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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

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

"DOVE at L and T Realty Elixir Reserve" Tower No. 10, 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

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- | | | | |
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

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Vastu/Mumbai/09/2024/10989/2308043
04/13-49-SV
Date: 04.09.2024

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

"DOVE at L and T Realty Elixir Reserve" Tower No. 10, 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 **"DOVE at L and T Realty Elixir Reserve" Tower No. 10**, 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
	DOVE (T10)	P51800055488
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 : 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. A51800055488 issued by Maharashtra Real Estate Regulatory Authority date 02.04.2024.



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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													
<table border="1"> <tr> <td>Issue On : 14 Mar 2024</td> <td>Valid Upto : 13 Mar 2025</td> </tr> <tr> <td>Application Number :</td> <td>CHE/ES/2335/S/337(NEW)/FCC/3/Amend</td> </tr> <tr> <td>Remark :</td> <td> <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> </td> </tr> <tr> <td>Issue On : 17 May 2024</td> <td>Valid Upto : 21 Feb 2025</td> </tr> <tr> <td>Application Number :</td> <td>CHE/ES/2335/S/337(NEW)/FCC/4/Amend</td> </tr> <tr> <td>Remark :</td> <td> <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> </td> </tr> </table>		Issue On : 14 Mar 2024	Valid Upto : 13 Mar 2025	Application Number :	CHE/ES/2335/S/337(NEW)/FCC/3/Amend	Remark :	<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>	Issue On : 17 May 2024	Valid Upto : 21 Feb 2025	Application Number :	CHE/ES/2335/S/337(NEW)/FCC/4/Amend	Remark :	<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>
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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													
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Approved upto:													
Building / Tower No.	Number of Floors												
DOVE(T10)	3 Basements + Upper Ground (1 st Podium) + Stilt / (2 nd Podium) + 1 st to 26 th upper Floors.												
Project Name (With address & phone nos.)	: "DOVE at L and T Realty Elixir Reserve", Tower No. 10, 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 Code – 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 "DOVE 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
DOVE (T10)	Proposed 3 Basements + Upper Ground (1 st Podium) + Stilt + 1 st to 26 th upper Floors.

LEVEL OF COMPLETEION:

Tower No.	Present stage of Construction	Percentage of work completion
T10	Excavation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2026 (DOVE- T10) (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	:	"DOVE at L and T Realty Elixir Reserve", Tower No. 10, 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 = 929.61 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 = 929.61 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	CHARACTERSTICS 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>DOVE (T-9)</td> <td>3 Basements + Upper Ground (1st Podium) + Stilt + 1st to 26th upper Floors.</td> </tr> </tbody> </table>		Building / Tower No.	Number of Floors	DOVE (T-9)	3 Basements + Upper Ground (1st Podium) + Stilt + 1 st to 26 th upper Floors.
Building / Tower No.	Number of 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 = 929.61 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>929.61</td> <td>27,610.00</td> <td>2,56,66,532.00</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 (₹)	929.61	27,610.00	2,56,66,532.00
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929.61	27,610.00	2,56,66,532.00																			
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																			
	DOVE(T10)	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				
	h) Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35) Approved upto:				
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
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	:	
	b) No. of wash basins	:	N.A. Building Construction work is in progress
	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 – DOVE, Tower No. 10:

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	966	74	1040	1144	38500	4,00,40,000	3,60,36,000	3,20,32,000	1,00,000
3	103	1	3 BHK	966	74	1040	1144	38500	4,00,40,000	3,60,36,000	3,20,32,000	1,00,000
4	104	1	4 BHK	1809	160	1969	2166	38500	7,58,06,500	6,82,25,850	6,06,45,200	1,89,500
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	966	74	1040	1144	38620	4,01,64,800	3,61,48,320	3,21,31,840	1,00,500
8	203	2	3 BHK	966	74	1040	1144	38620	4,01,64,800	3,61,48,320	3,21,31,840	1,00,500
9	204	2	4 BHK	1809	160	1969	2166	38620	7,60,42,780	6,84,38,502	6,08,34,224	1,90,000
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	966	74	1040	1144	38740	4,02,89,600	3,62,60,640	3,22,31,680	1,00,500
13	303	3	3 BHK	966	74	1040	1144	38740	4,02,89,600	3,62,60,640	3,22,31,680	1,00,500
14	304	3	4 BHK	1809	160	1969	2166	38740	7,62,79,060	6,86,51,154	6,10,23,248	1,90,500
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	966	74	1040	1144	38860	4,04,14,400	3,63,72,960	3,23,31,520	1,01,000
18	403	4	3 BHK	966	74	1040	1144	38860	4,04,14,400	3,63,72,960	3,23,31,520	1,01,000
19	404	4	4 BHK	1809	160	1969	2166	38860	7,65,15,340	6,88,63,806	6,12,12,272	1,91,500
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	501	5	4 BHK	1961	236	2197	2417	38980	8,56,39,060	7,70,75,154	6,85,11,248	2,14,000
22	504	5	4 BHK	1809	160	1969	2166	38980	7,67,51,620	6,90,76,458	6,14,01,296	1,92,000
23	505	5	3 BHK	1328	118	1446	1591	38980	5,63,65,080	5,07,28,572	4,50,92,064	1,41,000
24	601	6	4 BHK	1961	236	2197	2417	39100	8,59,02,700	7,73,12,430	6,87,22,160	2,15,000
25	602	6	3 BHK	966	74	1040	1144	39100	4,06,64,000	3,65,97,600	3,25,31,200	1,01,500
26	603	6	3 BHK	966	74	1040	1144	39100	4,06,64,000	3,65,97,600	3,25,31,200	1,01,500
27	604	6	4 BHK	1809	160	1969	2166	39100	7,69,87,900	6,92,89,110	6,15,90,320	1,92,500
28	605	6	3 BHK	1328	118	1446	1591	39100	5,65,38,600	5,08,84,740	4,52,30,880	1,41,500
29	701	7	4 BHK	1961	236	2197	2417	39220	8,61,66,340	7,75,49,706	6,89,33,072	2,15,500
30	702	7	3 BHK	966	74	1040	1144	39220	4,07,88,800	3,67,09,920	3,26,31,040	1,02,000
31	703	7	3 BHK	966	74	1040	1144	39220	4,07,88,800	3,67,09,920	3,26,31,040	1,02,000

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 ₹
32	704	7	4 BHK	1809	160	1969	2166	39220	7,72,24,180	6,95,01,762	6,17,79,344	1,93,000
33	705	7	3 BHK	1328	118	1446	1591	39220	5,67,12,120	5,10,40,908	4,53,69,696	1,42,000
34	801	8	4 BHK	1961	236	2197	2417	39340	8,64,29,980	7,77,86,982	6,91,43,984	2,16,000
35	802	8	3 BHK	966	74	1040	1144	39340	4,09,13,600	3,68,22,240	3,27,30,880	1,02,500
36	803	8	3 BHK	966	74	1040	1144	39340	4,09,13,600	3,68,22,240	3,27,30,880	1,02,500
37	804	8	4 BHK	1809	160	1969	2166	39340	7,74,60,460	6,97,14,414	6,19,68,368	1,93,500
38	805	8	3 BHK	1328	118	1446	1591	39340	5,68,85,640	5,11,97,076	4,55,08,512	1,42,000
39	901	9	4 BHK	1961	236	2197	2417	39460	8,66,93,620	7,80,24,258	6,93,54,896	2,16,500
40	902	9	3 BHK	966	74	1040	1144	39460	4,10,38,400	3,69,34,560	3,28,30,720	1,02,500
41	903	9	3 BHK	966	74	1040	1144	39460	4,10,38,400	3,69,34,560	3,28,30,720	1,02,500
42	904	9	4 BHK	1809	160	1969	2166	39460	7,76,96,740	6,99,27,066	6,21,57,392	1,94,000
43	905	9	3 BHK	1328	118	1446	1591	39460	5,70,59,160	5,13,53,244	4,56,47,328	1,42,500
44	1001	10	4 BHK	1961	236	2197	2417	39580	8,69,57,260	7,82,61,534	6,95,65,808	2,17,500
45	1002	10	3 BHK	966	74	1040	1144	39580	4,11,63,200	3,70,46,880	3,29,30,560	1,03,000
46	1003	10	3 BHK	966	74	1040	1144	39580	4,11,63,200	3,70,46,880	3,29,30,560	1,03,000
47	1004	10	4 BHK	1809	160	1969	2166	39580	7,79,33,020	7,01,39,718	6,23,46,416	1,95,000
48	1005	10	3 BHK	1328	118	1446	1591	39580	5,72,32,680	5,15,09,412	4,57,86,144	1,43,000
49	1101	11	4 BHK	1961	236	2197	2417	39700	8,72,20,900	7,84,98,810	6,97,76,720	2,18,000
50	1102	11	3 BHK	966	74	1040	1144	39700	4,12,88,000	3,71,59,200	3,30,30,400	1,03,000
51	1103	11	3 BHK	966	74	1040	1144	39700	4,12,88,000	3,71,59,200	3,30,30,400	1,03,000
52	1104	11	4 BHK	1809	160	1969	2166	39700	7,81,69,300	7,03,52,370	6,25,35,440	1,95,500
53	1105	11	3 BHK	1328	118	1446	1591	39700	5,74,06,200	5,16,65,580	4,59,24,960	1,43,500
54	1201	12	4 BHK	1961	236	2197	2417	39820	8,74,84,540	7,87,36,086	6,99,87,632	2,18,500
55	1204	12	4 BHK	1809	160	1969	2166	39820	7,84,05,580	7,05,65,022	6,27,24,464	1,96,000
56	1205	12	3 BHK	1328	118	1446	1591	39820	5,75,79,720	5,18,21,748	4,60,63,776	1,44,000
57	1301	13	4 BHK	1961	236	2197	2417	39940	8,77,48,180	7,89,73,362	7,01,98,544	2,19,500
58	1302	13	3 BHK	966	74	1040	1144	39940	4,15,37,600	3,73,83,840	3,32,30,080	1,04,000
59	1303	13	3 BHK	966	74	1040	1144	39940	4,15,37,600	3,73,83,840	3,32,30,080	1,04,000
60	1304	13	4 BHK	1809	160	1969	2166	39940	7,86,41,860	7,07,77,674	6,29,13,488	1,96,500
61	1305	13	3 BHK	1328	118	1446	1591	39940	5,77,53,240	5,19,77,916	4,62,02,592	1,44,500
62	1401	14	4 BHK	1961	236	2197	2417	40060	8,80,11,820	7,92,10,638	7,04,09,456	2,20,000
63	1402	14	3 BHK	966	74	1040	1144	40060	4,16,62,400	3,74,96,160	3,33,29,920	1,04,000
64	1403	14	3 BHK	966	74	1040	1144	40060	4,16,62,400	3,74,96,160	3,33,29,920	1,04,000
65	1404	14	4 BHK	1809	160	1969	2166	40060	7,88,78,140	7,09,90,326	6,31,02,512	1,97,000
66	1405	14	3 BHK	1328	118	1446	1591	40060	5,79,26,760	5,21,34,084	4,63,41,408	1,45,000
67	1501	15	4 BHK	1961	236	2197	2417	40180	8,82,75,460	7,94,47,914	7,06,20,368	2,20,500
68	1502	15	3 BHK	966	74	1040	1144	40180	4,17,87,200	3,76,08,480	3,34,29,760	1,04,500
69	1503	15	3 BHK	966	74	1040	1144	40180	4,17,87,200	3,76,08,480	3,34,29,760	1,04,500
70	1504	15	4 BHK	1809	160	1969	2166	40180	7,91,14,420	7,12,02,978	6,32,91,536	1,98,000

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 ₹
71	1505	15	3 BHK	1328	118	1446	1591	40180	5,81,00,280	5,22,90,252	4,64,80,224	1,45,500
72	1601	16	4 BHK	1961	236	2197	2417	40300	8,85,39,100	7,96,85,190	7,08,31,280	2,21,500
73	1602	16	3 BHK	966	74	1040	1144	40300	4,19,12,000	3,77,20,800	3,35,29,600	1,05,000
74	1603	16	3 BHK	966	74	1040	1144	40300	4,19,12,000	3,77,20,800	3,35,29,600	1,05,000
75	1604	16	4 BHK	1809	160	1969	2166	40300	7,93,50,700	7,14,15,630	6,34,80,560	1,98,500
76	1605	16	3 BHK	1328	118	1446	1591	40300	5,82,73,800	5,24,46,420	4,66,19,040	1,45,500
77	1701	17	4 BHK	1961	236	2197	2417	40420	8,88,02,740	7,99,22,466	7,10,42,192	2,22,000
78	1702	17	3 BHK	966	74	1040	1144	40420	4,20,36,800	3,78,33,120	3,36,29,440	1,05,000
79	1703	17	3 BHK	966	74	1040	1144	40420	4,20,36,800	3,78,33,120	3,36,29,440	1,05,000
80	1704	17	4 BHK	1809	160	1969	2166	40420	7,95,86,980	7,16,28,282	6,36,69,584	1,99,000
81	1705	17	3 BHK	1328	118	1446	1591	40420	5,84,47,320	5,26,02,588	4,67,57,856	1,46,000
82	1801	18	4 BHK	1961	236	2197	2417	40540	8,90,66,380	8,01,59,742	7,12,53,104	2,22,500
83	1802	18	3 BHK	966	74	1040	1144	40540	4,21,61,600	3,79,45,440	3,37,29,280	1,05,500
84	1803	18	3 BHK	966	74	1040	1144	40540	4,21,61,600	3,79,45,440	3,37,29,280	1,05,500
85	1804	18	4 BHK	1809	160	1969	2166	40540	7,98,23,260	7,18,40,934	6,38,58,608	1,99,500
86	1805	18	3 BHK	1328	118	1446	1591	40540	5,86,20,840	5,27,58,756	4,68,96,672	1,46,500
87	1901	19	4 BHK	1961	236	2197	2417	40660	8,93,30,020	8,03,97,018	7,14,64,016	2,23,500
88	1904	19	4 BHK	1809	160	1969	2166	40660	8,00,59,540	7,20,53,586	6,40,47,632	2,00,000
89	1905	19	3 BHK	1328	118	1446	1591	40660	5,87,94,360	5,29,14,924	4,70,35,488	1,47,000
90	2001	20	4 BHK	1961	236	2197	2417	40780	8,95,93,660	8,06,34,294	7,16,74,928	2,24,000
91	2002	20	3 BHK	966	74	1040	1144	40780	4,24,11,200	3,81,70,080	3,39,28,960	1,06,000
92	2003	20	3 BHK	966	74	1040	1144	40780	4,24,11,200	3,81,70,080	3,39,28,960	1,06,000
93	2004	20	4 BHK	1809	160	1969	2166	40780	8,02,95,820	7,22,66,238	6,42,36,656	2,00,500
94	2005	20	3 BHK	1328	118	1446	1591	40780	5,89,67,880	5,30,71,092	4,71,74,304	1,47,500
95	2101	21	4 BHK	1961	236	2197	2417	40900	8,98,57,300	8,08,71,570	7,18,85,840	2,24,500
96	2102	21	3 BHK	966	74	1040	1144	40900	4,25,36,000	3,82,82,400	3,40,28,800	1,06,500
97	2103	21	3 BHK	966	74	1040	1144	40900	4,25,36,000	3,82,82,400	3,40,28,800	1,06,500
98	2104	21	4 BHK	1809	160	1969	2166	40900	8,05,32,100	7,24,78,890	6,44,25,680	2,01,500
99	2105	21	3 BHK	1328	118	1446	1591	40900	5,91,41,400	5,32,27,260	4,73,13,120	1,48,000
100	2201	22	4 BHK	1961	236	2197	2417	41020	9,01,20,940	8,11,08,846	7,20,96,752	2,25,500
101	2202	22	3 BHK	966	74	1040	1144	41020	4,26,60,800	3,83,94,720	3,41,28,640	1,06,500
102	2203	22	3 BHK	966	74	1040	1144	41020	4,26,60,800	3,83,94,720	3,41,28,640	1,06,500
103	2204	22	4 BHK	1809	160	1969	2166	41020	8,07,68,380	7,26,91,542	6,46,14,704	2,02,000
104	2205	22	3 BHK	1328	118	1446	1591	41020	5,93,14,920	5,33,83,428	4,74,51,936	1,48,500
105	2301	23	4 BHK	1961	236	2197	2417	41140	9,03,84,580	8,13,46,122	7,23,07,664	2,26,000
106	2302	23	3 BHK	966	74	1040	1144	41140	4,27,85,600	3,85,07,040	3,42,28,480	1,07,000
107	2303	23	3 BHK	966	74	1040	1144	41140	4,27,85,600	3,85,07,040	3,42,28,480	1,07,000
108	2304	23	4 BHK	1809	160	1969	2166	41140	8,10,04,660	7,29,04,194	6,48,03,728	2,02,500
109	2305	23	3 BHK	1328	118	1446	1591	41140	5,94,88,440	5,35,39,596	4,75,90,752	1,48,500

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 ₹
110	2401	24	4 BHK	1961	236	2197	2417	41260	9,06,48,220	8,15,83,398	7,25,18,576	2,26,500
111	2402	24	3 BHK	966	74	1040	1144	41260	4,29,10,400	3,86,19,360	3,43,28,320	1,07,500
112	2403	24	3 BHK	966	74	1040	1144	41260	4,29,10,400	3,86,19,360	3,43,28,320	1,07,500
113	2404	24	4 BHK	1809	160	1969	2166	41260	8,12,40,940	7,31,16,846	6,49,92,752	2,03,000
114	2405	24	3 BHK	1328	118	1446	1591	41260	5,96,61,960	5,36,95,764	4,77,29,568	1,49,000
115	2501	25	4 BHK	1961	236	2197	2417	41380	9,09,11,860	8,18,20,674	7,27,29,488	2,27,500
116	2502	25	3 BHK	966	74	1040	1144	41380	4,30,35,200	3,87,31,680	3,44,28,160	1,07,500
117	2503	25	3 BHK	966	74	1040	1144	41380	4,30,35,200	3,87,31,680	3,44,28,160	1,07,500
118	2504	25	4 BHK	1809	160	1969	2166	41380	8,14,77,220	7,33,29,498	6,51,81,776	2,03,500
119	2505	25	3 BHK	1328	118	1446	1591	41380	5,98,35,480	5,38,51,932	4,78,68,384	1,49,500
120	2601	26	4 BHK	1961	236	2197	2417	41500	9,11,75,500	8,20,57,950	7,29,40,400	2,28,000
121	2602	26	3 BHK	966	74	1040	1144	41500	4,31,60,000	3,88,44,000	3,45,28,000	1,08,000
122	2603	26	3 BHK	966	74	1040	1144	41500	4,31,60,000	3,88,44,000	3,45,28,000	1,08,000
123	2604	26	4 BHK	1809	160	1969	2166	41500	8,17,13,500	7,35,42,150	6,53,70,800	2,04,500
124	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				176984	16768	193752	213127		7,75,12,03,200	6,97,60,82,880	6,20,09,62,560	

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 ₹
DOVE / 10	3 BHK – 72 4 BHK – 52	124	193752	213127	7,75,12,03,200.00	6,97,60,82,880.00	6,20,09,62,560.00

Particulars	Market Value (₹)
Full Fair Market Value as on date	7,75,12,03,200.00
Realizable Value as on date	6,97,60,82,880.00
Distress Sale Value as on date	6,20,09,62,560.00
Cost of Construction (Total Built up area x Rate) 213127 Sq. Ft. x ₹ 3500.00	74,59,45,200.00

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.



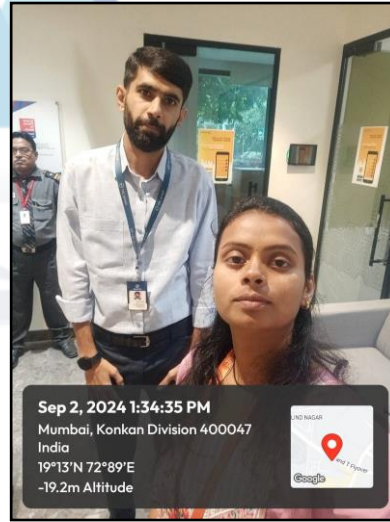
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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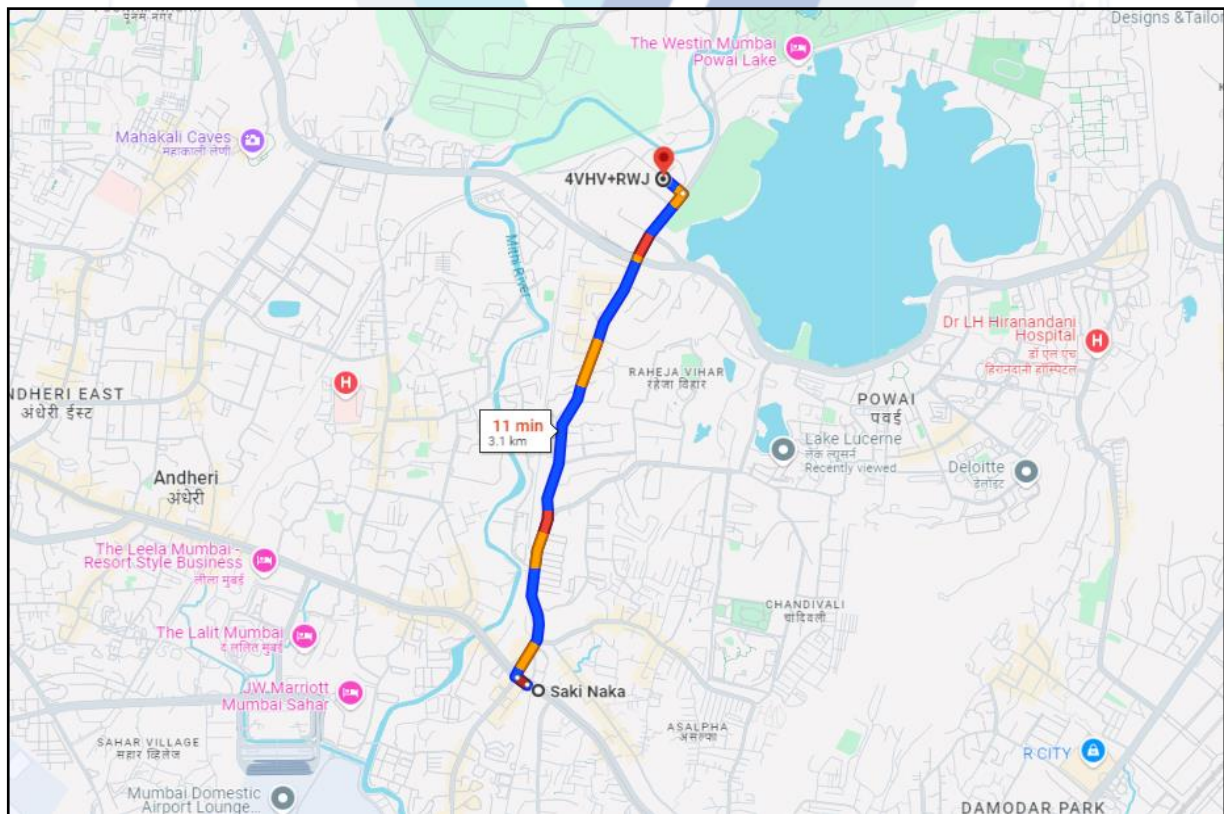


Actual Site Photographs



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.)



Since 1989


Vastukala Consultants (I) Pvt. Ltd.

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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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 Government of Maharashtra

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महाराष्ट्र शासन

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
18318/2024	28.08.2024	3,39,69,828.00	96.64	1040.00	32,655.00

गावाचे नाव : पासपोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	33969828
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7727742
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.203, माळा नं: 2 रा मजला,टॉवर टी 10, इमारतीचे नाव: डव,एल अँड टी रियल्टी ऍलिक्सर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 96.64 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))
(5) क्षेत्रफळ	106.34 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 मुख्यत्वार 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, MUMBAI. 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:-फ्रेड्रिक एडविन फर्नांडिस वय:-41; पत्ता:-प्लॉट नं: सदनिका नं.803, माळा नं: -, इमारतीचे नाव: पेटुनिया वसंत ओआसिस, बिल्डींग-8, वसंत ओआसिस, ब्लॉक नं: मरोळ,अंधेरी पूर्व,मुंबई, रोड नं: मकवाना रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AAUPF1392G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18318/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2038300
(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
16805/2024	06.08.2024	3,62,78,744.00	96.94	1040.00	34,877.00

16805370 03-09-2024 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 : 16805/2024 नोदणी : Regn:63m
गावाचे नाव : पासपोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	36278744	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8452980.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.2002, माळा नं: 20 वा मजला,टावर टी 10, इमारतीचे नाव: डव,एल अँड टी रियल्टी ऍलिक्सिर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 96.64 चौ.मी कारपेट (C.T.S. Number : 87(PART) ;)	
(5) क्षेत्रफळ	106.34 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 संदिप 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:-AAACL0140P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ.निवेदिता तेलंग वय:-47; पत्ता:-प्लॉट नं: सदनिका नं.101, माळा नं: प्लॉट नं.94, इमारतीचे नाव: काशी अपार्टमेंट्स, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: गोएका हॉल जवळ,जेबी नगर, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AEGPT1535D 2): नाव:-डॉ.ओमकार तेलंग वय:-48; पत्ता:-प्लॉट नं: सदनिका नं.101, माळा नं: प्लॉट नं.94, इमारतीचे नाव: काशी अपार्टमेंट्स, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: गोएका हॉल जवळ,जेबी नगर, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AEGPT1534C	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16805/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2176900	
(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
18531/2024	30.08.2024	5,74,38,382.00	134.30	1446.00	39,733.00

18531370 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 : 18531/2024 नोंदणी : Regn:63m
गावाचे नाव : पासपोली	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	57438382
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11058595.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.905, माळा नं: 9 वा मजला,टॉवर टी 10, इमारतीचे नाव: डव,एल अँड टी रियल्टी ऍलिक्सिर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 2 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 134.30 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))
(5) क्षेत्रफळ	147.79 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:-सोहेल दिव्येश शेठ वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: थाई विला 6, रॉयल पाम्स, ब्लॉक नं: गोरिगाव पूर्व,मुंबई, रोड नं: अरि कॉलनी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-EPNPS6484E 2): नाव:-परिता दिव्येश शेठ वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: थाई विला 6, रॉयल पाम्स, ब्लॉक नं: गोरिगाव पूर्व,मुंबई, रोड नं: अरि कॉलनी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-AOIPS5599E
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18531/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3446500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Price Indicators


Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	Magicbricks.com	1040.00	3,95,00,000.00	37,981.00

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Posted on: Sep 02, 24

₹ 3.95 Cr EMI - ₹ 1.78L | [Get Loan offers from 34+ banks](#)

3 BHK 1040 Sq-ft Flat For Sale [Rambaug Powai, Mumbai](#)



3 Beds 3 Baths 1 Balcony 2 Covered Parking

Bar/Lounge Fingerprint A...

Carpet Area
1040 sqft -
₹ 38,000/sqft

Transaction Type
New Property

✓ East Facing Property

Developer
L & T Realty

Facing
East

Project
Dove At L And T Realty Elixir Reserve

Lifts
3

Floor
12(Out of 22 Floors)

Furnished Status
Unfurnished

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

👤 Last contact made 7 days ago

More Details

Price Breakup **₹ 3.95 Cr | ₹ 19,76,000** Approx. Registration Charges | ₹ 14

Booking Amount **₹ 5.0 Lac**

RERA ID **P51800055488**

Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
4 BHK	magicbricks.com	1620.00	5,95,00,000.00	36,728.00

magicbricks



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4 BHK 2592 Sq-ft Flat For Sale [Chandivali, Mumbai](#)

4 Beds
5 Baths
2 Balconies
2 Covered Parking
Skyline View
Sea facing

Carpet Area 1620 sqft ~ ₹ 36,728/sqft	Developer L & T Realty	Project Dove At L And T Realty Elixir Reserve	Floor 7 (Out of 20 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing East	Lifts 3

Contact Agent
Get Phone No.

More Details

Price Breakup **₹ 5.95 Cr | ₹ 29,75,000** Approx. Registration Charges | **₹ 16,200**

Booking Amount **₹ 5.0 Lac**

RERA ID **A51900008080**

Contact Agent
Vinod Mamtani
[Get Ph](#)

Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	magicbricks.com	810.00	3,14,00,000.00	38,765.00

magicbricks


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₹3.14 Cr EMI - ₹1.42L | [Get Loan offers from 34+ banks](#)

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




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WHEN YOU CAN OWN PLATINUM

Launching
Limitless Views. Expansive Decks.

ELXIR
RESERVE

— Phase 2 | Powai —



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Visitor Parking

Carpet Area 810 sqft ₹38,800/sqft	Developer L & T Realty	Project Dove At L And T Realty Elixir Reserve	Floor 11 (Out of 24 Floors)
Transaction Type New Property	Facing East	Lifts 5	Furnished Status Semi-Furnished

Contact Agent

Get Phone No.

More Details

Price Breakup **₹3.14 Cr | ₹15,71,400** Approx. Registration Charges | ₹3

Booking Amount **₹1.0 Lac**

Address **Powai, Mumbai, Powai, Mumbai - Central Mumbai, Maharashtra**

Contact Agent

Roopangad Singh
+91-85XXXXXXX

Get Phone No.

Top Agent in this Loc

Mihir Desai
Bhoomi Realty

71 PROPERTIES FOR SALE

20 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
2 BHK	Magicbricks.com	840.00	2,98,00,000.00	35,476.00

magicbricks
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Posted on: Sep 04, 24

₹2.98 Cr EMI - ₹1.34L | [How much loan can I get?](#)

2 BHK 840 Sq-ft Flat For Sale [Powai, Mumbai](#)

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Contact Agent

✔ Certified Agent

Krishna -91-91XXXXXX

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RERA ID : A5180

97

PROPERTIES FOR SALE

142

PROPER FOR REI

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Carpet Area	Developer	Project	Floor
840 sqft ~ ₹35,476/sqft	L & T Realty	Dove At L And T Realty Elixir Reserve	15(Out of 24 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	3	Unfurnished

✔ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 46 days ago

More Details

Price Breakup	₹2.98 Cr ₹14,90,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	P51800055488

Price Indicators


Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
4 BHK	Magicbricks.com	2143.00	8,18,00,000.00	38,171.00

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Posted on: Sep 03, 24

₹ 8.18 Cr EMI - ₹ 3.69L | [How much loan can I get?](#)

4 BHK 2143 Sq-ft Flat For Sale [Krishna Nagar Powai, Mumbai](#)



4 Beds
6 Baths
2 Balconies
1 Covered Parking
Skydeck
Jogging and ...

Carpet Area 2143 sqft ₹ 38,171/sqft	Developer L & T Realty	Project Dove At L And T Realty Elixir Reserve	Floor 13 (Out of 26 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East	Lifts 6

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 8.18 Cr ₹ 21,430
Booking Amount	₹ 5.0 Lac
RERA ID	P51800055488

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

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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 ₹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

Contact Agent

Certified Agent
Krishna -91-91XXXXXXX

Get Phone No.

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Top Agent in this Locality

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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[Check Market Value with PropWorth](#)

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

₹ 38,590/sqft

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

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


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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

[Check Market Value with PropWorth](#)

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.

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Top Agent in this Locality

Mihir Desai
Bhoomi Realty

PREFERRED AGENT

73
PROPERTIES FOR SALE

18
PROPERTIES FOR RENT

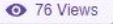


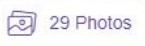


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Price Indicators Projects nearby Locality

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** 805 Sq.ft

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₹ 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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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.

Contact Ow

Sushila Jain -

Get P

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

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Posted on: Sep 02, 24

₹ 2.73 Cr [EMI - ₹ 1.23 L](#) | [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
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Kisan Shiny
Golden Home

21 PROPERTIES FOR SALE | 1 PROP FOR R

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




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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

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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: 04.09.2024

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

(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.

	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.

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 knowledgeably 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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