

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: Rustomjee Summit

"Rustomjee Summit", CTS No. 88 (Part) of Village - Magathane, Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India

Latitude Longitude: 19°13'16.6"N 72°51'29.1"E

Think. Innovate. Create

Valuation Done for:

State Bank of India

HLST Ground Floor, Synergy Building, C - 6, G Block
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad

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MASTER VALUATION REPORT OF “Rustomjee Summit”

“Rustomjee Summit”, CTS No. 88 (Part) of Village - Magathane, Rajendra Nagar, Dattapada Road,
Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India

Latitude Longitude: 19°13'16.6"N 72°51'29.1"E

NAME OF DEVELOPER: M/s. Keystone Realtors Pvt. Ltd.,

Pursuant to instructions from State Bank of India, Home Loan Sales Team, BKC, Mumbai, 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 **08th October 2018** for approval of Advance Processing Facility.

1. Location Details:

The property is situated CTS No. 88 (part) of Village - Magathane, Rajendra Nagar, Dattapada Road, Borivali. It is about 5 to 10 minutes travel distance from Borivali railway station Western Railway line. Surface transport to the property is by buses, 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 area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Keystone Realtors Pvt. Ltd.,
Project Rera Registration Number	P51800003590
Register office address	Office No. 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069
Contact Numbers	Contact Person : Mr. Vishal Mehta - 9870264477 / 02266766889

3. Boundaries of the Property:

Direction	Particulars
On or towards North	India Post Office
On or towards South	FM Cariappa Flyover
On or towards East	Dattapada Road
On or towards West	Open Plot & Carter Road



Mumbai

221, 1st Floor, Ackruti Star,
Central Road, WIDC,
Andheri (E), Mumbai - 400-093,
(M.S.), INDIA

Tel. : +91 22.28371325
Fax : +91 22.28371324
mumbai@vastukala.org

Delhi NCR

L-106, Siggal Vihar,
RWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819674183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431602, (M.S.), INDIA.

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

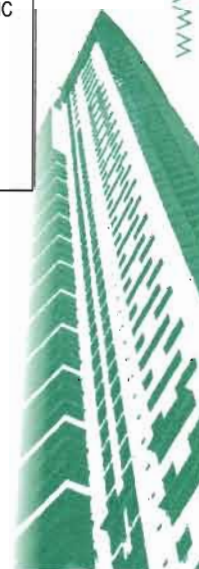
Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

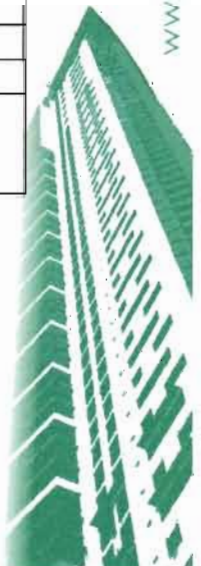
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Project Valuation Report

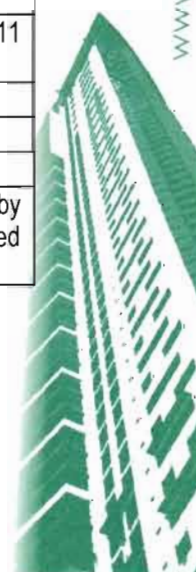
1. Introduction					
a)	Project Name (with address & phone nos.)				
	<p>"Rustomjee Summit", CTS No. 88 (Part) of Village - Magathane, Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India</p> <p>Contact Person: Mr. Vishal Mehta - 9870264477 / 02266766889</p>				
b)	Purpose of Valuation				
	As per request from State Bank of India, HLST Branch to assess fair market value of the property for bank loan purpose.				
c)	Date of Inspection of Property				
	27.09.2018				
d)	Date of Valuation Report				
	09.10.2018				
e)	Name of the Developer of Property (in case of developer built properties)				
	<p>M/s. Keystone Realtors Pvt. Ltd.,</p> <p>Office No. 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069</p>				
2. Physical Characteristics of the Property					
a)	Location of the Property				
	<p>"Rustomjee Summit", CTS No. 88 (Part) of Village - Magathane, Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India</p>				
	Brief description of the property				
	TYPE OF THE BUILDING				
	<table border="1"> <thead> <tr> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Proposed 1 Basements + Ground + 1st to 38 (part) upper floors</td> </tr> </tbody> </table>	Number of Floors	Proposed 1 Basements + Ground + 1st to 38 (part) upper floors		
Number of Floors					
Proposed 1 Basements + Ground + 1st to 38 (part) upper floors					
	LEVEL OF COMPLETEION:				
	<table border="1"> <thead> <tr> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>RCC work upto 5th floor slab is complete. Brick work upto 5th floor is completed.</td> <td>19%</td> </tr> </tbody> </table>	Present stage of Construction	Percentage of work completion	RCC work upto 5th floor slab is complete. Brick work upto 5th floor is completed.	19%
Present stage of Construction	Percentage of work completion				
RCC work upto 5th floor slab is complete. Brick work upto 5th floor is completed.	19%				
	PROPOSED DATE OF COMPLETION & FUTURE LIFE:				
	<p>Expected completion date as informed by builder is December - 2021</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>				



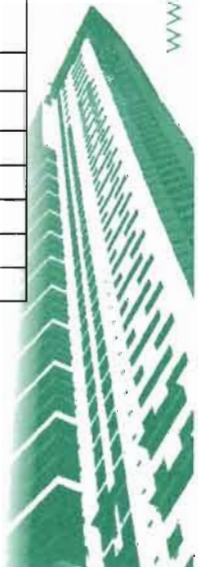
PROPOSED PROJECT AMENITIES:	
Vitrified tiles flooring in all rooms	
Granite platform with stainless steel sink	
Powder coated aluminum sliding windows with M.S. Grills	
Laminated wooden flush doors with safety door	
Concealed wiring	
Concealed plumbing	
Swimming pool	
Fitness Centre	
Gymnasium	
Maintenance Staff	
Indoor Games	
Jogging Track	
Senior Citizen sitting lounges	
Landscape Garden	
Club House	
Senior Citizen area	
Jogging Track	
Library and Business Centre	
Meditation Area	
Badminton Court	
Nearby landmark	Near Police Choki
Postal Address of the Property	"Rustomjee Summit" , CTS No. 88 (Part) of Village - Magathane, Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	Plot Area = 7119.67 Sq. M.
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	12.00 M. wide D.P. Road
Description of adjoining property	Located in middle class locality
Plot No. Survey No.	CTS No. 88 (Part)
Ward/Village/Taluka	Borivali
Sub-Registry/Block	Mumbai Suburban District
District	Borivali
Any other aspect	-
b) Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified	As per table attached to the report



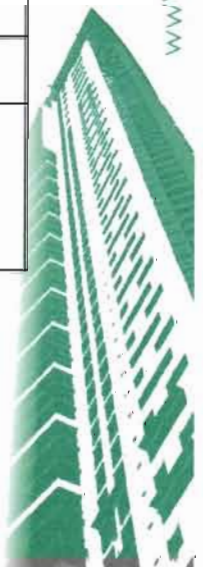
c)	Boundaries of the Plot	As per Sale Deed/TIR	Actual
	North	Details not available	India Post Office
	South	Details not available	FM Cariappa Flyover
	East	Details not available	Dattapada Road
	West	Details not available	Open Plot & Carter Road
3. Town Planning parameters			
a)	Master Plan provisions related to property in terms of land use	Residential Building	
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted: 2.50 FSI Consumed : N.A.	
	Ground coverage	As per Approved Plans	
	Comment on whether OC- Occupancy Certificate has been issued or not	N.A. Building Construction is in progress	
	Comment on unauthorized constructions if any	N.A. Building Construction is in progress	
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil	
	Planning area/zone	Residential	
	Developmental controls	Copy of Approved Plan No. CHE / A - 4944 / AR / 66 / 059 / Planing Cell / GM / MHADA dated 18.08.2018 issued by Municipal Corporation of Greater Mumbai (Number of copies – Fourteen - 1/14 to 14/14 - Sale Building)	
	Zoning regulations	Residential	
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.	
	Comment on demolition proceedings if any	No	
	Comment on compounding / regularization proceedings	Information not available	
	Any other Aspect	Think. Innovate. Create	
4. Document Details and Legal Aspects of Property			
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)		
	Sale Deed, Gift Deed, Lease Deed		
	1. Copy of Affidavit – Cum – Declaration dated 28.07.2017 of M/s. Keystone Realtors Pvt. Ltd.,		
	2. Copy of MHADA Offer Letter No. CO / MB / Arch / NOC / F -377 / 4547 / 2011 dated 18.07.2011 issued by MHADA		
	3. Copy of Encumbrance dated 23.06.2017 issued by M/s. Keystone Realtors Pvt. Ltd.,		
	4. Copy of Rear Registration Certificate No. P51800003590		
	5. Copy of Title Certificate from Adv. Francis J. Athaide dated 25.07.2017		
	6. Copy of Commencement Certificate No. CHE / A - 4945 / BP (WS) / AR dated 27.07.2017 issued by CC is endorsed for building upto Basement + Stilt + 1st to 5th floor only as per approved amended plan dated 31.07.2017 issued by Municipal Corporation of Greater Mumbai		



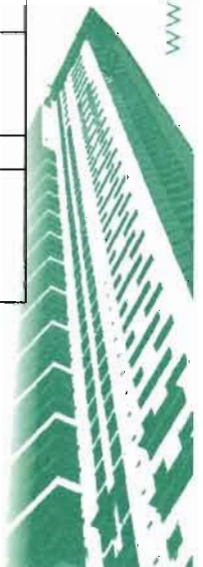
	7. Copy of Approved Plan No. CHE / A - 4944 / AR / 66 / 059 / Planing Cell / GM / MHADA dated 18.08.2018 issued by Municipal Corporation of Greater Mumbai (Number of copies – Fourteen - 1/14 to 14/14 - Sale Building)	
	TIR of the Property	Yes
b)	Name of the Owner/s	M/s. Keystone Realtors Pvt. Ltd.,
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	As per TIR
e)	Notification of acquisition if any	As per TIR
f)	Notification of road widening if any	As per approved plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. CHE / A - 4944 / AR / 66 / 059 / Planing Cell / GM / MHADA dated 18.08.2018 issued by Municipal Corporation of Greater Mumbai (Number of copies – Fourteen - 1/14 to 14/14 - Sale Building)
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	As per TIR
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Take Legal Opinion
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	As per table attached to the report
	If property is occupied by tenant	N.A. Building Construction work not yet started
	Number of tenants	N. A.
	Since how long (tenant- wise)	N. A.
	Status of tenancy right	Information not available



	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Information not available
	Security charges	Information not available
	Any other aspect	-
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Provided
	Balconies, etc.	Yes
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal Corporation
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to municipal Corporation line
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	N.A. Building Construction work not yet started
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by



9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developed Area
	Scarcity	Excellent
	Demand and supply of the kind of subject property	Excellent
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	N.A. Building Construction work not yet started
e)	Age of the building	N.A. Building Construction work not yet started
f)	Total life of the building	Building Construction work not yet started
g)	Extent of deterioration	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	As per requirement
i)	Protection against natural disaster viz. earthquakes,	Proposed
j)	Visible damage in the building	N.A. Building Construction work not yet started
k)	System of air-conditioning	N.A. Building Construction work not yet started
l)	Provision of firefighting	Provided in building premises
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Yes
b)	Provision of rain water harvesting	Yes
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern Looking



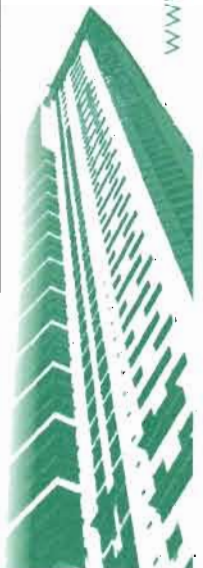
13. Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available
	Composite Method is used for this valuation report.
	As per table attached to the report

d)	Summary of Valuation
	i. Fair Market Value
	As per table attached
CONFIGURATION OF PROJECT AS PER APPROVED PLAN DATED 18.08.2018:	

Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
1	105	1	3 BHK	943	1132	22000	2,07,46,000.00	43000
2	106	1	3 BHK	1058	1270	22000	2,32,76,000.00	48500
3	107	1	2 BHK	844	1013	22000	1,85,68,000.00	38500
4	108	1	2 BHK	711	853	22000	1,56,42,000.00	32500
5	205	1	3 BHK	951	1141	22060	2,09,79,060.00	43500
6	206	2	3 BHK	1061	1273	22060	2,34,05,660.00	49000
7	207	2	2 BHK	844	1013	22060	1,86,18,640.00	39000
8	208	2	2 BHK	711	853	22060	1,56,84,660.00	32500
9	305	3	3 BHK	951	1141	22120	2,10,36,120.00	44000
10	306	3	3 BHK	1061	1273	22120	2,34,69,320.00	49000
11	307	3	2 BHK	844	1013	22120	1,86,69,280.00	39000
12	308	3	2 BHK	711	853	22120	1,57,27,320.00	33000
13	405	4	3 BHK	951	1141	22180	2,10,93,180.00	44000
14	406	4	3 BHK	1061	1273	22180	2,35,32,980.00	49000
15	407	4	2 BHK	844	1013	22180	1,87,19,920.00	39000
16	408	4	2 BHK	711	853	22180	1,57,69,980.00	33000
17	505	5	3 BHK	951	1141	22240	2,11,50,240.00	44000
18	506	5	3 BHK	1061	1273	22240	2,35,96,640.00	49000



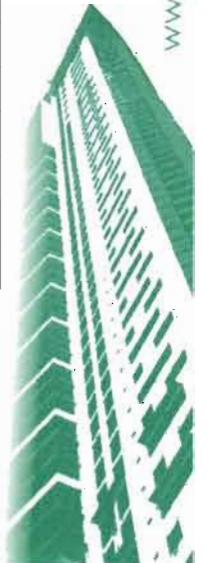
Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
19	507	5	2 BHK	844	1013	22240	1,87,70,560.00	39000
20	508	5	2 BHK	711	853	22240	1,58,12,640.00	33000
21	605	6	3 BHK	951	1141	22300	2,12,07,300.00	44000
22	606	6	3 BHK	1061	1273	22300	2,36,60,300.00	49500
23	607	6	2 BHK	844	1013	22300	1,88,21,200.00	39000
24	608	6	2 BHK	711	853	22300	1,58,55,300.00	33000
25	705	7	3 BHK	951	1141	22360	2,12,64,360.00	44500
26	706	7	3 BHK	1061	1273	22360	2,37,23,960.00	49500
27	707	7	2 BHK	844	1013	22360	1,88,71,840.00	39500
28	708	7	2 BHK	711	853	22360	1,58,97,960.00	33000
29	805	8	3 BHK	1021	1225	22420	2,28,90,820.00	47500
30	806	8	Refuge Area					
31	807	8	2 BHK	844	1013	22420	1,89,22,480.00	39500
32	808	8	2 BHK	711	853	22420	1,59,40,620.00	33000
33	905	9	3 BHK	951	1141	22480	2,13,78,480.00	44500
34	906	9	3 BHK	1061	1273	22480	2,38,51,280.00	49500
35	907	9	2 BHK	844	1013	22480	1,89,73,120.00	39500
36	908	9	2 BHK	711	853	22480	1,59,83,280.00	33500
37	1005	10	3 BHK	951	1141	22540	2,14,35,540.00	44500
38	1006	10	3 BHK	1061	1273	22540	2,39,14,940.00	50000
39	1007	10	2 BHK	844	1013	22540	1,90,23,760.00	39500
40	1008	10	2 BHK	711	853	22540	1,60,25,940.00	33500
41	1105	11	3 BHK	951	1141	22600	2,14,92,600.00	45000
42	1106	11	3 BHK	1061	1273	22600	2,39,78,600.00	50000
43	1107	11	2 BHK	844	1013	22600	1,90,74,400.00	39500
44	1108	11	2 BHK	711	853	22600	1,60,68,600.00	33500
45	1205	12	3 BHK	951	1141	22660	2,15,49,660.00	45000
46	1206	12	3 BHK	1061	1273	22660	2,40,42,260.00	50000
47	1207	12	2 BHK	844	1013	22660	1,91,25,040.00	40000
48	1208	12	2 BHK	711	853	22660	1,61,11,260.00	33500
49	1305	13	3 BHK	951	1141	22720	2,16,06,720.00	45000
50	1306	13	3 BHK	1061	1273	22720	2,41,05,920.00	50000
51	1307	13	2 BHK	844	1013	22720	1,91,75,680.00	40000
52	1308	13	2 BHK	711	853	22720	1,61,53,920.00	33500



Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹	
53	1405	14	3 BHK	951	1141	22780	2,16,63,780.00	45000	
54	1406	14	3 BHK	1061	1273	22780	2,41,69,580.00	50500	
55	1407	14	2 BHK	844	1013	22780	1,92,26,320.00	40000	
56	1408	14	2 BHK	711	853	22780	1,61,96,580.00	33500	
57	1505	15	3 BHK	1175	1410	22840	2,68,37,000.00	56000	
58	1506	15	Refuge Area						
59	1507	15	Society Office						
60	1508	15	2 BHK	711	853	22840	1,62,39,240.00	34000	
61	1605	16	3 BHK	951	1141	22900	2,17,77,900.00	45500	
62	1606	16	3 BHK	1061	1273	22900	2,42,96,900.00	50500	
63	1607	16	2 BHK	844	1013	22900	1,93,27,600.00	40500	
64	1608	16	2 BHK	711	853	22900	1,62,81,900.00	34000	
65	1705	17	3 BHK	951	1141	22960	2,18,34,960.00	45500	
66	1706	17	3 BHK	1061	1273	22960	2,43,60,560.00	51000	
67	1707	17	2 BHK	844	1013	22960	1,93,78,240.00	40500	
68	1708	17	2 BHK	711	853	22960	1,63,24,560.00	34000	
69	1801	18	3 BHK	1092	1310	23020	2,51,37,840.00	52500	
70	1802	18	3 BHK	1161	1393	23020	2,67,26,220.00	55500	
71	1803	18	2 BHK	681	817	23020	1,56,76,620.00	32500	
72	1804	18	2 BHK	681	817	23020	1,56,76,620.00	32500	
73	1805	18	3 BHK	951	1141	23020	2,18,92,020.00	45500	
74	1806	18	3 BHK	1061	1273	23020	2,44,24,220.00	51000	
75	1807	18	2 BHK	844	1013	23020	1,94,28,880.00	40500	
76	1808	18	2 BHK	711	853	23020	1,63,67,220.00	34000	
77	1901	19	3 BHK	1092	1310	23080	2,52,03,360.00	52500	
78	1902	19	3 BHK	1161	1393	23080	2,67,95,880.00	56000	
79	1903	19	2 BHK	681	817	23080	1,57,17,480.00	32500	
80	1904	19	2 BHK	681	817	23080	1,57,17,480.00	32500	
81	1905	19	3 BHK	951	1141	23080	2,19,49,080.00	45500	
82	1906	19	3 BHK	1061	1273	23080	2,44,87,880.00	51000	
83	1907	19	2 BHK	844	1013	23080	1,94,79,520.00	40500	
84	1908	19	2 BHK	711	853	23080	1,64,09,880.00	34000	
85	2001	20	3 BHK	1092	1310	23140	2,52,68,880.00	52500	
86	2002	20	3 BHK	1161	1393	23140	2,68,65,540.00	56000	



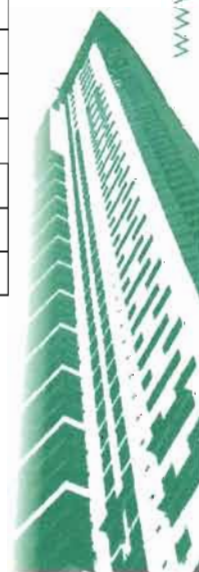
Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹	
87	2003	20	2 BHK	681	817	23140	1,57,58,340.00	33000	
88	2004	20	2 BHK	681	817	23140	1,57,58,340.00	33000	
89	2005	20	3 BHK	951	1141	23140	2,20,06,140.00	46000	
90	2006	20	3 BHK	1061	1273	23140	2,45,51,540.00	51000	
91	2007	20	2 BHK	844	1013	23140	1,95,30,160.00	40500	
92	2008	20	2 BHK	711	853	23140	1,64,52,540.00	34500	
93	2101	21	3 BHK	1092	1310	23200	2,53,34,400.00	53000	
94	2102	21	3 BHK	1161	1393	23200	2,69,35,200.00	56000	
95	2103	21	2 BHK	681	817	23200	1,57,99,200.00	33000	
96	2104	21	2 BHK	681	817	23200	1,57,99,200.00	33000	
97	2105	21	3 BHK	951	1141	23200	2,20,63,200.00	46000	
98	2106	21	3 BHK	1061	1273	23200	2,46,15,200.00	51500	
99	2107	21	2 BHK	844	1013	23200	1,95,80,800.00	41000	
100	2108	21	2 BHK	711	853	23200	1,64,95,200.00	34500	
101	2201	22	3 BHK	1092	1310	23260	2,53,99,920.00	53000	
102	2202	22	3 BHK	1161	1393	23260	2,70,04,860.00	56500	
103	2203	22	2 BHK	681	817	23260	1,58,40,060.00	33000	
104	2204	22	2 BHK	681	817	23260	1,58,40,060.00	33000	
105	2205	22	Refuge Area						
106	2206	22							
107	2207	22	2 BHK	844	1013	23260	1,96,31,440.00	41000	
108	2208	22	2 BHK	711	853	23260	1,65,37,860.00	34500	
109	2301	23	3 BHK	1092	1310	23320	2,54,65,440.00	53000	
110	2302	23	3 BHK	1161	1393	23320	2,70,74,520.00	56500	
111	2303	23	2 BHK	681	817	23320	1,58,80,920.00	33000	
112	2304	23	2 BHK	681	817	23320	1,58,80,920.00	33000	
113	2305	23	3 BHK	951	1141	23320	2,21,77,320.00	46000	
114	2306	23	3 BHK	1061	1273	23320	2,47,42,520.00	51500	
115	2307	23	2 BHK	844	1013	23320	1,96,82,080.00	41000	
116	2308	23	2 BHK	711	853	23320	1,65,80,520.00	34500	
117	2401	24	3 BHK	1092	1310	23380	2,55,30,960.00	53000	
118	2402	24	3 BHK	1161	1393	23380	2,71,44,180.00	56500	
119	2403	24	2 BHK	681	817	23380	1,59,21,780.00	33000	
120	2404	24	2 BHK	681	817	23380	1,59,21,780.00	33000	



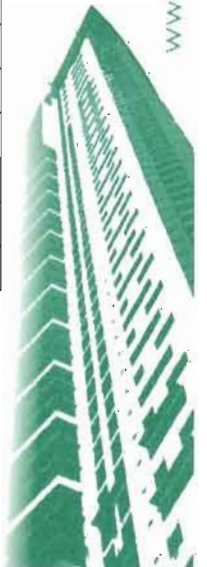
Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
121	2405	24	3 BHK	951	1141	23380	2,22,34,380.00	46500
122	2406	24	3 BHK	1061	1273	23380	2,48,06,180.00	51500
123	2407	24	2 BHK	844	1013	23380	1,97,32,720.00	41000
124	2408	24	2 BHK	711	853	23380	1,66,23,180.00	34500
125	2501	25	3 BHK	1092	1310	23440	2,55,96,480.00	53500
126	2502	25	3 BHK	1161	1393	23440	2,72,13,840.00	56500
127	2503	25	2 BHK	681	817	23440	1,59,62,640.00	33500
128	2504	25	2 BHK	681	817	23440	1,59,62,640.00	33500
129	2505	25	3 BHK	951	1141	23440	2,22,91,440.00	46500
130	2506	25	3 BHK	1061	1273	23440	2,48,69,840.00	52000
131	2507	25	2 BHK	844	1013	23440	1,97,83,360.00	41000
132	2508	25	2 BHK	711	853	23440	1,66,65,840.00	34500
133	2601	26	3 BHK	1092	1310	23500	2,56,62,000.00	53500
134	2602	26	3 BHK	1161	1393	23500	2,72,83,500.00	57000
135	2603	26	2 BHK	681	817	23500	1,60,03,500.00	33500
136	2604	26	2 BHK	681	817	23500	1,60,03,500.00	33500
137	2605	26	3 BHK	951	1141	23500	2,23,48,500.00	46500
138	2606	26	3 BHK	1061	1273	23500	2,49,33,500.00	52000
139	2607	26	2 BHK	844	1013	23500	1,98,34,000.00	41500
140	2608	26	2 BHK	711	853	23500	1,67,08,500.00	35000
141	2701	27	3 BHK	1092	1310	23560	2,57,27,520.00	53500
142	2702	27	3 BHK	1161	1393	23560	2,73,53,160.00	57000
143	2703	27	2 BHK	681	817	23560	1,60,44,360.00	33500
144	2704	27	2 BHK	681	817	23560	1,60,44,360.00	33500
145	2705	27	3 BHK	951	1141	23560	2,24,05,560.00	46500
146	2706	27	3 BHK	1061	1273	23560	2,49,97,160.00	52000
147	2707	27	2 BHK	844	1013	23560	1,98,84,640.00	41500
148	2708	27	2 BHK	711	853	23560	1,67,51,160.00	35000
149	2801	28	3 BHK	1092	1310	23620	2,57,93,040.00	53500
150	2802	28	3 BHK	1161	1393	23620	2,74,22,820.00	57000
151	2803	28	2 BHK	681	817	23620	1,60,85,220.00	33500
152	2804	28	2 BHK	681	817	23620	1,60,85,220.00	33500
153	2805	28	3 BHK	951	1141	23620	2,24,62,620.00	47000
154	2806	28	3 BHK	1061	1273	23620	2,50,60,820.00	52000



Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
155	2807	28	2 BHK	844	1013	23620	1,99,35,280.00	41500
156	2808	28	2 BHK	711	853	23620	1,67,93,820.00	35000
157	2901	29	3 BHK	1092	1310	23680	2,58,58,560.00	54000
158	2902	29	3 BHK	1161	1393	23680	2,74,92,480.00	57500
159	2903	29	2 BHK	681	817	23680	1,61,26,080.00	33500
160	2904	29	2 BHK	681	817	23680	1,61,26,080.00	33500
161	2905	29	3 BHK	951	1141	23680	2,25,19,680.00	47000
162	2906	29	3 BHK	1061	1273	23680	2,51,24,480.00	52500
163	2907	29	2 BHK	844	1013	23680	1,99,85,920.00	41500
164	2908	29	2 BHK	711	853	23680	1,68,36,480.00	35000
165	3001	30	3 BHK	1092	1310	23740	2,59,24,080.00	54000
166	3002	30	3 BHK	1161	1393	23740	2,75,62,140.00	57500
167	3003	30	2 BHK	681	817	23740	1,61,66,940.00	33500
168	3004	30	2 BHK	681	817	23740	1,61,66,940.00	33500
169	3005	30	3 BHK	951	1141	23740	2,25,76,740.00	47000
170	3006	30	3 BHK	1061	1273	23740	2,51,88,140.00	52500
171	3007	30	2 BHK	844	1013	23740	2,00,36,560.00	41500
172	3008	30	2 BHK	711	853	23740	1,68,79,140.00	35000
173	3101	31	3 BHK	1092	1310	23800	2,59,89,600.00	54000
174	3102	31	3 BHK	1161	1393	23800	2,76,31,800.00	57500
175	3103	31	2 BHK	681	817	23800	1,62,07,800.00	34000
176	3104	31	2 BHK	681	817	23800	1,62,07,800.00	34000
177	3105	31	3 BHK	951	1141	23800	2,26,33,800.00	47000
178	3106	31	3 BHK	1061	1273	23800	2,52,51,800.00	52500
179	3107	31	2 BHK	844	1013	23800	2,00,87,200.00	42000
180	3108	31	2 BHK	711	853	23800	1,69,21,800.00	35500
181	3201	32	3 BHK	1092	1310	23860	2,60,55,120.00	54500
182	3202	32	3 BHK	1161	1393	23860	2,77,01,460.00	57500
183	3203	32	2 BHK	681	817	23860	1,62,48,660.00	34000
184	3204	32	2 BHK	681	817	23860	1,62,48,660.00	34000
185	3205	32	3 BHK	951	1141	23860	2,26,90,860.00	47500
186	3206	32	3 BHK	1061	1273	23860	2,53,15,460.00	52500
187	3207	32	2 BHK	844	1013	23860	2,01,37,840.00	42000
188	3208	32	2 BHK	711	853	23860	1,69,64,460.00	35500



Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
189	3301	33	3 BHK	1092	1310	23920	2,61,20,640.00	54500
190	3302	33	3 BHK	1161	1393	23920	2,77,71,120.00	58000
191	3303	33	2 BHK	681	817	23920	1,62,89,520.00	34000
192	3304	33	2 BHK	681	817	23920	1,62,89,520.00	34000
193	3305	33	3 BHK	951	1141	23920	2,27,47,920.00	47500
194	3306	33	3 BHK	1061	1273	23920	2,53,79,120.00	53000
195	3307	33	2 BHK	844	1013	23920	2,01,88,480.00	42000
196	3308	33	2 BHK	711	853	23920	1,70,07,120.00	35500
197	3401	34	3 BHK	1092	1310	23980	2,61,86,160.00	54500
198	3402	34	3 BHK	1161	1393	23980	2,78,40,780.00	58000
199	3403	34	2 BHK	681	817	23980	1,63,30,380.00	34000
200	3404	34	2 BHK	681	817	23980	1,63,30,380.00	34000
201	3405	34	3 BHK	951	1141	23980	2,28,04,980.00	47500
202	3406	34	3 BHK	1061	1273	23980	2,54,42,780.00	53000
203	3407	34	2 BHK	844	1013	23980	2,02,39,120.00	42000
204	3408	34	2 BHK	711	853	23980	1,70,49,780.00	35500
205	3501	35	3 BHK	1092	1310	24040	2,62,51,680.00	54500
206	3502	35	3 BHK	1161	1393	24040	2,79,10,440.00	58000
207	3503	35	2 BHK	681	817	24040	1,63,71,240.00	34000
208	3504	35	2 BHK	681	817	24040	1,63,71,240.00	34000
209	3505	35	3 BHK	951	1141	24040	2,28,62,040.00	47500
210	3506	35	3 BHK	1061	1273	24040	2,55,06,440.00	53000
211	3507	35	2 BHK	844	1013	24040	2,02,89,760.00	42500
212	3508	35	2 BHK	711	853	24040	1,70,92,440.00	35500
213	3601	36	3 BHK	1092	1310	24100	2,63,17,200.00	55000
214	3602	36	3 BHK	1161	1393	24100	2,79,80,100.00	58500
215	3603	36	2 BHK	681	817	24100	1,64,12,100.00	34000
216	3604	36	2 BHK	681	817	24100	1,64,12,100.00	34000
217	3605	36	3 BHK	951	1141	24100	2,29,19,100.00	47500
218	3606	36	Refuge Area					
219	3607	36	2 BHK	844	1013	24100	2,03,40,400.00	42500
220	3608	36	2 BHK	711	853	24100	1,71,35,100.00	35500
221	3701	37	3 BHK	1092	1310	24160	2,63,82,720.00	55000
222	3702	37	3 BHK	1161	1393	24160	2,80,49,760.00	58500



Sr. No.	Flat No.	Floor No.	Comp.	(As per Plan) Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
223	3703	37	2 BHK	681	817	24160	1,64,52,960.00	34500
224	3704	37	2 BHK	681	817	24160	1,64,52,960.00	34500
225	3705	37	Fitness Centre					
226	3706	37						
227	3707	37						
228	3708	37						
229	3801	38	3 BHK	1307	1568	24220	₹ 3,16,55,540.00	66000
Total				196263	235516		4,56,38,85,660.00	

Carpet area in Sq. Ft.	Built up area in Sq. Ft.	Market Value (₹)
1.	2.	3.
196263	235516	4,56,38,85,660.00

Particulars	Market Value (₹)
Full Value after completion	4,56,38,85,660.00
Cost of Construction (Total Built up area x Rate) 235516 Sq. Ft. x ₹ 3500	82,43,04,600.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1.	2.	3.	4.
19	235516	82,43,04,600.00	15,66,17,874.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

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



e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	Not available
	Remarks	

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 27.09.2018
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

**S. B. Chalikwar**

Govt. Reg. Valuer
Chartered Engineer (India)
Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

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

Office No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

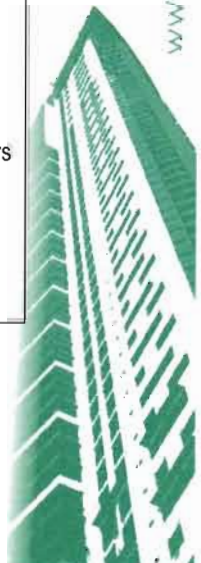
Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 09.10.2018

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org



15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com , 99Acres.com , Makan.com etc.	Provided
h)	Any other relevant documents/ extracts	No



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Actual Site Photographs



Think.Innovate.Create



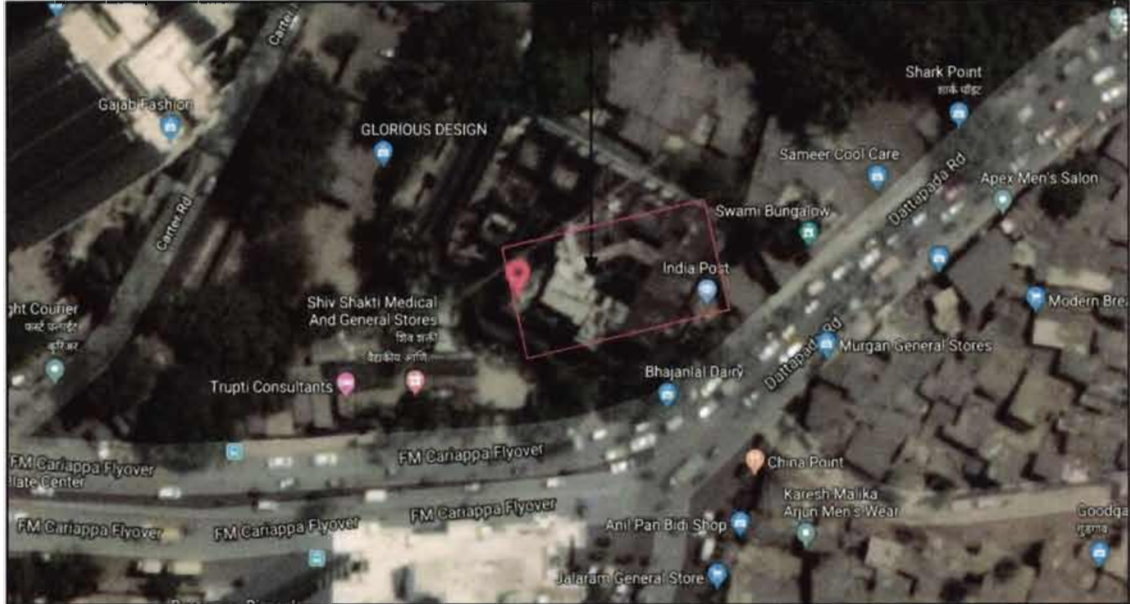
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



Route Map of the property

Site u/r



Latitude Longitude: 19°13'16.6"N 72°51'29.1"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.2 Km.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



Price Indicators

HOUSING.COM Buy in Mumbai

OVERVIEW CONFIGURATIONS BANK OFFERS AMENITIES LOCALITY DEVELOPER DISCUSSIONS

Rustomjee Summit Price & Floor Plan

2 BHK 2.5 BHK 3 BHK

829.00 SQFT

2 BHK Apartment
Super Builtup Area: 829.00 sqft.

Base Price: ₹ 1.6 Cr
EMI starts at ₹ 93.5 K

Let us help you personally!
Please share your details with us. Our in-house property experts will call you shortly.

2 BHK 2.5 BHK 3 BHK

+91 -

HOUSING.COM Buy in Mumbai

OVERVIEW CONFIGURATIONS BANK OFFERS AMENITIES LOCALITY DEVELOPER DISCUSSIONS

Rustomjee Summit Price & Floor Plan

2 BHK 2.5 BHK 3 BHK

934.00 SQFT

2.5 BHK Apartment
Super Builtup Area: 934.00 sqft.

Base Price: ₹ 1.8 Cr
EMI starts at ₹ 1.05 Lacs

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2 BHK 2.5 BHK 3 BHK

+91 -

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OVERVIEW CONFIGURATIONS BANK OFFERS AMENITIES LOCALITY DEVELOPER DISCUSSIONS

Rustomjee Summit Price & Floor Plan

2 BHK 2.5 BHK 3 BHK

1079.00 SQFT

3 BHK Apartment
Super Builtup Area: 1079.00 sqft.

Base Price: ₹ 2.08 Cr
EMI starts at ₹ 1.21 Lacs

Let us help you personally!
Please share your details with us. Our in-house property experts will call you shortly.

2 BHK 2.5 BHK 3 BHK


+91 -



Price Indicators

1.60 Cr 2 BHK 1000 Sq-ft Flat
For Sale in Borivali East, Mumbai | **Hot & Ready**

Agent: **Shrinivas Reddy** [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS	73 DISCUSSIONS
 Bedrooms: 2 Super area: 1000 sqft Society: Summit Status: Ready to Move	Bathrooms: 2 Carpet area: 660 sqft Transaction type: Resale	Loading: 34% Floor: 16 (Out of 16 Floors) Car parking: None			

Buttons: [See Location](#), [Contact Agent](#), [View Phone No.](#), [Share Property Feedback](#)

Rustomjee Summit [View Price](#) **Base Price: ₹1.6 Cr + 1%**

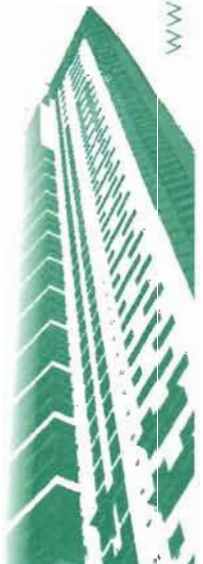
BY RUSTOMJEE BUILDERS

Near Datta Pada Bus Station, Carter Rd, Rajendra Nagar, Borivali East, Mumbai

Let us help you personally!
Please share your details with us. Our in-house property experts will call you shortly.

Buttons: [2 BHK](#), [2.5 BHK](#), [3 BHK](#)

Submit



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **09th October 2018**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

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



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.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)
Govt. Reg. Valuer
Reg. No. (N) CCIT/1-14/52/2008-09

