---|
| <b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>   |   |   |
| Expected completion date as informed by builder is <b>December - 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   |   |   |
| ➤ Power Back Up  |   |   |
| ➤ Gymnasium  |   |   |
| ➤ Swimming pool  |   |   |
| ➤ Jogging track  |   |   |
| ➤ Children's Play Area   |   |   |
| ➤ Kids play area   |   |   |
| ➤ Yoga Area  |   |   |
| ➤ Senior Citizen Corner Area   |   |   |
| ➤ Fitness Centre   |   |   |
| 6.   | Location of property  | : |
| a)   | Plot No. / Survey No.   | : |
| b)   | Door No.  | : |
| c)   | C. T.S. No. / Village   | : |
| d)   | Ward / Taluka   | : |
| e)   | Mandal / District   | : |
| 7.   | Postal address of the property  | : |
| 8.   | City / Town   | : |
|  | Residential area  | : |
|  | Commercial area   | : |
|  | Industrial area   | : |
| 9.   | Classification of the area  | : |
|  | i) High / Middle / Poor   | : |
|  | ii) Urban / Semi Urban / Rural  | : |
| 10.  | Coming under Corporation limit / Village Panchayat / Municipality   | : |
| 11.  | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : |

|           |  |                            |   |                               |
|-----------|--|----------------------------|---|-------------------------------|
| 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  | 18 Mtr. Matharpakhadi Road | 18 Mtr. Matharpakhadi Road  | R Naik Road / Gun Powder Road |
|           | South  | CTS No 10F – 124           | CTS No 10F – 124  | Harbour Crest Apartment       |
|           | East   | CTS No 10D – 124           | CTS No 10D – 124  | Megha Apartment               |
|           | West   | Shivdas Chapsi Road        | Shivdas Chapsi Road   | Shivdas Chapsi Road           |
| 14.1      | Dimensions of the site   | :                          | N. A. as the land is irregular in shape   |                               |
|           |  |                            | A<br>As per the Deed  | B<br>Actuals                  |
|           | North  | :                          | -   | -                             |
|           | South  | :                          | -   | -                             |
|           | East   | :                          | -   | -                             |
|           | West   | :                          | -   | -                             |
| 14.2      | Latitude, Longitude & Co-ordinates of property   | :                          | 18°58'11.4"N 72°50'28.3"E   |                               |
| 14.       | Extent of the site   | :                          | Plot area – 1156.36 Sq. M. (As per Approved Plan & RERA Certificate)<br>Structure - As per table attached to the report   |                               |
| 15.       | Extent of the site considered for Valuation (least of 14A& 14B)  | :                          | Plot area – 1156.36 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 not yet started   |                               |
| <b>II</b> | <b>CHARACTERSTICS OF THE SITE</b>  |                            |   |                               |
| 1.        | Classification of locality   | :                          | Higher Class  |                               |
| 2.        | Development of surrounding areas   | :                          | Good  |                               |
| 3.        | Possibility of frequent flooding/ sub-merging  | :                          | No  |                               |
| 4.        | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.                        | :                          | All available near by   |                               |
| 5.        | Level of land with topographical conditions  | :                          | Plain   |                               |
| 6.        | Shape of land  | :                          | Irregular   |                               |
| 7.        | Type of use to which it can be put   | :                          | For residential purpose   |                               |
| 8.        | Any usage restriction  | :                          | Residential   |                               |
|           | Is plot in town planning approved layout?  | :                          | Copy of Approved Plan No. P-3343 /2019 / 10E / 124 / E Ward / Mazgaon /337 / 1 / New dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1/7 to 7/7) |                               |
|           |  |                            | <b>Project</b>  | <b>Number of Floors</b>       |

|   |   |                | <b>Harbour Breeze</b>  | <b>Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</b> |             |  |  |                     |                |              |         |           |                |
|---|---|----------------|--|--|-------------|--|--|---------------------|----------------|--------------|---------|-----------|----------------|
| 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 – 1156.36 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<br>Details of recent transactions/online listings are attached with the report.  |  |             |  |  |                     |                |              |         |           |                |
| 4                                       | Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)  | :              | ₹ 1,36,890.00 per Sq. M. for Residential<br>₹ 53,760.00 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>1156.36</td> <td>53,760.00</td> <td>6,21,65,914.00</td> </tr> </tbody> </table> |  | As per RERA |  |  | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 1156.36 | 53,760.00 | 6,21,65,914.00 |
| As per RERA                             |   |                |  |  |             |  |  |                     |                |              |         |           |                |
| Land Area in Sq. M.                     | Rate in Sq. M.  | Value in (₹)   |  |  |             |  |  |                     |                |              |         |           |                |
| 1156.36                                 | 53,760.00   | 6,21,65,914.00 |  |  |             |  |  |                     |                |              |         |           |                |
| <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 not yet started  |  |             |  |  |                     |                |              |         |           |                |
|   | c) Year of construction   | :              | N.A. Building Construction work not yet started  |  |             |  |  |                     |                |              |         |           |                |
|   | d) Number of floors and height of each floor including basement, if any   | :              |  |  |             |  |  |                     |                |              |         |           |                |
|   | <b>Project</b>  |                | <b>Number of Floors</b>  |  |             |  |  |                     |                |              |         |           |                |
|   | <b>Harbour Breeze</b>   |                | Proposed Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> to  |  |             |  |  |                     |                |              |         |           |                |

|                |   | 20 <sup>th</sup> upper floor as per information provided by builder. <b>The building permission as on date is received till Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</b><br><b>Hence we have considered the area upto Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor only for the purpose of valuation.</b> |         |                  |                |   |
|----------------|---|--|---------|------------------|----------------|---|
| 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 not yet started  |         |                  |                |   |
| ii)            | Interior – Excellent, Good, Normal, Poor  | : N.A. Building Construction work not yet started  |         |                  |                |   |
| g)             | Date of issue and validity of layout of approved map  | : Copy of Approved Plan No. P-3343 /2019 / 10E / 124 / E Ward / Mazgaon /337 / 1 / New dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1/7 to 7/7)  |         |                  |                |   |
| h)             | Approved map / plan issuing authority   | :<br><table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Harbour Breeze</td> <td>Basement + Ground + 1<sup>st</sup> Floor / Service Floor + 2<sup>nd</sup> to 16<sup>th</sup> floors + 17<sup>th</sup> (part) upper floor.</td> </tr> </tbody> </table>   | Project | Number of Floors | Harbour Breeze | Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> (part) upper floor. |
| Project        | Number of Floors  |  |         |                  |                |   |
| Harbour Breeze | Basement + Ground + 1 <sup>st</sup> Floor / Service Floor + 2 <sup>nd</sup> to 16 <sup>th</sup> floors + 17 <sup>th</sup> (part) upper floor. |  |         |                  |                |   |
| 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 not yet started |
| 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 not yet started |
| 6.      | Plastering  | : N.A. Building Construction work not yet started |
| 7.      | Flooring, Skirting, dado  | : N.A. Building Construction work not yet started |
| 8.      | Special finish as marble, granite, wooden paneling, grills etc.   | : N.A. Building Construction work not yet started |
| 9.      | Roofing including weather proof course  | : N.A. Building Construction work not yet started |
| 10.     | Drainage  | : Proposed  |
| 2.      | <b>Compound Wall</b>  | :   |
|         | Height  | : N.A. Building Construction work not yet started |
|         | Length  | :   |
|         | Type of construction  | :   |
| 3.      | <b>Electrical installation</b>  | : N.A. Building Construction work not yet started |



|           |  |   |   |
|-----------|--|---|---|
|           | Type of wiring                                 | : |   |
|           | Class of fittings (superior / ordinary / poor) | : |   |
|           | Number of light points                         | : | N.A. Building Construction work not yet started |
|           | 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                              | : |   |
|           | d) No. of bath tubs                            | : | N.A. Building Construction work not yet started |
|           | e) Water meters, taps etc.                     | : |   |
|           | f) Any other fixtures                          | : |   |

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. P-3343 /2019 / 10E / 124 / E WARD / MAZGAON /337 / 1 / NEW DATED 31.12.2021 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

### 1) Harbour Breeze:

| 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       | 203      | 2         | 2 BHK | 712   | 783                      |                                      | Land Owner's Share                                   |   |   | 23,49,600                 |
| 2       | 204      | 2         | 1 BHK | 466   | 513                      |                                      | MHADA  |   |   | 15,37,800                 |
| 3       | 205      | 2         | 1 BHK | 443   | 487                      |                                      | Land Owner's Share                                   |   |   | 14,61,900                 |
| 4       | 301      | 3         | 2 BHK | 619   | 681                      |                                      | MHADA  |   |   | 20,42,700                 |
| 5       | 302      | 3         | 2 BHK | 586   | 645                      |                                      | MHADA  |   |   | 19,33,800                 |
| 6       | 303      | 3         | 1 BHK | 425   | 468                      |                                      | MHADA  |   |   | 14,02,500                 |
| 7       | 304      | 3         | 1 BHK | 446   | 491                      |                                      | Land Owner's Share                                   |   |   | 14,71,800                 |
| 8       | 305      | 3         | 1 BHK | 443   | 487                      |                                      | Land Owner's Share                                   |   |   | 14,61,900                 |
| 9       | 401      | 4         | 2 BHK | 619   | 681                      | 24160                                | 1,49,55,040  | 1,57,02,792   | 39,500  | 20,42,700                 |
| 10      | 402      | 4         | 2 BHK | 608   | 669                      |                                      | MHADA  |   |   | 20,06,400                 |
| 11      | 403      | 4         | 1 BHK | 425   | 468                      |                                      | MHADA  |   |   | 14,02,500                 |
| 12      | 404      | 4         | 1 BHK | 446   | 491                      |                                      | MHADA  |   |   | 14,71,800                 |
| 13      | 405      | 4         | 1 BHK | 443   | 487                      |                                      | Land Owner's Share                                   |   |   | 14,61,900                 |
| 14      | 501      | 5         | 4 BHK | 1226  | 1349                     |                                      | Land Owner's Share                                   |   |   | 40,45,800                 |
| 15      | 503      | 5         | 1 BHK | 425   | 468                      | 24240                                | 1,03,02,000  | 1,08,17,100   | 27,000  | 14,02,500                 |
| 16      | 504      | 5         | 1 BHK | 446   | 491                      |                                      | Land Owner's Share                                   |   |   | 14,71,800                 |
| 17      | 505      | 5         | 1 BHK | 443   | 487                      |                                      | Land Owner's Share                                   |   |   | 14,61,900                 |
| 18      | 601      | 6         | 2 BHK | 619   | 681                      | 24320                                | 1,50,54,080  | 1,58,06,784   | 39,500  | 20,42,700                 |
| 19      | 602      | 6         | 2 BHK | 608   | 669                      | 24320                                | 1,47,86,560  | 1,55,25,888   | 39,000  | 20,06,400                 |
| 20      | 603      | 6         | 1 BHK | 425   | 468                      | 24320                                | 1,03,36,000  | 1,08,52,800   | 27,000  | 14,02,500                 |
| 21      | 701      | 7         | 2 BHK | 619   | 681                      | 24400                                | 1,51,03,600  | 1,58,58,780   | 39,500  | 20,42,700                 |
| 22      | 702      | 7         | 2 BHK | 583   | 641                      |                                      | Land Owner's Share                                   |   |   | 19,23,900                 |
| 23      | 703      | 7         | 1 BHK | 425   | 468                      | 24400                                | 1,03,70,000  | 1,08,88,500   | 27,000  | 14,02,500                 |
| 24      | 704      | 7         | 1 BHK | 446   | 491                      |                                      | Land Owner's Share                                   |   |   | 14,71,800                 |
| 25      | 705      | 7         | 1 BHK | 443   | 487                      |                                      | Land Owner's Share                                   |   |   | 14,61,900                 |
| 26      | 801      | 8         | 2 BHK | 619   | 681                      | 24480                                | 1,51,53,120  | 1,59,10,776   | 40,000  | 20,42,700                 |

| 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 ₹ |
|--------------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 27           | 802      | 8         | 2 BHK | 583   | 641                      | 24480                                | 1,42,71,840  | 1,49,85,432   | 37,500  | 19,23,900                 |
| 28           | 803      | 8         | 1 BHK | 425   | 468                      | 24480                                | 1,04,04,000  | 1,09,24,200   | 27,500  | 14,02,500                 |
| 29           | 804      | 8         | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 30           | 805      | 8         | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 31           | 901      | 9         | 2 BHK | 619   | 681                      | 24560                                | 1,52,02,640  | 1,59,62,772   | 40,000  | 20,42,700                 |
| 32           | 902      | 9         | 2 BHK | 583   | 641                      | 24560                                | 1,43,18,480  | 1,50,34,404   | 37,500  | 19,23,900                 |
| 33           | 903      | 9         | 1 BHK | 425   | 468                      | 24560                                | 1,04,38,000  | 1,09,59,900   | 27,500  | 14,02,500                 |
| 34           | 904      | 9         | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 35           | 905      | 9         | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 36           | 1001     | 10        | 2 BHK | 619   | 681                      | 24640                                | 1,52,52,160  | 1,60,14,768   | 40,000  | 20,42,700                 |
| 37           | 1002     | 10        | 2 BHK | 583   | 641                      | 24640                                | 1,43,65,120  | 1,50,83,376   | 37,500  | 19,23,900                 |
| 38           | 1003     | 10        | 1 BHK | 425   | 468                      | 24640                                | 1,04,72,000  | 1,09,95,600   | 27,500  | 14,02,500                 |
| 39           | 1004     | 10        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 40           | 1005     | 10        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 41           | 1101     | 11        | 2 BHK | 619   | 681                      | 24720                                | 1,53,01,680  | 1,60,66,764   | 40,000  | 20,42,700                 |
| 42           | 1102     | 11        | 2 BHK | 583   | 641                      | 24720                                | 1,44,11,760  | 1,51,32,348   | 38,000  | 19,23,900                 |
| 43           | 1103     | 11        | 1 BHK | 425   | 468                      | 24720                                | 1,05,06,000  | 1,10,31,300   | 27,500  | 14,02,500                 |
| 44           | 1104     | 11        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 45           | 1105     | 11        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 46           | 1201     | 12        | 2 BHK | 619   | 681                      | 24800                                | 1,53,51,200  | 1,61,18,760   | 40,500  | 20,42,700                 |
| 47           | 1202     | 12        | 2 BHK | 583   | 641                      | 24800                                | 1,44,58,400  | 1,51,81,320   | 38,000  | 19,23,900                 |
| 48           | 1203     | 12        | 1 BHK | 425   | 468                      | 24800                                | 1,05,40,000  | 1,10,67,000   | 27,500  | 14,02,500                 |
| 49           | 1204     | 12        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 50           | 1205     | 12        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 51           | 1301     | 13        | 2 BHK | 619   | 681                      | 24880                                | 1,54,00,720  | 1,61,70,756   | 40,500  | 20,42,700                 |
| 52           | 1302     | 13        | 2 BHK | 608   | 669                      | 24880                                | 1,51,27,040  | 1,58,83,392   | 39,500  | 20,06,400                 |
| 53           | 1303     | 13        | 1 BHK | 425   | 468                      | 24880                                | 1,05,74,000  | 1,11,02,700   | 28,000  | 14,02,500                 |
| 54           | 1305     | 13        | 2 BHK | 550   | 605                      | 24880                                | 1,36,84,000  | 1,43,68,200   | 36,000  | 18,15,000                 |
| 55           | 1401     | 14        | 2 BHK | 619   | 681                      | 24960                                | 1,54,50,240  | 1,62,22,752   | 40,500  | 20,42,700                 |
| 56           | 1402     | 14        | 2 BHK | 608   | 669                      | 24960                                | 1,51,75,680  | 1,59,34,464   | 40,000  | 20,06,400                 |
| 57           | 1403     | 14        | 1 BHK | 425   | 468                      | 24960                                | 1,06,08,000  | 1,11,38,400   | 28,000  | 14,02,500                 |
| 58           | 1404     | 14        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 59           | 1405     | 14        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 60           | 1501     | 15        | 2 BHK | 619   | 681                      | 25040                                | 1,54,99,760  | 1,62,74,748   | 40,500  | 20,42,700                 |
| 61           | 1502     | 15        | 2 BHK | 608   | 669                      | 25040                                | 1,52,24,320  | 1,59,85,536   | 40,000  | 20,06,400                 |
| 62           | 1503     | 15        | 1 BHK | 425   | 468                      | 25040                                | 1,06,42,000  | 1,11,74,100   | 28,000  | 14,02,500                 |
| 63           | 1504     | 15        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 64           | 1505     | 15        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 65           | 1601     | 16        | 2 BHK | 619   | 681                      | 25120                                | 1,55,49,280  | 1,63,26,744   | 41,000  | 20,42,700                 |
| 66           | 1602     | 16        | 2 BHK | 608   | 669                      | 25120                                | 1,52,72,960  | 1,60,36,608   | 40,000  | 20,06,400                 |
| 67           | 1603     | 16        | 1 BHK | 425   | 468                      | 25120                                | 1,06,76,000  | 1,12,09,800   | 28,000  | 14,02,500                 |
| 68           | 1604     | 16        | 1 BHK | 446   | 491                      | Land Owner's Share                   |  |   |   | 14,71,800                 |
| 69           | 1605     | 16        | 1 BHK | 443   | 487                      | Land Owner's Share                   |  |   |   | 14,61,900                 |
| 70           | 1701     | 17        | 3 BHK | 955   | 1051                     | 25200                                | 2,40,66,000  | 2,52,69,300   | 63,000  | 31,51,500                 |
| <b>Total</b> |          |           |       | <b>36749</b>                                | <b>40424</b>             |                                      | <b>49,43,03,680</b>                                  | <b>51,90,18,864</b>   |   | <b>12,12,72,000</b>       |

### Summary of the Project:

| Particulars        | Comp.                                  | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|--------------------|--|-----------------------|------------------------|--------------------------|--|--|
| Sale Flat          | 1 BHK - 12<br>2 BHK - 23<br>3 BHK - 01 | 36                    | 19988                  | 21987                    | 49,43,03,680.00                                      | 51,90,18,864.00                              |
| Land Owner's Share | 1 BHK - 25<br>2 BHK - 02<br>4 HK - 01  | 28                    | 13632                  | 14995                    | 0  | 0  |
| MHADA              | 1 BHK - 03<br>2 BHK - 03               | 06                    | 3129                   | 3442                     | 0  | 0  |
| <b>Total</b>       |  | <b>70</b>             | <b>36749</b>           | <b>40424</b>             | <b>49,43,03,680.00</b>                               | <b>51,90,18,864.00</b>                       |

**Typical Refuge Floor – 13<sup>th</sup> Floor - Flat No. 4**

| Particulars   | Market Value (₹) |
|---|------------------|
| Realizable Value / Fair Market Value as on date in ₹                              | 49,43,03,680.00  |
| Final Realizable Value After Completion in ₹                                      | 51,90,18,864.00  |
| Cost of Construction<br>(Total Built up area x Rate)<br>40424 Sq. Ft. x ₹ 3000.00 | 12,12,72,000.00  |

| Part – C (Extra Items)                  | Amount in ₹                                     |
|---|---|
| 1. Portico                              | N.A. Building Construction work not yet started |
| 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 not yet started |
| 2. Glazed tiles                    |   |
| 3. Extra sinks and bath tub        |   |
| 4. Marble / ceramic tiles flooring |   |
| 5. Interior decorations            |   |
| 6. Architectural elevation works   |   |
| 7. Paneling works                  |   |
| 8. Aluminum works                  |   |
| 9. Aluminum hand rails             |   |
| 10. False ceiling                  |   |
| Total                              |   |

| Part – E (Miscellaneous) | Amount in ₹                                     |
|--------------------------|---|
| 1. Separate toilet room  | N.A. Building Construction work not yet started |
| 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 not yet started |
| 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>₹ 49,43,03,680.00</b>            |
| <b>Final Realizable Value After Completion in ₹</b>         |                  | : | <b>₹ 51,90,18,864.00</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 ₹ 22,500.00 to ₹ 26,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 24,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



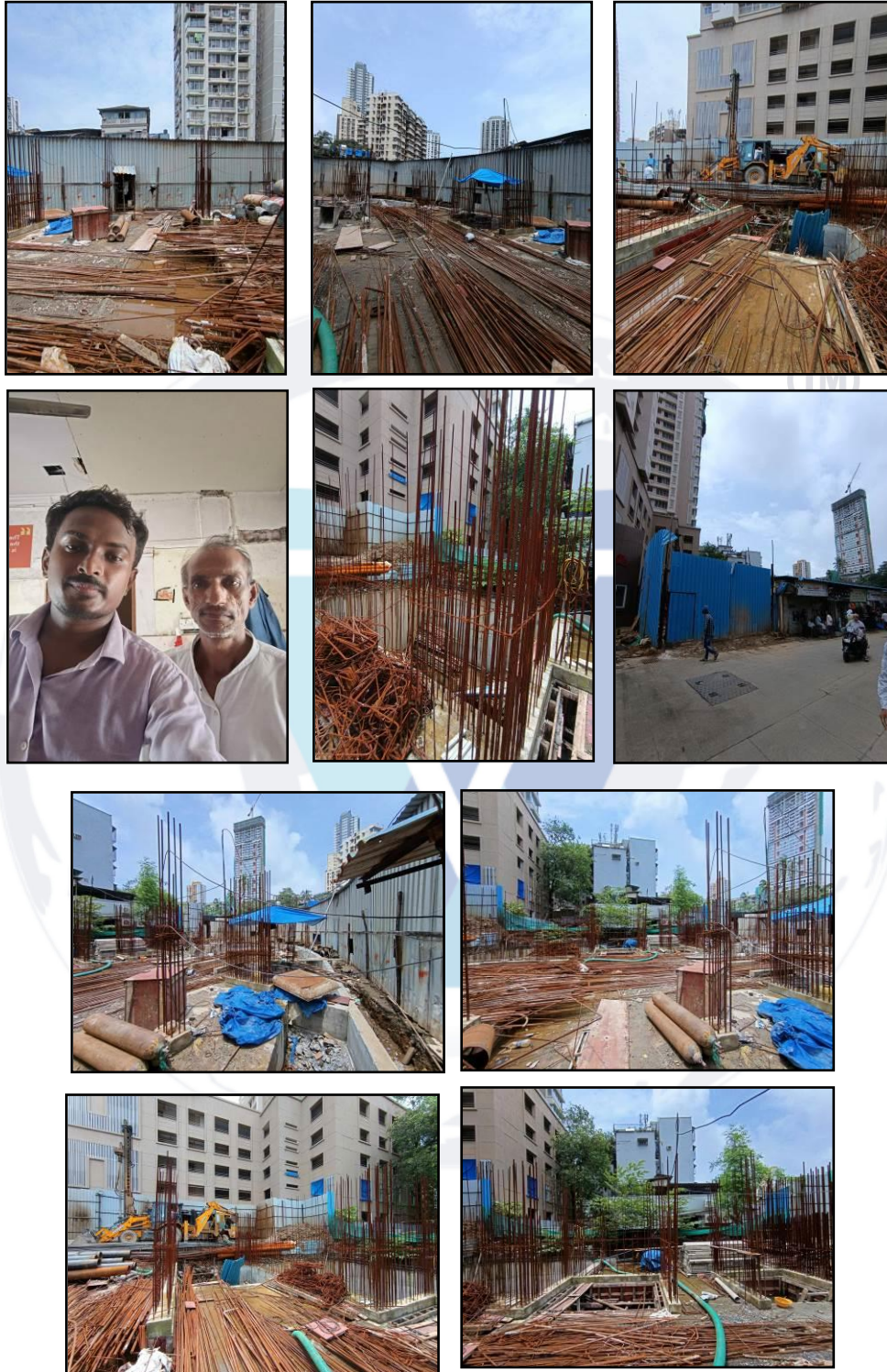
Since 1989

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

An ISO 9001 : 2015 Certified Company

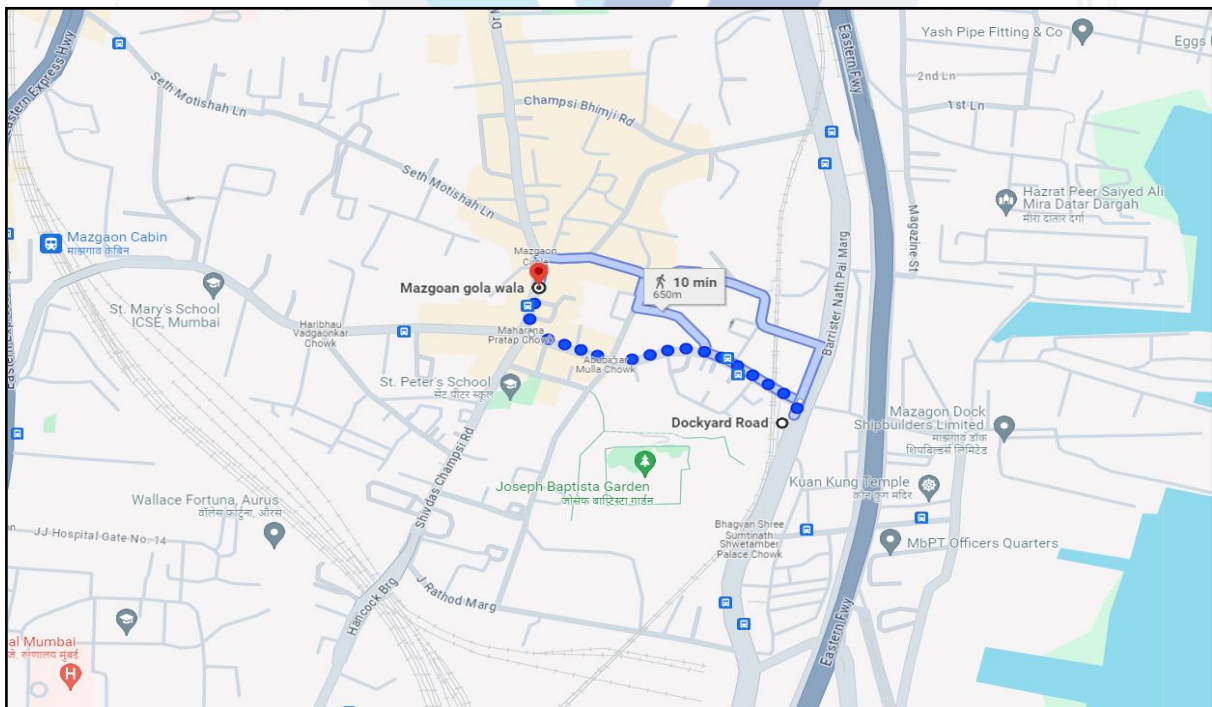
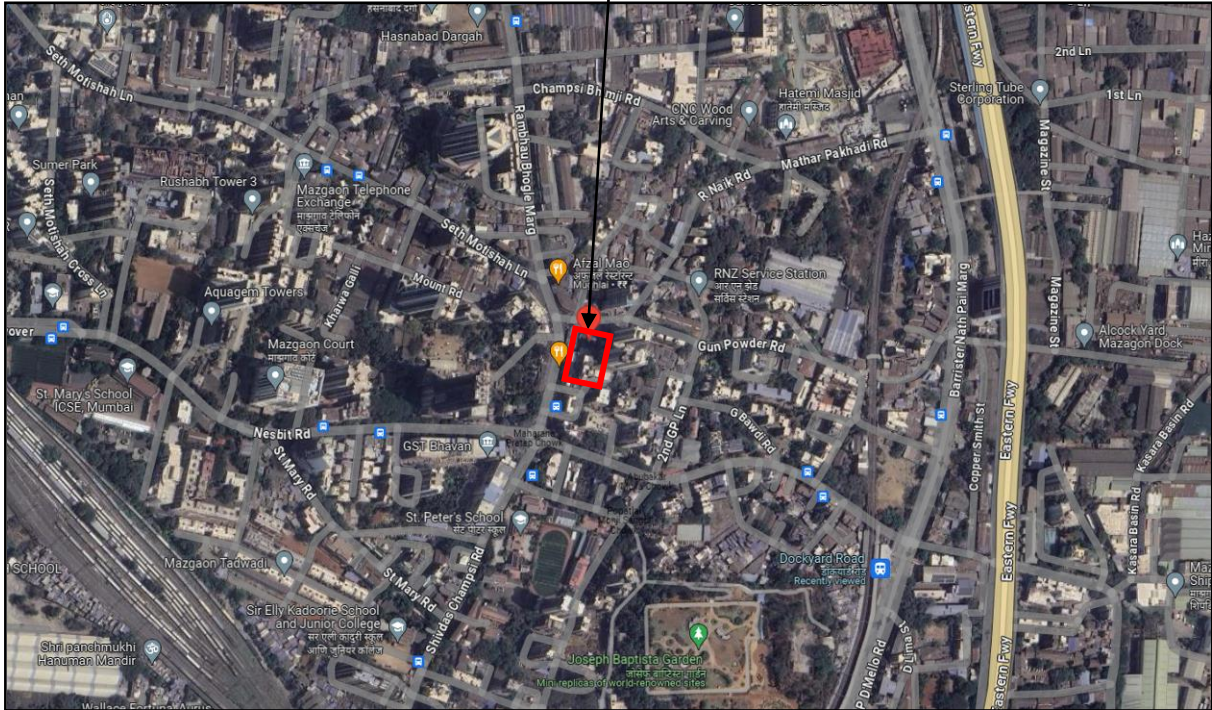


## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 18°58'11.4"N 72°50'28.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Dockyard Road – 650 Mtr)




Since 1989

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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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Search By  Survey No.  Location

Enter Survey No

| उपविभाग   | खुली जमीन | निवासी सदनिका | ऑफिस   | दुकाने | औद्योगिक | एकक (Rs./) | Attribute      |
|---|-----------|---------------|--------|--------|----------|------------|----------------|
| 10/78A -भूभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस शिवदास चापसी (माझगाव) रोड,डॉ.मस्कारेन्ड्स (माऊंट रोड),उत्तरेस संत सावतामाळी (व्हीक्टोरीया) रोड,दक्षिणेस जिनाबाई राठोड (वाडीबंदर) रोड | 53760     | 136890        | 169600 | 186900 | 136890   | चौ. मीटर   | सि.टी.एस. नंबर |

## Sales Instance

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Carpet Area |
|----------------|------------|----------------------|------------------------|-------------------------------|
| 12495 / 2024   | 14.06.2024 | 1,17,54,800.00       | 619.00                 | 19,000.00                     |

| सूची क्र.2  |  |
|---|--|
| 12495450<br>16-08-2024<br>Note:-Generated Through eSearch Module.For original report please contact concern SRO office.               | दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3<br>दस्त क्रमांक : 12495/2024<br>नोंदणी :<br>Regn:83m  |
| <b>गावाचे नाव : माझगाव</b>  |  |
| (1)विलेखाचा प्रकार  | करारनामा   |
| (2)मोबदला   | 11754800   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)  | 9571543.032  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रमांक 1001,10 वा मजला,हार्बर ब्रीझ,शिवदास चापसी रोड,माझगाव,मुंबई 400010 . आणि सोबत एक कार पार्किंग इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( Plot Number : 2/4 ; C.T.S. Number : 10E/124 ; ) )  |
| (5) क्षेत्रफळ   | 618.93 चौ.फूट  |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-महेंद्र रवजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400009 पॅन नं:-AABPC2584N<br>2): नाव:-केकीन छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400009 पॅन नं:-AAAPC6005F<br>3): नाव:-रसिक कुंवरजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400009 पॅन नं:-AAAPC6000A<br>4): नाव:-रमेश रवजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400009 पॅन नं:-AAAPC6008J |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-अली असगर अमीर हमझा अली बैकी वय:-67; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका क्रमांक २/१०,स्वीट होम,कुर्ला कोर्ट च्या समोर,एलबीएस मार्ग,कुर्ला,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AAUPB9416F   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 14/06/2024   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 14/06/2024   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 12495/2024   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 705300   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |



## Sales Instance

| Regd. Doc. No. | Date       | Agreement Value in ₹ | Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Carpet Area |
|----------------|------------|----------------------|------------------------|-------------------------------|
| 12501 / 2024   | 14.06.2024 | 1,15,65,200.00       | 628.00                 | 18,450.00                     |

| गावाचे नाव : माझगाव   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | 11565200   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)  | 9701909.77   |
| (4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका क्रमांक 1002,10 वा मजला,हार्बर ब्रीझ,शिवदास चापसी रोड,माझगाव,मुंबई 400010 . आणि सोबत एक कार पार्किंग इतर माहिती दस्तात नमूद केल्याप्रमाणे...सदर दस्तातील मिळकत महिला खरेदीदार असल्याने शासन आदेश क्र.मुद्रांक 2021/ अनौ.सं.क्र.12/प्र.क्र.107/म-1(घोरण)दि.31/03/2021 अन्वये मुद्रांक शुल्कमध्ये 1%(टक्के)सवलत देण्यात आली आहे(( Plot Number : 2/4 ; C.T.S. Number : 10E/124 ; ))  |
| (5) क्षेत्रफळ   | 627.86 चौ.फूट  |
| (6) आकारणी किंवा जुळी 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.-महेंद्र रवजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय.-53 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं.-:AABPC2584N<br>2): नाव.-केकीन छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय.-53 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं.-:AAAPC6005F<br>3): नाव.-रसिक कुंवरजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय.-53 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं.-:AAAPC6000A<br>4): नाव.-रमेश रवजी छेडा तर्फे कबुलीजबाकरिता कुलमुखत्यार जयंत दामजी केनिया वय.-53 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: प्रेम भवन 234/36 ,नरशी स्ट्रीट, पहिला मजला, भात बाजार, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं.-:AAAPC6008J |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव.-सकिना अली असगर मस्साह वय.-57; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रूम क्रमांक सी/५२ ,मोतीशाह जैन पार्क ,मोतीशाह जैन जैन मंदिर जवळ,भायखळा ईस्ट,मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400027 पॅन नं.-:AXTPM7944D  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 14/06/2024   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 14/06/2024   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 12501/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 578300   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000  |

## Price Indicators Projects nearby Locality

| Comp. | Source  | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|---------|------------------------|----------------|-------------------------------|
| 3 BHK | Ghar.tv | 741.00                 | 1,86,00,000.00 | 25,146.00                     |

Select City ▾

Q

Property in Mumbai / Property in Mazgaon / 3 BHK Flat for Sale in Kapil Bayview Last updated on 14-Feb-2023

### 3 BHK Flat for Sale in Kapil Bayview

Thakkar Estate, Mazgaon, Mumbai - 400009

Building: Kapil Bayview

RERA
 0% Brokerage

\*\* Sample image for representation

|   |   |  |
|---|---|--|
| <p style="font-size: 0.8em; color: #666;">Configuration</p> <p><b>3 BHK</b></p> <p style="font-size: 0.7em;">Flat</p> | <p style="font-size: 0.8em; color: #666;">Carpet Area</p> <p><b>741 Sq.ft</b></p>   | <p style="font-size: 0.8em; color: #666;">Possession</p> <p><b>Under Construction - Possession Around March 2023</b></p> |
| <p style="font-size: 0.8em; color: #666;">Bedroom</p> <p><b>3</b></p>   | <p style="font-size: 0.8em; color: #666;">Bathroom</p> <p><b>3</b></p>              | <p style="font-size: 0.8em; color: #666;">Balcony</p> <p><b>1</b></p>  |
| <p style="font-size: 0.8em; color: #666;">Floor Number</p> <p><b>Lower Floor of</b></p>                               | <p style="font-size: 0.8em; color: #666;">Furnishing</p> <p><b>Un-Furnished</b></p> | <p style="font-size: 0.8em; color: #666;">RERA No.</p> <p><b>P51900006866</b></p>  |

Property Code  
**GHARL254203**

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 Lender's Engineer  
 U/120 MH2010 PTC23789

## Price Indicators

### Projects nearby Locality

| Comp. | Source          | Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Area |
|-------|-----------------|-----------------|----------------|------------------------|
| 1 BHK | magicbricks.com | 555.00          | 1,05,00,000.00 | 18,920.00              |

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

Home > Property In Mumbai > Tadwadi Mazgaon > Apartment in Tadwadi Mazgaon > 1 BHK > 555 Sq-ft

**₹1.05 Cr** EMI - ₹ 47k | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

1 BHK Flat For Sale in **Tadwadi Mazgaon, Mumbai**

1 BHK Flat For Sale in Tadwadi Mazgaon, Mumbai

1 Bed | 1 Bath | Furnished

|  |                                    |                                   |
|--|------------------------------------|-----------------------------------|
| Super Built-Up Area<br><b>555 sqft</b><br>₹18,919/sqft | Floor<br><b>3(Out of 5 Floors)</b> | Transaction Type<br><b>Resale</b> |
|--|------------------------------------|-----------------------------------|

Furnished Status  
**Furnished**

1 BHK Flat For Sale in Tadwadi Mazgaon, Mumbai

3 Photos

Contact Owner

Get Phone No.

👤 Last contact made 1 day ago

### More Details

|               |   |
|---------------|---|
| Price Breakup | ₹1.05 Cr  |
| Address       | Tadwadi Mazgaon, Mumbai - South Mumbai, Maharashtra |

## Price Indicators Projects nearby Locality

| Comp. | Source      | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 1 BHK | housing.com | 403.00                 | 1,27,00,000.00 | 31,500.00                     |
| 1 BHK | housing.com | 403.00                 | 1,49,00,000.00 | 31,600.00                     |
| 2 BHK | housing.com | 598.00                 | 1,79,00,000.00 | 30,000.00                     |

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Download App
List Property Free
Saved

Home / Mumbai / Mumbai South / Mazgaon / P Square Ganga Avenue Last updated: Jul 2, 2024

### P Square Ganga Avenue ✓ RERA

By P SQUARE BUILDERS AND DEVELOPER


Rambhau Bhogale Marg, Ghodapdeo Road, Mazagaon, Mumbai South , Mumbai

**₹1.27 Cr - 1.49 Cr** | ₹31.63 K/sq.ft


EMI starts at ₹63.28 K

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


Contact Developer



Cover Image



SHARE SAVE



+ 4 more

1 BHK Apartment Configuration

Dec, 2025 Possession Starts

₹31.63 K/sq.ft Avg. Price

403 - 471 sq.ft. (Carpet Area) Sizes

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Download App
List Property Free
Saved

Home / Mumbai / Mumbai South / Mazgaon / Radius Harbour Heights Last updated: Jul 2, 2024

### Radius Harbour Heights ✓ RERA

By RADIUS DEVELOPERS


CTS No 525 At Mazgaon, Central Mumbai Suburbs, Mumbai

**₹1.79 Cr - 6.53 Cr** | ₹29.99 K/sq.ft


EMI starts at ₹89.02 K

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

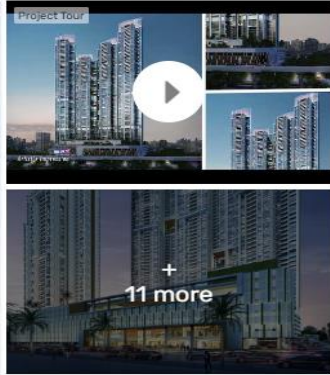
Contact Developer



Cover Image



SHARE SAVE



Project Tour

+ 11 more

1, 2, 2.5, 3 BHK Apartments Configurations

Jun, 2026 Possession Starts

₹29.99 K/sq.ft Avg. Price

598 - 2176 sq.ft. (Carpet Area) Sizes

## Price Indicators

### Projects nearby Locality

| Comp. | Source     | Carpet Area in Sq. Ft. | Value in ₹  | Rate / Sq. Ft. on Carpet Area |
|-------|------------|------------------------|-------------|-------------------------------|
| 1 BHK | makaan.com | 454.00                 | 1,35,000.00 | 22,500.00                     |
| 1 BHK | makaan.com | 454.00                 | 1,45,000.00 | 21,400.00                     |

Home > Property in Mumbai > Property in Byculla > 600 Sq Ft 1 BHK 2T Apartment

**1 BHK Apartment - 600 sq ft**

Ruparel Vivanza Byculla, Mumbai

₹1.35 Cr EMI  
₹22,500/ sq ft

Carpet area: 454 sq ft | Status: Under Construction | Bathrooms: 2 | New/Resale: New

Connect Now  
Posted 5 days ago

Home > Property in Mumbai > Property in Byculla > 678 Sq Ft 1 BHK 2T Apartment

**1 BHK Apartment - 678 sq ft**

Ruparel Vivanza Byculla, Mumbai

₹1.45 Cr EMI  
₹21,386/ sq ft

Carpet area: 424 sq ft | Status: Under Construction | Bathrooms: 2 | New/Resale: New

Connect Now  
Posted 10 days ago

## Price Indicators Projects nearby Locality

| Comp. | Source      | Built up Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|--------------------------|----------------|-------------------------------|
| 2 BHK | Nobroker.in | 720.00                   | 1,45,00,000.00 | 20,140.00                     |

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[Log in](#)

**1 BHK Flat In Am Residency For Sale In Mazgaon**  
Nesbit Rd, Byculla Railway Colony, Tadmadi, Mazgaon, Mumbai...

**₹ 1.45 Crores**  
Non-negotiable

**₹ 83,106/Month**  
Estimated EMI

**720**  
Sq.Ft

Need Home Loan ?  
[Apply Loan](#)

Photos
Location

Shortlist

|   |   |
|---|---|
| <b>1 Bedroom</b><br><small>No. of Bedroom</small>   | <b>Aug 5, 2024</b><br><small>Posted On</small>  |
| <b>2 Bathroom</b><br><small>No. of Bathroom</small> | <b>Immediately</b><br><small>Possession</small> |
| <b>NA</b><br><small>Balcony</small>                 | <b>Am Residency</b><br><small>Apartment</small> |
| <b>Bike</b><br><small>Parking</small>               | <b>None</b><br><small>Power Backup</small>      |

[Get Owner Details](#)

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM   Cotton Green Railway Station   Lakadawala Solitaire

Naigaon Municipal Maternity Home   Metro INOX Cinema

### Overview

|                                      |                   |                   |   |
|--------------------------------------|-------------------|-------------------|---|
| Age of Building                      | Newly Constructed | Ownership Type    | Self Owned                              |
| Maintenance Charges ₹4.2 Per Sq.Ft/M |                   | Flooring          | NA                                      |
| Builtup Area                         | 720 Sq.Ft         | Furnishing Status | Unfurnished <a href="#">Furnish Now</a> |

### Activity On This Property

**59**

Unique Views

**3**

Shortlists

**4**

Contacted

Powered By: NBEstimate

### Similar Properties

## Price Indicators Projects nearby Locality

| Comp. | Source      | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 2 BHK | noroker.com | 530.00                 | 1,20,00,000.00 | 22,650.00                     |

**NOBROKER**

2 BHK Flat in Ruparel Vivanza For Sale In Bycul...  
ghodapdeo Road

₹ 1.2 Crores Negotiable | ₹ 68,777/Month Estimated EMI | 665 Sq.Ft | Need Home Loan? Apply Loan

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

Photos | Location

2 BHK READY APART

Shortlist

2 Bedroom (No. of Bedroom) | Jul 9, 2024 (Posted On)

1 Bathroom (No. of Bathroom) | Oct 29, 2025 (Possession)

NA (Balcony) | Ruparel Vivanza (Apartment)

None (Parking) | Partial (Power Backup)

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | Check Now

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM | Cotton Green Railway Station | Lakadawala Solitaire | Aditya Jyot Eye Hospital | Metro INOX Cinema

**Overview**

Age of Building: Under Construction | Ownership Type: Self Owned

Maintenance Charges: NA | Flooring: Cement

Builtup Area: 665 Sq.Ft | Carpet Area: 530 Sq.Ft

Activity On This Property

422 Unique Views | 1 Shortlists | 13 Contacted

Powered By: NBEstimate

Similar Properties

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: 17.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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 17.08.2024 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.

|     | <b>Particulars</b>  | <b>Valuer comment</b>   |
|-----|---|---|
| 1.  | Background information of the asset being valued;   | The property under consideration was purchased by <b>Mahendra Ravji Chheda &amp; Others</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<br>Chandan Singh – Valuation Engineer<br>Saiprasad Patil – Technical Officer<br>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 – 08.08.2024<br>Valuation Date – 17.08.2024<br>Date of Report – 17.08.2024  |
| 6.  | Inspections and/or investigations undertaken;   | Physical Inspection done on date 08.08.2024   |
| 7.  | Nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>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 **17<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 **Mahendra Ravji Chheda & Others** 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 **Mahendra Ravji Chheda & Others**. 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.

**(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.



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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

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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