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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

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

"PRINIA at L and T Realty Elixir Reserve" Tower No. 9, 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 Kuria Complex Bandra(East), Mumbai, PIN – 400 051



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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

"PRINIA at L and T Realty Elixir Reserve" Tower No. 9, 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 **02nd September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"PRINIA at L and T Realty Elixir Reserve" Tower No. 9**, 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
	PRINIA (T9)	P51800055625
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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- 📍 Mumbai
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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 : 04.09.2024
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. P51800055625 issued by Maharashtra Real Estate Regulatory Authority date 04.04.2024.



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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
PRINIA(T9)	3 Basements + Upper Ground (1st Podium) + Stilt + 1 st to 26th upper Floors.
Project Name (With address & phone nos.)	: "PRINIA at L and T Realty Elixir Reserve" Tower No. 9, 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.)	:																
<p>About "PRINIA 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.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="304 1276 1422 1412"> <thead> <tr> <th data-bbox="304 1276 459 1351">Building / Tower No.</th> <th data-bbox="459 1276 1422 1351">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="304 1351 459 1412">PRINIA(T9)</td> <td data-bbox="459 1351 1422 1412">Proposed 3 Basements + Upper Ground (1st Podium) + Stilt / (2nd Podium) + 1st to 26th upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="304 1487 1422 1562"> <thead> <tr> <th data-bbox="304 1487 459 1526">Tower No.</th> <th data-bbox="459 1487 963 1526">Present stage of Construction</th> <th data-bbox="963 1487 1422 1526">Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td data-bbox="304 1526 459 1562">T9</td> <td data-bbox="459 1526 963 1562">Excavation work is in progress.</td> <td data-bbox="963 1526 1422 1562">0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2026 (PRINIA- T9) (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1" data-bbox="304 1846 1465 1979"> <tbody> <tr> <td data-bbox="304 1846 898 1884">➤ Vitrified tiles flooring in all rooms</td> <td data-bbox="898 1846 1465 1884">➤ Spa with Steam Room</td> </tr> <tr> <td data-bbox="304 1884 898 1923">➤ Granite Kitchen platform with Stainless Steel Sink</td> <td data-bbox="898 1884 1465 1923">➤ Unisex Salon</td> </tr> <tr> <td data-bbox="304 1923 898 1979">➤ Powder coated aluminum sliding windows with M.S. Grills</td> <td data-bbox="898 1923 1465 1979">➤ Business Lounge</td> </tr> </tbody> </table>			Building / Tower No.	Number of Floors	PRINIA(T9)	Proposed 3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.	Tower No.	Present stage of Construction	Percentage of work completion	T9	Excavation work is in progress.	0%	➤ 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
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➤ 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	:	"PRINIA at L and T Realty Elixir Reserve" Tower No. 9, 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 = 989.78 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 = 989.78 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:				
		<table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>PRINIA (T-9)</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	PRINIA (T-9)	3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.
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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.	:	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 = 989.78 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> <td colspan="3">As per RERA Certificate</td> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>989.78</td> <td>27,610.00</td> <td>2,73,27,826.00</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 (₹)	989.78	27,610.00	2,73,27,826.00
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989.78	27,610.00	2,73,27,826.00																			
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																			
	PRINIA(T9)	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>PRINIA (T-9)</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	PRINIA (T-9)	3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.
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PRINIA (T-9)	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 – PRINIA, Tower No. 9:

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	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	1961	236	2197	2417	38500	8,45,84,500	7,61,26,050	6,76,67,600	2,11,500
2	102	1	3 BHK	1251	81	1332	1465	38500	5,12,82,000	4,61,53,800	4,10,25,600	1,28,000
3	103	1	3 BHK	1251	81	1332	1465	38500	5,12,82,000	4,61,53,800	4,10,25,600	1,28,000
4	104	1	3 BHK	1288	113	1401	1541	38500	5,39,38,500	4,85,44,650	4,31,50,800	1,35,000
5	105	1	3 BHK	1328	118	1446	1591	38500	5,56,71,000	5,01,03,900	4,45,36,800	1,39,000
6	201	2	4 BHK	1961	236	2197	2417	38620	8,48,48,140	7,63,63,326	6,78,78,512	2,12,000
7	202	2	3 BHK	1251	81	1332	1465	38620	5,14,41,840	4,62,97,656	4,11,53,472	1,28,500
8	203	2	3 BHK	1251	81	1332	1465	38620	5,14,41,840	4,62,97,656	4,11,53,472	1,28,500
9	204	2	3 BHK	1288	113	1401	1541	38620	5,41,06,620	4,86,95,958	4,32,85,296	1,35,500
10	205	2	3 BHK	1328	118	1446	1591	38620	5,58,44,520	5,02,60,068	4,46,75,616	1,39,500
11	301	3	4 BHK	1961	236	2197	2417	38740	8,51,11,780	7,66,00,602	6,80,89,424	2,13,000
12	302	3	3 BHK	1251	81	1332	1465	38740	5,16,01,680	4,64,41,512	4,12,81,344	1,29,000
13	303	3	3 BHK	1251	81	1332	1465	38740	5,16,01,680	4,64,41,512	4,12,81,344	1,29,000
14	304	3	3 BHK	1288	113	1401	1541	38740	5,42,74,740	4,88,47,266	4,34,19,792	1,35,500
15	305	3	3 BHK	1328	118	1446	1591	38740	5,60,18,040	5,04,16,236	4,48,14,432	1,40,000
16	401	4	4 BHK	1961	236	2197	2417	38860	8,53,75,420	7,68,37,878	6,83,00,336	2,13,500
17	402	4	3 BHK	1251	81	1332	1465	38860	5,17,61,520	4,65,85,368	4,14,09,216	1,29,500
18	403	4	3 BHK	1251	81	1332	1465	38860	5,17,61,520	4,65,85,368	4,14,09,216	1,29,500
19	404	4	3 BHK	1288	113	1401	1541	38860	5,44,42,860	4,89,98,574	4,35,54,288	1,36,000
20	405	4	3 BHK	1328	118	1446	1591	38860	5,61,91,560	5,05,72,404	4,49,53,248	1,40,500
21	502	5	3 BHK	1251	81	1332	1465	38980	5,19,21,360	4,67,29,224	4,15,37,088	1,30,000
22	503	5	3 BHK	1251	81	1332	1465	38980	5,19,21,360	4,67,29,224	4,15,37,088	1,30,000
23	504	5	3 BHK	1288	113	1401	1541	38980	5,46,10,980	4,91,49,882	4,36,88,784	1,36,500
24	505	5	3 BHK	1328	118	1446	1591	38980	5,63,65,080	5,07,28,572	4,50,92,064	1,41,000
25	601	6	4 BHK	1961	236	2197	2417	39100	8,59,02,700	7,73,12,430	6,87,22,160	2,15,000
26	602	6	3 BHK	1251	81	1332	1465	39100	5,20,81,200	4,68,73,080	4,16,64,960	1,30,000
27	603	6	3 BHK	1251	81	1332	1465	39100	5,20,81,200	4,68,73,080	4,16,64,960	1,30,000
28	604	6	3 BHK	1288	113	1401	1541	39100	5,47,79,100	4,93,01,190	4,38,23,280	1,37,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	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	605	6	3 BHK	1328	118	1446	1591	39100	5,65,38,600	5,08,84,740	4,52,30,880	1,41,500
30	701	7	4 BHK	1961	236	2197	2417	39220	8,61,66,340	7,75,49,706	6,89,33,072	2,15,500
31	702	7	3 BHK	1251	81	1332	1465	39220	5,22,41,040	4,70,16,936	4,17,92,832	1,30,500
32	703	7	3 BHK	1251	81	1332	1465	39220	5,22,41,040	4,70,16,936	4,17,92,832	1,30,500
33	704	7	3 BHK	1288	113	1401	1541	39220	5,49,47,220	4,94,52,498	4,39,57,776	1,37,500
34	705	7	3 BHK	1328	118	1446	1591	39220	5,67,12,120	5,10,40,908	4,53,69,696	1,42,000
35	801	8	4 BHK	1961	236	2197	2417	39340	8,64,29,980	7,77,86,982	6,91,43,984	2,16,000
36	802	8	3 BHK	1251	81	1332	1465	39340	5,24,00,880	4,71,60,792	4,19,20,704	1,31,000
37	803	8	3 BHK	1251	81	1332	1465	39340	5,24,00,880	4,71,60,792	4,19,20,704	1,31,000
38	804	8	3 BHK	1288	113	1401	1541	39340	5,51,15,340	4,96,03,806	4,40,92,272	1,38,000
39	805	8	3 BHK	1328	118	1446	1591	39340	5,68,85,640	5,11,97,076	4,55,08,512	1,42,000
40	901	9	4 BHK	1961	236	2197	2417	39460	8,66,93,620	7,80,24,258	6,93,54,896	2,16,500
41	902	9	3 BHK	1251	81	1332	1465	39460	5,25,60,720	4,73,04,648	4,20,48,576	1,31,500
42	903	9	3 BHK	1251	81	1332	1465	39460	5,25,60,720	4,73,04,648	4,20,48,576	1,31,500
43	904	9	3 BHK	1288	113	1401	1541	39460	5,52,83,460	4,97,55,114	4,42,26,768	1,38,000
44	905	9	3 BHK	1328	118	1446	1591	39460	5,70,59,160	5,13,53,244	4,56,47,328	1,42,500
45	1001	10	4 BHK	1961	236	2197	2417	39580	8,69,57,260	7,82,61,534	6,95,65,808	2,17,500
46	1002	10	3 BHK	1251	81	1332	1465	39580	5,27,20,560	4,74,48,504	4,21,76,448	1,32,000
47	1003	10	3 BHK	1251	81	1332	1465	39580	5,27,20,560	4,74,48,504	4,21,76,448	1,32,000
48	1004	10	3 BHK	1288	113	1401	1541	39580	5,54,51,580	4,99,06,422	4,43,61,264	1,38,500
49	1005	10	3 BHK	1328	118	1446	1591	39580	5,72,32,680	5,15,09,412	4,57,86,144	1,43,000
50	1101	11	4 BHK	1961	236	2197	2417	39700	8,72,20,900	7,84,98,810	6,97,76,720	2,18,000
51	1102	11	3 BHK	1251	81	1332	1465	39700	5,28,80,400	4,75,92,360	4,23,04,320	1,32,000
52	1103	11	3 BHK	1251	81	1332	1465	39700	5,28,80,400	4,75,92,360	4,23,04,320	1,32,000
53	1104	11	3 BHK	1288	113	1401	1541	39700	5,56,19,700	5,00,57,730	4,44,95,760	1,39,000
54	1105	11	3 BHK	1328	118	1446	1591	39700	5,74,06,200	5,16,65,580	4,59,24,960	1,43,500
55	1202	12	3 BHK	1251	81	1332	1465	39820	5,30,40,240	4,77,36,216	4,24,32,192	1,32,500
56	1203	12	3 BHK	1251	81	1332	1465	39820	5,30,40,240	4,77,36,216	4,24,32,192	1,32,500
57	1204	12	3 BHK	1288	113	1401	1541	39820	5,57,87,820	5,02,09,038	4,46,30,256	1,39,500
58	1205	12	3 BHK	1328	118	1446	1591	39820	5,75,79,720	5,18,21,748	4,60,63,776	1,44,000
59	1301	13	4 BHK	1961	236	2197	2417	39940	8,77,48,180	7,89,73,362	7,01,98,544	2,19,500
60	1302	13	3 BHK	1251	81	1332	1465	39940	5,32,00,080	4,78,80,072	4,25,60,064	1,33,000
61	1303	13	3 BHK	1251	81	1332	1465	39940	5,32,00,080	4,78,80,072	4,25,60,064	1,33,000
62	1304	13	3 BHK	1288	113	1401	1541	39940	5,59,55,940	5,03,60,346	4,47,64,752	1,40,000
63	1305	13	3 BHK	1328	118	1446	1591	39940	5,77,53,240	5,19,77,916	4,62,02,592	1,44,500
64	1401	14	4 BHK	1961	236	2197	2417	40060	8,80,11,820	7,92,10,638	7,04,09,456	2,20,000
65	1402	14	3 BHK	1251	81	1332	1465	40060	5,33,59,920	4,80,23,928	4,26,87,936	1,33,500
66	1403	14	3 BHK	1251	81	1332	1465	40060	5,33,59,920	4,80,23,928	4,26,87,936	1,33,500
67	1404	14	3 BHK	1288	113	1401	1541	40060	5,61,24,060	5,05,11,654	4,48,99,248	1,40,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	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. fl. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
68	1405	14	3 BHK	1328	118	1446	1591	40060	5,79,26,760	5,21,34,084	4,63,41,408	1,45,000
69	1501	15	4 BHK	1961	236	2197	2417	40180	8,82,75,460	7,94,47,914	7,06,20,368	2,20,500
70	1502	15	3 BHK	1251	81	1332	1465	40180	5,35,19,760	4,81,67,784	4,28,15,808	1,34,000
71	1503	15	3 BHK	1251	81	1332	1465	40180	5,35,19,760	4,81,67,784	4,28,15,808	1,34,000
72	1504	15	3 BHK	1288	113	1401	1541	40180	5,62,92,180	5,06,62,962	4,50,33,744	1,40,500
73	1505	15	3 BHK	1328	118	1446	1591	40180	5,81,00,280	5,22,90,252	4,64,80,224	1,45,500
74	1601	16	4 BHK	1961	236	2197	2417	40300	8,85,39,100	7,96,85,190	7,08,31,280	2,21,500
75	1602	16	3 BHK	1251	81	1332	1465	40300	5,36,79,600	4,83,11,640	4,29,43,680	1,34,000
76	1603	16	3 BHK	1251	81	1332	1465	40300	5,36,79,600	4,83,11,640	4,29,43,680	1,34,000
77	1604	16	3 BHK	1288	113	1401	1541	40300	5,64,60,300	5,08,14,270	4,51,68,240	1,41,000
78	1605	16	3 BHK	1328	118	1446	1591	40300	5,82,73,800	5,24,46,420	4,66,19,040	1,45,500
79	1701	17	4 BHK	1961	236	2197	2417	40420	8,88,02,740	7,99,22,466	7,10,42,192	2,22,000
80	1702	17	3 BHK	1251	81	1332	1465	40420	5,38,39,440	4,84,55,496	4,30,71,552	1,34,500
81	1703	17	3 BHK	1251	81	1332	1465	40420	5,38,39,440	4,84,55,496	4,30,71,552	1,34,500
82	1704	17	3 BHK	1288	113	1401	1541	40420	5,66,28,420	5,09,65,578	4,53,02,736	1,41,500
83	1705	17	3 BHK	1328	118	1446	1591	40420	5,84,47,320	5,26,02,588	4,67,57,856	1,46,000
84	1801	18	4 BHK	1961	236	2197	2417	40540	8,90,66,380	8,01,59,742	7,12,53,104	2,22,500
85	1802	18	3 BHK	1251	81	1332	1465	40540	5,39,99,280	4,85,99,352	4,31,99,424	1,35,000
86	1803	18	3 BHK	1251	81	1332	1465	40540	5,39,99,280	4,85,99,352	4,31,99,424	1,35,000
87	1804	18	3 BHK	1288	113	1401	1541	40540	5,67,96,540	5,11,16,886	4,54,37,232	1,42,000
88	1805	18	3 BHK	1328	118	1446	1591	40540	5,86,20,840	5,27,58,756	4,68,96,672	1,46,500
89	1902	19	3 BHK	1251	81	1332	1465	40660	5,41,59,120	4,87,43,208	4,33,27,296	1,35,500
90	1903	19	3 BHK	1251	81	1332	1465	40660	5,41,59,120	4,87,43,208	4,33,27,296	1,35,500
91	1904	19	3 BHK	1288	113	1401	1541	40660	5,69,64,660	5,12,68,194	4,55,71,728	1,42,500
92	1905	19	3 BHK	1328	118	1446	1591	40660	5,87,94,360	5,29,14,924	4,70,35,488	1,47,000
93	2001	20	4 BHK	1961	236	2197	2417	40780	8,95,93,660	8,06,34,294	7,16,74,928	2,24,000
94	2002	20	3 BHK	1251	81	1332	1465	40780	5,43,18,960	4,88,87,064	4,34,55,168	1,36,000
95	2003	20	3 BHK	1251	81	1332	1465	40780	5,43,18,960	4,88,87,064	4,34,55,168	1,36,000
96	2004	20	3 BHK	1288	113	1401	1541	40780	5,71,32,780	5,14,19,502	4,57,06,224	1,43,000
97	2005	20	3 BHK	1328	118	1446	1591	40780	5,89,67,880	5,30,71,092	4,71,74,304	1,47,500
98	2101	21	4 BHK	1961	236	2197	2417	40900	8,98,57,300	8,08,71,570	7,18,85,840	2,24,500
99	2102	21	3 BHK	1251	81	1332	1465	40900	5,44,78,800	4,90,30,920	4,35,83,040	1,36,000
100	2103	21	3 BHK	1251	81	1332	1465	40900	5,44,78,800	4,90,30,920	4,35,83,040	1,36,000
101	2104	21	3 BHK	1288	113	1401	1541	40900	5,73,00,900	5,15,70,810	4,58,40,720	1,43,500
102	2105	21	3 BHK	1328	118	1446	1591	40900	5,91,41,400	5,32,27,260	4,73,13,120	1,48,000
103	2201	22	4 BHK	1961	236	2197	2417	41020	9,01,20,940	8,11,08,846	7,20,96,752	2,25,500
104	2202	22	3 BHK	1251	81	1332	1465	41020	5,46,38,640	4,91,74,776	4,37,10,912	1,36,500
105	2203	22	3 BHK	1251	81	1332	1465	41020	5,46,38,640	4,91,74,776	4,37,10,912	1,36,500
106	2204	22	3 BHK	1288	113	1401	1541	41020	5,74,69,020	5,17,22,118	4,59,75,216	1,43,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	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 ₹
107	2205	22	3 BHK	1328	118	1446	1591	41020	5,93,14,920	5,33,83,428	4,74,51,936	1,48,500
108	2301	23	4 BHK	1961	236	2197	2417	41140	9,03,84,580	8,13,46,122	7,23,07,664	2,26,000
109	2302	23	3 BHK	1251	81	1332	1465	41140	5,47,98,480	4,93,18,632	4,38,38,784	1,37,000
110	2303	23	3 BHK	1251	81	1332	1465	41140	5,47,98,480	4,93,18,632	4,38,38,784	1,37,000
111	2304	23	3 BHK	1288	113	1401	1541	41140	5,76,37,140	5,18,73,426	4,61,09,712	1,44,000
112	2305	23	3 BHK	1328	118	1446	1591	41140	5,94,88,440	5,35,39,596	4,75,90,752	1,48,500
113	2401	24	4 BHK	1961	236	2197	2417	41260	9,06,48,220	8,15,83,398	7,25,18,576	2,26,500
114	2402	24	3 BHK	1251	81	1332	1465	41260	5,49,58,320	4,94,62,488	4,39,66,656	1,37,500
115	2403	24	3 BHK	1251	81	1332	1465	41260	5,49,58,320	4,94,62,488	4,39,66,656	1,37,500
116	2404	24	3 BHK	1288	113	1401	1541	41260	5,78,05,260	5,20,24,734	4,62,44,208	1,44,500
117	2405	24	3 BHK	1328	118	1446	1591	41260	5,96,61,960	5,36,95,764	4,77,29,568	1,49,000
118	2501	25	4 BHK	1961	236	2197	2417	41380	9,09,11,860	8,18,20,674	7,27,29,488	2,27,500
119	2502	25	3 BHK	1251	81	1332	1465	41380	5,51,18,160	4,96,06,344	4,40,94,528	1,38,000
120	2503	25	3 BHK	1251	81	1332	1465	41380	5,51,18,160	4,96,06,344	4,40,94,528	1,38,000
121	2504	25	3 BHK	1288	113	1401	1541	41380	5,79,73,380	5,21,76,042	4,63,78,704	1,45,000
122	2505	25	3 BHK	1328	118	1446	1591	41380	5,98,35,480	5,38,51,932	4,78,68,384	1,49,500
123	2601	26	4 BHK	1961	236	2197	2417	41500	9,11,75,500	8,20,57,950	7,29,40,400	2,28,000
124	2602	26	3 BHK	1251	81	1332	1465	41500	5,52,78,000	4,97,50,200	4,42,22,400	1,38,000
125	2603	26	3 BHK	1251	81	1332	1465	41500	5,52,78,000	4,97,50,200	4,42,22,400	1,38,000
126	2604	26	3 BHK	1288	113	1401	1541	41500	5,81,41,500	5,23,27,350	4,65,13,200	1,45,500
127	2605	26	3 BHK	1328	118	1446	1591	41500	6,00,09,000	5,40,08,100	4,80,07,200	1,50,000
Total				178171	15646	193817	213199		7,75,38,66,380	6,97,84,79,742	6,20,30,93,104	

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 (₹)
PRINIA / 9	3 BHK – 104 4 BHK – 23	127	193817	213199	7,75,38,66,380.00	6,97,84,79,742.00	6,20,30,93,104.00
Typical Refuge Floors – 5 th , 12 th & 19 th Floors – Flat No. 1							

Particulars	Market Value (₹)
Full Fair Market Value as on date	7,75,38,66,380.00
Realizable Value as on date	6,97,84,79,742.00
Distress Sale Value as on date	6,20,30,93,104.00
Cost of Construction (Total Built up area x Rate) 213199 Sq. Ft. x ₹ 3500.00	74,61,95,450.00

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.



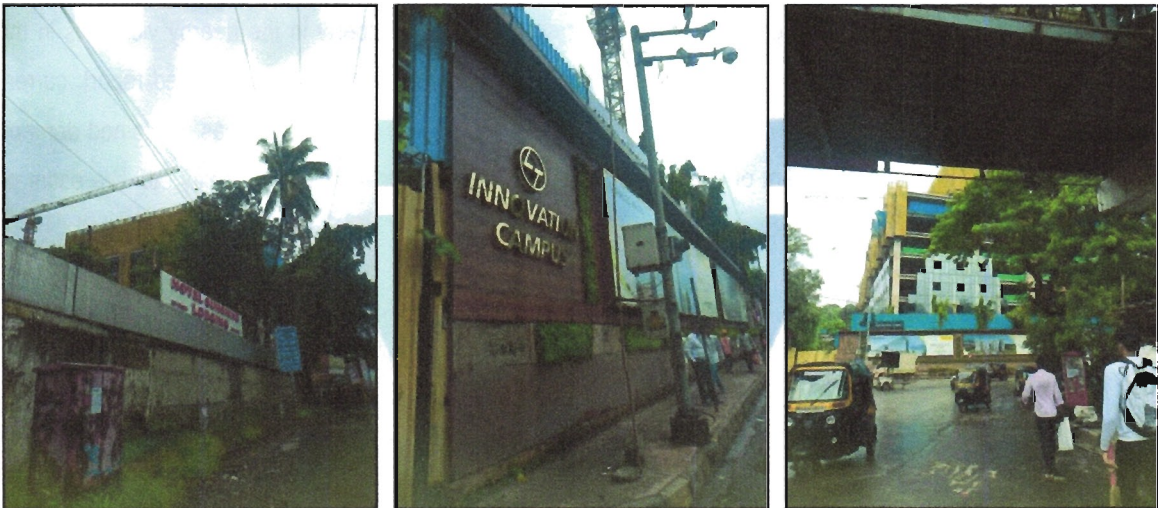
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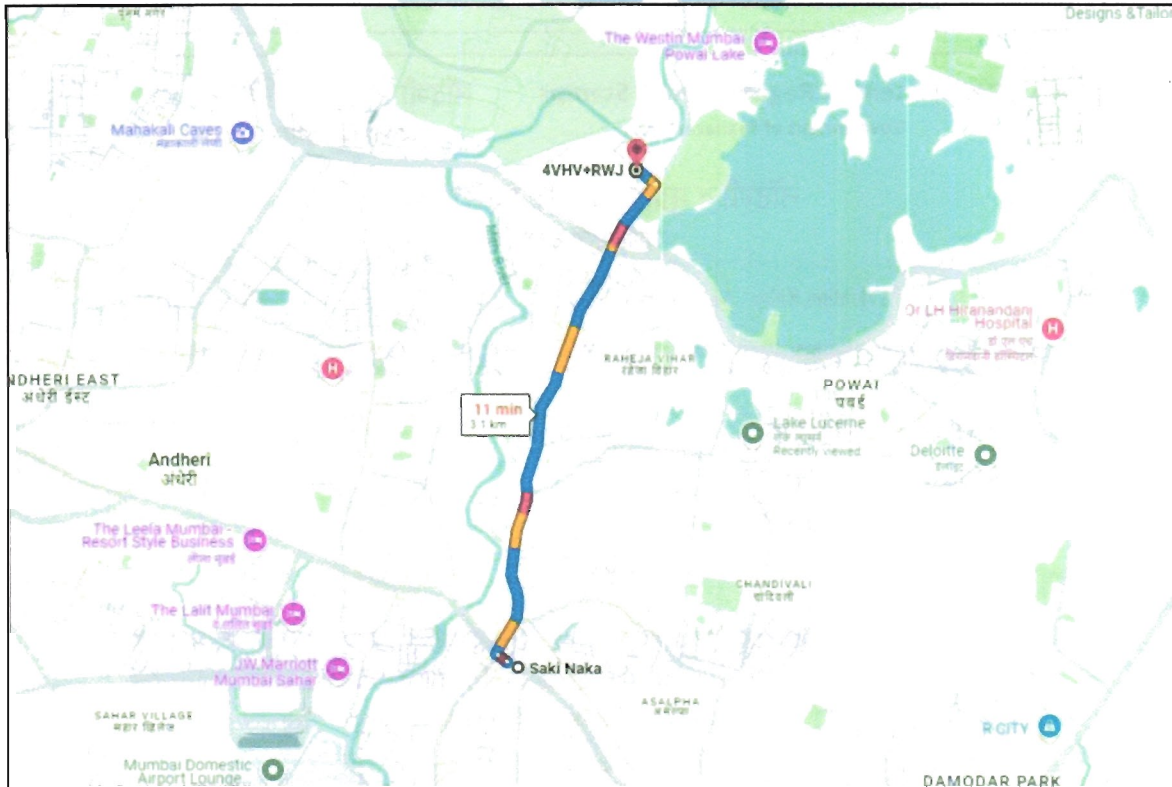
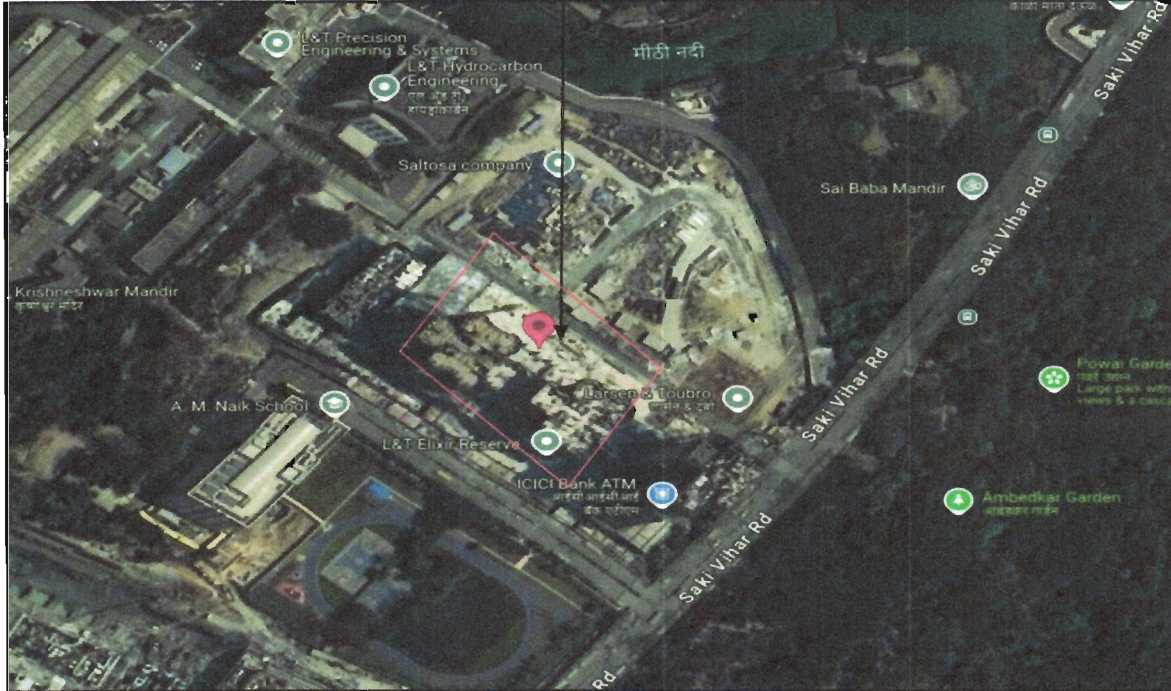


Actual Site Photographs



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						



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close
Annual Statement of Rates			
Year			Language
2024-2025			English
Selected District	मुंबई(उपनगर)		
Select Village	पासपोली - कुला		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	87	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
18022/2024	23.08.2024	4,47,18,055.00	123.73	1332.00	35,615.00

18022370 02-09-2024 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 : 18022/2024 नोंदणी : Regn:63m
गावाचे नाव : पासपोली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	44718055		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10736240.2		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.603, माळा नं: 6 वा मजला, टॉवर टी 09, इमारतीचे नाव: प्रिनिया,एल अँड टी रियल्टी एंलिकिसर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 123.73 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))		
(5) क्षेत्रफळ	136.15 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 संदीप कौशिक तर्फे मुख्यतयार 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 करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विक्रम जोरा वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.बी-2601, माळा नं: -, इमारतीचे नाव: रुस्तमजी अथेना, ब्लॉक नं: ठाणे पश्चिम, रोड नं: माजिवडा जंक्शन, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AGNPJ0104B 2): नाव:-पूनम जोरा वय:-42; पत्ता:-प्लॉट नं: सदनिका नं.बी-2601, माळा नं: -, इमारतीचे नाव: रुस्तमजी अथेना, ब्लॉक नं: ठाणे पश्चिम, रोड नं: माजिवडा जंक्शन, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKCPM8348K		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	18022/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2683200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

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
18431/2024	02.09.2024	4,85,30,925.00	123.73	1332.00	38,648.00

18431370		सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ला 2	
02-09-2024				दस्त क्रमांक : 18431/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.				नोंदणी :	
				Regn:63m	
गावाचे नाव : पासपोली					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	48530925				
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10225055.5				
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.802, माळा नं: 8 वा मजला,टॉवर टी 09, इमारतीचे नाव: प्रिनिया एल अँड टी रियल्टी एंलिक्सर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 123.73 चौ.मी कारपेट ((C.T.S. Number : 87(PART);))				
(5) क्षेत्रफळ	136.15 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 संदीप कौशिक 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:-AAAAL0140P				
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स. केपीटीजी ट्रस्ट च्या ट्रस्टी शिवानी गुप्ता वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.बी 603, माळा नं: -, इमारतीचे नाव: लेक फ्लॉरिन्स, लेक होम्स, ब्लॉक नं: पवई, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AAFJK0239C 2): नाव:-शिवानी गुप्ता वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.बी 603, माळा नं: -, इमारतीचे नाव: लेक फ्लॉरिन्स, लेक होम्स, ब्लॉक नं: पवई, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AAFPG9796C				
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/08/2024				
(10)दस्त नोंदणी केल्याचा दिनांक	02/09/2024				
(11)अनुक्रमांक,खंड व पृष्ठ	18431/2024				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2912000				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					
मुल्यांकनासाठी विचारात घेतलेला तपशील:-					
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment				

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
18021/2024	23.08.2024	4,97,11,798.00	123.73	1332.00	39,588.00

18021370 02-09-2024 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 : 18021/2024 नोदणी : Regn:63m
गावाचे नाव : पासपोली			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	49711798		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10689327		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1102, माळा नं: 11 वा मजला,टावर टी 09, इमारतीचे नाव: प्रिनिया,एल अँड टी रियल्टी ऍलिव्किर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 123.73 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))		
(5) क्षेत्रफळ	136.15 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 असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लार्सन अँड टुब्रो 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, बॅलाई 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 असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती गुप्ता वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.1203, माळा नं: -, इमारतीचे नाव: अलमंडा नहार अफ्रित शक्ती, ब्लॉक नं: चांदिवली,मुंबई, रोड नं: नहार इंटरनेशनल स्कूल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AINPG2820M 2): नाव:-अशिष गुप्ता वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.1203, माळा नं: -, इमारतीचे नाव: अलमंडा नहार अफ्रित शक्ती, ब्लॉक नं: चांदिवली,मुंबई, रोड नं: नहार इंटरनेशनल स्कूल जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AGRPG9287G		
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	18021/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2982900		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शैरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			



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Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	housing.com	1330	4,28,00,000.00	32,180.00

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

Last updated: Aug 16, 2024

3 BHK Flat

By L&T REALTY

Prinia At L And T Realty Elixir Reserve, Krishna Nagar, Powai, Mumbai

₹4.28 Cr
EMI starts at ₹12 Lacs
₹29.52 K/sq.ft

Contact Seller

+
4 more

1450 sq.ft
Built Up Area

₹29.52 K/sq.ft
Avg. Price

3 BHK
Configuration

24th Jul. 2024
Possession status

Middle
of 22 floors

North-East facing
Facing

Unfurnished
Furnishing

Project Name	Brokerage	
Prinia At L And T Realty Elixir Reserve	No Charge	Still deciding? Don't lose this property for now & easily come back to it later.
	Access Zero Brokerage Properties >	Share
Price	Carpet Area	
₹4.28 Cr	1330 sq.ft	
Bedrooms	Bathrooms	
3	4	
Parking	Balcony	
2 Covered Parking	2	



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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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Login ▾ Post Property FREE

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**



2 Beds 2 Baths 1 Balcony 1 Covered Parking Indoor Squash

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

East Facing Property

Contact Agent


● Certified Agent

Space Search -91-9000000000

Get Phone No.

Download Brochure

Top Agent in this Locality



Somnath
 Powai Realty
 REPA ID: AS1800014820

15

PROPERTIES FOR SALE

34

PROPERTIES FOR RENT

4 ★

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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 Buy Rent Sell Home Loans Login Post Property ESSE

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

Posted on Sep 02, 24 Property ID 66831463

₹3.78 Cr EMI: ₹17L | [Get pre-approved loan](#) **PREMIUM PROJECT**

[Check Market Value with PropWorth](#)

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

Contact Agent
 Certified Agent
Krishna -91-9100000000
[Get Phone No.](#)

[Download Brochure](#)

Top Agent in this Locality
Sachin Babar
 Riddhisiddhi Property
 PERA ID: 451800004109
123 PROPERTIES FOR SALE
132 PROPERTIES FOR RENT
[View Profile](#) [View Properties](#)

3 Beds **3 Baths** **2 Balconies** **2 Covered Parking** **Fireplace** **Bar/Lounge**

Carpet Area
1086 sqft
 ₹34,866/sqft

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



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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 | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorm](#)

4 BHK 3000 Sq-ft Flat For Sale [Saki Vihar Road, Mumbai](#)

Contact Agent

● Certified Agent

Rajkumar Shrivastav

+91-86xxxxxxx

Get Phone No.

[Download Brochure](#)

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

Carpet Area
2270 sqft
₹ 38,590/sqft

Transaction Type
New Property

Developer
L & T Realty

Additional Rooms
1 Servant Room

Project
Elixir Reserve

Facing
West

Floor
2(Out of 2 Floors)

Lifts
4



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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 Buy Rent Sell Home Loans Login Post Property FREE

Posted on Sep 02, 24 Property ID: 74055417

₹2.50 Cr EMI - ₹113k | 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: Bhopinder Singh Khurana (+91-9800000000) Get Phone No.

Download Brochure

Top Agent in this Locality: Mihir Desai (Bhoomi Realty) 73 PROPERTIES FOR SALE 18 PROPERTIES FOR RENT View Profile View Properties

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 Mumbai Buy Rent Projects Agents Services Resources Sell or Rent smartly Intelligent Login

76 Views Compare

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 806 Sq.ft

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here

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Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

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Valuation Report ₹1,000 ₹999

- Estimated Market Value
- Rental Value
- Gout Value

Get a comprehensive Valuation Report of any property [View Sample Report](#)

Satbir Singh

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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Login ▾ Post

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 - ₹35922/sqft

Status
Ready to Move

Furnished Status
Semi-Furnished

Floor
16(Out of 23 Floors)

Facing
East

Car Parking
1 Open

Transaction Type
Resale

Lifts
3

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

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 780 Sq-ft Flat for sale in Powai, Mumbai. The price is ₹2.73 Cr. The listing includes an aerial view of the project, a gallery of interior and exterior photos, and a contact agent section for Aniket. The listing also features a 'More Details' section with price breakup, RERA ID, and address.

Listing Details:

- Price: ₹2.73 Cr (EMI: ₹1.23L) | [How much loan can I get?](#)
- Check Market Value with [BigWorth](#)
- 2 BHK 780 Sq-ft Flat For Sale [Powai, Mumbai](#)
- 25 Beds | 2 Baths | Unfurnished
- Carpet Area: 666 sqft (₹4104/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: Aniket (+91-7700000000)
- Top Agent in this Locality: Kisan Shirke (Golden Home)
- Price Breakup: ₹2.73 Cr
- RERA ID: P51800034748
- Address: Powai, Mumbai - Central Mumbai, Maharashtra



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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




magicbricks


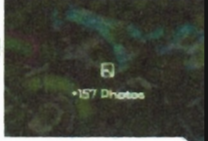
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₹ 2.81 Cr EMI - ₹ 1.27L | [Get pre-approved loan](#)

[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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Login ▾ Post B

Posted on: Sep 01, 24


₹3.42 Cr EMI - ₹15k | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with ProWorth](#)

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

Transaction Type
New Property

Developer
[Lodha](#)

Facing
North - East

Project
[Lodha Bellagio](#)

Lifts
3

Floor
16(Out of 25 Floors)

Furnished Status
Unfurnished

Contact Agent

Get Phone No.

100 PROPERTIES FOR SALE

145 PROPERTIES FOR RENT

[View Profile](#)

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

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)**

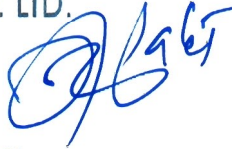
Place: Mumbai

Date: 04.09.2024

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.09.04 16:19:25 +05'30'



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

(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 04.09.2024 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.



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	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 - 04.09.2024 Date of Report - 04.09.2024
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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **04th 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**

**Sharadkumar
B. Chalikwar
Director**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.09.04 16:19:44 +05'30'


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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