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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "CYGNUS at L and T Realty Elixir Reserve"

"CYGNUS at L and T Realty Elixir Reserve" Tower No. 1, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State – Maharashtra, Country - India

Latitude Longitude: 19°07'40.0"N 72°53'41.2"E

Valuation Done for:
Punjab National Bank
BKC Branch

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

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Vastu/Mumbai/09/2024/10986/2308050
05/04-56-SV
Date: 05.09.2024

**MASTER VALUATION REPORT
OF
"CYGNUS at L and T Realty Elixir Reserve"**

"CYGNUS at L and T Realty Elixir Reserve" Tower No. 1, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country – India

Latitude Longitude: 19°07'40.0"N 72°53'41.2"E

NAME OF DEVELOPER: M/s. Larsen & Toubro Ltd. (Realty Division)

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **2nd September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"CYGNUS at L and T Realty Elixir Reserve" Tower No. 1**, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country - India. It is about 2.9 Km. travel distance from Saki Naka Metro station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

2. Developer Details:

Name of builder	M/s. Larsen & Toubro Ltd. (Realty Division)	
Project Registration Number	Project	RERA Project Number
	CYGNUS (T1)	P51800055987
Register office address	M/s. Larsen & Toubro Ltd. (Realty Division) "L & T House", N. M. Marg, Ballard Estate, Mumbai – 400 001, State – Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Chirag Chavda (Deputy Manager - Mobile No. 9867798744 / 022-67059922) Mr. Swapnil (Builder Person – Mobile No. 98678 80084)	
E – mail ID & Website	chirag.chavda@larsentoubro.com www.intrealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Open Plot & Road
On or towards East	Saki Vihar Road
On or towards West	Road & Under Construction Building



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 02.09.2024
	b)	Date on which the valuation is made : 05.09.2024
3.	List of documents produced for perusal	
	1)	Copy of Affidavit Cum Declaration of M/s. Larsen & Toubro Ltd. date 18.09.2021 (As per RERA Site)
	2)	Copy of Title Certificate date 06.10.2021 issued by Adv. Indialaw
	3)	Copy of Legal Title Report date 27.11.2023 issued by Adv. Indialaw
	4)	Copy of NOC for Height Clearance date 07.08.2018 issued by Airports Authority of India
	5)	Copy of Fire Protect and Firefighting letter date 11.11.2021 issued by MCGM
	6)	Copy of Engineer's Certificate date 15.10.2022 issued by Intento Associates Planning Consultants Training (As per RERA Certificate)
	7)	Copy of Engineer's Certificate for Quality Assurance date 31.03.2022 issued by Ankur Jadhav (As per RERA Certificate)
	8)	Copy of Annual Reports on Statement of Accounts 04.10.2022 issued by Deloitte Haskins & Sells LLP Chartered Accountants (As per RERA Certificate)
	9)	Copy of CA Certificate date 10.01.2022 issued by Atul Desai Consultants (As per RERA Certificate)
	10)	Copy of Architects Certificate date 10.10.2022 issued by Atul Desai Consultants (As per RERA Certificate)
	11)	Copy of MAHARERA Registration Certificate of Project No. P51800055987 issued by Maharashtra Real Estate Regulatory Authority date 02.05.2024.



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12) Copy of Commencement Certificate No. CHE / ES / 2335 / S / 337 (NEW) / FCC / 4 / Amend dated 13.04.2017 issued by Municipal Corporation of Greater Mumbai	
<p>Issue On : 14 Mar 2024 Valid Upto : 13 Mar 2025</p> <p>Application Number : CHE/ES/2335/S/337(NEW)/FCC/3/Amend</p> <p>Remark :</p> <p>Plinth C.C. up to top of parking level (up to + 9.50M Level) for wing T1, T6,T9 & T10 and re-endorsement of C.C. up to top of parking level for wing T5 and Full C.C up to top of 24th upper floor + LMR & OHT i.e. total ht. of 119.62 Mt. AMSL for Wing T2 and Full C.C up to top of 22nd upper floor + LMR & OHT i.e. total ht. of 113.62 Mt. AMSL for Wing T3 & Full C.C up to top of 22nd upper floor + LMR & OHT i.e. total ht. of 113.52 Mt. AMSL for wing T4 and Full C.C. for Club House/Fitness centre as per approved amended plan dtd. 01.03.2024.</p> <p style="text-align: right;">Approved By Executive Engineer (BP) ES II Executive Engineer</p>	
<p>Issue On : 17 May 2024 Valid Upto : 21 Feb 2025</p> <p>Application Number : CHE/ES/2335/S/337(NEW)/FCC/4/Amend</p> <p>Remark :</p> <p>Full C.C. is granted for wing T 5 as per amended approved plan dated 01.03.2024 and as per height permitted by Civil Aviation Authority subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.</p>	
13) Copy of Amended Plan Approval Letter No. CHE/ES/2335/S/337(NEW)/337/3/Amend date 01.03.2024 issued by Municipal Corporation of Greater Mumbai	
14) Copy of Approved Plan No. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35)	
Approved upto:	
Building / Tower No.	Number of Floors
CYGNUS(T1)	3 Basements + Upper Ground (1st Podium) + Stilt / (2nd Podium) + 1st to 26th upper Floors.
Project Name (With address & phone nos.)	: "CYGNUS at L and T Realty Elixir Reserve" Tower No. 1, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country - India

4.	Name of the developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Larsen & Toubro Ltd. (Realty Division) Address: "L & T House", N. M. Marg, Ballard Estate, Mumbai - 400 001, State - Maharashtra, Country - India Contact Person: Mr. Chirag Chavda (Deputy Manager - Mobile No. 9867798744 / 022-67059922) Mr. Swapnil (Builder Person - Mobile No. 98678 80084)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	

About "CYGNUS at L and T Realty Elixir Reserve" Project: L and T Realty has launched the epitome of luxury living in the name of L and T Elixir Reserve, to offer luxurious and exclusive residences in the heart of Central Mumbai suburbs. L and T Elixir Reserve Powai redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, L and T Elixir Reserve is going to be the most desirable address in Central Mumbai suburbs. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. L & T Elixir offers grand design features, comforting residential spaces, and luxurious amenities for the most joyful living experience. Located in the spirited locality of Powai, the project brings all the conveniences and elevates the modern lifestyle. The 2, 3 & 4 BHK residences at the L & T Elixir reflect the global design standards and are crafted for offering a peaceful ambiance with ultra-modern features. The project is known for its special features such as Canopy Walkways, Gymnasium, Grand Entrance, Tower Lobby, and immaculately designed Living & Dining Area. The society will be completely ready for possession in Jun, 2025.

TYPE OF THE BUILDING

Building / Tower No.	Number of Floors
CYGNUS (T1)	Proposed 3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.

LEVEL OF COMPLETEION:

Tower No.	Present stage of Construction	Percentage of work completion
T1	Excavation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2026 (CYGNUS- T1) (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms	➤ Spa with Steam Room
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Unisex Salon
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Business Lounge

	➤ Laminated wooden flush doors with Safety door	➤ Spa with Steam Room		
	➤ Concealed wiring	➤ Mini Theatre		
	➤ Concealed plumbing	➤ Squash Court		
	➤ Garden	➤ Badminton Court		
	➤ Jogging Track	➤ Library/Reading Room		
	➤ Gymnasium & Yoga Room	➤ Multi-purpose Hall		
	➤ Kids Play Area	➤ Futsal Court		
	➤ Swimming Pool	➤ Landscaped Greens		
	➤ Kids Pool	➤ Reflexology Path		
	➤ Cycling Track	➤ Cycling Track		
	➤ Tennis Court	➤ Juice Bar		
6.	Location of property	:		
	a) Plot No. / Survey No.	:	CTS No. 87 (Pt)	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	CTS No. 87 (pt), Village - Paspoli	
	d) Ward / Taluka	:	S - Ward	
	e) Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"CYGNUS at L and T Realty Elixir Reserve" Tower No. 1, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country - India	
8.	City / Town	:	Powai, Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater, Village - Paspoli	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	87 part of village paspoli	87 part of village paspoli	Road
	South	87 part of village paspoli	87 part of village paspoli	Open Plot & Road
	East	87 part of village paspoli saki vihar Road	87 part of village paspoli saki vihar Road	Saki Vihar Road
	West	87 part of village paspoli	87 part of village paspoli	Road & Under

			Construction Building	
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°07'40.0"N 72°53'41.2"E	
14.	Extent of the site	:	Total Plot area = 76,248.27 (As per Approved Plan) Plot area = 989.96 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area = 76,248.27 (As per Approved Plan) Plot area = 989.96 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Higher class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, 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. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35) Approved up to:	
			Building / Tower No.	Number of Floors
			CYGNUS (T-1)	3 Basements + Upper Ground (1st Podium) + Stilt / (2nd Podium) + 1st to 26th upper Floors.
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.	:	27.45 Existing Saki Vihar 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.	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)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area = 76,248.27 (As per Approved Plan) Plot area = 989.96 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 62,000.00 per Sq. M. for Residential ₹ 27,610.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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>76248.27</td> <td>27,610.00</td> <td>210,52,14,735.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>989.96</td> <td>27,610.00</td> <td>2,73,32,796.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	76248.27	27,610.00	210,52,14,735.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	989.96	27,610.00	2,73,32,796.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
989.96	27,610.00	2,73,32,796.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Building No.	Number of Floors																			
	CYGNUS(T1)	Proposed 3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.																			
	e) Plinth area floor-wise	:	As per table attached to the report																		

f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35)				
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>CYGNUS (T-1)</td> <td>3 Basements + Upper Ground (1st Podium) + Stilt / (2nd Podium) + 1st to 26th upper Floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	CYGNUS (T-1)	3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.
Building / Tower No.	Number of Floors					
CYGNUS (T-1)	3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.					
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
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: 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	: -
4.	Plumbing installation	
a)	No. of water closets and their type	: N.A. Building Construction work is in progress

b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW DATE 01.03.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:

1) Building Name – CYGNUS, Tower No. 1:

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
1	101	1	4 BHK	1987	283	2270	2497	38500	8,73,95,000	7,86,55,500	6,99,16,000	2,18,500
2	102	1	4 BHK	1874	188	2062	2268	38500	7,93,87,000	7,14,48,300	6,35,09,600	1,98,500
3	103	1	3 BHK	1279	113	1392	1531	38500	5,35,92,000	4,82,32,800	4,28,73,600	1,34,000
4	104	1	4 BHK	1811	185	1996	2196	38500	7,68,46,000	6,91,61,400	6,14,76,800	1,92,000
5	201	2	4 BHK	1987	283	2270	2497	38620	8,76,67,400	7,89,00,660	7,01,33,920	2,19,000
6	202	2	4 BHK	1874	188	2062	2268	38620	7,96,34,440	7,16,70,996	6,37,07,552	1,99,000
7	203	2	3 BHK	1279	113	1392	1531	38620	5,37,59,040	4,83,83,136	4,30,07,232	1,34,500
8	204	2	4 BHK	1811	185	1996	2196	38620	7,70,85,520	6,93,76,968	6,16,68,416	1,92,500
9	301	3	4 BHK	1987	283	2270	2497	38740	8,79,39,800	7,91,45,820	7,03,51,840	2,20,000
10	302	3	4 BHK	1874	188	2062	2268	38740	7,98,81,880	7,18,93,692	6,39,05,504	1,99,500
11	303	3	3 BHK	1279	113	1392	1531	38740	5,39,26,080	4,85,33,472	4,31,40,864	1,35,000
12	304	3	4 BHK	1811	185	1996	2196	38740	7,73,25,040	6,95,92,536	6,18,60,032	1,93,500
13	401	4	4 BHK	1987	283	2270	2497	38860	8,82,12,200	7,93,90,980	7,05,69,760	2,20,500
14	402	4	4 BHK	1874	188	2062	2268	38860	8,01,29,320	7,21,16,388	6,41,03,456	2,00,500
15	403	4	3 BHK	1279	113	1392	1531	38860	5,40,93,120	4,86,83,808	4,32,74,496	1,35,000
16	404	4	4 BHK	1811	185	1996	2196	38860	7,75,64,560	6,98,08,104	6,20,51,648	1,94,000
17	501	5	4 BHK	1987	283	2270	2497	38980	8,84,84,600	7,96,36,140	7,07,87,680	2,21,000
18	503	5	3 BHK	1279	113	1392	1531	38980	5,42,60,160	4,88,34,144	4,34,08,128	1,35,500
19	504	5	4 BHK	1811	185	1996	2196	38980	7,78,04,080	7,00,23,672	6,22,43,264	1,94,500
20	601	6	4 BHK	1987	283	2270	2497	39100	8,87,57,000	7,98,81,300	7,10,05,600	2,22,000
21	602	6	4 BHK	1874	188	2062	2268	39100	8,06,24,200	7,25,61,780	6,44,99,360	2,01,500
22	603	6	3 BHK	1279	113	1392	1531	39100	5,44,27,200	4,89,84,480	4,35,41,760	1,36,000
23	604	6	4 BHK	1811	185	1996	2196	39100	7,80,43,600	7,02,39,240	6,24,34,880	1,95,000
24	701	7	4 BHK	1987	283	2270	2497	39220	8,90,29,400	8,01,26,460	7,12,23,520	2,22,500
25	702	7	4 BHK	1874	188	2062	2268	39220	8,08,71,640	7,27,84,476	6,46,97,312	2,02,000
26	703	7	3 BHK	1279	113	1392	1531	39220	5,45,94,240	4,91,34,816	4,36,75,392	1,36,500
27	704	7	4 BHK	1811	185	1996	2196	39220	7,82,83,120	7,04,54,808	6,26,26,496	1,95,500
28	801	8	4 BHK	1987	283	2270	2497	39340	8,93,01,800	8,03,71,620	7,14,41,440	2,23,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
29	802	8	4 BHK	1874	188	2062	2268	39340	8,11,19,080	7,30,07,172	6,48,95,264	2,03,000
30	803	8	3 BHK	1279	113	1392	1531	39340	5,47,61,280	4,92,85,152	4,38,09,024	1,37,000
31	804	8	4 BHK	1811	185	1996	2196	39340	7,85,22,640	7,06,70,376	6,28,18,112	1,96,500
32	901	9	4 BHK	1987	283	2270	2497	39460	8,95,74,200	8,06,16,780	7,16,59,360	2,24,000
33	902	9	4 BHK	1874	188	2062	2268	39460	8,13,66,520	7,32,29,868	6,50,93,216	2,03,500
34	903	9	3 BHK	1279	113	1392	1531	39460	5,49,28,320	4,94,35,488	4,39,42,656	1,37,500
35	904	9	4 BHK	1811	185	1996	2196	39460	7,87,62,160	7,08,85,944	6,30,09,728	1,97,000
36	1001	10	4 BHK	1987	283	2270	2497	39580	8,98,46,600	8,08,61,940	7,18,77,280	2,24,500
37	1002	10	4 BHK	1874	188	2062	2268	39580	8,16,13,960	7,34,52,564	6,52,91,168	2,04,000
38	1003	10	3 BHK	1279	113	1392	1531	39580	5,50,95,360	4,95,85,824	4,40,76,288	1,37,500
39	1004	10	4 BHK	1811	185	1996	2196	39580	7,90,01,680	7,11,01,512	6,32,01,344	1,97,500
40	1101	11	4 BHK	1987	283	2270	2497	39700	9,01,19,000	8,11,07,100	7,20,95,200	2,25,500
41	1102	11	4 BHK	1874	188	2062	2268	39700	8,18,61,400	7,36,75,260	6,54,89,120	2,04,500
42	1103	11	3 BHK	1279	113	1392	1531	39700	5,52,62,400	4,97,36,160	4,42,09,920	1,38,000
43	1104	11	4 BHK	1811	185	1996	2196	39700	7,92,41,200	7,13,17,080	6,33,92,960	1,98,000
44	1201	12	4 BHK	1987	283	2270	2497	39820	9,03,91,400	8,13,52,260	7,23,13,120	2,26,000
45	1203	12	3 BHK	1279	113	1392	1531	39820	5,54,29,440	4,98,86,496	4,43,43,552	1,38,500
46	1204	12	4 BHK	1811	185	1996	2196	39820	7,94,80,720	7,15,32,648	6,35,84,576	1,98,500
47	1301	13	4 BHK	1987	283	2270	2497	39940	9,06,63,800	8,15,97,420	7,25,31,040	2,26,500
48	1302	13	4 BHK	1874	188	2062	2268	39940	8,23,56,280	7,41,20,652	6,58,85,024	2,06,000
49	1303	13	3 BHK	1279	113	1392	1531	39940	5,55,96,480	5,00,36,832	4,44,77,184	1,39,000
50	1304	13	4 BHK	1811	185	1996	2196	39940	7,97,20,240	7,17,48,216	6,37,76,192	1,99,500
51	1401	14	4 BHK	1987	283	2270	2497	40060	9,09,36,200	8,18,42,580	7,27,48,960	2,27,500
52	1402	14	4 BHK	1874	188	2062	2268	40060	8,26,03,720	7,43,43,348	6,60,82,976	2,06,500
53	1403	14	3 BHK	1279	113	1392	1531	40060	5,57,63,520	5,01,87,168	4,46,10,816	1,39,500
54	1404	14	4 BHK	1811	185	1996	2196	40060	7,99,59,760	7,19,63,784	6,39,67,808	2,00,000
55	1501	15	4 BHK	1987	283	2270	2497	40180	9,12,08,600	8,20,87,740	7,29,66,880	2,28,000
56	1502	15	4 BHK	1874	188	2062	2268	40180	8,28,51,160	7,45,66,044	6,62,80,928	2,07,000
57	1503	15	3 BHK	1279	113	1392	1531	40180	5,59,30,560	5,03,37,504	4,47,44,448	1,40,000
58	1504	15	4 BHK	1811	185	1996	2196	40180	8,01,99,280	7,21,79,352	6,41,59,424	2,00,500
59	1601	16	4 BHK	1987	283	2270	2497	40300	9,14,81,000	8,23,32,900	7,31,84,800	2,28,500
60	1602	16	4 BHK	1874	188	2062	2268	40300	8,30,98,600	7,47,88,740	6,64,78,880	2,07,500
61	1603	16	3 BHK	1279	113	1392	1531	40300	5,60,97,600	5,04,87,840	4,48,78,080	1,40,000
62	1604	16	4 BHK	1811	185	1996	2196	40300	8,04,38,800	7,23,94,920	6,43,51,040	2,01,000
63	1701	17	4 BHK	1987	283	2270	2497	40420	9,17,53,400	8,25,78,060	7,34,02,720	2,29,500
64	1702	17	4 BHK	1874	188	2062	2268	40420	8,33,46,040	7,50,11,436	6,66,76,832	2,08,500
65	1703	17	3 BHK	1279	113	1392	1531	40420	5,62,64,640	5,06,38,176	4,50,11,712	1,40,500
66	1704	17	4 BHK	1811	185	1996	2196	40420	8,06,78,320	7,26,10,488	6,45,42,656	2,01,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
67	1801	18	4 BHK	1987	283	2270	2497	40540	9,20,25,800	8,28,23,220	7,36,20,640	2,30,000
68	1802	18	4 BHK	1874	188	2062	2268	40540	8,35,93,480	7,52,34,132	6,68,74,784	2,09,000
69	1803	18	3 BHK	1279	113	1392	1531	40540	5,64,31,680	5,07,88,512	4,51,45,344	1,41,000
70	1804	18	4 BHK	1811	185	1996	2196	40540	8,09,17,840	7,28,26,056	6,47,34,272	2,02,500
71	1901	19	4 BHK	1987	283	2270	2497	40660	9,22,98,200	8,30,68,380	7,38,38,560	2,30,500
72	1903	19	3 BHK	1279	113	1392	1531	40660	5,65,98,720	5,09,38,848	4,52,78,976	1,41,500
73	1904	19	4 BHK	1811	185	1996	2196	40660	8,11,57,360	7,30,41,624	6,49,25,888	2,03,000
74	2001	20	4 BHK	1987	283	2270	2497	40780	9,25,70,600	8,33,13,540	7,40,56,480	2,31,500
75	2002	20	4 BHK	1874	188	2062	2268	40780	8,40,88,360	7,56,79,524	6,72,70,688	2,10,000
76	2003	20	3 BHK	1279	113	1392	1531	40780	5,67,65,760	5,10,89,184	4,54,12,608	1,42,000
77	2004	20	4 BHK	1811	185	1996	2196	40780	8,13,96,880	7,32,57,192	6,51,17,504	2,03,500
78	2101	21	4 BHK	1987	283	2270	2497	40900	9,28,43,000	8,35,58,700	7,42,74,400	2,32,000
79	2102	21	4 BHK	1874	188	2062	2268	40900	8,43,35,800	7,59,02,220	6,74,68,640	2,11,000
80	2103	21	3 BHK	1279	113	1392	1531	40900	5,69,32,800	5,12,39,520	4,55,46,240	1,42,500
81	2104	21	4 BHK	1811	185	1996	2196	40900	8,16,36,400	7,34,72,760	6,53,09,120	2,04,000
82	2201	22	4 BHK	1987	283	2270	2497	41020	9,31,15,400	8,38,03,860	7,44,92,320	2,33,000
83	2202	22	4 BHK	1874	188	2062	2268	41020	8,45,83,240	7,61,24,916	6,76,66,592	2,11,500
84	2203	22	3 BHK	1279	113	1392	1531	41020	5,70,99,840	5,13,89,856	4,56,79,872	1,42,500
85	2204	22	4 BHK	1811	185	1996	2196	41020	8,18,75,920	7,36,88,328	6,55,00,736	2,04,500
86	2301	23	4 BHK	1987	283	2270	2497	41140	9,33,87,800	8,40,49,020	7,47,10,240	2,33,500
87	2302	23	4 BHK	1874	188	2062	2268	41140	8,48,30,680	7,63,47,612	6,78,64,544	2,12,000
88	2303	23	3 BHK	1279	113	1392	1531	41140	5,72,66,880	5,15,40,192	4,58,13,504	1,43,000
89	2304	23	4 BHK	1811	185	1996	2196	41140	8,21,15,440	7,39,03,896	6,56,92,352	2,05,500
90	2401	24	4 BHK	1987	283	2270	2497	41260	9,36,60,200	8,42,94,180	7,49,28,160	2,34,000
91	2402	24	4 BHK	1874	188	2062	2268	41260	8,50,78,120	7,65,70,308	6,80,62,496	2,12,500
92	2403	24	3 BHK	1279	113	1392	1531	41260	5,74,33,920	5,16,90,528	4,59,47,136	1,43,500
93	2404	24	4 BHK	1811	185	1996	2196	41260	8,23,54,960	7,41,19,464	6,58,83,968	2,06,000
94	2501	25	4 BHK	1987	283	2270	2497	41380	9,39,32,600	8,45,39,340	7,51,46,080	2,35,000
95	2502	25	4 BHK	1874	188	2062	2268	41380	8,53,25,560	7,67,93,004	6,82,60,448	2,13,500
96	2503	25	3 BHK	1279	113	1392	1531	41380	5,76,00,960	5,18,40,864	4,60,80,768	1,44,000
97	2504	25	4 BHK	1811	185	1996	2196	41380	8,25,94,480	7,43,35,032	6,60,75,584	2,06,500
98	2601	26	4 BHK	1987	283	2270	2497	41500	9,42,05,000	8,47,84,500	7,53,64,000	2,35,500
99	2602	26	4 BHK	1874	188	2062	2268	41500	8,55,73,000	7,70,15,700	6,84,58,400	2,14,000
100	2603	26	3 BHK	1279	113	1392	1531	41500	5,77,68,000	5,19,91,200	4,62,14,400	1,44,500
101	2604	26	4 BHK	1811	185	1996	2196	41500	8,28,34,000	7,45,50,600	6,62,67,200	2,07,000
Total				175104	19430	194534	213987		7,78,24,73,480	7,00,42,26,132	6,22,59,78,784	

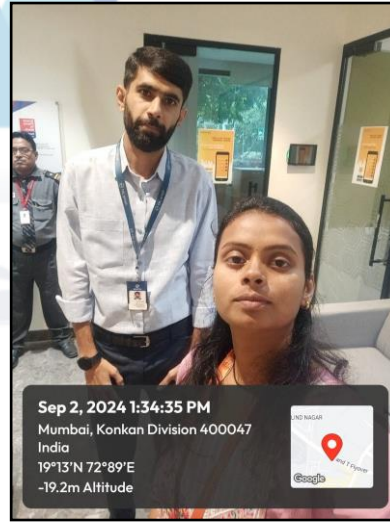
Summary of the Project:

Building / Tower	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
CYGNUS / T1	3 BHK – 26 4 BHK – 75	101	194534	213987	7,78,24,73,480.00	7,00,42,26,132.00	6,22,59,78,784.00
Typical Refuge Floors – 5th, 12th & 19th Floors – Flat No. 2							

Particulars	Market Value (₹)
Full Fair Market Value as on date	7,78,24,73,480.00
Realizable Value as on date	7,00,42,26,132.00
Distress Sale Value as on date	6,22,59,78,784.00
Cost of Construction (Total Built up area x Rate) 213987 Sq. Ft. x ₹ 3500.00	74,89,55,900.00

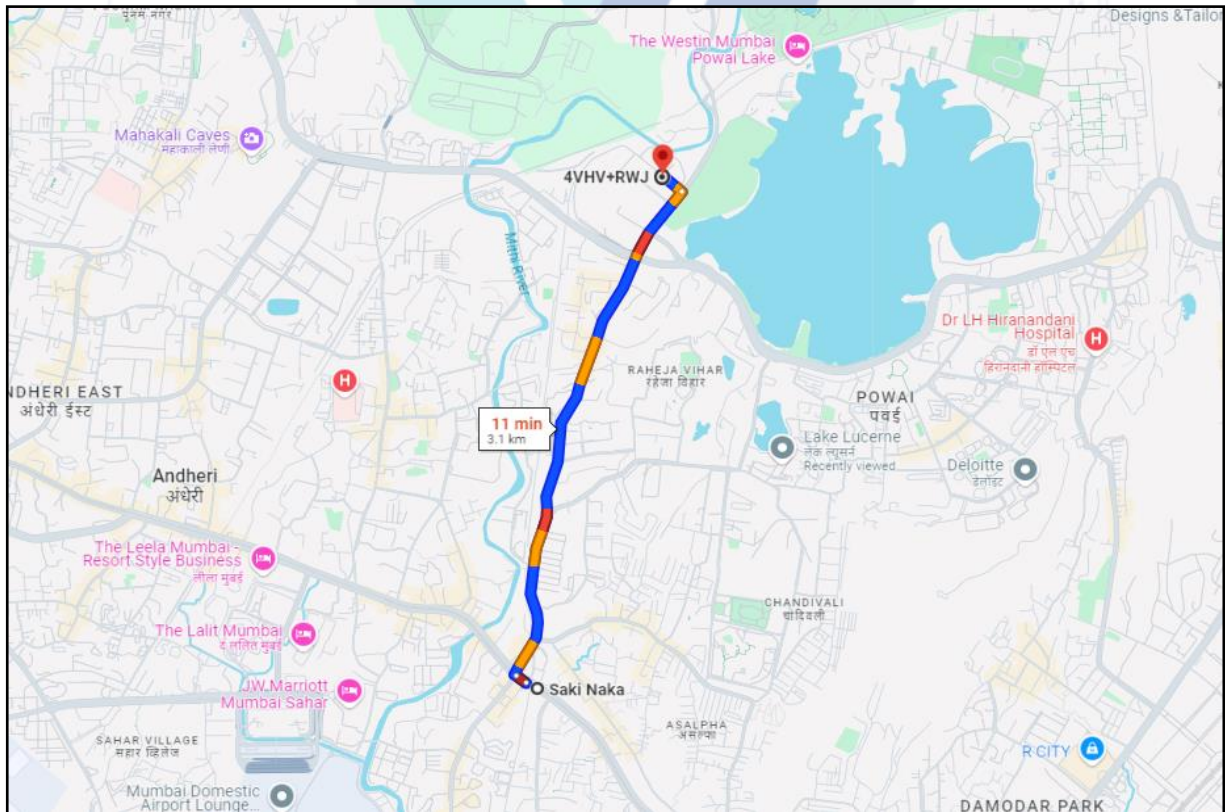
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 36,000.00 to ₹ 43,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 38,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°07'40.0"N 72°53'41.2"E

Note: The Blue line shows the route to site from nearest Metro station (Saki Naka – 2.9 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : PASPOLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the properties of the Kopri Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
119	119/546	27610	62000	72600	90500	62000
CTS No. 1, 2, 3, 4, 5, 5/65, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 72A/A, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87 , 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102						
Compare With Previous Year ↑						


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नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates							Language
Year	20242025						English
Selected District	मुंबई(उपनगर)						
Select Village	पासपोली - कुलो						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	87		<input type="button" value="Search"/>				
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
119/546-भुभाग: पासपोली गावातील सर्व मिळकती.	27610	62000	72600	90500	62000	चौरस मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
18094/2024	26.08.2024	7,99,63,999.00	191.58	2062	38,776.00

सूची क्र.2	
18094370 02-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ता 2 दस्त क्रमांक : 18094/2024 नोदणी : Regn:63m
गावाचे नाव : पासपोली	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	79963999
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16527997.2
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1302, माळा नं: 13 वा मजला,टावर टी 01, इमारतीचे नाव: सिग्रस,एल अँड टी रियल्टी ऍलिविसर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 1 सिंगल आणि 1 टेंडम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 191.58 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))
(5) क्षेत्रफळ	210.81 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:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAAACL0140P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज पवन बाकलीवाल वय:-39; पत्ता:-प्लॉट नं: सदनिका नं.802, माळा नं: -, इमारतीचे नाव: ऑरनेला वसंत ओएसिस, ब्लॉक नं: अंधेरी,मुंबई, रोड नं: मकवाना रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-ASBPP0886A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18094/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4798000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मल्यांकनासाठी विचारात घेतलेला	



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
16038/2024	29.07.2024	5,10,14,936.00	129.33	1392.00	36,645.00

16038370 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 16038/2024 नोदणी : Regn:63m
गावाचे नाव : पासपोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	51014936	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11151450.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1103, माळा नं: 11 वा मजला,टॉवर टी 01, इमारतीचे नाव: सिग्नस,एल अँड टी रियल्टी ऍलिक्सर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 129.33 चौ.मी कारपेट ((C.T.S. Number : 87(PART) ;))	
(5) क्षेत्रफळ	142.31 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:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यत्वर आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तृप्ती मोहन वय:-51; पत्ता:-प्लॉट नं: सदनिका नं.ई - 1904, माळा नं: -, इमारतीचे नाव: ओबेरॉय स्पॅन्डर जे व्ही एल आर, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-ARRPS0288A 2): नाव:-पार्थ उदिया वय:-52; पत्ता:-प्लॉट नं: सदनिका नं.ई - 1904, माळा नं: -, इमारतीचे नाव: ओबेरॉय स्पॅन्डर जे व्ही एल आर, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AAIPU1764H	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16038/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3061000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
17107/2024	12.08.2024	9,03,88,894.00	210.89	2270.00	39,819.00

17107370 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 17107/2024 नोंदणी : Regn:63m
गावाचे नाव : पासपोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	90388894	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18122172.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1701, माळा नं: 17 वा मजला,टॉवर टी 01, इमारतीचे नाव: सिग्रस,एल अँड टी रियल्टी ऍलिक्सर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 210.89 चौ.मी कारपेट आणि 3 सिंगल कार पार्किंग((C.T.S. Number : 87(PART) ;))	
(5) क्षेत्रफळ	232.06 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:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित राज वय:-38; पत्ता:-प्लॉट नं: सदनिका नं.18929 लेवल 29 टॉवर 18, माळा नं: -, इमारतीचे नाव: बिल्डींग न 8 हम्बट प्रेस्टीज लेकसाईड हबिटेट, ब्लॉक नं: वर्थूर मैन रोड बंगलोर, रोड नं: -, कर्नाटक, बंगलोर. पिन कोड:-560087 पॅन नं:-ANBPA5135C 2): नाव:-अपूर्वा साबू वय:-36; पत्ता:-प्लॉट नं: सदनिका नं.18929 लेवल 29 टॉवर 18, माळा नं: -, इमारतीचे नाव: बिल्डींग न 8 हम्बट प्रेस्टीज लेकसाईड हबिटेट, ब्लॉक नं: वर्थूर मैन रोड बंगलोर, रोड नं: -, कर्नाटक, BANGALORE. पिन कोड:-560087 पॅन नं:-BKRPS2949N	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	12/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17107/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5423500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
16743/2024	06.08.2024	4,83,32,358.00	129.33	1392.00	34,719.00

16743370 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 16743/2024 नोंदणी : Regn:63m	
गावाचे नाव : पासपोली					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	48332358				
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10180896				
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.103, माळा नं: 1 ला मजला,टॉवर टी 01, इमारतीचे नाव: सिग्नस,एल अँड टी रियल्टी ऍलिक्सिस रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 129.33 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))				
(5) क्षेत्रफळ	142.31 चौ.मीटर				
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P				
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश पांडे वय:-47; पत्ता:-प्लॉट नं: सदनिका नं.टी7 403, माळा नं: -, इमारतीचे नाव: एमराल्ड आयल, ब्लॉक नं: पवई,मुंबई, रोड नं: साकी विहार रोड, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AMLPP9094Q 2): नाव:-प्रियांका सिंग वय:-46; पत्ता:-प्लॉट नं: सदनिका नं.टी7 403, माळा नं: -, इमारतीचे नाव: एमराल्ड आयल, ब्लॉक नं: पवई,मुंबई, रोड नं: साकी विहार रोड, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-BDIPS9868J				
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/08/2024				
(10)दस्त नोंदणी केल्याचा दिनांक	06/08/2024				
(11)अनुक्रमांक,खंड व पृष्ठ	16743/2024				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2900100				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					



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Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 / 4 BHK	housing.com	1280 – 1987	3,90,00,000/- – 9,76,00,000/-	30,469.00 – 49.119.00

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Home / Mumbai / Central Mumbai Suburbs / Powai / Cygnus at L and T Realty Elixir Reserve Last updated: Aug 31, 2024

Cygnus at L and T Realty Elixir Reserve ✓ RERA

part of [L And T Elixir Reserve](#) EMI starts at ₹1.94 Lacs

By **L&T REALTY** Price includes everything except stamp ... See More

Saki Vihar Road, Powai, Central Mumbai Suburbs, Mumbai Contact Developer



No Property Images Available

Request Photos

3, 4 BHK Apartments
Configurations

Apr. 2028
Possession Starts

₹30.47 K - 49.14 K/sq.ft
Avg. Price

1280 - 1987 sq.ft.
(Carpet Area)
Sizes

Cygnus at L and T Realty Elixir Reserve Overview

<p>Project Area 0.24 Acres</p>	<p>Sizes 1280 - 1987 sq.ft.</p>	<p>Project Size 1 Building - 101 units</p>
<p>Launch Date May, 2024</p>	<p>Avg. Price ₹30.47 K - 49.14 K/sq.ft</p>	<p>Possession Starts Apr, 2028</p>
<p>Configurations 3, 4 BHK Apartments</p>	<p>Rera Id P51800055987 Check RERA Status</p>	

Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	Magicbricks.com	810.00	3,05,00,000.00	37,654.00

magicbricks

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Posted on: Sep 03, 24 Property ID: 73161511

₹3.05 Cr EMI - ₹1.38L [How much loan can I get?](#) PREMIUM PROJECT

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2 BHK 810 Sq-ft Flat For Sale [Powai, Mumbai](#)

Contact Agent

✔ Certified Agent

Space Search -91-90XXXXXXX

Get Phone No.

2 Beds **2 Baths** **1 Balcony** **1 Covered Parking**

🏆 Indoor Squash ...

Carpet Area 810 sqft ₹37,777/sqft	Developer L & T Realty	Project Elixir Reserve	Floor 1(Out of 7 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished

✔ East Facing Property

15 PROPERTIES FOR SALE

34 PROPERTIES FOR RENT

4 ★ CRISIL RATING

Top Agent in this Locality

Somnath
Powai Realty
RERA ID : A51800014820

PREFERRED AGENT

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Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	Magicbricks.com	1086.00	3,78,00,000.00	34,807.00

magicbricks
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 1086 Sq-ft


₹3.78 Cr


EMI - ₹1.71L | [Get pre-approved loan](#) PREMIUM PROJECT


[Check Market Value with PropWorth](#)


3 BHK 1086 Sq-ft Flat For Sale **Powai, Mumbai**





 **3 Beds**

 **3 Baths**

 **2 Balconies**

 **2 Covered Parking**

 **Fireplace**


 **Bar/Lounge**

Carpet Area 1086 sqft <small>₹34,866/sqft</small>	Developer L & T Realty	Project Elixir Reserve	Floor 5(Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished


✔ East Facing Property

Contact Agent

✔ Certified Agent
Krishna -91-91XXXXXXX
Get Phone No.

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Sachin Babar
Riddhisiddhi Property
RERA ID : AS1800004109

PREFERRED AGENT

123

PROPERTIES FOR SALE

132

PROPERTIES FOR RENT

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Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
4 BHK	Magicbricks.com	2270.00	8,76,00,000.00	38,590.00

magicbricks

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Posted on: Sep 02, 24 Property ID: 74323035

₹ 8.76 Cr
EMI - ₹ 3.95L
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PREMIUM PROJECT

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4 BHK 3000 Sq-ft Flat For Sale Saki Vihar Road, Mumbai



Contact Agent

✔ Certified Agent
Rajkumar Shrivastav
 +91-86XXXXXXX

Get Phone No.

4 Beds
4 Baths
2 Balconies
2 Covered Parking
Outdoor Te...
Visitor Parking

Carpet Area 2270 sqft <small>₹ 38,590/sqft</small>	Developer L & T Realty	Project Elixir Reserve	Floor 2(Out of 2 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing West	Lifts 4

[Download Brochure](#)

Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	Magicbricks.com	617.00	2,50,00,000.00	40,519.00


magicbricks
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Posted on: Sep 02, 24
Property ID: 74055417

₹ 2.50 Cr EMI - ₹ 1.13L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

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2 BHK 658 Sq-ft Flat For Sale [Powai, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Semi-Furnished
Fireplace
Health club ...

Carpet Area 617 sqft ₹ 40,519/sqft	Developer L & T Realty	Project Elixir Reserve	Floor 12(Out of 22 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 6

Contact Agent

Bhupinder Singh Khurana
-91-98XXXXXXX

Get Phone No.

Download Brochure

Top Agent in this Locality

Mihir Desai
Bhoomi Realty

PREFERRED AGENT

73
PROPERTIES FOR SALE

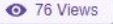


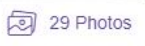


18
PROPERTIES FOR RENT

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Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	squareyards.com	360.00	1,20,00,000.00	33,340.00

square yards
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L&T Emerald Isle Phase 2

1 Bedroom 360 Sq.Ft. Apartment in Powai Mumbai

Listing ID #6362061

₹ 1.2 Cr.

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 360 Sq.Ft. (Built-up Area)
- 5th Floor

Recent Registered Sale ● Aug 2024 ₹ 1.72 Cr 605 Sq.ft

Whatsapp

Request for Call

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Valuation Report square yards

₹ 1,000,000 **₹ 999**

- Estimated Market Value
- Rental Value
- Govt. Value

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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	magicbricks.com	412.00	1,48,00,000.00	35,922.00

magicbricks
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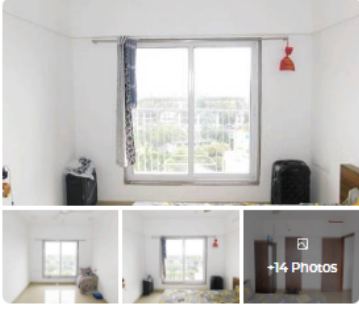
Buy Rent Sell Home Loans

Home > Property in Mumbai > Andheri East > Apartment in Andheri East > 1 BHK > 412 Sq-ft
Posted on: Sep 02, 2023

₹1.48 Cr EMI - ₹ 67k | [Can I afford it?](#)

[Check Market Value with PropWorth](#)

412 Sq-ft 1 BHK Flat For Sale in **Andheri East, Mumbai**



1 Bed
2 Baths
Semi-Furnished

Carpet Area 412 sqft ₹ 35,922/sqft	Floor 16(Out of 23 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Lifts 3
Furnished Status Semi-Furnished	Car Parking 1 Open	Type Of Ownership Freehold

✔ East Facing Property

Contact Owner
Get Phone No.

More Details

Price Breakup	₹1.48 Cr ₹10,000
Booking Amount	₹5.0 Lac
Address	Kaatyani Heights Jijamata Road Andheri East Mumbai Maharashtra 400069, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Sona Udyog Company

Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	666.00	2,73,00,000.00	41,000.00

magicbricks
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Posted on: Sep 02, 24

₹ 2.73 Cr EMI - ₹ 1.23L | [How much loan can I get?](#)
[Check Market Value With PropWorth](#)

2 BHK 780 Sq-ft Flat For Sale [Powai, Mumbai](#)



🚗 2 Beds 🚿 2 Baths 🏠 Unfurnished

Carpet Area 666 sqft ₹ 41,049/sqft	Developer Kanakia Spaces Realty Pvt. Ltd.	Project Kanakia Silicon Valley	Transaction Type New Property
Status Under Construction	Lifts 5	Furnished Status Unfurnished	

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.73 Cr
RERA ID	P51800034748
Address	Powai, Mumbai - Central Mumbai, Maharashtra

Contact Agent
Aniket -91-77XXXXX
Get Photo

Download

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Kisan Shin
Golden Hom

21 PROPERTIES FOR SALE | 1 PROPS FOR S

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Price Indicators

Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	771.00	2,81,00,000.00	36,458.00





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₹2.81 Cr EMI - ₹1.27L | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

2 BHK 771 Sq-ft Flat For Sale [Powai, Mumbai](#)

 2 Beds
  2 Baths
  1 Balcony
  Unfurnished

Carpet Area	Developer	Project	Transaction Type
771 sqft ₹36,458/sqft	Kanakia Spaces Realty Pvt. Ltd.	Kanakia Silicon Valley	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent

Get Phone No.

More Details

Price Breakup	₹2.81 Cr
Address	Powai, Mumbai - Central Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	783.00	3,42,00,000.00	43,678.00




magicbricks
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Posted on: Sep 01, 24

₹3.42 Cr EMI - ₹1.54L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

2 BHK 1096 Sq-ft Flat For Sale [Powai, Mumbai](#)

2 Beds 2 Baths 1 Covered Parking Unfurnished

Bar/Lounge Jogging and ...

Carpet Area: 783 sqft ₹43,678/sqft

Developer: [Lodha](#)

Project: [Lodha Bellagio](#)

Floor: 16 (Out of 25 Floors)

Transaction Type: New Property

Facing: North - East

Lifts: 3

Furnished Status: Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup: ₹3.42 Cr | ₹11,745

Booking Amount: ₹17.0 Lac

RERA ID: P51800033966

Address: Bellagio Sales office, Powai, Mumbai, Powai, Mumbai - Central Mumbai, Maharashtra

Contact Agent


Certified Agent

Dilip Singh Bhat

Get Photo

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Top Agent in this Locality



Joyson Ds

Minerva Pro

RERA ID: A5

100 PROPERTIES FOR SALE

145 PROPERTIES FOR SALE

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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: 05.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 05.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Larsen & Toubro Ltd. (Realty Division)
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Manager Sonal Shivgan – Technical Officer
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 – 02.09.2024 Valuation Date - 05.09.2024 Date of Report - 05.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.09.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



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Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **05th September 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



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