

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Mansion 835"**

**"Mansion 835"**, Proposed Redevelopment of Property Bearing F. P. No. 835 of TPS – IV Known as "Anand Niketan CHSL, Mahim - Division, MTNL Marg / Kirti College Marg, Dadar (West), Mumbai, PIN – 400 028, State - Maharashtra, Country – India.

**Latitude Longitude: 19°01'11.8"N 72°50'02.6"E**

## Intended User:

**State Bank of India**

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



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## **Regd. Office**

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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## MASTER VALUATION REPORT OF "Mansion 835"

**"Mansion 835", Proposed Redevelopment of Property Bearing F. P. No. 835 of TPS – IV Known as "Anand Niketan CHSL, Mahim - Division, MTNL Marg / Kirti College Marg, Dadar (West), Mumbai, PIN – 400 028, State - Maharashtra, Country – India.**

**Latitude Longitude: 19°01'11.8"N 72°50'02.6"E**

**NAME OF DEVELOPER: M/s. Rajadhiraj Construction LLP.**

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 **20<sup>th</sup> September 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Mansion 835"**, Proposed Redevelopment of Property Bearing F. P. No. 835 of TPS – IV Known as "Anand Niketan CHSL, Mahim - Division, MTNL Marg / Kirti College Marg, Dadar (West), Mumbai, PIN – 400 028, State - Maharashtra, Country – India. It is about 1.5 Km travelling distance from Dadar Railway 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:

<b>Name of builder</b>	<b>M/s. Rajadhiraj Construction LLP.</b>	
<b>Project Registration Number</b>	<b>Project</b> <b>Mansion 835</b>	<b>RERA Project Number</b> <b>P51900076770</b>
<b>Register office address</b>	<b>M/s. Rajadhiraj Construction LLP.</b>  <b>Address:</b> Office No 105, 1 <sup>st</sup> Floor, <b>"Vijay Industrial Estate"</b> , Malad Link Road, Chincholi Bunder, Malad (West), Mumbai, PIN – 400 064, State - Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Shishir Maheshwari (Builder Person - Mobile No. 9967054449) Mr. Krunal Kamothi (Site Incharge - Mobile No – 9004606008)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:rajadhirajconstruction@gmail.com">rajadhirajconstruction@gmail.com</a> , <a href="http://www.shreedhamgroup.com">www.shreedhamgroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road No. 86
On or towards South	Abhijit CHSL
On or towards East	Mayur Building
On or towards West	MTNL Marg / Kirti College Marg



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- Jaipur

### Regd. Office

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

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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, 1<sup>st</sup> 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 : 20.09.2024
	b)	Date on which the valuation is made : 01.10.2024
3.	List of documents produced for Perusal	
	1.	Copy of Title Report from Kripashankar R. Tiwari, High Court Advocate dated 08.05.2024.
	2.	Copy of Serach Report from K. M. Associates Advocates, dated 04.05.2024.
	3.	Copy of Engineer's Certificate date 27.04.2024 issued by Mr. Abhijit V. Phatarpekar (B.E. Civil) (As per RERA Certificate)
	4.	Copy of M/s. Anand Niketan CHSL as per the Conveyance Deed date 22.11.2018
	5.	Copy of Development Agreement between All Members of Anand Niketan CHSL AND M/s. Rajadhiraj Construction LLP. Doc No. BBE2/19629/2022, dated 22.12.2022..
	6.	Copy of Affidavit from Mr. Shishir Mahaeshwari Promoter of Proposed building Mansion 835.
	7.	Copy of NOC for Height Clearance date 29.11.2023, Doc. No. JUHU / WEST / B-101623 / 807165, issued by Airports Authority of India.
	8.	Copy of MAHARERA Registration Certificate of Project No. P51900076770 issued by Maharashtra Real Estate Regulatory Authority date 28.06.2024.
	9.	Copy of Fire protection NOC No. P-14331 / 2022 / (835) / G / North / FP-CFO / 1 /Amend date 22.02.2024 issued by MCGM.
	10.	Copy of Architects Certificate for Plinth Work Completion Certificate date 05.08.2024 issued by Aparna Consultant
	11.	Copy of Architects Certificate date 06.01.2023 issued by Aparna Consultant
	12.	Copy of Commencement Certificate No. P-14331 / 2022 / (835) / G / North / FP / CC / 1 / New dated 28.12.2022 issued by Municipal Corporation Of Greater Mumbai.
	<p><b>Issue On : 16 May 2024                      Valid Upto :                      15 May 2025</b></p> <p><b>Application Number :                      P-14331/2022/(835)/G/North/FP/CC/1/New</b></p> <p><b>Remark :</b></p> <p><b>This C.C. is granted up to the plinth level as per amended approved plan dt. 03.05.2024.</b></p>	



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	13. Copy of Amended Plan Approval Letter No. P-14331/2022/(835)/G/North/FP/337/2/Amend, dated 03.05.2024, issued by Municipal Corporation Of Greater Mumbai.		
	14. Copy of Approved Plan No. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / New dated 03.05.2024 issued by Municipal Corporation of Greater Mumbai. <b>Approved upto:</b>		
	<b>Building</b>	<b>Number of Floors</b>	
	<b>Mansion 835</b>	<b>Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</b>	
	15. Copy of Consession Plan No. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / New dated 07.03.2024, issued by Municipal Corporation of Greater Mumbai.		
	Project Name (with address & phone nos.)	: <b>"Mansion 835"</b> , Proposed Redevelopment of Property Bearing F. P. No. 835 of TPS – IV Known as "Anand Niketan CHSL, Mahim - Division, MTNL Marg / Kirti College Marg, Dadar (West), Mumbai, PIN – 400 028, 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)	: <b>M/s. Rajadhiraj Construction LLP.</b> <b>Address:</b> Office No 105, 1 <sup>st</sup> Floor, <b>"Vijay Industrial Estate"</b> , Malad Link Road, Chincholi Bunder, Malad (West), Mumbai, PIN – 400 064, State - Maharashtra, Country – India. <b>Contact Person :</b> Mr. Shishir Maheshwari (Builder Person - Mobile No. 9967054449) Mr. Krunal Kamothi (Site Incharge - Mobile No – 9004606008)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	<b>About "Mansion 835" Project:</b> For those looking to buy a residential property, here comes one of the choicest offerings in Mumbai South, at Dadar West. Brought to you by Rajadhiraj Construction LLP, Rajadhiraj Mansion 835 is among the newest addresses for homebuyers. This is a new launch project right now, and is expected to be delivered by Dec, 2027. It has a variety of options to choose from that too in a varied budget range. Rajadhiraj Mansion 835 Mumbai South is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51900076770.		
	<b>TYPE OF THE BUILDING</b>		
	<b>Project</b>	<b>Number of Floors</b>	
	<b>Mansion 835</b>	Proposed Basement + Ground + 1 <sup>st</sup> to 21 <sup>st</sup> Upper Floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</b>	
	<b>LEVEL OF COMPLETEION:</b>		
	<b>Project</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
	<b>Mansion 835</b>	<b>Excavation work is in progress</b>	<b>0%</b>



<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>	
Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b>	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
<b>PROPOSED PROJECT AMENITIES:</b>	
➤ 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	
➤ Walkway	
➤ Informal Seating	
➤ Reflexology Zone	
➤ Kids Play Area	
➤ Yoga Deck	
➤ Gymnasium	
➤ Zen Garden	
➤ Logs Walking Trail	
➤ Reception Desk and backdrop	
➤ Flushed letter box	
➤ Waiting Area	
➤ Lift Lobby	
6.	Location of property
a)	Plot No. / Survey No. : Final Plot No 835, New Survey No. 2/1605
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : F. P. No. 835 of TPS - IV, C. S. No. 112, Mahim Division
d)	Ward / Taluka : G / North -Ward
e)	Mandal / District : Mumbai District
7.	Postal address of the property : <b>"Mansion 835"</b> , Proposed Redevelopment of Property Bearing F. P. No. 835 of TPS – IV Known as "Anand Niketan CHSL, Mahim - Division, MTNL Marg / Kirti College Marg, Dadar (West), Mumbai, PIN – 400 028, State - Maharashtra, Country – India
8.	City / Town : Mahim (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, Division - Mahim

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.	<b>Boundaries of the property</b>				
	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>		
	North	College Lane	Road No. 86		
	South	F.P. No. 834	Abhijit CHSL		
	East	F.P. No. 763	Mayur Building		
	West	F.P. No. 836	MTNL Marg / Kirti College Marg		
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°01'11.8"N 72°50'02.6"E		
14.	Extent of the site	:	Plot area – 848.67 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 – 848.67 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 not yet started		
<b>II CHARACTERISTICS OF THE SITE</b>					
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. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / New dated 03.05.2024 issued by Municipal Corporation of Greater Mumbai. <b>Approved upto:</b>		
			<table border="1"> <tr> <td>Project</td> <td>Number of Floors</td> </tr> </table>	Project	Number of Floors
Project	Number of Floors				

			<b>Mansion 835</b>	<b>Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</b>									
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.	:	12.20 M. Wide MTNL Road (College Lane)										
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.	<b>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)</b>	:	No										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	Plot area – 848.67 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)	:	₹ 2,15,620.00 per Sq. M. for Residential ₹ 95,970.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>										
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; 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>848.67</td> <td>95,970.00</td> <td>8,14,46,860.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	848.67	95,970.00	8,14,46,860.00
As per Approved Plan & RERA													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
848.67	95,970.00	8,14,46,860.00											
<b>Part – B (Valuation of Building)</b>													
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 not yet started										
	c) Year of construction	:	N.A. Building Construction work not yet started										
	d) Number of floors and height of each floor including basement, if any	:											
	<b>Project</b>		<b>Number of Floors</b>										
	<b>Mansion 835</b>		Proposed Basement + Ground + 1 <sup>st</sup> to 21 <sup>st</sup> Upper Floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</b>										



e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / New dated 03.05.2024 issued by Municipal Corporation of Greater Mumbai.				
1. Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Mansion 835</td> <td>Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Mansion 835	Basement + Ground + 1 <sup>st</sup> to 11 <sup>th</sup> Upper Floors.
Project	Number of Floors					
Mansion 835	Basement + Ground + 1 <sup>st</sup> to 11 <sup>th</sup> Upper Floors.					
2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
3. 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 not yet started
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 not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	-
	a) No. of water closets and their type	:
	b) No. of wash basins	: N.A. Building Construction work not yet started
	c) No. of urinals	:

d) No. of bath tubs	:	:
e) Water meters, taps etc.	:	:
f) Any other fixtures	:	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / NEW DATED 30.04.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**Remarks:**

Proposed as per site information	As per Sanctioned Approval Plan
<p><b>Number of Floors</b></p> <p>Proposed Basement + Ground + 1<sup>st</sup> to 21<sup>st</sup> Upper Floors.</p>	<p>Copy of Approved Plan No. P-14331 / 2022 / (835) / G / NORTH / FP / 337 / New dated 03.05.2024 issued by Municipal Corporation of Greater Mumbai</p> <p><b>Approved upto:</b></p> <p>Number of Floors</p> <p>Basement + Ground + 1<sup>st</sup> to 11<sup>th</sup> Upper Floors.</p>

**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.**

**1a) Mansion - 835 (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan 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	575	633					22,13,750
2	102	1	1 RK	300	330					11,55,000
3	103	1	1RK	300	330					11,55,000
4	201	2	2 BHK	624	686					24,02,400
5	202	2	2 BHK	790	869					30,41,500
6	301	3	2 BHK	624	686		Land Owner's Share			24,02,400
7	302	3	2 BHK	790	869					30,41,500
8	401	4	2 BHK	624	686					24,02,400
9	402	4	2 BHK	697	767					26,83,450
10	501	5	2 BHK	694	763					26,71,900
11	502	5	2 BHK	697	767					26,83,450
12	601	6	2 BHK	694	763					26,71,900
13	602	6	2 BHK	697	767					26,83,450
14	701	7	2 BHK	694	763					26,71,900
15	702	7	2 BHK	697	767					26,83,450
16	801	8	2 BHK	694	763		Land Owner's Share			26,71,900
17	802	8	2 BHK	697	767					26,83,450
18	901	9	2 BHK	694	763					26,71,900
19	902	9	2 BHK	697	767					26,83,450
20	1001	10	2 BHK	694	763					26,71,900



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan 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 ₹
21	1002	10	2 BHK	697	767		Land Owner's Share			26,83,450
22	1101	11	2 BHK	746	821	52300	3,90,15,800	4,48,68,170	1,12,000	28,72,100
23	1102	11	2 BHK	747	822	52300	3,90,68,100	4,49,28,315	1,12,500	28,75,950
<b>Total</b>				<b>15163</b>	<b>16679</b>		<b>7,80,83,900</b>	<b>8,97,96,485</b>		<b>5,83,77,550</b>

**1b) Mansion - 835 (Proposed Inventory, Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder / Concession Plan 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 ₹
24	1201	12	2 BHK	746	821	52450	3,91,27,700	4,49,96,855	1,12,500	28,72,100
25	1202	12	2 BHK	747	822	52450	3,91,80,150	4,50,57,173	1,12,500	28,75,950
26	1301	13	2 BHK	746	821	52600	3,92,39,600	4,51,25,540	1,13,000	28,72,100
27	1302	13	2 BHK	747	822	52600	3,92,92,200	4,51,86,030	1,13,000	28,75,950
28	1401	14	2 BHK	746	821	52750	3,93,51,500	4,52,54,225	1,13,000	28,72,100
29	1402	14	2 BHK	747	822	52750	3,94,04,250	4,53,14,888	1,13,500	28,75,950
30	1501	15	2 BHK	746	821	52900	3,94,63,400	4,53,82,910	1,13,500	28,72,100
31	1502	15	2 BHK	747	822	52900	3,95,16,300	4,54,43,745	1,13,500	28,75,950
32	1601	16	2 BHK	746	821	53050	3,95,75,300	4,55,11,595	1,14,000	28,72,100
33	1602	16	2 BHK	747	822	53050	3,96,28,350	4,55,72,603	1,14,000	28,75,950
34	1701	17	2 BHK	746	821	53200	3,96,87,200	4,56,40,280	1,14,000	28,72,100
35	1702	17	2 BHK	747	822	53200	3,97,40,400	4,57,01,460	1,14,500	28,75,950
36	1801	18	2 BHK	746	821	53350	3,97,99,100	4,57,68,965	1,14,500	28,72,100
37	1802	18	1 RK	405	446		Land Owner's Share			15,59,250
38	1803	18	1 RK	315	347	53350	1,68,05,250	1,93,26,038	48,500	12,12,750
39	1901	19	1 RK	318	350	53500	1,70,13,000	1,95,64,950	49,000	12,24,300
40	1902	19	1 RK	377	415		Land Owner's Share			14,51,450
41	1903	19	1 RK	405	446		Land Owner's Share			15,59,250
42	1904	19	1 RK	315	347	53500	1,68,52,500	1,93,80,375	48,500	12,12,750
43	2001	20	1 RK	318	350	53650	1,70,60,700	1,96,19,805	49,000	12,24,300
44	2002	20	1 RK	377	415		Land Owner's Share			14,51,450
45	2003	20	1 RK	406	447		Land Owner's Share			15,63,100
46	2004	20	1 RK	314	345	53650	1,68,46,100	1,93,73,015	48,500	12,08,900
47	2101	21	1 RK	318	350	53800	1,71,08,400	1,96,74,660	49,000	12,24,300
48	2102	21	1 RK	376	414		Land Owner's Share			14,47,600
49	2103	21	1 RK	405	446		Land Owner's Share			15,59,250
50	2104	21	1 RK	314	345	53800	1,68,93,200	1,94,27,180	48,500	12,08,900
<b>Total</b>				<b>14667</b>	<b>16134</b>		<b>63,15,84,600</b>	<b>72,63,22,292</b>		<b>5,64,67,950</b>



### 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 ₹
Approved – Sale Flat	2 BHK - 02	02	1493	1642	7,80,83,900.00	8,97,96,485.00
Proposed – Sale Flat	2 BHK - 13 1 RK - 07	20	11916	13108	63,15,84,600.00	72,63,22,292.00
<b>Total (a)</b>		<b>22</b>	<b>13409</b>	<b>14750</b>	<b>70,96,68,500.00</b>	<b>81,61,18,777.00</b>
Approved Land Owner's Share	2 BHK -19 1 RK - 02	21	13670	15037	-	-
Proposed Land Owner's Share	1 RK - 07	07	2751	3026	-	-
<b>Total (b)</b>		<b>28</b>	<b>16421</b>	<b>18063</b>	-	-
<b>Total (a + b)</b>		<b>50</b>	<b>29830</b>	<b>32813</b>	<b>70,96,68,500.00</b>	<b>81,61,18,777.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	70,96,68,500.00
Final Realizable Value After Completion in ₹	81,61,18,777.00
Cost of Construction (Total Built up area x Rate) 32813 Sq. Ft. x ₹ 3500.00	11,48,45,500.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
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	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 70,96,68,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 81,61,18,777.00</b>

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 ₹ 48,500.00 to ₹ 55,500.00 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 ₹ 50,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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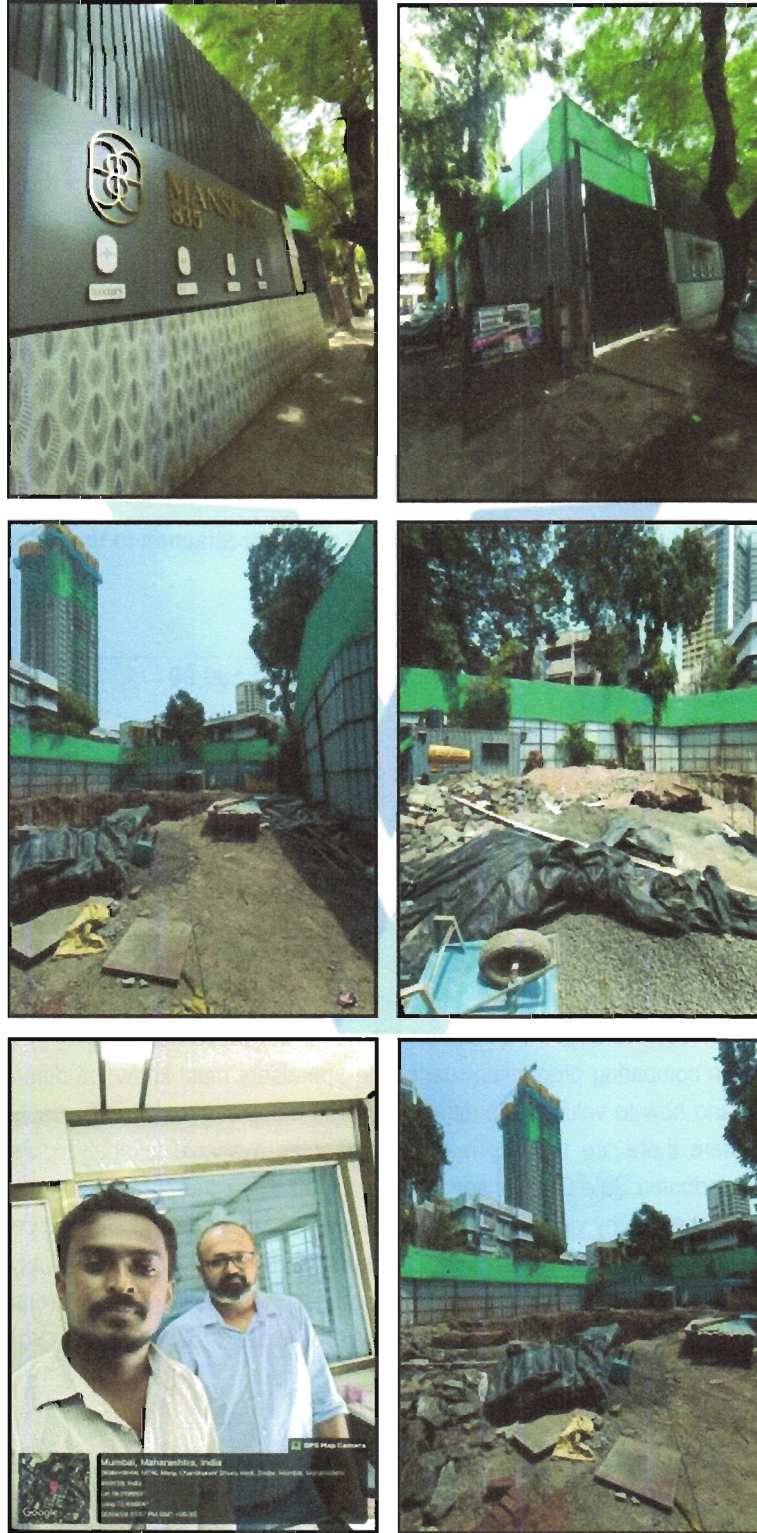
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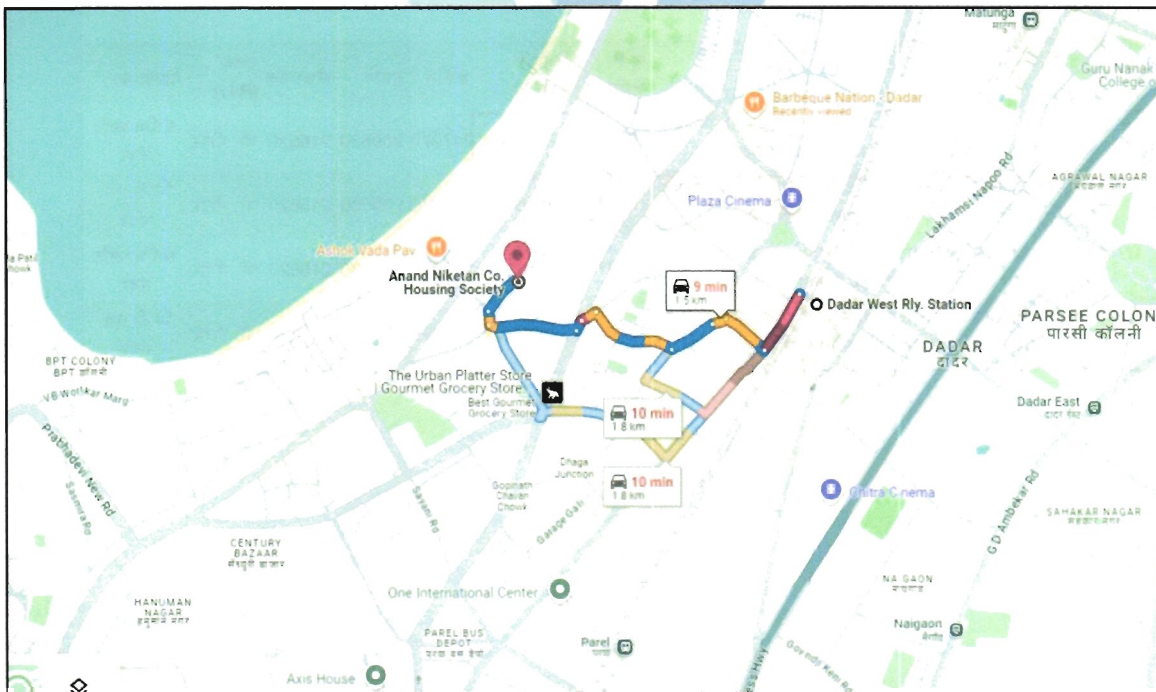
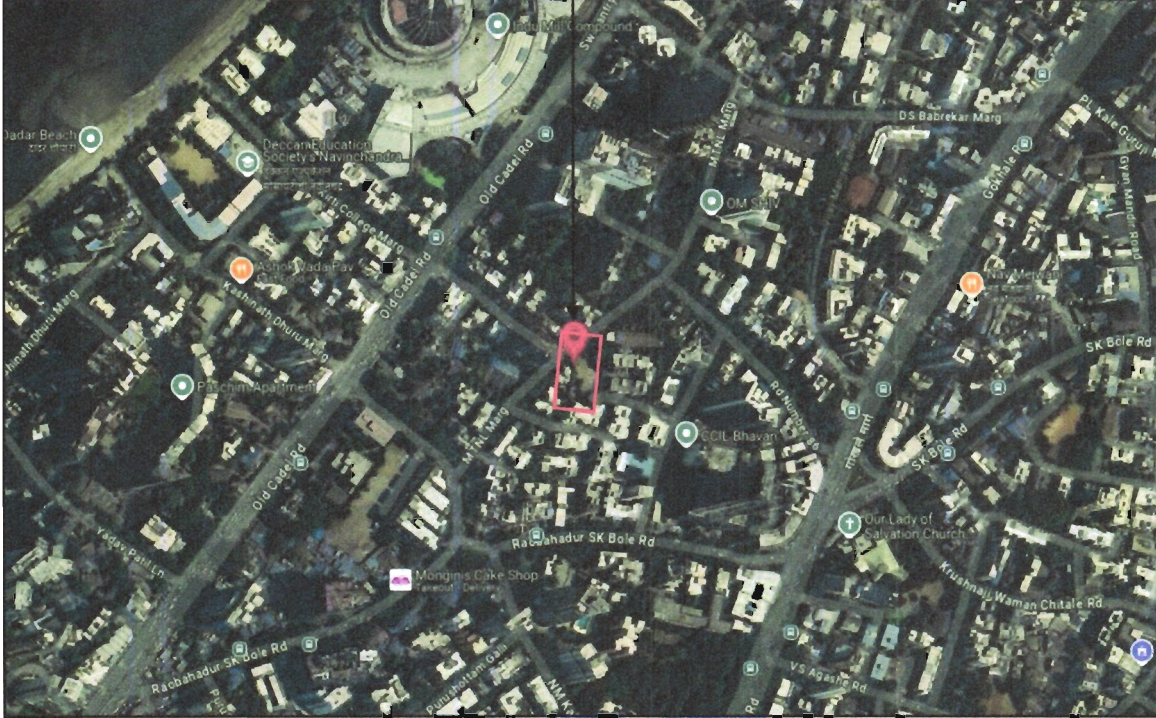
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°01'11.8"N 72°50'02.6"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Dadar – 1.5 Km.)




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## Ready Reckoner Rate



**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



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

**Home**

**Valuation Guidelines | User Manual**

**Year** 2024-2025 **Language** English

**Selected District** MumbaiMain

**Select Village** माहीम

**Search By**  Survey No.  Location

**Enter Survey No** 835 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
17/119-भुभाग :दक्षिणेकडे शितलादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भुभाग.	95970	215620	247970	269530	215620	चौ. मीटर	अंतीम प्लॉट नंबर
17/119-भुभाग :दक्षिणेकडे शितलादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भुभाग.	95970	215620	247970	269530	215620	चौ. मीटर	सि.टी.एस. नंबर
17/119-भुभाग :दक्षिणेकडे शितलादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भुभाग.	95970	215620	247970	269530	215620	चौ. मीटर	अंतीम प्लॉट नंबर
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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	746.00	3,90,00,000.00	52,280.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹3.90 Cr EMI - ₹1.76L | [How much loan can I get?](#) ✓ ZERO BROKERAGE PREMIUM PROJECT

2 BHK 746 Sq-ft Flat For Sale [Dadar West, Mumbai](#)



🛏️ 2 Beds 🛁 2 Baths 🏠 Furnished

🚗 Visitor Parking

**Carpet Area**  
746 sqft -  
₹52,279/sqft

**Developer**  
[Rajadhiraj Construction LLP](#)

**Project**  
[Mansion 835](#)

**Transaction Type**  
New Property

**Status**  
Under Construction

**Furnished Status**  
Furnished

Contact Builder

Download Brochure

👤 Last contact made 3 days ago

### More Details

**Price Breakup**

**₹3.9 Cr**

**RERA ID**

**P51900076770**

**Address**

**Dadar West, Mumbai - South Mumbai, Maharashtra**

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	746.00	3,40,00,000.00	45,576.00
2 BHK	housing.com	747.00	3,80,00,000.00	50,870.00

HOUSING.COM Buy in Mumbai

Dadar West

Home / Mumbai / Dadar / Dadar West / Mansion 835

Mansion 835 REERA

By RAJADHIRAJ CONSTRUCTION LLP

Dadar West, Mumbai South, Mumbai

₹3.4 Cr - 3.8 Cr | ₹45.58 K - 50.87 K/sq.ft  
EMI starts at ₹1.69 Lacs

Price excludes maintenance, floor rise c... See More

Contact Developer

2 BHK Apartment Configuration

Dec. 2027 Possession Starts

₹45.58 K - 50.87 K/sq.ft Avg. Price

746 - 747 sq.ft. (Carpet Area) Sizes



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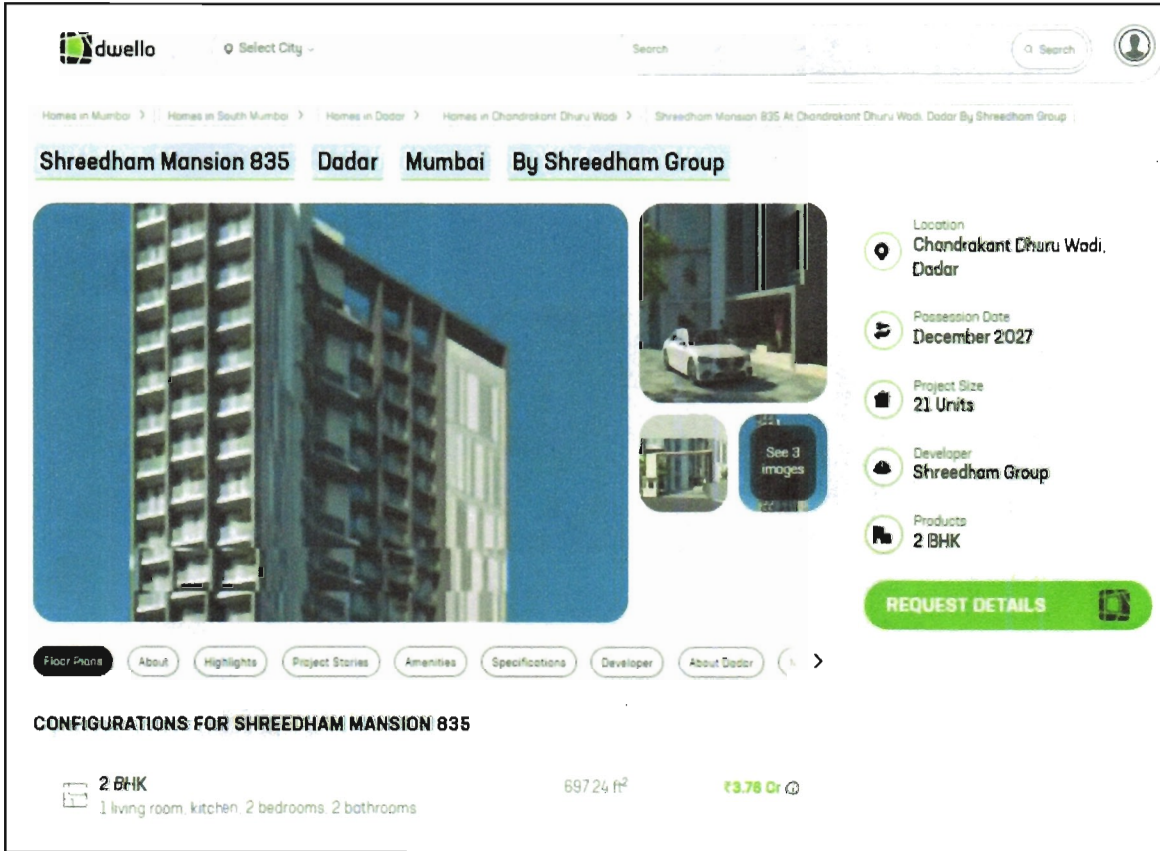
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### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	dwello.com	697.24	3,76,00,000.00	53,927.00



**Shreedham Mansion 835** Dadar Mumbai By Shreedham Group

**Location**  
Chandrakant Dhuru Wadi, Dadar

**Possession Date**  
December 2027

**Project Size**  
21 Units

**Developer**  
Shreedham Group

**Products**  
2 BHK

**CONFIGURATIONS FOR SHREEDHAM MANSION 835**

**2 BHK**  
1 living room, kitchen, 2 bedrooms, 2 bathrooms

697.24 ft<sup>2</sup>      ₹3.76 Cr



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## Price Indicators




### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	905.00	4,77,00,000.00	52,700.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹4.77 Cr EMI - ₹ 2.15L | Can I afford it? PREMIUM PROJECT

2 BHK 1200 Sq-ft Flat For Sale **Dadar West, Mumbai**

🛏️ 2 Beds
🚿 3 Baths
🚗 1 Covered Parking
🏠 Semi-Furnished
🌊 Water Front
🍳 Island Kitch...

Carpet Area 905 sqft • ₹ 52,707/sqft	Developer <b>Suraj Estate Developers</b>	Project <b>Suraj Palette</b>	Floor 37(Out of 43 Floors)
Transaction Type <b>New Property</b>	Additional Rooms 1 Study Room	Facing North - East	Lifts 4

📍 Near Siddhivinayak Mandir Prabhadevi

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup **₹ 4.77 Cr | ₹ 23,95,000** Approx. Registration Charges | ₹ 1 Monthly

Booking Amount **₹ 25.0 Lac**

Address **Dadar West, Mumbai, Dadar West, Mumbai - South Mumbai, Maharashtra**

Landmarks **Near Siddhivinayak Mandir Prabhadevi**



## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	747.00	3,92,00,000.00	52,477.00





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹3.92 Cr** EMI - ₹177L | [How much loan can I get?](#) ✓ ZERO BROKERAGE PREMIUM PROJECT

Check Market Value with PropWorth

2 BHK 747 Sq-ft Flat For Sale [Dadar West, Mumbai](#)



2 Beds 2 Baths Furnished

Visitor Parking

Carpet Area  
747 sqft •  
₹52,477/sqft

Developer  
[Rajadhiraj Construction LLP](#)

Project  
[Mansion 835](#)

Transaction Type  
New Property

Status  
Under Construction

Furnished Status  
Furnished

Contact Builder

Download Brochure

Property viewed by 1 People  
 Last contact made 2 days ago

### More Details

Price Breakup	₹3.92 Cr
RERA ID	P51900076770
Address	Dadar West, Mumbai - South Mumbai, Maharashtra
Furnishing	Furnished
Flooring	Vitrified, Granite
Water Availability	24 Hours Available
Status of Electricity	No/Rare Powercut


## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	746.00	3,90,00,000.00	52,279.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹3.90 Cr [EMI - ₹1.76L](#) | [How much loan can I get?](#) ✓ ZERO BROKERAGE PREMIUM PROJECT

2 BHK 746 Sq-ft Flat For Sale [Dadar West, Mumbai](#)





2 Beds 2 Baths Furnished

Skyline View Skydeck

<b>Carpet Area</b> 746 sqft ~ ₹52,279/sqft	<b>Developer</b> <a href="#">Rajadhiraj Construction LLP</a>	<b>Project</b> <a href="#">Mansion 835</a>	<b>Transaction Type</b> New Property
<b>Status</b> Under Construction	<b>Furnished Status</b> Furnished		

Contact Builder
Download Brochure

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹3.9 Cr
RERA ID	P51900076770
Address	Dadar West, Mumbai - South Mumbai, Maharashtra






### Price Indicators Projects nearby Locality


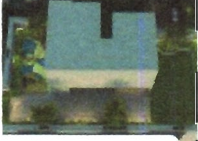
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	620.00	3,34,00,000.00	53,870.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹3.34 Cr EMI - ₹151L Get Loan offers from 34+ banks PREMIUM PROJECT

2 BHK 620 Sq-ft Flat For Sale Dadar West, Mumbai

2 Beds
 2 Baths
 2 Balconies
 Unfurnished

**Carpet Area**  
620 sqft ~  
₹53,871/sqft

**Developer**  
[Suraj Estate Developers](#)

**Project**  
[Suraj Park View](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction

Contact Agent

Get Phone No.

### More Details

**Price Breakup**      ₹3.34 Cr

**Address**              **Dadar West, Mumbai - South Mumbai, Maharashtra**



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## Price Indicators

### Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	450.00	2,48,00,000.00	55,111.00

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Dadar West > Apartment in Dadar West > 1 BHK > 650 Sq-ft

**₹2.48 Cr** EMI - ₹112L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

1 BHK 650 Sq-ft Flat For Sale [Dadar West, Mumbai](#)

1 Bed
1 Bath
1 Covered Parking
Semi-Furnished
Jogging an...
Service/Good...

Carpet Area 450 sqft ~ ₹55,111/sqft.	Developer <a href="#">Suraj Estate Developers</a>	Project <a href="#">Suraj Park View</a>	Floor 18(Out of 24 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing East	Lifts 3

✔ East Facing Property

Contact Agent
Get Phone No.
👤 Last contact made 3 days ago

### More Details

Price Breakup	₹2.48 Cr   ₹12,40,000 Approx. Registration Charges   ₹6,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51900047891
Address	Anand patil marg, Dadar West, Mumbai - South Mumbai, Maharashtra



## Price Indicators




### Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	670.00	3,61,00,000.00	53,881.00

magicbricks    Buy ▾    Rent ▾    Sell ▾    Home Loans ▾

₹3.61 Cr    EMI - ₹1.63L    |    [Get pre-approved loan](#)    PREMIUM PROJECT

2 BHK 670 Sq-ft Flat For Sale    [Dadar West, Mumbai](#)

🛏️ 2 Beds    🛁 2 Baths    🏡 2 Balconies    🏠 Unfurnished

Carpet Area  
670 sqft -  
₹53,881/sqft

Developer  
[Suraj Estate Developers](#)

Project  
[Suraj Park View](#)

Transaction Type  
New Property

Furnished Status  
Unfurnished

Age Of Construction  
Under Construction

Contact Agent

Get Phone No.

### More Details

Price Breakup    ₹3.61 Cr

Address    Dadar West, Mumbai - South Mumbai, Maharashtra

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	445.00	2,15,00,000.00	48,315.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property in Mumbai > Dadar West > Apartment in Dadar West > 1 BHK > 445 Sq-ft

₹ 2.15 Cr
EMI - ₹ 97k
[Get Loan offers from 34+ banks](#)
PREMIUM LOCALITY

1 BHK 445 Sq-ft Flat For Sale [Dadar West, Mumbai](#)

1 Bed
 2 Baths
 1 Covered Parking
 Semi-Furnished
 Service/Co...
 Visitor Parking

Carpet Area 445 sqft - ₹ 48,315/sqft	Developer <a href="#">Suraj Estate Developer</a>	Project <a href="#">Suraj Emmanuel</a>	Floor 2(Out of 20 Floors)
Transaction Type <b>New Property</b>	Additional Rooms 1 Store Room	Facing West	Lifts 2

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.15 Cr   ₹ 10,75,000 Approx. Registration Charges   ₹ 10,000 Monthly
Booking Amount	₹ 5.0 Lac
Address	Cadel Road, Dadar West, Mumbai - South Mumbai, Maharashtra



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	490.00	2,75,00,000.00	56,120.00
2 BHK	housing.com	712.00	4,00,00,000.00	56,180.00
2 BHK	housing.com	667.00	3,50,00,000.00	52,470.00

HOUSING.COM Buy in Mumbai

Dadar West

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Saved

Home / Mumbai / Dadar / Dadar West / Sugee Shraddha Last updated Sep 14, 2024

### Sugee Shraddha RERA

By SUGEE GROUP

Krushinaji Waman Chitale Marg, Near Portuguese Church, Dadar West, Mumbai South, Mumbai

**₹2.75 Cr - 4.0 Cr** | ₹56.18 K/sq.ft

EMI starts at ₹1.37 Lacs

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

[Contact Developer](#)

Cover Image

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7 more

1, 2 BHK Apartments  
Configurations

Dec, 2024  
Possession Starts

₹56.18 K/sq.ft  
Avg. Price

490 - 712 sq.ft.  
(Carpet Area)  
Sizes

HOUSING.COM Buy in Mumbai

Dadar West

+ Add
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List Property Free
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Home / Mumbai / Dadar / Dadar West / Suraj Ave Maria Apartment Last updated Mar 8, 2024

### Suraj Ave Maria Apartment RERA

By SURAJ ESTATE DEVELOPERS PVT LTD

Dadar West, Mumbai South, Mumbai

**₹3.5 Cr - 4.69 Cr** | ₹52.47 K/sq.ft

EMI starts at ₹1.74 Lacs

Price includes everything except stamp. [See More](#)

[Contact Developer](#)

Cover Image

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6 more

2 BHK Apartment  
Configuration

Dec, 2024  
Possession Starts

₹52.47 K/sq.ft  
Avg. Price

667 - 893 sq.ft.  
(Carpet Area)  
Sizes



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	Makaan.com	1100.00	6,11,00,000.00	55,545.00
2 BHK	housing.com	712.00	4,00,00,000.00	56,180.00

**3 BHK Apartment - 1,320 sq ft** ❤️

Sura Palette, Dadar West, Mumbai

₹6.11 Cr (₹46,257/sq ft) • Carpet area: 1100 sq ft • Status: Under Construction • Bathrooms: 3 • New/Resale: New

Connect Now  
Posted 9 days ago



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**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
6565 / 2024	27.03.2024	6,78,81,150.00	127.00	1367.00	49,657.00

6565450		सूची क्र.2	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3
28-03-2024			दस्त क्रमांक : 6565/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : माहिम</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	67881150		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	56166430.62		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: एफ नं 1198/1199 टी पी एस 4 माहीम विभाग मधील सदनिका नं. 3501,35वा मजला,ओशन स्टार 1,काशिनाथ धुरू रोड,दादर वेस्ट,मुंबई 400028,व सोबत 2,कार पार्किंग,पहिल्या पोडीयम वरील कार पार्किंग नं.7,आणि 8 (स्टॅक कारपार्किंग)(सदनिका क्षेत्रफळ 1366.97 चौरस फूट कार्पेट म्हणजेच 139.69 चौरस मीटर बिल्टअप एरिया)व इतर माहिती दस्तात नमूद केल्या प्रमाणे( ( Final Plot Number : 1198 AND1199TPS IV ; ) )		
(5) क्षेत्रफळ	1366.97 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-. सुरज इस्टेट डेव्हलपर्स लिमिटेड तर्फे संचालक राहूल जेसू थीमस तर्फे मुखत्यार रविंद्र नाना मोरे वय:-50 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 3रा मजला अम्न चेंबर बंगाल केमिकल समोर वीर सावरकर मार्ग प्रभादेवी मुंबई , ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AAACS8375H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-. केव्हीएस पवन वय:-43; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्रमांक १२०२,ई विंग,कानकिया सेवस, अंधेरी कुर्ला रोड, मरोळ, अंधेरी पूर्व, ब्लॉक नं. , रोड नं. , पिन कोड:-400059 पॅन नं:-ASOPP0605Q 2): नाव:-. जया प्रेम राजदेव वय:-42; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्रमांक १२०२,ई विंग,कानकिया सेवस, अंधेरी कुर्ला रोड, मरोळ, अंधेरी पूर्व ए ७०२,ई १दोराडो,काशिनाथ धुरू मार्ग,दादर पश्चिम,भवानी शंकर रोड,मुंबई, ब्लॉक नं. , रोड नं. , पिन कोड:-400059 पॅन नं:-AKDPR6121J		
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	6565/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4072900		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला			



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 : 01.10.2024

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

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.01 16:58:40 +05'30'

**Auth. Sign.**

**Director**

**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



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(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 01.10.2024. 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 20.09.2024. 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 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.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Rajadhiraj Construction LLP.
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 Chandan Singh – 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 – 20.09.2024 Valuation Date – 01.10.2024. Date of Report – 01.10.2024.
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.09.2024.
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 **01<sup>st</sup> October 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. Rajadhiraj Construction LLP**. 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. Rajadhiraj Construction LLP**. 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 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.



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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.



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**(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.



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**Gifts and hospitality:**

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

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

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

**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.

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.01 16:58:56 +05'30'

**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



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