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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Om Nandanvan"**

"Om Nandanvan", Proposed Residential Building on Survey No. 1000, Plot No. 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West), Bawa Praduman Singh Road, Off M. G. Road, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India

**Latitude Longitude: 19°10'40.6"N 72°56'57.0"E**

## Intended User:

**State Bank of India**

**HLST Belapur Branch**

Administrative Office, I, 5<sup>th</sup> Floor, Belapur Railway Station Complex,  
CBD Belapur, Navi Mumbai, PIN - 400 614,  
State - Maharashtra, Country - India



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## Regd. Office

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

☎️ +91 2247495919

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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/08/2024/10697/2307852

24/18-330-V

Date: 24.08.2024

# MASTER VALUATION REPORT OF "Om Nandanvan"

**"Om Nandanvan", Proposed Residential Building on Survey No. 1000, Plot No. 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West), Bawa Praduman Singh Road, Off M. G. Road, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India**

**Latitude Longitude: 19°10'40.6"N 72°56'57.0"E**

**NAME OF DEVELOPER: M/s. Oscar Infrastructure Pvt. Ltd.**

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21<sup>st</sup> August 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Om Nandanvan", Proposed Residential Building on Survey No 1000, Plot No. 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West), Bawa Praduman Singh Road, Off M. G. Road, Mulund (West), Mumbai, Pin, PIN – 400 080, State - Maharashtra, Country – India. It is about 1.5 Km. travel distance from Mulund railway station on Central Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Oscar Infrastructure Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Om Nandanvan</b>	<b>P51800056240</b>
<b>Register office address</b>	<b>M/s. Oscar Infrastructure Pvt. Ltd.</b>	
	<b>Address:</b> Office No. 711, 7 <sup>th</sup> Floor, "Corporate Center", Nirmal Lifestyle, L.B.S. Marg, Mulund (West), Mumbai, Pin – 400 080, State - Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person .</b> Ms. Mahi Lanka (Builder Person – Mobile No. 9920841308) Mr. Sagar (Engineer – Mobile No. 80823 25730) Mr. Rahul Dinesh Doshi (Sales Person – Mobile No. 9619442250)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:info@oscarinfra.com">info@oscarinfra.com</a> , <a href="mailto:rahul@brandstories.co.in">rahul@brandstories.co.in</a> <a href="http://www.oscarinfra.com">www.oscarinfra.com</a>	

### 3. Boundaries of the Property:

<b>Direction</b>	<b>Particulars</b>
On or towards North	Keshwar Building & Dr. Rajendra Prasad Road
On or towards South	BP Cross Road No. 1
On or towards East	Bawa Praduman Singh Road & M G Road
On or towards West	Kothari Estate



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### Regd. Office

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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**  
**HLST Belapur Branch**  
 Administrative Office, I, 5<sup>th</sup> Floor,  
 Belapur Railway Station Complex,  
 CBD Belapur, Navi Mumbai, PIN - 400 614,  
 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, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 21.08.2024
	b)	Date on which the valuation is made : 24.08.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 28.02.2023 issued by Adv. Mr. Yogesh P. Rane
	2.	Copy of Supplementary Development Agreement date 19.12.2023 b/w. West Nandanvan CHSL (the Society) AND M/s. Oscar Infrastructure Pvt. Ltd. (the Developers)
	3.	Copy of Development Agreement date 27.06.2022 b/w. West Nandanvan CHSL (the Society) AND M/s. Oscar Infrastructure Pvt. Ltd. (the Developers)
	4.	Copy of CA Certificate date 29.02.2024 issued by CA Himmat Shethia & Associates Chartered Accountants
	5.	Copy of Engineer's Certificate date 27.02.2024 issued by Er. Brixwell Engineering
	6.	Copy of Architect's Certificate date 01.03.2024 issued by Ar. Nitin Gunjal
	7.	Copy of NOC from Fire Safety No. P-21408/2024/(913)/T -Ward / Mulund -W / SRA -CFO / 1 / NEW date 10.05.2024 issued by Municipal Corporation Mumbai Fire Brigade, MCGM
	8.	Copy of MAHARERA Registration Certificate of Project No. P51800056240 issued by Maharashtra Real Estate Regulatory Authority date 22.05.2024.
	9.	Copy of LOI No. T / PVT / 0141 / 20231110/ LOI date 08.12.2023 issued by Slum Rehabilitation Authority
	10.	Copy of IOA No. T / PVT / 0141 / 20231110/ AP / C date 18.12.2023 issued by Slum Rehabilitation Authority
	11.	Copy of Commencement Certificate No. SRA / ENG / T / PVT / 0141 / 20231110/ AP / C date 23.02.2024 issued by Executive Engineer Slum Rehabilitation Authority.




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<p>The C.E.O. (SRA) has appointed <u>Shri. M. A. Went</u> Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.C is granted for work up to <u>Plintn Level Only.</u></p> <p style="text-align: right;">For and on behalf of Local Authority <b>The Slum Rehabilitation Authority</b></p> <p style="text-align: right;"> Executive Engineer (SRA) FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)</p>					
<p>12. Copy of Approved Plan No. SRA / ENG / T / PVT / 0141 / 20231110/ AP / C date 23.02.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nine - Sheet No. 1/9 to 9/9)</p> <p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Om Nandanvan</td> <td>Basement (part) + Ground + 1<sup>st</sup> to 3<sup>rd</sup> (Part Residential / Part Podiums) + 4<sup>th</sup> to 20<sup>th</sup> upper floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Om Nandanvan	Basement (part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> (Part Residential / Part Podiums) + 4 <sup>th</sup> to 20 <sup>th</sup> upper floors.
Project	Number of Floors				
Om Nandanvan	Basement (part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> (Part Residential / Part Podiums) + 4 <sup>th</sup> to 20 <sup>th</sup> upper floors.				
Project Name (with address & phone nos.)	: "Om Nandanvan", Proposed Residential Building on Survey No. 1000, Plot No. 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West), Bawa Praduman Singh Road, Off M. G. Road, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India				
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Oscar Infrastructure Pvt. Ltd</b>  <b>Address:</b> Office No. 711, 7 <sup>th</sup> Floor, "Corporate Center", Nirmal Lifestyle, L.B.S. Marg, Mulund (West), Mumbai, Pin – 400 080, State - Maharashtra, Country – India.  <b>Contact Person :</b> Ms. Mahi Lanka (Builder Person – Mobile No. 9920841308) Mr. Sagar (Engineer – Mobile No. 80823 25730)				
5. Brief description of the property (Including Leasehold / freehold etc.)	:				
<p><b>About "Om Nandanvan" Project:</b> Om Nandanvan The Limited Edition Life by Oscar Infrastructure is one of the well-known under-construction projects in Mulund West, offering low budget apartments. Om Nandanvan The Limited Edition Life Mulund West is scheduled for possession in Dec, 2027. With almost all basic amenities in place, Om Nandanvan The Limited Edition Life brings highly affordable yet beautiful. There are 2BHK and 3BHK apartments for sale, coming up in this project. Om Nandanvan The Limited Edition Life Central Mumbai is a RERA-registered project with registration number P51800056240. Om Nandanvan The Limited Edition Life is one of the spacious projects in the Central Mumbai region.</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>Om Nandanvan</td> <td>Proposed Basement (part) + Ground + 1<sup>st</sup> to 3<sup>rd</sup> (Part Residential / Part Podiums) +</td> </tr> </tbody> </table>		Project	Number of Floors	Om Nandanvan	Proposed Basement (part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> (Part Residential / Part Podiums) +
Project	Number of Floors				
Om Nandanvan	Proposed Basement (part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> (Part Residential / Part Podiums) +				

4 <sup>th</sup> to 20 <sup>th</sup> upper floors.			
<b>LEVEL OF COMPLETEION:</b>			
<b>Project</b>	<b>Present stage of Construction</b>		
<b>Om Nandanvan</b>	<b>Foundation work is in progress.</b>		
<b>Percentage of work completion</b>			
<b>0%</b>			
<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>			
<ul style="list-style-type: none"> <li>&gt; Vitrified tiles flooring in all rooms</li> <li>&gt; Granite Kitchen platform with Stainless Steel Sink</li> <li>&gt; Powder coated aluminum sliding windows with M.S. Grills</li> <li>&gt; Laminated wooden flush doors with Safety door</li> <li>&gt; Concealed wiring</li> <li>&gt; Concealed plumbing</li> <li>&gt; Jogging Track</li> <li>&gt; Clubhouse</li> <li>&gt; Gymnasium</li> <li>&gt; Garden</li> <li>&gt; Jogging Track</li> <li>&gt; Fitness Centre</li> <li>&gt; Party Lawn</li> <li>&gt; Lounge Area</li> <li>&gt; Amphi Theater</li> <li>&gt; Medication Deck</li> <li>&gt; Childer's Play Area</li> <li>&gt; Sand Pit</li> <li>&gt; Meeting Room</li> <li>&gt; Reading Corner</li> <li>&gt; Indoor Games</li> <li>&gt; Meeting Room</li> <li>&gt; Multi-Purpose Court</li> </ul>			
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 1000
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	Plot No 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West)
d)	Ward / Taluka	:	T - Ward
e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>"Om Nandanvan"</b> , Proposed Residential Building on Survey No. 1000, Plot No. 1027 (pt) & 1028, CTS No. 913B, Village – Mulund (West), Bawa Praduman Singh Road, Off M. G. Road,





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				
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. SRA / ENG / T / PVT / 0141 / 20231110/ AP / C date 23.02.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nine - Sheet No. 1/9 to 9/9)  <b>Approved upto:</b>				
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10.	Corner plot or intermittent plot?	: Intermittent				
11.	Road facilities	: Yes				
12.	Type of road available at present	: B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 13.40 Mtr. Wide Bawa Praduman Singh Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developed area				
19.	<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 – 2124.00 Sq. M. (As per Plan & RERA Certificate)				
	North & South	: -				
	East & West	: -				
2	Total extent of the plot	: As per table attached to the report				
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report				
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	: ₹ 1,32,680.00 per Sq. M. for Residential ₹ 64,240.00 per Sq. M. for Land				

5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>				
			2124	132680	28,18,12,320.00				
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<b>Project</b>		<b>Number of Floors</b>						
	<b>Om Nandanvan</b>		<b>Proposed Basement (part) + Ground + 1<sup>st</sup> to 3<sup>rd</sup> (Part Residential / Part Podiums) + 4<sup>th</sup> to 20<sup>th</sup> upper floors.</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 is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / T / PVT / 0141 / 20231110/ AP / C date 23.02.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nine - Sheet No. 1/9 to 9/9)						
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Om Nandanvan</td> <td>Basement (part) + Ground + 1<sup>st</sup> to 3<sup>rd</sup> (Part Residential / Part Podiums) + 4<sup>th</sup> to 20<sup>th</sup> upper floors.</td> </tr> </tbody> </table>			Project	Number of Floors	Om Nandanvan	Basement (part) + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> (Part Residential / Part Podiums) + 4 <sup>th</sup> to 20 <sup>th</sup> upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress



7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1) Om Nandanvan:**

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder 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	101	1	3 BHK	1040	1144					34,32,000
2	102	1	2 BHK	733	806					24,18,900
3	103	1	2 BHK	732	805					24,15,600
4	201	2	3 BHK	1040	1144					34,32,000
5	202	2	2 BHK	733	806					24,18,900
6	203	2	2 BHK	778	856			Land Owner's Share		25,67,400
7	301	3	3 BHK	1040	1144					34,32,000
8	302	3	2 BHK	762	838					25,14,600
9	303	3	2 BHK	778	856					25,67,400
10	401	4	3 BHK	1040	1144					34,32,000
11	402	4	2 BHK	762	838					25,14,600
12	403	4	2 BHK	794	873					26,20,200
13	404	4	1 BHK	495	545					16,33,500
14	405	4	3 BHK	900	990					29,70,000
15	501	5	1 RK	300	330			PTC Unit		9,90,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder 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 ₹
16	502	5	2 BHK	762	838					25,14,600
17	503	5	2 BHK	815	897					26,89,500
18	504	5	1 BHK	495	545					16,33,500
19	505	5	3 BHK	901	991					29,73,300
20	506	5	MP	300	330					9,90,000
21	507	5	MP	300	330					9,90,000
22	601	6	1 RK	300	330					9,90,000
23	602	6	2 BHK	782	860					25,80,600
24	603	6	2 BHK	815	897					26,89,500
25	604	6	1 BHK	495	545					16,33,500
26	605	6	3 BHK	900	990					29,70,000
27	606	6	MP	300	330					9,90,000
28	607	6	MP	300	330					9,90,000
29	701	7	1 RK	300	330					9,90,000
30	704	7	1 BHK	495	545					16,33,500
31	705	7	3 BHK	900	990					29,70,000
32	706	7	MP	300	330					9,90,000
33	707	7	MP	300	330					9,90,000
34	802	8	2 BHK	782	860					25,80,600
35	803	8	2 BHK	741	815	27100	2,00,81,100	2,24,90,832	56,000	24,45,300
36	806	8	3 BHK	1040	1144					34,32,000
37	901	9	1 RK	300	330					9,90,000
38	902	9	2 BHK	782	860					25,80,600
39	903	9	2 BHK	741	815	27200	2,01,55,200	2,25,73,824	56,500	24,45,300
40	904	9	1 RK	300	330					9,90,000
41	905	9	1 RK	300	330					9,90,000
42	906	9	3 BHK	1040	1144					34,32,000
43	907	9	MP	300	330					9,90,000
44	908	9	MP	300	330					9,90,000
45	1001	10	1 RK	300	330					9,90,000
46	1002	10	2 BHK	782	860					25,80,600
47	1003	10	2 BHK	741	815	27300	2,02,29,300	2,26,56,816	56,500	24,45,300
48	1004	10	1 RK	300	330					9,90,000
49	1005	10	1 RK	300	330					9,90,000
50	1006	10	3 BHK	1040	1144					34,32,000



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder 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 ₹
51	1007	10	MP	300	330					9,90,000
52	1008	10	MP	300	330					9,90,000
53	1101	11	1 RK	300	330					9,90,000
54	1102	11	2 BHK	782	860					25,80,600
55	1103	11	2 BHK	741	815	27400	2,03,03,400	2,27,39,808	57,000	24,45,300
56	1104	11	1 RK	300	330					9,90,000
57	1105	11	1 RK	300	330					9,90,000
58	1106	11	3 BHK	1040	1144					34,32,000
59	1107	11	MP	300	330					9,90,000
60	1108	11	MP	300	330					9,90,000
61	1201	12	1 RK	300	330					9,90,000
62	1202	12	2 BHK	782	860					25,80,600
63	1203	12	1 RK	300	330					9,90,000
64	1204	12	1 RK	300	330					9,90,000
65	1205	12	1 RK	300	330					9,90,000
66	1206	12	1 RK	300	330					9,90,000
67	1207	12	1 RK	300	330					9,90,000
68	1208	12	1 MP	300	330					9,90,000
69	1209	12	1 MP	300	330					9,90,000
70	1210	12	1 MP	300	330					9,90,000
71	1211	12	1 MP	300	330					9,90,000
72	1301	13	1 RK	300	330					9,90,000
73	1302	13	2 BHK	782	860					25,80,600
74	1303	13	1 RK	300	330					9,90,000
75	1304	13	1 RK	300	330					9,90,000
76	1305	13	1 RK	300	330					9,90,000
77	1306	13	1 RK	300	330					9,90,000
78	1307	13	1 RK	300	330					9,90,000
79	1308	13	1 MP	300	330					9,90,000
80	1309	13	1 MP	300	330					9,90,000
81	1310	13	1 MP	300	330					9,90,000
82	1311	13	1 MP	300	330					9,90,000
83	1401	14	3 BHK	1370	1507	27700	3,79,49,000	4,25,02,880	1,06,500	45,21,000
84	1402	14	1 RK	300	330					9,90,000
85	1403	14	1 RK	300	330					9,90,000



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder 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 ₹
86	1404	14	1 RK	300	330					9,90,000
87	1405	14	1 MP	300	330					9,90,000
88	1406	14	1 MP	300	330					9,90,000
89	1501	15	1 RK	300	330					9,90,000
90	1502	15	2 BHK	782	860					25,80,600
91	1503	15	1 RK	300	330					9,90,000
92	1504	15	1 RK	300	330					9,90,000
93	1505	15	1 RK	300	330					9,90,000
94	1506	15	1 RK	300	330					9,90,000
95	1507	15	1 RK	300	330					9,90,000
96	1508	15	1 RK	300	330					9,90,000
97	1509	15	1 RK	300	330					9,90,000
98	1510	15	1 RK	300	330					9,90,000
99	1511	15	1 MP	300	330					9,90,000
100	1601	16	3 BHK	1100	1210	27900	3,06,90,000	3,43,72,800	86,000	36,30,000
101	1602	16	2 BHK	782	860					25,80,600
102	1603	16	2 BHK	741	815	27900	2,06,73,900	2,31,54,768	58,000	24,45,300
103	1604	16	2 BHK	743	817	27900	2,07,29,700	2,32,17,264	58,000	24,51,900
104	1605	16	3 BHK	1100	1210	27900	3,06,90,000	3,43,72,800	86,000	36,30,000
105	1701	17	3 BHK	1100	1210	27900	3,06,90,000	3,43,72,800	86,000	36,30,000
106	1702	17	2 BHK	782	860	27900	2,18,17,800	2,44,35,936	61,000	25,80,600
107	1703	17	2 BHK	741	815	27900	2,06,73,900	2,31,54,768	58,000	24,45,300
108	1704	17	2 BHK	743	817	27900	2,07,29,700	2,32,17,264	58,000	24,51,900
109	1705	17	3 BHK	1100	1210	27900	3,06,90,000	3,43,72,800	86,000	36,30,000
110	1801	18	3 BHK	1100	1210	28000	3,08,00,000	3,44,96,000	86,000	36,30,000
111	1802	18	2 BHK	782	860	28000	2,18,96,000	2,45,23,520	61,500	25,80,600
112	1803	18	2 BHK	741	815	28000	2,07,48,000	2,32,37,760	58,000	24,45,300
113	1804	18	2 BHK	743	817	28000	2,08,04,000	2,33,00,480	58,500	24,51,900
114	1805	18	3 BHK	1100	1210	28000	3,08,00,000	3,44,96,000	86,000	36,30,000
115	1901	19	3 BHK	1100	1210	28100	3,09,10,000	3,46,19,200	86,500	36,30,000
116	1902	19	2 BHK	765	842	28100	2,14,96,500	2,40,76,080	60,000	25,24,500
117	1903	19	2 BHK	741	815	28100	2,08,22,100	2,33,20,752	58,500	24,45,300
118	1904	19	2 BHK	743	817	28100	2,08,78,300	2,33,83,696	58,500	24,51,900
119	1905	19	3 BHK	1100	1210	28100	3,09,10,000	3,46,19,200	86,500	36,30,000
120	2001	20	3 BHK	1100	1210	28200	3,10,20,000	3,47,42,400	87,000	36,30,000



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Builder 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 ₹
121	2002	20	2 BHK	765	842	28200	2,15,73,000	2,41,61,760	60,500	25,24,500
122	2003	20	2 BHK	741	815	28200	2,08,96,200	2,34,03,744	58,500	24,45,300
<b>Total</b>				<b>71108</b>	<b>78219</b>		<b>66,96,57,100</b>	<b>75,00,15,952</b>		<b>23,46,57,000</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	2 BHK - 17 3 BHK - 10	27	24005	26406	66,96,57,100.00	75,00,15,952.00
Land Owner's Share	1 BHK - 04 2 BHK - 20 3 BHK - 12	36	29403	32343	0	0
PTC Unit	1 RK - 59	59	17700	19470	0	0
<b>Total</b>		<b>122</b>	<b>71108</b>	<b>78219</b>	<b>66,96,57,100.00</b>	<b>75,00,15,952.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	66,96,57,100.00
Final Realizable Value After Completion in ₹	75,00,15,952.00
Cost of Construction (Total Built up area x Rate) 78219 Sq. Ft. x ₹ 3000.00	23,46,57,000.00

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

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

9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

#### Total abstract of the entire property

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 66,96,57,100.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 75,00,15,952.00</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 ₹ 26,000.00 to ₹ 28,500.00 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 ₹ 26,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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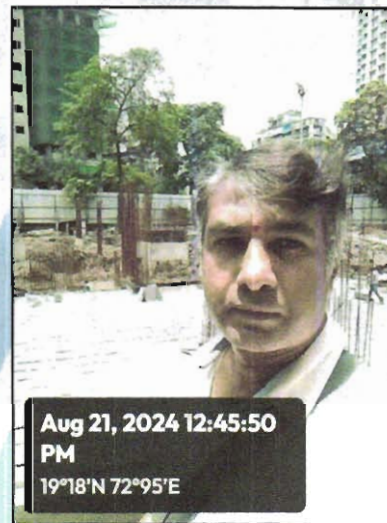




## Actual Site Photographs



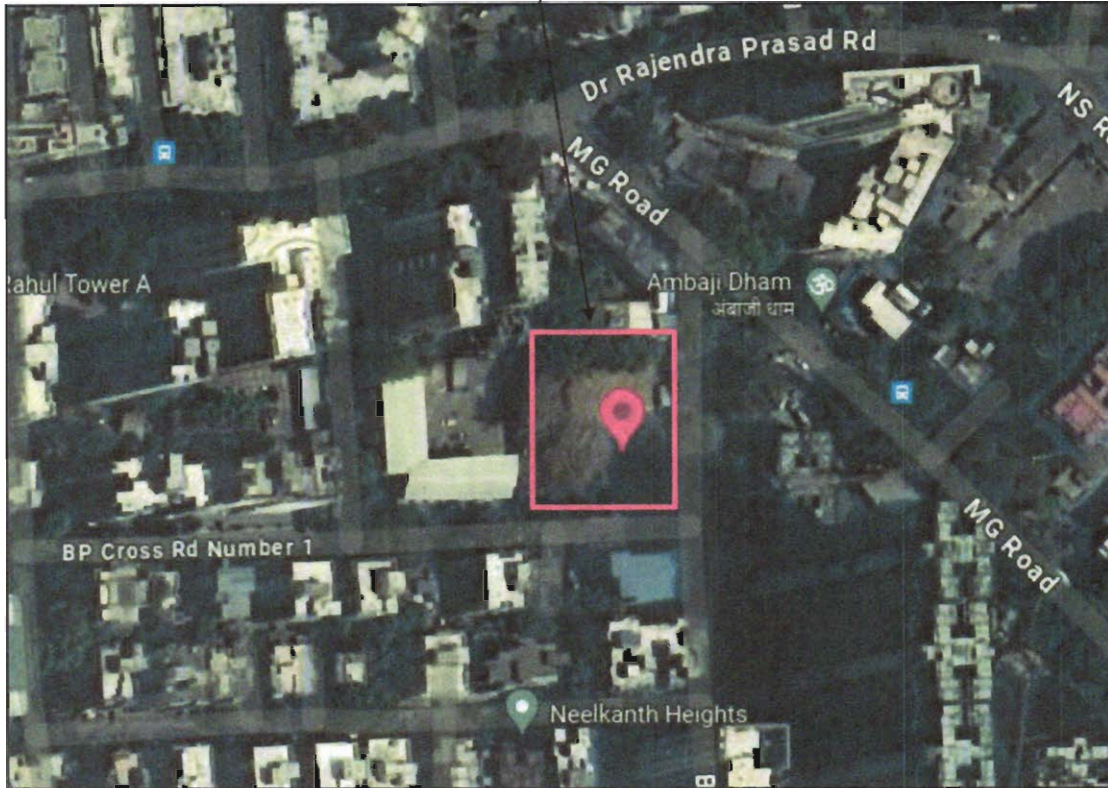
## Actual Site Photographs





## Route Map of the property

Site u/r



Latitude Longitude: 19°10'40.6"N 72°56'57.0"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.5 Km.)



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## Ready Reckoner Rate



**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



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

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**Year** 2024-2025 **Language** English


**Selected District** MumbaiSubUrban

**Select Village** मुलुंड ( प ) - कुर्ली

**Search By**  Survey No.  Location

**Enter Survey No** 913 Search

उपविभाग	सुखी जमीन	निवासी मदनिका	ऑफिस दुकाने	औद्योगिक एकक (Rs./)	Attribute
123/567 -मुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.	64240	132680	152580	176500	132680 चौ. मीटर नि.टी.एस. नंबर




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Vastukala Consultants (I) Pvt. Ltd.  
Chartered Engineers (I)  
174 Consultants  
London & Equinox

**Sales Instance nearby**

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

1716391 25-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 1716/2024 नोदणी : Regn.63m
<b>गावाचे नाव : मुलुंड</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	31879800		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18701776.72		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मन्पाइतर वर्णन :सदनिका नं: सदनिका क्र. 1504, माळा नं: 15 वा हॅबिटेबल मजला, इमारतीचे नाव: ओम अंबे स्मृति, ब्लॉक नं: मुलुंड पश्चिम,मुंबई 400080, रोड : प्लॉट नं.1102,लाला देवीदयाल रोड, इतर माहिती: दोन कारपार्किंग म्हणजेच(पहिल्या पोडियम वरील एक कारपार्किंग स्पेस नं. 02 व चौथ्या पोडियम वरील एक कारपार्किंग स्पेस नं. 18)सहीत,मौजे मुलुंड पश्चिम,सि टी एस नं 1099,सदर सदनिका मिळकतीचे क्षेत्र 103.01 मीटर कारपेट व बाल्कनीचे क्षेत्र 7.8 चौ मीटर कारपेट,एकूण क्षेत्र 110.81चौ मीटर कारपेट रेरा प्रमाणे.( ( C.T.S. Number : 1099 ; ) )		
(5) क्षेत्रफळ	121.89 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऑस्कर इंफ्रास्ट्रक्चर प्रायव्हेट लिमिटेड चे संचालक राहुल जे जोशी तर्फे कबुलीजबाबाकरिता कु मु म्हणून निलेश एल रायकुंडलिया ऊर्फ ठक्कर वय:-41 पत्ता:-प्लॉट नं: ऑफिस 711, माळा नं: -, इमारतीचे नाव: कॉर्पोरेट सेंटर, निर्मल लाईफ.स्टाईल, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- A.ABCO0475F		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश लक्ष्मीचंद लोडाय्या वय:-62; पत्ता:-प्लॉट नं: प्लॉट नं. बी/26, माळा नं: -, इमारतीचे नाव: अजय बिल्डींग, ब्लॉक नं: ठाणे वागळे, ठाणे, रोड नं: सेक्टर नं. 3, श्रीनगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-.AAAPL4180G 2): नाव:-वासंती महेश लोडाय्या वय:-58; पत्ता:-प्लॉट नं: प्लॉट नं. बी/26, माळा नं: -, इमारतीचे नाव: अजय बिल्डींग, ब्लॉक नं: ठाणे वागळे, ठाणे, रोड नं: सेक्टर नं. 3, श्रीनगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-.ABFPL3335H		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1716/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1913000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला			



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
15229/2024	09.07.2024	1,60,00,000.00	62.35	671	25,640.00

गावाचे नाव : मुलुंड	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10468120.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 1603, माळा नं: 16 वा मजला, इमारतीचे नाव: अंबाजी अपार्टमेंट, ब्लॉक नं: मुलुंड पश्चिम,मुंबई 400080, रोड : डी सी दास रोड, इतर माहिती: एक कार पार्किंग स्पेस सहीत,मौजे मुलुंड पश्चिम,सी टी एस नं 1027,सदर सदनिका मिळकतीचे क्षेत्र 671 चौ फुट कारपेट म्हणजेच 62.35 चौ मीटर कारपेट रेरा प्रमाणे.(( C.T.S. Number : 1027 ; ))
(5) क्षेत्रफळ	68.60 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बिट्टॉन डेव्हलपर्स चे भागिदार प्रणय बिपिन मेहता तर्फे कबुलियवाबाकरिता कु मु म्हणून निलेश एल रायकुंडलिया उर्फ ठक्कर वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं ए-29, माळा नं: , इमारतीचे नाव: पाटिल भुवन, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: एन एस बी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAVFB1696A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनील अशोक चोथानी वय:-32; पत्ता:-प्लॉट नं: रूम नं 28, माळा नं: , इमारतीचे नाव: झवेर सदन, ब्लॉक नं: घाटकोपर पश्चिम,मुंबई, रोड नं: लक्ष्मीनारायण लेन ,हिंदी हाय स्कूल समोर, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AXJPC9134H 2): नाव:-प्रियंका गुप्ता वय:-34; पत्ता:-प्लॉट नं: रूम नं 28, माळा नं: , इमारतीचे नाव: झवेर सदन, ब्लॉक नं: घाटकोपर पश्चिम,मुंबई, रोड नं: लक्ष्मीनारायण लेन ,हिंदी हाय स्कूल समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BOHPP6262D
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15229/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	960000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13864/2024	24.06.2024	1,75,00,000.00	69.64	750.00	23.350.00

13864391		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4
24-08-2024			दस्त क्रमांक : 13864/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : मुलुंड</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	17500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11137291.88		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: अंबाजी अपार्टमेंट, ब्लॉक नं: मुलुंड पश्चिम,मुंबई 400080, रोड : डी सी दास रोड, इतर माहिती: एक कार पार्किंग स्पेस सहीत,मौजे मुलुंड पश्चिम,सी टी एस नं 1027,सदर सदनिका मिळकतीचे क्षेत्र 750 चौ फुट कारपेट म्हणजेच 69.64 चौ मीटर कारपेट रेरा प्रमाणे.(( C.T.S. Number : 1027 ; ))		
(5) क्षेत्रफळ	76.67 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बिल्ट्रॉन डेव्हलपर्स चे भागिदार प्रणय बिपिन मेहता तर्फे कबुलजवाबाकारिता कु मु म्हणून निलेश एल रायकुंडलिया उर्फ ठक्कर वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं ए-29, माळा नं: -, इमारतीचे नाव: पाटिल भुवन, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: एन एस बी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAVFB1696A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज नरसिंह कतीरा वय:-55; पत्ता:-प्लॉट नं: डी -104, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: पद्मवतीनगर, डी.डी.यू मार्ग, चेकनाका बस डेपोजवळ, , मुंबई. पिन कोड:-400080 पॅन नं:-AAZPK4941R		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	24/06/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13864/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	740.00	2,15,00,000.00	29,000.00
3 BHK	housing.com	1888.00	5,48,00,000.00	29,000.00
2 BHK	99.acrs.com	740.00	1,96,00,000.00	26,500.00

**Oscar Om Nandanvan**  
By USCAP INFRASTRUCTURE PRIVATE LIMITED  
BP Cross Road 1, Gavane Pada Mulund West, Central Mumbai Suburbs, Mumbai

₹2.15 Cr - 5.48 Cr | ₹29 K/sq.ft  
EMI starts at ₹1.07 Lacs  
Price excludes maintenance floor rise. See More

2, 3, 4, 5 BHK Apartments Configurations  
Dec, 2026 Possession Starts  
₹29 K/sq.ft Avg. Price  
740 - 1888 sq.ft. (Carpet Area) Sizes

**Om Nandanvan The Limited Edition Life**  
Mulund West, Mumbai  
Under Construction Possession will start from Dec, 2027

**Om Nandanvan The Limited Edition Life Floor Plan**

BHK Apartment	3 BHK Apart...	4 BHK Apart...	More
Carpet Area <b>740 sq.ft.</b> (68.75 sq.m.)	Possession <b>Dec, 2027</b>	Builder Price <b>₹ 1.96 Cr</b>	Carpet Area <b>765 sq.ft.</b> (71.07 sq.m.)
			Possession <b>Dec, 2027</b>
			Builder Price <b>₹ 2.03 Cr</b>

Request for a callback



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1123.00	2,98,00,000.00	26,540.00

**HOUSING.COM** Buy in Mumbai

3 BHK Flat ₹2.98 Cr EMI starts at ₹1.48 Lacs

By OSCAR INFRASTRUCTURE PRIVATE LIMITED

Dealer: Oscar Om Nandanvan, Salpa Devi Pada, Mulund West, Mumbai

1123 sq.ft Built Up Area | ₹26.54 K/sq.ft Avg. Price | 3 BHK Configuration | 17th Aug. 2024 Possession status | Higher of 21 Floors | East facing Facing | Unfurnished Furnishing

**OVERVIEW** FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT GALLERY

**Property Overview**

Project Name: Oscar Om Nandanvan

Brokerage: No Charge

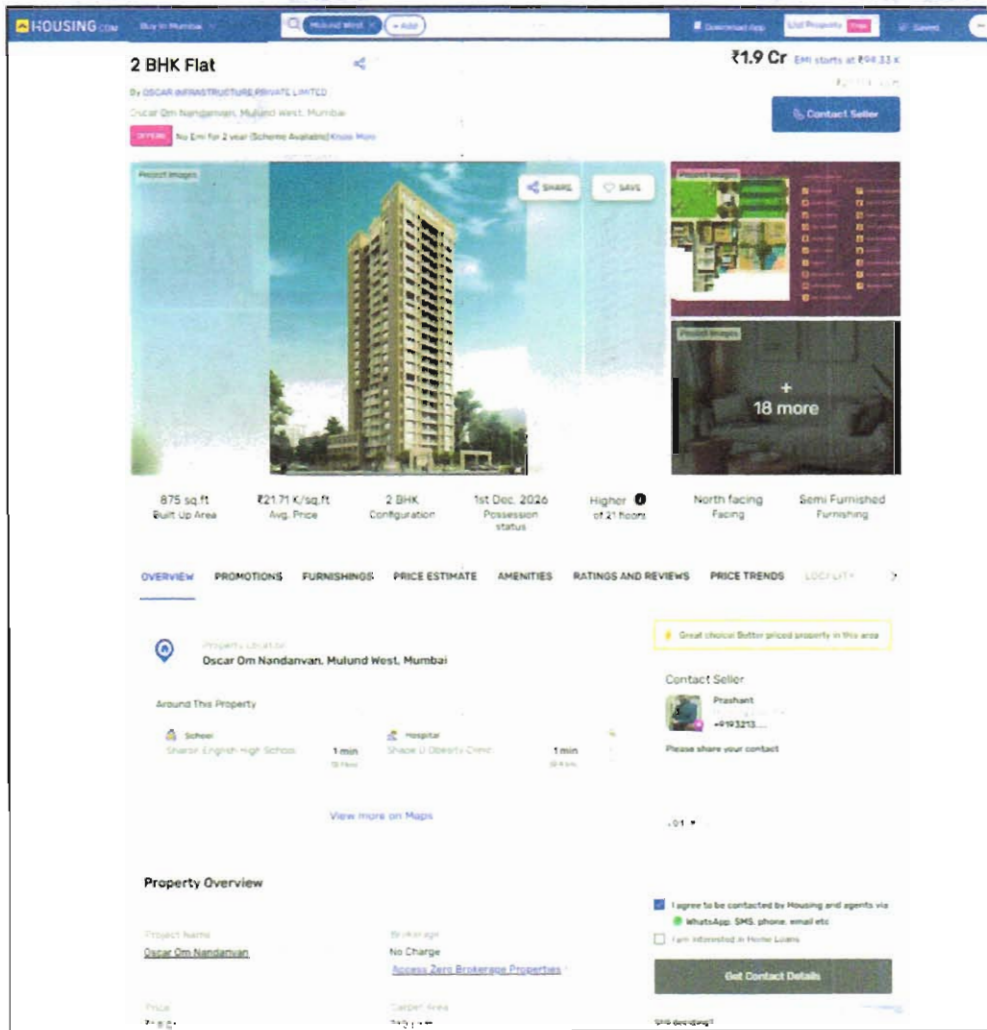
Price: ₹2.98 Cr | Carpet Area: 1123 sq.ft

Still deciding?



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	740.00	1,90,00,000.00	25,680.00



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### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1123.00	2,85,00,000.00	25,380.00

**HOUSING.COM** Buy in Mumbai

**3 BHK Flat** ₹2.85 Cr (EMI starts at ₹1.41 Lacs)

By OSCAR INFRASTRUCTURE PRIVATE LIMITED  
Oscar Om Nandanvan, Mulund West, Mumbai

1450 sq ft Built Up Area | ₹19.66 K/sq ft Avg. Price | 3 BHK Configuration | 1st Dec. 2026 Possession status | Higher of 21 floors | East facing Facing | Semi Furnished Furnishing

**OVERVIEW** | PROMOTIONS | FURNISHINGS | PRICE ESTIMATE | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | LOCALITY

**Property Overview**  
Oscar Om Nandanvan, Mulund West, Mumbai

**Around This Property**  
School: Sharad English High School (1 min) | Hospital: Shree D. Dabhi Clinic (1 min)

**Property Overview**  
Project Name: Oscar Om Nandanvan | No Charge | Access Zero Brokerage Properties

Price: ₹2.85 Cr | Carpet Area: 1123 sq ft

Contact Seller: Prashant +9191215...  
Please share your contact

Get Contact Details



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### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	dwello.in	769.00	2,25,00,000.00	29,300.00

**CONFIGURATIONS FOR OSCAR OM NANDANVAN**

	<b>2 BHK</b> 1 living room kitchen, 2 bedrooms, 2 bathrooms	768.5944 ft <sup>2</sup>	<b>₹2.25 Cr</b>
	<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	736.73 ft <sup>2</sup>	<b>₹2.18 Cr</b>
	<b>3 BHK</b>	1126.572 ft <sup>2</sup>	<b>₹3.31 Cr</b>

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	square.yards	740.00	2,26,00,000.00	30,540.00

**square yards** Mumbai Buy Rent Projects Agents Services Resources Sell or Rent Intelligent Login

29 Views

Compare

Oscar Om Nandanvan  
**2 Bedroom 740 Sq.Ft. Apartment in Mulund West Mumbai**  
 Listing ID #7092453  
**₹ 2.26 Cr.**

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 740 Sq Ft. (Carpet Area)
- Road View
- 11th Floor out of 21 Floors

3 Photos Map

**Pawan M Thakur**  
Preferred Partner

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here.



## Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	8 <sup>th</sup>	99acrs.com	612.00	1,60,00,000.00	26,143.00
2 BHK	5 <sup>th</sup>	99acrs.com	664.00	1,85,00,000.00	27,861.00

**99acres** Buy ▾ Enter Locality /  Sell/Rent Property

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

**₹1.6 Cr** @ 26,143 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 1,27,793 Flat/Apartment for Sale in Shreejee Mrugarchana CHS, Mulund West, Mumbai

**REERA STATUS** REGISTERED / Registration No: P51800020300 / Website: <https://maharerait.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Society Reviews Explore Locality >

Property (14) Society (7)

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

**Configuration**  
2 Bedrooms , 2 Bathrooms, No

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

**Address**  
Shreejee Mrugarchana CHS Mulund West, Mumbai

**Floor Number**  
8<sup>th</sup> of 9 Floors

**Facing**  
East

**Property Age**  
Under Construction

Photos (1/14)

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

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

**₹1.85 Cr** @ 27,861 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 1,47,768 Flat/Apartment for Sale in Kanchan sheila, Mulund West, Mumbai

**REERA STATUS** NOT AVAILABLE / Website: <https://maharerait.mahaonline.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recommen >

Videos (1) Property (6)

**Area**  
Super Built up area 1050 sq.ft. (97.90 sq.m.)

**Configuration**  
2 Bedrooms , 2 Bathrooms, No Balcony with Pooja Room

**Price**  
₹ 1.85 Crore+ Govt Charges & Tax @ 27,861 per sq.ft. (Negotiable)

**Address**  
Kanchan sheila Mulund West, Mumbai

**Floor Number**  
5<sup>th</sup> of 9 Floors

**Facing**  
East

**Property Age**  
0 to 1 Year Old

Main Road



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	518.00	1,60,00,000.00	25,000.00
3 BHK	housing.com	1939.00	4,85,00,000.00	25,000.00
Studio	housing.com	240.00	64,99,000.00	27,000.00

HOUSING.COM Buy in Thane




+ Add
Download App
List Property Free
Saved

### Tridev Balaji Apartment ₹1.3 Cr - 4.85 Cr | ₹25 K/sq.ft EMI starts at ₹4.29 K

By TRIDEV CONSTRUCTION MUMBAI  
Near Devidaya Rd, Gavane Pada, Mulund West, Central Mumbai Suburbs, Mumbai

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

Contact Developer

1, 2, 3, 4, 4.5, 5, 5.5 BHK Ap...  
Configurations
Dec. 2023  
Possession Starts
₹25 K/sq.ft  
Avg. Price
518 - 1939 sq.ft.  
(Carpet Area)  
Sizes

HOUSING.COM Buy in Mumbai

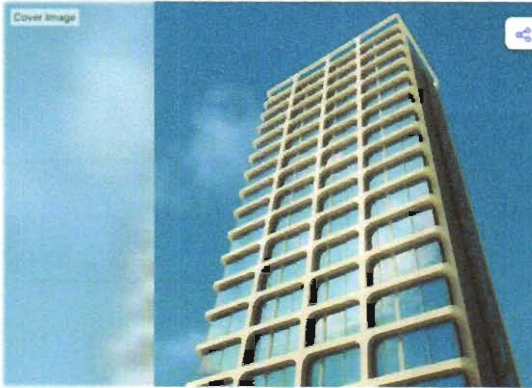

+ Add
Download App
List Property Free
Saved

### Sunset Gardens by Marathon ₹64.99 L - 1.99 Cr | ₹27.24 K/sq.ft EMI starts at ₹34.42 K

By UNITED BUILDERS  
Devidaya Road, Mulund West, Central Mumbai Suburbs, Mumbai

Last updated: Jul 20, 2024

Contact Seller

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



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	319.00	83,04,000.00	26,000.00
2 BHK	housing.com	649.00	1,69,00,000.00	26,000.00
1 BHK	housing.com	435.00	1,25,00,000.00	28,735.00

**Shree Mangesh Shraddha Priva** | WERA  
By SHREE MANGESH CONSTRUCTIONS  
Dr. R. P. Road, Nr. Muthoot Finance, Mulund West, Central Mumbai Suburbs, Mumbai

₹83.04 L - 1.69 Cr | ₹26.02 K/sq.ft  
EMI starts at ₹41,22 k

1. 2 BHK Apartments Configurations  
Aug. 2025 Possession Starts  
₹26.02 K/sq.ft Avg. Price  
319 - 649 sq.ft. (Carpet Area) Sizes

**GHP Woodland Mulund CHS Ltd** | WERA  
By GHP GROUP  
C1s No 551/42, Nahar, Mulund West, Central Mumbai Suburbs, Mumbai

₹1.25 Cr - 1.88 Cr | ₹28.64 K/sq.ft  
EMI starts at ₹61,84 k

1. 2 BHK Apartments Configurations  
Dec. 2024 Possession Starts  
₹28.64 K/sq.ft Avg. Price  
435 - 657 sq.ft. (Carpet Area) Sizes



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	450.00	1,18,00,000.00	26,000.00
2 BHK	housing.com	642.00	1,68,00,000.00	26,000.00
2 BHK	housing.com	859.00	2,41,00,000.00	28,000.00

**Sugee Greendale Estates** ₹1.18 Cr - 1.68 Cr | ₹26.14 K/sq.ft  
EMI starts at ₹58.4 K

By **SUGEER GROUP**  
A.C.C. Cement Road, Near City Of Joy, Mulund west, Central Mumbai Suburbs, Mumbai

1. 1.5, 2 BHK Apartments Configurations  
Dec. 2029 Possession Starts  
₹26.14 K/sq.ft Avg. Price  
450 - 642 sq.ft. (Carpet Area)  
Sizes

**Shanti Heights** ₹1.28 Cr - 2.41 Cr | ₹28.11 K/sq.ft  
EMI starts at ₹63.5 K

By **SUNNY DEVELOPERS**  
Goshala Road, Junction of Goshala Road & D.N. Road, Near TJSB bank, Mulund west, Central Mumbai Suburbs, Mumbai

1. 2, 3 BHK Apartments Configurations  
Dec. 2024 Possession Starts  
₹28.11 K/sq.ft Avg. Price  
455 - 859 sq.ft. (Carpet Area)  
Sizes



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

Place : Mumbai

Date : 24.08.2024

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

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.24 17:50:27 +05'30'



Auth. Sign.

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 24.08.2024 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 21.08.2024 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



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



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	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Oscar Infrastructure Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi 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 Vaibhav Bhagat – Valuation Engineer 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 – 21.08.2024 Valuation Date – 24.08.2024 Date of Report – 24.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.08.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Oscar Infrastructure Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



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**Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Oscar Infrastructure Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

**Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

**Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

**Area**

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

**Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



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(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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



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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.24 17:50:43 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

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



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