

# **VALUATION REPORT**

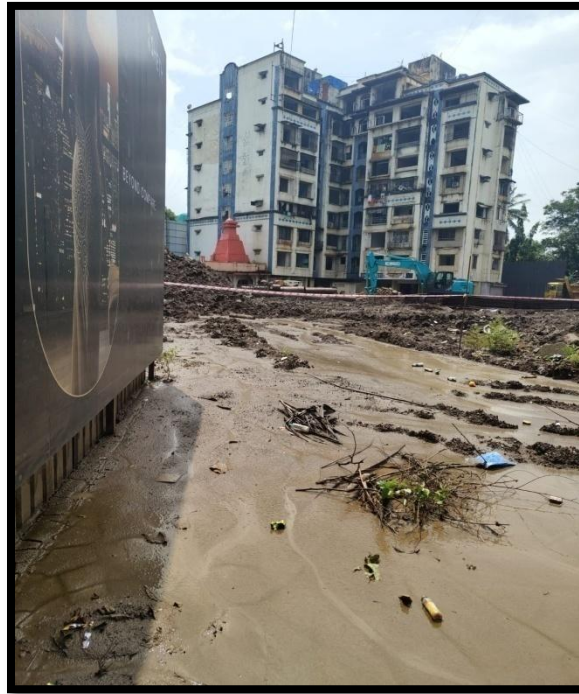
Of

**GEETA AMIT GOREGAONKAR &  
AMIT RAMESH GOREGAONKAR**

At.

**"CODENAME YOUNIQUE"**

Unit No. 1202, 12th Floor, D wing,  
Sion Trombay Road, Chunabhatti (East)  
Tal. Kurla, Mumbai - 400 022



For

**SATE BANK OF INDIA - BELAPUR BRANCH**

**BY**

**D G SHAH AND ASSOCIATES**

**Mr. Dilip Shah**

**Architect, Interior Designer,  
Government Valuer & Project Consultant**

Office No. 606, Thacker Tower, Plot No. 86, Sector 17, Vashi Navi Mumbai - 400705

Tel No: 41239031 & Mob No: 9004004055

Email id : dgshah606@gmail.com & dgshah333@gmail.com



Date: 25/09/2024

To,  
The Manager of State Bank of India  
Branch:- Belapur Branch

**Subject : Valuation Report of Fair Market Value of the Property**

**Client Name : Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar**

Dear Sir,

Please find enclosed here with the valuation report of the subject property.

Location of Property	:	Unit No. 1202, 12th Floor, D wing, " <b>CODENAME YOUNIQUE</b> ", Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai - 400 022
Area	:	Carpet area - 869 Sq ft (As per Agreement)
Fair Market Value	:	<b>Rs. 3,19,15,000/-</b>
Realizable Value (95% Loading on FMV)	:	<b>Rs. 3,03,19,250/-</b>
Distress Value (80% Loading on FMV)	:	<b>Rs. 2,55,32,000/-</b>
Government Value	:	<b>Rs. 1,11,17,324/-</b>
Insurable Value	:	<b>Rs. 33,46,000/-</b>
Agreement Value	:	<b>NA</b>

This Report contains 20 Pages (Including Photographs & Annexure)  
Kindly Acknowledge  
Thanking You

Er. Dilip Shah

D G Shah & Associates  
Date: 25/09/2024  
Place: Vashi

Dated : 25/09/2024

To,  
STATE BANK OF INDIA  
BELAPUR BRANCH

VALUATION REPORT (IN RESPECT OF FLAT)

I	GENERAL		
1	Purpose for which the valuation is made		For Bank Loan
2	a)	Date of Inspection	: 25/09/2024
	b)	Date on which the valuation is made	: 25/09/2024
3	<b>List of documents produced for perusal</b>		
	<b>Agreement For Sale</b>		: Regn No. 20713/2024 on dated 12/09/2024 Made between M/s. Sheth Smarthomes LLP as the Promoter AND Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar as the Allottee's.
	<b>Commencement Certificate No</b>		: No. MH/EE/(BP)/GM/MHADA-23/1371/2024/CC/1/New on dated 28/03/2024 issued by Mhada
	<b>RERA Certificate</b>		: No. P51800056060 Valid upto 31/12/2028
4	Name of the <b>owner(s)</b> and his/ their address (es) with phone no.( details of share of each owner in case of joint ownership)		: <b>Geeta Amit Goregaonkar &amp; Amit Ramesh Goregaonkar</b> <b>Add:</b> 15/52, 3rd Floor, Dr. Rangnekar CHS, Shivrushti Kurla (East) - 400024
5	Brief Description of the property		: 3 BHK Residential Unit No. 1202, 12th Floor, D wing, " <b>CODENAME YOUNIQUE</b> ", Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai - 400 022
	Location of the property		
	a)	Plot No./ Survey No.	: CTS No. 458/A
	b)	Door No.	: Unit No. 1202
	c)	T.S.No. / Village	: Sion
	d)	Ward / Taluka	: Kurla
	e)	Mandal/ District	: Mumbai
	f)	Date of issue and validity of layout of approval map/plan	: No. MH/EE/(BP)/GM/MHADA-23/1371/2024/CC/1/New on dated 28/03/2024
	g)	Approval map/ Plan issuing authority	: Issued by Mhada

	h)	Whether genuineness or authenticity of approved map/plan is verified		Yes	
	i)	Any other comments by our empanelment valuer on authentic of approved plan		No	
7		Postal address of the property	:	Unit No. 1202, 12th Floor, D wing, " <b>CODENAME YOUNIQUE</b> ", Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai - 400 022	
8		City/ Town	:	Chunabhatti (East)	
		Residential Area	:	Yes	
		Commercial Area	:	Yes	
		Industrial Area	:	Nil	
9		Classification of the Area			
	i)	High/ Middle/ Poor	:	Middle Class	
	ii)	Urban / Semi Urban/ Rural	:	Urban	
10		Coming under Corporation limit/ Village Panchayat Municipality	:	Within the Limits of Mhada	
11		Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No	
12		Boundaries of the Property			
		North	:	Sumangal Project By Heritage	
		South	:	Service Road	
		East	:	Trimurti Road	
		West	:	Raheja Amaltis - A Tower	
14		Dimensions of the site		A	B
				As per the Deed	As per Actual
		North	:	NA	Sumangal Project By Heritage
		South	:	NA	Service Road
		East	:	NA	Trimurti Road
		West	:	NA	Raheja Amaltis - A Tower
14		Extent of the site		NA	
14.1		Latitude, Longitude & Co-ordinates of flat		<b>Longitude -72.874630, Latitude - 19.051793</b>	
15		Extent of the site considered for valuation ( least of 13A & 13B)		Carpet area - 869 Sq ft (As per Agreement)	
16		Whether occupied by owner/ tenant? If		Building is under construction	

	occupied by tenant, since how long? Rent received per month		
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	Chunabhatti (East)
	T. S. No.	:	NA
	Flat No.	:	Unit No. 1202
	Ward No.	:	----
	Village/Municipality/Corporation	:	Under limits of Mhada
	Door No., Street or Road (Pin Code)	:	400 022
3.	Description of the locality Residential/ Commercial/ Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed 03 Basement + Ground + 23rd upper floors
6.	Type of Structure	:	RCC Framed
7.	Number of dwelling units in the Building	:	3 Flat on 12th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10	Maintenance of the Building	:	Building is under construction
11	Facilities Available	:	
	Lift	:	Yes, 2 nos (Proposed)
	Protect Water Supply	:	Municipal (Proposed)
	Underground Sewerage	:	Yes (Proposed)
	Car Parking - Open/ Covered	:	Yes (Proposed)
	Does Compound Wall exist?	:	Yes (Proposed)
	Is pavement laid around the Building	:	Yes (Proposed)
III	Flat		
1	The Floor on Which flat is situated	:	12th Floor
2.	Door No. of the flat	:	Flat No. 1202
3	Specification of flat		
	Roof	:	RCC Slab
	Flooring	:	Vitrified (Proposed)
	Doors	:	Wooden (Proposed)
	Windows	:	Aluminum & Sliding (Proposed)
	Fitting	:	Concealed (Proposed)
	Finishing	:	Distemper (Proposed)
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.

	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card in the name of	:	N.A.
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Geeta Amit Goregaonkar &amp; Amit Ramesh Goregaonkar</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the Plinth area of the flat	:	NA
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Flat	:	Carpet area - 869 Sq ft (As per Agreement)
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Residential
14	Is it Owner occupied or Let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	Future Rental Approx. Rs. 66,000/- Per Month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra potential value	:	Good residential area, All the civic amenities are within close proximity of the building. It is about 0.900 Km distance away from Chunabhatti Railway Station .
3	Any negative factors are observed which affect the market value is general?	:	No
V	Rate		
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? – (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	The rate in the locality are in between Rs. 35,000/- per Sq. Ft on Carpet Area
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	The rate in the locality are in between Rs. 35,000/- per Sq. Ft on Carpet Area
3	Break - up for the rate		

4	i)	Building + Services	:	Rs. 3,500/-
	ii)	Land + Others	:	Rs. 31,500/-
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)			
5	In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.			The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply& demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which elevates the value of the property. It is well located & easy reaches both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we have given the Fair market value as mentioned below.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated Building Rate			
	Replacement cost of Flat with Services (v (3)i)		:	Rs. 3,500/- Sq.ft.
	Age of the building		:	Building is under construction
	Life of the building estimated		:	60 Years (Balance Life of the Subject Building after Completion)
	Depreciation percentage assuming the salvage value as		:	---
	Depreciated Ratio of the building		:	---
b.	Total composite rate arrived for valuation		:	---
	Depreciated building rate VI (a)		:	Rs. 3,500/-
	Rate for Land & other V (3)ii		:	Rs. 31,500/-
	Total Composite Rate		:	Rs. 35,000/-





**Details of Valuation:**

<b>Sr. No.</b>	<b>Description</b>	<b>Qty. (Sq.ft)</b>	<b>Rate per unit Rs.</b>	<b>Estimated Value Rs.</b>
<b>1</b>	<b>Present value of the flat</b>	869	Rs. 35,000/-	Rs. 3,04,15,000/-
	<b>Car Parking</b>	1	Rs. 15,00,000/-	Rs. 15,00,000/-
			<b>Total</b>	<b>Rs. 3,19,15,000/-</b>
	<b>Remarks:- As on site building in under construction total 10% work is completed (Excavation work is completed), Remaining work is in progress.</b>			

As a result of my appraisal & analysis, it is my considered opinion that the **Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 3,19,15,000/-** (In Words- Rs. Three Crore Nineteen Lakh Fifteen Thousand Only).

The **Realizable Value** of Flat is **Rs. 3,03,19,250/-** (In Words- Rs. Three Crore Three Lakh Nineteen Thousand Two Hundred Fifty Only)

The **Distress Value** of Flat is **Rs. 2,55,32,000/-** (In Words- Rs. Two Crore Fifty Five Lakh Thirty Two Thousand Only)

The **Government value** of Flat is **Rs. 1,11,17,324/-**

The **Insurance value** of Flat is **Rs. 33,46,000/-**

Date. 25/09/2024

Signature  
(D G Shah and Associates)  
Er. Dilip Shah  
CAT-I/441/1988

The undersigned has inspected the property detailed in the valuation Report dated We are satisfied that the fair & Reasonable value of the property is Rs. /-(In Words- Rs. Only).

Signature  
(Name of the Branch manager with office seal)





### **DECLARATION - CUM - UNDERTAKING**

I, Dilip G. Shah 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 25.09.2024 is true and correct to the best to my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our representative has inspected the property 25.09.2024.
- 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 nay offence and sentenced to a term of imprisonment.
- i. I have not been found guilty of misconduct in 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 Incometax (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. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- q. 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
- r. 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.
- s. 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- x. Further, I hereby provide the following information.

**For D. G. SHAH & ASSOCIATES**  
**Er. Dilip Shah**

Architect, Interior Designers, Government Valuer & Project Consultant

<b>Sl. No.</b>	<b>Particulars</b>	<b>Valuer Comment</b>
1	Background information of the asset being valued.	Builder develop land & sale the Flat
2	Purpose of valuation and appointing authority	for loan purposes
3	Identity of the valuer and any other experts involved in the valuation	Property valued by me personally.
4	Disclosure of valuer interest or conflict if any	I have no direct or indirect interest in the asset valued
5	Date of appointment, valuation date of report	Date of Appointment- 25.09.2024 Valuation date - 25.09.2024.
6	Inspection and / or investigation undertaken	Property inspected by Our representative Mr. Girish
7	Nature and sources of information used or relied upon	1. Index II 2. Commencement Certificate 3. RERA Certificate
8	Procedures aborted in carrying out the valuation and valuation standard followed.	Composite Rate method
9	Restrictions on use of the report, if any ;	State Bank of India, Loan purpose.
10	Major factors that wear taken into account during the valuation	Prevailing market rate.
11	Caveats, limitation and disclaimers to the extent they or elucidate the limitations faced by valuer which shall not be for the purpose of limited his responsibility for the valuation report.	-



(Annexure-II)

## MODEL CODE OF CONDUCT FOR VALUERS

### **Integrity and Fairness**

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

### **Professional Competence and Due Care**

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

### **Independence and Disclosure of Interest**

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



shall conduct the valuation independent of external influences.

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 organization 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 organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013



(18 of 2013).

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

**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. 1

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization 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.

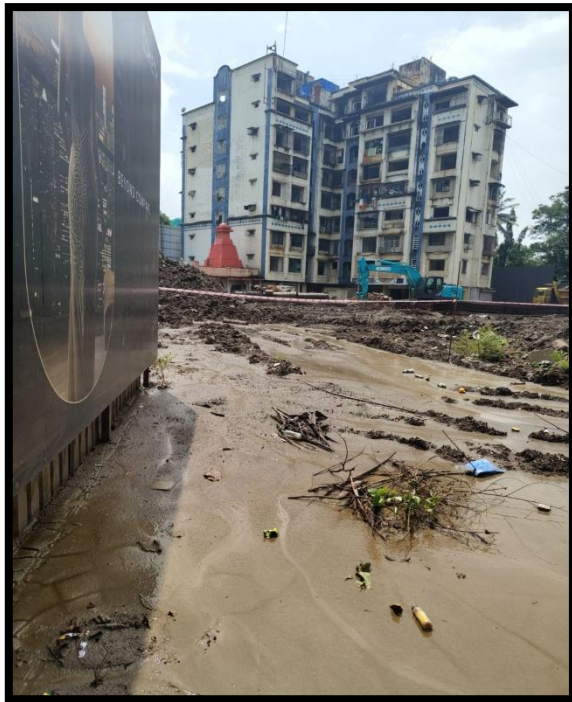
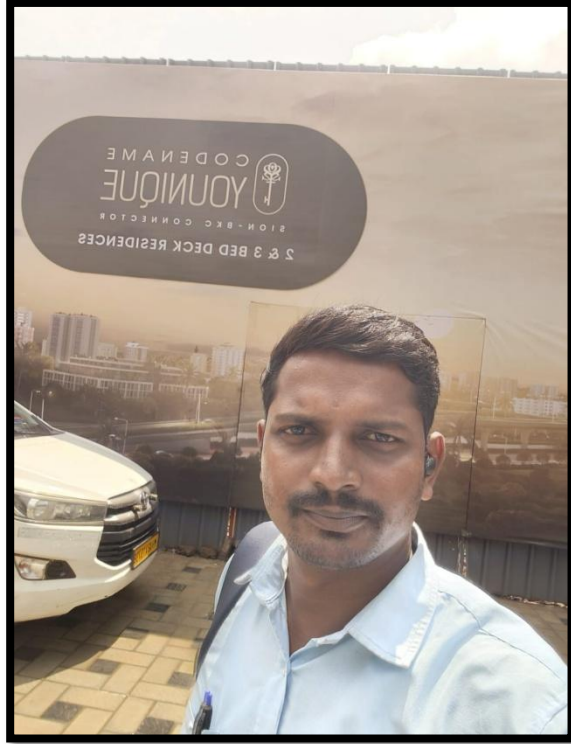
32. A valuer shall follow this code as amended or revised from time to time.

Date. 25/09/2024

Signature  
(D G Shah and Associates)  
Er. Dilip Shah  
CAT-I/441/1988



**PROPERTY PHOTOS**









**STAMP DUTY READY RECKNOR FOR YEAR 2024-2025**

Department of Registration and Stamp नोंदणी व मुद्रांक विभाग  
Government of Maharashtra 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: MumbaiSubUrban

Select Village: कुर्ला - 3

Search By:  Survey No.  Location

Enter Survey No: 458 **Search**

उपविभाग	बुली जमीन	निवासी सदतिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
107/514 -धुभाग: स.गो.वर्णे मार्गाच्या दक्षिणेकडील गावाचा सर्वे भूभाग.	49960	125170	143940	178000	125170	चौ. मीटर सि.टी.एस. नंबर

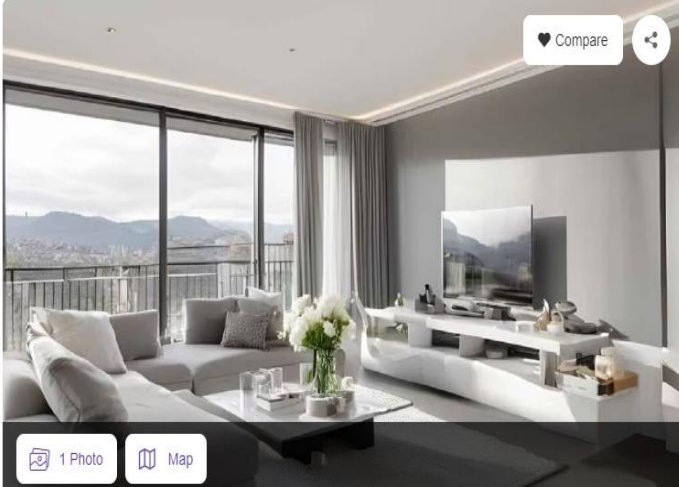


D.G. SHAH & ASSOCIATES

# COMPARABLE VALUE

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## Sheth Codename Younique

Sion, Mumbai

1.99 Cr to 3.36 Cr

Status: **New Launch**

Project Size  
513 units • 2 Acres

Configurations: 2,3 BHK Flat from 650 Sq. Ft. to 1100 Sq. Ft. (Carpet)

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RERA Update RERA REPORT  
Tower Wise Inventory Construction Status

Valuation Report DOWNLOAD SAMPLE  
Estimated Market Value Rental Value Govt. Value

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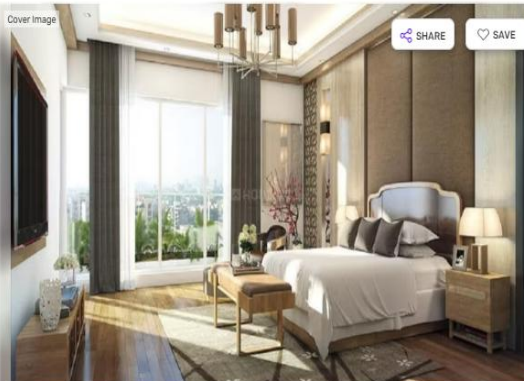

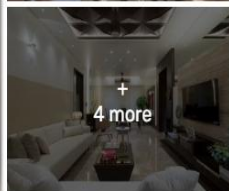
Home / Mumbai / Central Mumbai Suburbs / Sion / Sheth Codename Younique Last updated: Sep 9, 2024

## Sheth Codename Younique

By SHETH REALTY MUMBAI  
Sion, Central Mumbai Suburbs, Mumbai

₹2.01 Cr - 4.43 Cr | 32.71 K/sq.ft  
EMI starts at 99.68 K  
Price excludes maintenance, floor rise c... See More

Contact Sellers

4 more

2, 3 BHK Apartments Configurations  
Dec, 2028 Possession Starts  
32.71 K/sq.ft Avg. Price  
614 - 1353 sq.ft. (Carpet Area) Sizes

Architect, Interior Designers, Government Valuer & Project Consultant

606, Thacker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705. Tel.: 41239031 Mob.: 9821134875 Email: dgshah606@gmail.com, dgshah333@gmail.com

**dwello** Select City Search

Sheth Codename Younique Sion Mumbai By Sheth Realty

IMAGE EXPECTED SHORTLY

Configurations Floor Plans About Highlights Project Stories Amenities Specifications Developer About Sion

**CONFIGURATIONS FOR SHETH CODENAME YOUNIQUE**

<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	678.26 ft <sup>2</sup>	<b>2.21 Cr</b>
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	686.7 ft <sup>2</sup>	<b>2.18 Cr</b>
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	716.29 ft <sup>2</sup>	<b>2.35 Cr</b>
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	613.53 ft <sup>2</sup>	<b>1.99 Cr</b>
<b>3 BHK</b> 1 living room, kitchen, 3 bedrooms, 3 bathrooms	919.98 ft <sup>2</sup>	<b>3.50 Cr</b>
<b>3 BHK</b> 1 living room, kitchen, 3 bedrooms, 3 bathrooms	833.46 ft <sup>2</sup>	<b>2.75 Cr</b>

Location: Samarth Nagar, Sion  
Possession Date: December 2028  
Project Size: 1 Acres, 513 Units  
Developer: Sheth Realty  
Products: 2, 3 BHK

**REQUEST DETAILS**

**99acres** Buy All Residential Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard Menu

**3BHK Flat/Apartment Codename YOUNIQUE**  
Sion, Central Mumbai, Mumbai

Why choose this project ?

- Unobstructed views of Bandra-Worli sea link, BKC and lush greens-Somaiya grounds
- A 25,000sqft one-of-its-kind sky promenade plus rooftop clubhouse
- Landscape garden of 11,000sqft

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > 3 BHK Flats in Sion Posted on Sep 21, 2024 by Next Door Realty Pvt Ltd. Under Construction

**2.83 - 3.75 Crore** 868 - 972 sq.ft. (80.64 - 90.3 sq.m.) New Launch Possession: December 2028

Base Price: 035612 Per Sq.Ft. Carpet Area View Floor Plans

NO BROKERAGE REPA STATUS: REGISTERED Registration No: P51800056060 View QR Code Website: https://maharera.maharashtra.gov.in/

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	3 bedrooms	Carpet Area: <b>868 sq.ft.</b> 80.64 sq.m.	Base Price: <b>2.83 Crores</b>
	3 bedrooms	Carpet Area: <b>972 sq.ft.</b> 90.3 sq.m.	Base Price: <b>3.75 Crores</b>

View Phone number Shortlist

Architect, Interior Designers, Government Valuer & Project Consultant

606, Thacker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705, Tel.: 41239031 Mob.: 9821134875 Email: dgshah606@gmail.com, dgshah333@gmail.com





D.G. SHAH & ASSOCIATES

To, Assistant General Manager, STATE BANK OF INDIA, BELAPUR Branch	Invoice Date: 25.09.2024  DGS-SBI/415/2024
<b>Particular</b>	<b>Fees (Rs.)</b>
Being Professional Charges towards valuation carried out as per your requirement  <b>GEETA AMIT GOREGAONKAR &amp; AMIT RAMESH GOREGAONKAR</b>  Unit No. 1202, 12th Floor, D wing, " <b>CODENAME YOUNIQUE</b> ", Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai - 400 022	2,500/-
Total	2,500/-
Add GST @ 18%	450/-
Gross Amount	2,950/-
(In Word : Two Thousand Nine Hundred Fifty Only)	
GST Regn. No. : 27ANMPS5975P1ZP Account Name : D G Shah & Associates Bank Name : STATE BANK OF INDIA Account No. : 00000040019217347 IFSC Code : SBIN0070665	

Architect, Interior Designers, Government Valuer & Project Consultant