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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vikram Delite CHSL"

"Vikram Delite CHSL", Proposed Residential Building on Plot Bearing CTS No. 407A/1/2 of Village – Ghatkopar - Kiroli, Sant Narsinh Mehta Road, Ghatkopar (West), Mumbai, PIN – 400 086, State - Maharashtra, Country – India.

Latitude Longitude: 19°05'21.8"N 72°54'05.4"E

Intended User:

State Bank of India

Administrative Office, Thane Branch,
SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India

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

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

+91 2247495919

mumbai@vastukala.co.in

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Valuation Report Prepared For: State Bank of India / Thane Branch / Vikram Delite CHSL / (11142/2308247) Page 2 of 35

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Vastu/SBI/Mumbai/09/2024/11142/2308247

19/21-253-SSPV
Date: 19.09.2024

MASTER VALUATION REPORT OF "Vikram Delite CHSL "

"Vikram Delite CHSL", Proposed Residential Building on Plot Bearing CTS No. 407A/1/2 of Village – Ghatkopar - Kiroli, Sant Narsinh Mehta Road, Ghatkopar (West), Mumbai, PIN – 400 086, State - Maharashtra, Country – India.

Latitude Longitude: 19°05'21.8"N 72°54'05.4"E

NAME OF DEVELOPER: M/s. Shree Ramkrishn Enterprises.

Pursuant to instructions from State Bank of India, Administrative Office, Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **11th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Vikram Delite CHSL", Proposed Residential Building on Plot Bearing CTS No. 407A/1/2 of Village – Ghatkopar - Kiroli, Sant Narsinh Mehta Road, Ghatkopar (West), Mumbai, PIN – 400 086, State - Maharashtra, Country – India. It is about 1.4 KM travelling distance from Ghatkopar Railway Station / Ghatkopar Metro Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Shree Ramkrishn Enterprises.	
Project Registration Number	Project	RERA Project Number
	Vikram Delite CHSL	P51800017268
Register office address	M/s. Shree Ramkrishn Enterprises. Address: Office No. B-503, 5 th Floor, "Lords Building", Plot No. 35, Sector 15, Above Croma Showroom, CBD Belapur, Taluka & Dist.- Thane, Navi Mumbai, PIN – 400 0614, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Vipin Gandhi (Finance Head - Mobile No. 9820892533) Mr. Jacky (Builder Person – Mobile No. 9022338834)	
E – mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road
On or towards South	Mukund CHSL / Eureka Forbes / Nala
On or towards East	Maneklal Ground & Sant Narsinh Mehta Marg
On or towards West	Slum Area



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

To,
The Branch Manager,
State Bank of India
Administrative Office, Thane Branch,
 SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
 Wagle Circle, Thane (West), Pin – 400 604,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General									
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.								
2.	a)	Date of inspection : 11.09.2024								
	b)	Date on which the valuation is made : 19.09.2024								
3.	List of documents produced for Perusal									
	1.	Copy of Title Report from Adv. Dinesh Kumar Mishra, High Court Advocate dated 22.11.2017.								
	2.	Copy of Engineer's Quality Assurance Certificate date 31.03.2024 issued by Mr. Mandeep Desai (B.E. Construction) (As per RERA Certificate)								
	3.	Copy of Engineer's Cost incurred Certificate date 30.06.2024 issued by Vedika Enterprises (As per RERA Certificate)								
	4.	Copy of Tri-Partite Development Agreement between Vikram Delite Co-operative Housing society (the Society) AND M/s. Shree Ramkrishn Enterprises (the Developers) AND Shri. Santosh L. Singh & Others (the Confirming Party), Doc No. Kurla – 1/ 8185 / 2017, dated 15.08.2017.								
	5.	Copy of Architects Certificate date 03.07.2024 issued by Vistar Architects (As per RERA Certificate)								
	6.	Copy of Affidavit from Director of Shree Ramkrishn Enterprises.								
	7.	Copy of IOD amended No. CHE/ES/1890/N/337 (NEW), dated 04.01.2016, issued by MCGM Mumbai.								
	8.	Copy of Naval NOC for proposed building development dated 25.05.2016, issued by Western Naval Command, Doc. No. WK/3031/NOC/26107.								
	9.	Copy of CA Certificate date 15.05.2024 issued by CA. Lalit Mehta & Co.								
	10.	Copy of MAHARERA Registration Certificate of Project No. P51800017268 issued by Maharashtra Real Estate Regulatory Authority date 09.09.2021.								
	11.	Copy of Fire NOC No. CHE/ES/1890/N/337(NEW) – CFO, date 05.07.2020 issued by MCGM.								
	12.	Copy of Commencement Certificate No. CHE / ES / 1890 / N / 337 (NEW) / FCC / 1 / New dated 16.11.2017 issued by Municipal Corporation of Greater Mumbai.								
	<table border="1"> <tr> <td>Issue On : 19 Jan 2024</td> <td>Valid Upto : 16 Oct 2024</td> </tr> <tr> <td>Application Number :</td> <td>CHE/ES/1890/N/337(NEW)/FCC/1/New</td> </tr> <tr> <td>Remark :</td> <td></td> </tr> <tr> <td colspan="2">"Re-endorsement of Basement top CC and Further C.C. up to top of 8th floor only as per approved amended plans dated 08.01.2024 excluding 9th and 10th floor (restricted for non-handing over of D.P. Road & availing installment facility)"</td> </tr> </table>		Issue On : 19 Jan 2024	Valid Upto : 16 Oct 2024	Application Number :	CHE/ES/1890/N/337(NEW)/FCC/1/New	Remark :		"Re-endorsement of Basement top CC and Further C.C. up to top of 8th floor only as per approved amended plans dated 08.01.2024 excluding 9th and 10th floor (restricted for non-handing over of D.P. Road & availing installment facility)"	
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	13. Copy of Amended Plan Approval Letter No. CHE / ES / 1890 / N / 337 (NEW) / 337 / 2 / AMEND dated 08.01.2024, issued by Municipal Corporation Of Greater Mumbai.													
	14. Copy of Approved Plan No. CHE / ES / 1890 / N / 337 (NEW) / 337 / 2 / AMEND dated 08.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nine – Sheet No. 1/9 to 9/9). Approved upto:													
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	Project Name (with address & phone nos.)	: "Vikram Delite CHSL", Proposed Residential Building on Plot Bearing CTS No. 407A/1/2 of Village – Ghatkopar - Kiroli, Sant Narsinh Mehta Road, Ghatkopar (West), Mumbai, PIN – 400 086, 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. Shree Ramkrishn Enterprises. Address: Office No. B-503, 5 th Floor, "Lords Building", Plot No. 35, Sector 15, Above Croma Showroom, CBD Belapur, Taluka & Dist.- Thane, Navi Mumbai, PIN – 400 0614, State - Maharashtra, Country – India. Contact Person : Mr. Vipin Gandhi (Finance Head - Mobile No. 9820892533) Mr. Jacky (Builder Person – Mobile No. 9022338834)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
	<p>About "Vikram Delite CHSL" Project: Residential project, Shree Ramkrishn Vikram Delite CHSL in Mumbai is offering units for sale in Ghatkopar West. Check out some Apartment that suit your lifestyle and liking. The property offers 1 BHK, 2 BHK, 3 BHK, 4 BHK units. There is 1 building in this project. Contact for further details. Shree Ramkrishn Vikram Delite CHSL is located in Plot No 407 A1/2, Ghatkopar West. There is provision for Closed Car Parking. Shree Ramkrishn Vikram Delite CHSL follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well. ID is P51800017268. Shree Ramkrishn Enterprises is a very well-known developer-firm in this real estate market. Residents and their lifestyle are at the centre of their developments. Prominent suburbs of Mumbai are close by to Ghatkopar West and with several schools, hospitals, banks and offices situated in the proximity, the project is a preferred choice for home seekers.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, C & D</td> <td>Proposed Basement + Stilt + 1st to 9th Floors + 10th (part) Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Basement + Stilt + 1st Floor (Part Residential / Part Double Height Entrance Foyer) + 2nd to 10th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A, B, C & D</td> <td>RCC work upto 8th floor slab is completed. Brick</td> <td>45%</td> </tr> </tbody> </table>		Wing	Number of Floors	A, C & D	Proposed Basement + Stilt + 1 st to 9 th Floors + 10 th (part) Upper Floors.	B	Proposed Basement + Stilt + 1 st Floor (Part Residential / Part Double Height Entrance Foyer) + 2 nd to 10 th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A, B, C & D	RCC work upto 8 th floor slab is completed. Brick	45%
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A, B, C & D	RCC work upto 8 th floor slab is completed. Brick	45%												

	work upto 7th floor is completed.		
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is June 2025 (Wing – A to D)			
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			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Children Play Area			
➤ Club House			
➤ Terrace Garden above Club House			
➤ Yoga			
➤ Swimming Pool			
➤ Gymnasium			
➤ Kids Play Area			
➤ Multipurpose Hall			
➤ Outdoor Games			
➤ Spa and Salon			
➤ Banquet Hall			
➤ Basketball Court			
➤ Box Cricket			
➤ Library			
➤ Children Play area			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 407A/1/2 of Village – Ghatkopar - Kirol,
	d) Ward / Taluka	:	N - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Vikram Delite CHSL" , Proposed Residential Building on Plot Bearing CTS No. 407A/1/2 of Village – Ghatkopar - Kirol, Sant Narsinh Mehta Road, Ghatkopar (West), Mumbai, PIN – 400 086, State - Maharashtra, Country – India
8.	City / Town	:	Ghatkopar (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Ghatkopar - Kiroli	
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 RERA Certificate	As per Site
	North	Dhobi Ghat	Dhobi Ghat	Internal Road
	South	Delite CHSL	Delite CHSL	Mukund CHSL / Eureka Forbes / Nala
	East	Ramleela Ground	Ramleela Ground	Maneklal Ground & Sant Narsinh Mehta Marg
	West	Mukund Society	Mukund Society	Slum Area
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°05'21.8"N 72°54'05.4"E	
14.	Extent of the site	:	Plot area – 3590.20 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 3590.20 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
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 Middle class	
2.	Development of surrounding areas	:	Very 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 and Commercial purpose	
8.	Any usage restriction	:	Residential and commercial purpose	

9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / ES / 1890 / N / 337 (NEW) / 337 / 2 / AMEND dated 08.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nine – Sheet No. 1/9 to 9/9). Approved upto:									
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10.	Corner plot or intermittent plot?	:	Corner									
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.	:	09.14 Mtr. Wide Sahakar Nagar 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	:	Plot area – 3590.20 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,20,350.00 per Sq. M. for Residential ₹ 50,560.00 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 & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3590.20</td> <td>50,560.00</td> <td>18,15,20,512.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3590.20	50,560.00	18,15,20,512.00
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3590.20	50,560.00	18,15,20,512.00										
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	:							
	Wing		Number of Floors						
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	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 / 1890 / N / 337 (NEW) / 337 / 2 / AMEND dated 08.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nine – Sheet No. 1/9 to 9/9).						
	h) Approved map / plan issuing authority	:	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	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing – A:

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	905	996		Land Owner's Share			27,87,400
2	102	1	3 BHK	904	994	20600	1,86,22,400	2,01,12,192	50500	27,84,320
3	103	1	2 BHK	682	750	20600	1,40,49,200	1,51,73,136	38000	21,00,560
4	201	2	3 BHK	905	996		Land Owner's Share			27,87,400
5	202	2	3 BHK	904	994	20680	1,86,94,720	2,01,90,298	50500	27,84,320
6	203	2	2 BHK	682	750	20680	1,41,03,760	1,52,32,061	38000	21,00,560
7	301	3	3 BHK	905	996	20760	1,87,87,800	2,02,90,824	50500	27,87,400
8	302	3	3 BHK	904	994	20760	1,87,67,040	2,02,68,403	50500	27,84,320
9	303	3	2 BHK	682	750	20760	1,41,58,320	1,52,90,986	38000	21,00,560
10	401	4	3 BHK	905	996		Land Owner's Share			27,87,400
11	402	4	3 BHK	904	994		Land Owner's Share			27,84,320
12	403	4	2 BHK	682	750		Land Owner's Share			21,00,560
13	501	5	3 BHK	905	996		Land Owner's Share			27,87,400

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	502	5	3 BHK	904	994					27,84,320
15	503	5	2 BHK	682	750	20920	1,42,67,440	1,54,08,835	38500	21,00,560
16	601	6	3 BHK	905	996					27,87,400
17	602	6	3 BHK	904	994					27,84,320
18	603	6	2 BHK	682	750					21,00,560
19	701	7	3 BHK	905	996	21080	1,90,77,400	2,06,03,592	51500	27,87,400
20	702	7	3 BHK	904	994					27,84,320
21	703	7	2 BHK	661	727					20,35,880
22	801	8	3 BHK	905	996	21160	1,91,49,800	2,06,81,784	51500	27,87,400
23	802	8	3 BHK	904	994	21160	1,91,28,640	2,06,58,931	51500	27,84,320
24	803	8	2 BHK	682	750	21160	1,44,31,120	1,55,85,610	39000	21,00,560
25	901	9	3 BHK	905	996	21240	1,92,22,200	2,07,59,976	52000	27,87,400
26	902	9	3 BHK	904	994	21240	1,92,00,960	2,07,37,037	52000	27,84,320
27	903	9	2 BHK	682	750	21240	1,44,85,680	1,56,44,534	39000	21,00,560
28	1001	10	3 BHK	905	996	21320	1,92,94,600	2,08,38,168	52000	27,87,400
Total				23303	25633		27,54,41,080	29,74,76,367		7,17,73,240

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1201	1321	20600	2,47,40,600	2,67,19,848	67000	36,99,080
2	201	2	3 BHK	1201	1321	20680	2,48,36,680	2,68,23,614	67000	36,99,080
3	202	2	3 BHK	1201	1321	20680	2,48,36,680	2,68,23,614	67000	36,99,080
4	301	3	3 BHK	1201	1321	20760	2,49,32,760	2,69,27,381	67500	36,99,080
5	302	3	3 BHK	1201	1321					36,99,080
6	401	4	3 BHK	1201	1321					36,99,080
7	402	4	3 BHK	1201	1321	20840	2,50,28,840	2,70,31,147	67500	36,99,080
8	501	5	3 BHK	1201	1321					36,99,080
9	502	5	3 BHK	1155	1271					35,57,400
10	601	6	3 BHK	1201	1321					36,99,080
11	602	6	3 BHK	1155	1271					35,57,400
12	701	7	3 BHK	1201	1321					36,99,080
13	702	7	3 BHK	1201	1321					36,99,080

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	801	8	3 BHK	1201	1321					36,99,080
15	802	8	3 BHK	1201	1321					36,99,080
16	901	9	3 BHK	1201	1321					36,99,080
17	902	9	3 BHK	1201	1321	21240	2,55,09,240	2,75,49,979	69000	36,99,080
18	1001	10	3 BHK	1201	1321					36,99,080
19	1002	10	3 BHK	1220	1342					37,57,600
Total				22746	25021		14,98,84,800	158877888	331000	7,00,57,680

3) Wing - C:

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	624	686					19,21,920
2	102	1	1 BHK	413	454					12,72,040
3	103	1	2 BHK	708	779					21,80,640
4	104	1	2 BHK	708	779					21,80,640
5	201	2	2 BHK	649	714					19,98,920
6	202	2	2 BHK	649	714					19,98,920
7	203	2	2 BHK	708	779	20680	1,46,41,440	1,58,12,755	39500	21,80,640
8	204	2	2 BHK	681	749					20,97,480
9	301	3	2 BHK	624	686					19,21,920
10	302	3	2 BHK	649	714					19,98,920
11	303	3	2 BHK	681	749					20,97,480
12	304	3	2 BHK	708	779	20760	1,46,98,080	1,58,73,926	39500	21,80,640
13	401	4	2 BHK	649	714					19,98,920
14	402	4	2 BHK	649	714					19,98,920
15	403	4	2 BHK	708	779	20840	1,47,54,720	1,59,35,098	40000	21,80,640
16	404	4	2 BHK	708	779					21,80,640
17	501	5	2 BHK	649	714					19,98,920
18	502	5	2 BHK	649	714					19,98,920
19	503	5	2 BHK	708	779					21,80,640
20	504	5	2 BHK	708	779					21,80,640
21	601	6	2 BHK	649	714					19,98,920
22	602	6	2 BHK	649	714	21000	1,36,29,000	1,47,19,320	37000	19,98,920

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	603	6	2 BHK	708	779	21000	1,48,68,000	1,60,57,440	40000	21,80,640
24	604	6	2 BHK	708	779	Land Owner's Share				21,80,640
25	701	7	2 BHK	649	714	21080	1,36,80,920	1,47,75,394	37000	19,98,920
25	702	7	2 BHK	624	686	Land Owner's Share				19,21,920
26	703	7	2 BHK	708	779	21080	1,49,24,640	1,61,18,611	40500	21,80,640
27	704	7	2 BHK	708	779	21080	1,49,24,640	1,61,18,611	40500	21,80,640
28	801	8	2 BHK	649	714	Land Owner's Share				19,98,920
29	802	8	2 BHK	649	714	21160	1,37,32,840	1,48,31,467	37000	19,98,920
30	803	8	2 BHK	708	779	Land Owner's Share				21,80,640
31	804	8	2 BHK	708	779	Land Owner's Share				21,80,640
32	901	9	2 BHK	649	714	21240	1,37,84,760	1,48,87,541	37000	19,98,920
33	902	9	2 BHK	649	714	21240	1,37,84,760	1,48,87,541	37000	19,98,920
34	903	9	2 BHK	708	779	21240	1,50,37,920	1,62,40,954	40500	21,80,640
35	904	9	2 BHK	708	779	21240	1,50,37,920	1,62,40,954	40500	21,80,640
37	1002	10	2 BHK	649	714	21320	1,38,36,680	1,49,43,614	37500	19,98,920
38	1003	10	2 BHK	708	779	21320	1,50,94,560	1,63,02,125	41000	21,80,640
Total				25418	27960		21,64,30,880	23,37,45,351		7,82,87,440

4) Wing - D:

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹				
1	101	1	3 BHK	1042	1146	20600	2,14,65,200	2,31,82,416	58000	32,09,360				
2	102	1	3 BHK	1252	1377	20600	2,57,91,200	2,78,54,496	69500	38,56,160				
3	201	2	3 BHK	1042	1146	20680	2,15,48,560	2,32,72,445	58000	32,09,360				
4	202	2	4 BHK	1482	1630	20680	3,06,47,760	3,30,99,581	82500	45,64,560				
5	301	3	3 BHK	1042	1146	Land Owner's Share				32,09,360				
6	302	3	4 BHK	1482	1630	20760	3,07,66,320	3,32,27,626	83000	45,64,560				
7	401	4	3 BHK	1042	1146	Land Owner's Share				32,09,360				
8	402	4	4 BHK	1416	1558									43,61,280
9	501	5	3 BHK	1042	1146									32,09,360
10	502	5	4 BHK	1644	1808									50,63,520
11	601	6	3 BHK	1042	1146									32,09,360
12	602	6	4 BHK	1644	1808									50,63,520

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Additional Area / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
13	701	7	3 BHK	999	1099					30,76,920
14	702	7	4 BHK	1575	1733					48,51,000
15	801	8	3 BHK	1042	1146					32,09,360
16	802	8	4 BHK	1575	1733					48,51,000
17	901	9	3 BHK	1042	1146	21240	2,21,32,080	2,39,02,646	60000	32,09,360
18	902	9	4 BHK	1575	1733					48,51,000
19	1001	10	3 BHK	1042	1146					32,09,360
20	1002	10	3 BHK	1066	1173					32,83,280
Total				25088	27597		15,23,51,120	16,45,39,210		7,72,71,040

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Sale	2 BHK - 06 3 BHK - 10	16	13137	14451	27,54,41,080.00	29,74,76,367.00
Land Owner's Share	2 BHK - 03 3 BHK - 09	12	10166	11183	-	-
Total (a)		28	23303	25634	27,54,41,080.00	29,74,76,367.00
B - Wing						
Sale	3 BHK - 06	06	7206	7927	14,98,84,800.00	16,18,75,583.00
Land Owner's Share	3 BHK - 13	13	15540	17094	-	-
Total (b)		19	22746	25021	14,98,84,800.00	16,18,75,583.00
C - Wing						
Sale	2 BHK - 15	15	10266	11293	21,64,30,880.00	23,37,45,351.00
Land Owner's Share	1 BHK - 01 2 BHK - 22	23	15152	16667	-	-
Total (c)		38	25418	27960	21,64,30,880.00	23,37,45,351.00
D - Wing						
Sale	3 BHK - 04 4 BHK - 02	06	7342	8076	15,23,51,120.00	16,45,39,210.00
Land Owner's Share	3 BHK - 08 4 BHK - 06	14	17746	19521	-	-
Total (d)		20	25088	27597	15,23,51,120.00	16,45,39,210.00
Grand Total (a + b + c + d)		105	96555	106212	79,41,07,880.00	85,76,36,511.00

Particulars	Market Value (₹)
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Realizable Value / Fair Market Value as on date in ₹	79,41,07,880.00
Final Realizable Value After Completion in ₹	85,76,36,511.00
Cost of Construction (Total Built up area x Rate) 106212 Sq. Ft. x ₹ 2800.00	29,73,93,600.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to D	45	106212	29,73,93,600.00	13,38,27,120.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 79,41,07,880.00
Final Realizable Value After Completion in ₹			₹ 85,76,36,511.00

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 ₹ 19,500.00 to ₹ 22,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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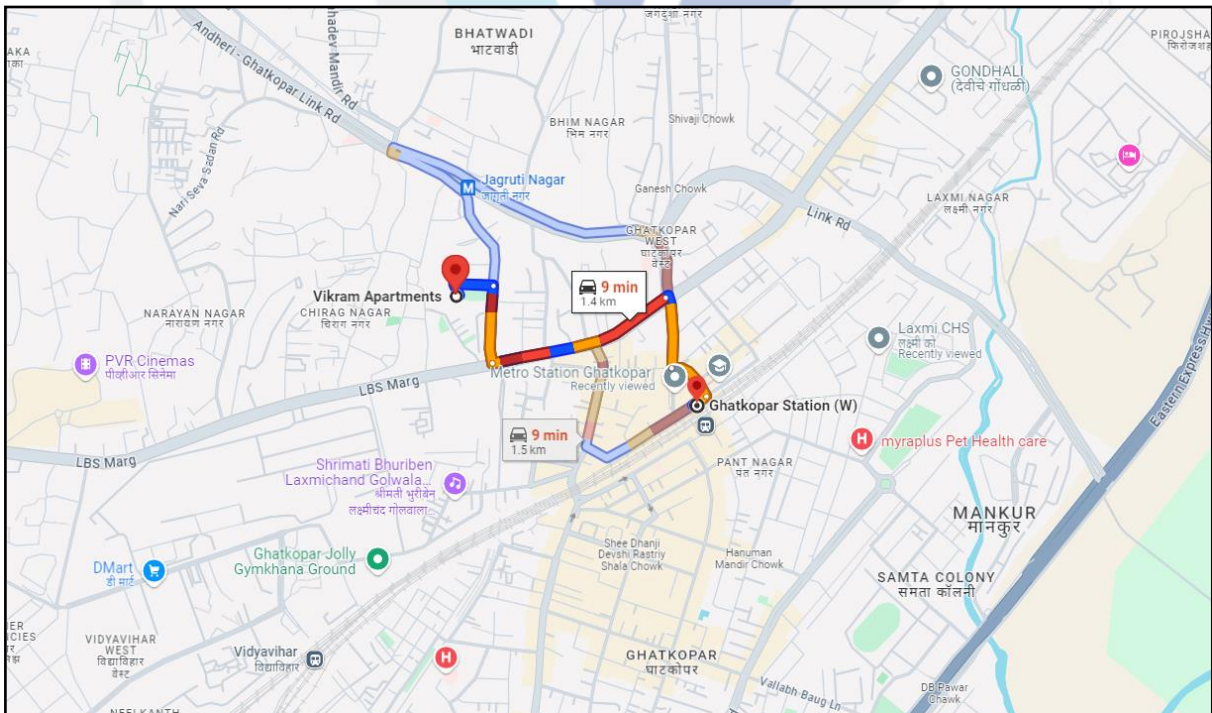
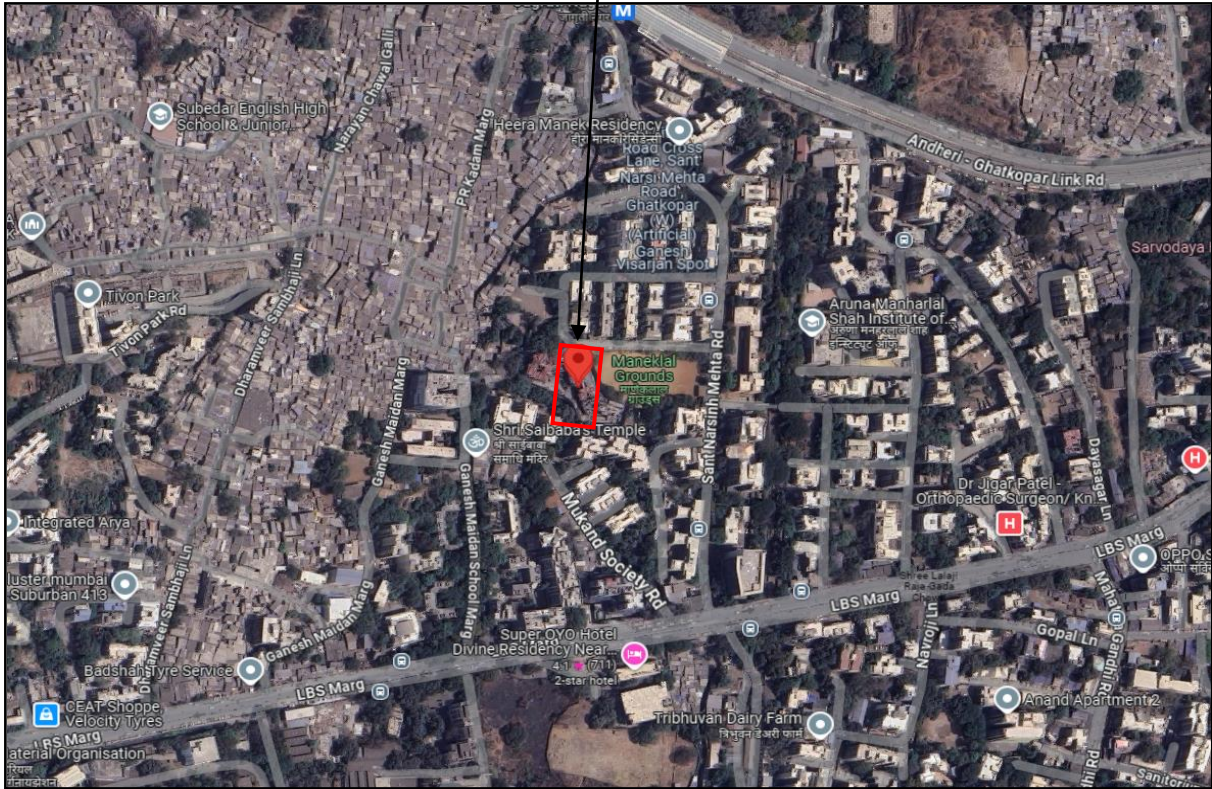


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°05'21.8"N 72°54'05.4"E

Note: The Blue line shows the route to site from nearest Metro/Railway station (Ghatkopar – 1.4 KM)




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महाराष्ट्र शासन



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

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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
103/487 - भुभाग: लालवहादुर शास्त्री मार्गाच्या उत्तरेकडील या गावठाणा सर्व भूभाग	50560	120350	138400	150430	120350	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
14269/2024	09.07.2024	1,36,38,000.00	63.35	682.00	20,000.00

सूची क्र.2	
14269369 18-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 14269/2024 नोंदणी : Regn:63m
गावाचे नाव : घाटकोपर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13638000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9228533.03
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ए-503, माळा नं: 5 वा मजला, इमारतीचे नाव: विक्रम रेसिडेंसी, ब्लॉक नं: न्यू मानेकलाल इस्टेट, रोड : एल.बी.एस मार्ग,घाटकोपर(पश्चिम),मुंबई - 400086, इतर माहिती: क्षेत्रफळ 681.90 चौ. फूट म्हणजेच 63.35 चौ. मीटर्स रेरा कार्पेट सोबत एक मेकॅनिकल स्टॅक कार पार्किंग स्पेस.(मौजे घाटकोपर किरोळ)((C.T.S. Number : 407/A/1/2 ;))
(5) क्षेत्रफळ	69.71 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:-मेसर्स श्री रामकृष्ण इंटरप्रायजेस तर्फे भागीदार परिक्षित मिंगलानी ह्यांच्या तर्फे कुलमुखत्यार अनिल महानारायण तिवारी वय:-45 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विक्रम डेलाईट को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: रामलीला मैदानाच्या मागे, ऑफ संत नरसी मेहता रोड, घाटकोपर (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABPFS7724P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ललिता परमेश्वर राचारला वय:-58; पत्ता:-प्लॉट नं: ए-0004,ए विंग, माळा नं: तळ मजला, इमारतीचे नाव: विक्रम डेलाईट को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू मानेकलाल इस्टेट, एलबीएस मार्ग, घाटकोपर (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AIPPR6166B 2): नाव:-परमेश्वर मांथेया राचारला वय:-66; पत्ता:-प्लॉट नं: ए-004,ए विंग, माळा नं: तळ मजला, इमारतीचे नाव: विक्रम डेलाईट को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू मानेकलाल इस्टेट, एलबीएस मार्ग, घाटकोपर (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ABUPR0007K
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14269/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	818300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घोरा	
मुल्यांकनासाठी विचारात घेतलेला	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
11572/2024	27.05.2024	1,16,60,000.00	54.72	589.00	19,796.00

11572391 19-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 11572/2024 नोंदणी : Regn:63m
गावाचे नाव : घाटकोपर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	11660000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8891868.7		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र.407,4 था मजला,बी -विंग,दृष्टी एमराल्ड,पंत नगर,घाटकोपर पूर्व,मुंबई -400075 .(क्षेत्रफळ 54.72 चौ.मी कारपेट)((C.T.S. Number : 190/1 to 190/8, 190/9 (pt.) ;))		
(5) क्षेत्रफळ	54.72 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:-मेसर्स समर्थ दृष्टी डेव्हलपर्स तर्फे भागीदार अशोक हरिदास जगदाळे तर्फे कु.मु. किशोर जाधव वय:-52 पत्ता:-प्लॉट नं: जी-1, माळा नं: -, इमारतीचे नाव: टर्मिनल 9, ब्लॉक नं: विलेपार्ले स्टेशन जवळ,नेहरू रोड,, रोड नं: विलेपार्ले मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:- ABJFS4361C		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिमा मंगेश पवार वय:-33; पत्ता:-प्लॉट नं: 66/1969 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पंत नगर,90 फीट रोड,पंत नगर पोलीस स्टेशन, रोड नं: घाटकोपर पूर्व,मुंबई, . पिन कोड:-400075 पॅन नं:-BXHPK0512L 2): नाव:-मंगेश शिवाजी पवार वय:-35; पत्ता:-प्लॉट नं: 66/1969, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पंत नगर,90 फीट रोड,पंत नगर पोलीस स्टेशन,, रोड नं: घाटकोपर पूर्व,मुंबई, महाराष्ट्र, . पिन कोड:-400075 पॅन नं:-ATKPP9681R		
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	11572/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	699600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	squareyards.com	429.00	81,50,000.00	18,998.00

square yards

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Shree Vikram Delite CHS

Ghatkopar West, Mumbai

₹ 81.50 Lac to 3.23 Cr i

Status: **Mid Stage Construction**

Project Size

105 units - 1 Acres

Configurations: 1,2,3,4,7 BHK Flat from 429 Sq. Ft. to 1701 Sq. Ft. (Carpet)

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	clicbrics.com	792.00	1,26,00,000.00	15,909.00

clicbrics

Mumbai > Shree Ramkrishn Vikram Delite CHSL

Shree Ramkrishn Vikram Delite CHSL

Ghatkopar West
1, 2, 3, 4 BHK Apartment 429 - 1701 Sq.ft



Recent Sale
in Feb, 2022 **₹1.26Cr** 792 Sq.ft

Recent Sold Price	Price:	Project Type
₹1.26Cr	₹15,902 /Sq.ft	1, 2, 3, 4 BHK Apartment
Project Status	No. of Floors	Bedroom
Ready to Move	10	1, 2, 3, 4 Bedrooms
Area	RERA Number	Final Completion Date
429 - 1701 Sq.ft	P51800017268	Dec - 2021

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	squareyards.com	904.00	1,26,00,000.00	18,695.00
4 BHK	squareyards.com	1482.00	2,81,00,000.00	18,961.00

square yards

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Shree Vikram Delite CHS - Price List

Unit Type	Area	New Home Price*
1 BHK 429 Sq. Ft. Apartment	429 Sq. Ft. (Carpet)	₹ 81.50 Lac
2 BHK 649 Sq. Ft. Apartment	649 Sq. Ft. (Carpet)	₹ 1.23 Cr
2 BHK 708 Sq. Ft. Apartment	708 Sq. Ft. (Carpet)	₹ 1.34 Cr
3 BHK 904 Sq. Ft. Apartment	904 Sq. Ft. (Carpet)	₹ 1.69 Cr
3 BHK 1252 Sq. Ft. Apartment	1252 Sq. Ft. (Carpet)	₹ 2.34 Cr
4 BHK 1482 Sq. Ft. Apartment	1482 Sq. Ft. (Carpet)	₹ 2.81 Cr
7 BHK 1701 Sq. Ft. Apartment	1701 Sq. Ft. (Carpet)	₹ 3.23 Cr



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	421.00	92,62,000.00	22,000.00
1 BHK	Squareyards.com	414.00	91,08,000.00	22,000.00

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Arihant Heights ✓ RERA

By **ARIHANT INFRASTRUCTURE COMPANY**

Ganesh Maidan School Marg, Kasturi Park, Maneklal Estate, Ghatkopar West, Central Mumbai Suburbs, Mumbai

★ 3.4
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1, 2 BHK Apartments Configurations

Dec, 2022 Possession Starts

₹22 K/sq.ft Avg. Price

421 - 703 sq.ft. (Carpet Area) Sizes

₹92.62 L - 1.55 Cr | ₹22 K/sq.ft
EMI starts at ₹45.98 K
All inclusive price.

Contact Developer

square yards
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Amenities

Arihant Heights Ghatkopar

Ghatkopar West, Mumbai

₹ 91.08 Lac to 1.47 Cr i

Status: Near Possession

Project Size
100 units - 0.41 Acres

Configurations: 1,2 BHK Flat from 414 Sq. Ft. to 670 Sq. Ft. (Carpet)

Save Extra

Home Loans

ICICI, SBI, HDFC

Save up to ₹15,000 with Attractive Interest Rates

Instant Approval

Interior

Modular Kitchen

Enjoy ₹25,000 Off on Interiors

Time. Lowest Price

Timely Delivery



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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	squareyards.com	421.00	87,71,000.00	20,833.00
2 BHK	housing.com	641.00	1,55,00,000.00	24,181.00

square yards

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Compare

DSS Tivon Park Mumbai

Ghatkopar West, Mumbai

₹ 87.71 Lac to 1.75 Cr

Status: Ready to Move

- Project Size
248 units • 3 Acres
- Configurations: 1,2,3 BHK Flat from 421 Sq. Ft. to 932 Sq. Ft. (Carpet)

Recent Registered Sale • Jan 2024 ₹ 60.00 L 423 Sq.ft

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Neelyog Aarana ✓ RERA

By NEELYOG GROUP


Laxmi Narayan Lane, Station Road No.5, Opposite Hindi High School, Ghatkopar West, Central Mumbai Suburbs, Mumbai

₹1.55 Cr - 2.11 Cr | ₹24.18 K/sq.ft

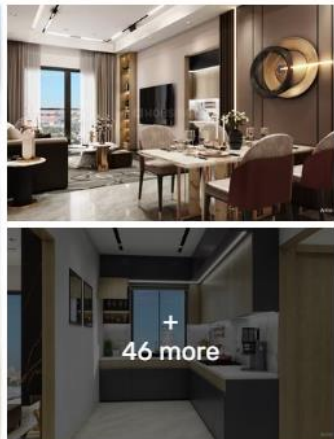
EMI starts at ₹76.95 K

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

Contact Developer



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2, 3 BHK Apartments Configurations

Jun, 2028 Possession Starts

₹24.18 K/sq.ft Avg. Price

641 - 874 sq.ft. (Carpet Area) Sizes



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

Place : Mumbai

Date : 19.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 11.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Ramkrishn Enterprises.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane 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;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar– Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 11.09.2024 Valuation Date – 19.09.2024 Date of Report – 19.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.09.2024.
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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