

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Ambit Vista"

"Ambit Vista", Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India

Latitude Longitude: 19°05'06.4"N 72°50'38.2"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
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📍 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

MASTER VALUATION REPORT OF "Ambit Vista"

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Latitude Longitude: 19°05'06.4"N 72°50'38.2"E

NAME OF DEVELOPER: M/s. Ambit Builders & Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Ambit Vista"**, Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India. It is about 1.1 Km. travel distance from Santacruz Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Ambit Builders & Developers	
Project Registration Number	Project	RERA Project Number
	Ambit Vista	P51800052265
Register office address	M/s. Ambit Builders & Developers Office No. 201-203, "Vinay Bhavya Complex", CST Road, Kalina, Santacruz (East), Mumbai - 400 098, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Bharat Khetani (Builder Person - Mobile No. 72082 53777 / 96642 35166) Mr. Karan Sharma (Builder Person – Mobile No. 9819967267)	
E – mail ID & Website	sharad.aran@ambitrealtors.com , www.ambitrealtors.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Divine Grace CHSL
On or towards South	Yoga Institute Road
On or towards East	Sai Baba CHSL
On or towards West	Shri Krishna Hanuman Mandir & Yoga Institue



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- Ahmedabad
- Jaipur

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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
 Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
 5th Floor, C-6, 'G' Block,
 Bandra Kurla Complex, Bandra (East),
 Mumbai – 400 051, 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, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 16.10.2023
	b)	Date on which the valuation is made	: 20.10.2023
3.	List of documents produced for perusal		
	1. Copy of Report Legal Title Report & Search Report date 10.07.2023 issued by Adv. Law Origin		
	2. Copy of Development Agreement date 26.08.2020 b/w. Santacruz Mangal Murti CHSL (the Society) AND M/s. Ambit Builders & Developers (the Developer)		
	3. Copy of Deed of Partnership date 22.01.2020 b/w. Mr. Rajendra P. Sharma (Party of the First Part) AND Mr. Sahil Rajendra Sharma (Party of the Second Part) & others Part Partnership under the name and style of M/s. Ambit Builders & Developers		
	4. Copy of CA Certificate date 01.08.2023 issued by Mallawat & Associates Chartered Accountants		
	5. Copy of Architect's Certificate date 22.06.2023 issued by Ar. Suraj M. Sawant		
	6. Copy of Engineer Certificate date 03.07.2023 issued by Eng. Mistry Mohammed Akram (As per RERA Certificate)		
	7. Copy of NOC from Fire Fighting & Fire Protection No. FB / R-III / 51, date 15.11.2022 issued by MCGM Fire Brigade		
	8. Copy of NOC for Height Clearance No. JUHU / WEST / B / 080322 / 687963 date 12.09.2022 issued by Airports Authority of India		
	9. Copy of MAHARERA Registration Certificate of Project No. P51800052265 issued by Maharashtra Real Estate Regulatory Authority date 09.08.2023. Last Modified date 17.10.2023		
	10. Copy of SRA Letter No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 07.09.2022 issued by Slum Rehabilitation Authority		
	11. Copy of LOI for Amalgamation / Joint Development Letter No. HE / MHADA / STGOVT / 0002 / 20201110 date 26.08.2022 issued by Slum Rehabilitation Authority		
	12. Copy of Amended Plan Letter No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	13. Copy of Commencement Certificate No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 07.07.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	This Commencement Certificate is granted for work upto Plinth including basement		



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This Commencement Certificate is re-endorsed as per approved amended plans date 03.10.2023									
14. Copy of Approved Plan No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Eight – Sheet No. 1/1 to 8/8)									
Approved upto:									
Wing	Number of Floors								
A	Basement + Ground + 1 st to 6 th Upper Floors.								
B	Basement + Ground + 1 st to 6 th Upper Floors.								
C & D	Basement + Ground + 1 st to 5 th Upper Floors.								
Project Name (with address & phone nos.)	: "Ambit Vista" , Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India								
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Ambit Builders & Developers Address: Office No. 201-203, "Vinay Bhavya Complex" , CST Road, Kalina, Santacruz (East), Mumbai - 400 098, State - Maharashtra, Country - India Contact Person : Mr. Bharat Khetani (Builder Person - Mobile No. 72082 53777 / 96642 35166) Mr. Karan Sharma (Builder Person – Mobile No. 9819967267)								
5. Brief description of the property (Including Leasehold / freehold etc.)	:								
<p>About "Ambit Vista" Project: Welcome to an address of luxury living which will make your life worth it! Ambit presents VISTA—an all-encompassing project situated in the upscale locality of Santacruz East. Offering 2 & 3 BHK luxury apartments in santacruz with exceptional amenities, impressive architecture, sundecks, unique designs, and a variety of lifestyle features. Enriched by esteemed educational institutions, healthcare amenities, and efficient transit networks, these no-brokerage apartments in Mumbai make life effortlessly streamlined. Possessing a home here is beyond measure—an investment that reaps rewards and enduring intangible advantages rarely found elsewhere!</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground + 1st to 6th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Basement + Ground + 1st to 6th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 5th + 6th (part) Upper Floors.</td> </tr> <tr> <td>C & D</td> <td>Proposed Basement + Ground + 1st to 5th Upper Floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Proposed Basement + Ground + 1st to 6th Upper Floors.	B	Proposed Basement + Ground + 1 st to 6 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 5th + 6th (part) Upper Floors.	C & D	Proposed Basement + Ground + 1st to 5th Upper Floors.
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LEVEL OF COMPLETEION:		
Wing	Present stage of Construction	Percentage of work completion
A to D	Excavation work is in progress	0%

DATE OF COMPLETION & FUTURE LIFE:
 Expected completion date as informed by builder is **December - 2025 (As per MAHARERA Certificate)**
 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

➤ Italian Marble flooring in all rooms	➤ Yoga & Meditation Area
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Health Care Center
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Library
➤ Laminated wooden flush doors with Safety door	➤ Kids Play Area
➤ Concealed wiring	➤ Fitness Centre
➤ Concealed plumbing	➤ Gymnasium
➤ Swimming Pool	➤ Cricket Turf
➤ Jogging Track	➤ Party Deck

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Final Plot No. 137, 138 & 139 of Santacruz TPS – V
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V
	d) Ward / Taluka	:	H/E - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	“Ambit Vista” , Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India
8.	City / Town	:	Santacruz (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat /	:	Slum Rehabilitation Authority, Village – Vile



	Municipality	Parle (East) & Village – Bandra		
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Ramkutti Building	Village Boundary	Divine Grace CHSL
	South	Madhav Bhavan Matt	Jawaharlal Nehru Marg	Yoga Institute Road
	East	Municipal Primary School	Western Express Highway	Sai Baba CHSL
	West	Saiprasad Society	Western Railway Tracks	Shri Krishna Hanuman Mandir & Yoga Institue
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°05'06.4"N 72°50'38.2"E	
14.	Extent of the site	:	Total Plot area – 2540.13 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)	:	Total Plot area – 2540.13 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	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. HE / MHADA &	



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		STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority Approved upto:								
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10.	Corner plot or intermittent plot?	: Intermittent								
11.	Road facilities	: Yes								
12.	Type of road available at present	: B. T. Road								
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 12.20 M. Wide Existing Road								
14.	Is it a Land – Locked land?	: No								
15.	Water potentiality	: Municipal Water supply								
16.	Underground sewerage system	: Connected to Municipal sewer								
17.	Is Power supply is available in the site	: Yes								
18.	Advantages of the site	: Located in developed area								
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No								
Part – A (Valuation of land)										
1	Size of plot	: Total Plot area – 2540.13 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)	: ₹ 2,15,850.00 per Sq. M. for Residential ₹ 1,08,770.00 per Sq. M. for Land								
5	Assessed / adopted rate of valuation	: As per table attached to the report								
6	Estimated value of land	: As per Approved Plan & RERA Certificate								
		<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2540.13</td> <td>108770</td> <td>27,62,89,940.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2540.13	108770	27,62,89,940.00		
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)								
2540.13	108770	27,62,89,940.00								
Part – B (Valuation of Building)										
1	Technical details of the building	:								
	a) Type of Building (Residential / Commercial / Industrial)	: Residential								



b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:									
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	C & D		Proposed Basement + Ground + 1st to 5th Upper Floors.								
e)	Plinth area floor-wise	:	As per table attached to the report								
f)	Condition of the building	:									
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority								
h)	Approved map / plan issuing authority	:	Approved upto:								
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes								
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	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	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority	
		<u>Approval upto:</u>	
Wing	Number of Floors	Wing	Number of Floors
B	Basement + Ground + 1 st to 6 th Upper Floors.	B	Basement + Ground + 1 st to 5 th + 6 th (part) Upper Floors.

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. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.



1) A - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
2	102	1	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
3	103	1	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
4	104	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
5	201	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
6	202	2	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
7	203	2	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
8	204	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
9	301	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
10	302	3	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
11	303	3	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
12	304	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
13	401	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
14	402	4	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
15	403	4	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
16	404	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
17	501	5	2 BHK	702	772	37500	2,63,25,000.00	2,84,31,000.00	59000	24,71,040
18	502	5	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
19	503	5	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
20	504	5	2 BHK	710	781	37500	2,66,25,000.00	2,87,55,000.00	60000	24,99,200
21	601	6	2 BHK	702	772	37500	2,63,25,000.00	2,84,31,000.00	59000	24,71,040
22	602	6	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
23	603	6	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
24	604	6	2 BHK	710	781	37500	2,66,25,000.00	2,87,55,000.00	60000	24,99,200
Total				15836	17420		59,38,50,000.00	64,13,58,000.00		5,57,42,720

2) B - Wing (Approved Inventory) & (Proposed Inventory - Approval Pending):

Approved Inventory										
Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
2	102	1	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
3	201	2	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
4	202	2	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
5	301	3	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
6	302	3	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000

7	401	4	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
8	402	4	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
9	501	5	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
10	502	5	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
11	602	6	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
Total				11200	12320		42,00,00,000.00	45,36,00,000.00		3,94,24,000

Proposed Inventory

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
12	601	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800

3) C – Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	900	990	37500	3,37,50,000.00	3,64,50,000.00	76000	31,68,000
2	102	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
3	201	2	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
4	202	2	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
5	301	3	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
6	302	3	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
7	401	4	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
8	402	4	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
9	501	5	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
10	502	5	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
Total				9868	10855		37,00,50,000.00	39,96,54,000.00		3,47,35,360

4) D – Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
2	102	1	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
3	103	1	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
4	104	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
5	201	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
6	202	2	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
7	203	2	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
8	204	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
9	301	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
10	302	3	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080



Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
11	303	3	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
12	304	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
13	401	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
14	402	4	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
15	403	4	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
16	404	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
17	501	5	2 BHK	710	781	37500	2,66,25,000.00	2,87,55,000.00	60000	24,99,200
18	502	5	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
19	503	5	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
20	504	5	2 BHK	702	772	37500	2,63,25,000.00	2,84,31,000.00	59000	24,71,040
Total				12707	13978		47,65,12,500.00	51,46,33,500.00		4,47,28,640

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	2 BHK - 24	24	15836	17420	59,38,50,000.00	64,13,58,000.00
B - Approved	3 BHK - 11	11	11200	12320	42,00,00,000.00	45,36,00,000.00
B - Proposed	3 BHK - 01	01	1040	1144	3,90,00,000.00	4,21,20,000.00
Total		12	12240	13464	45,90,00,000.00	49,57,20,000.00
C	3 BHK - 10	10	9868	10855	37,00,50,000.00	39,96,54,000.00
D	2 BHK - 20	20	12707	13978	47,65,12,500.00	51,46,33,500.00
Total		66	50651	55717	1,89,94,12,500.00	2,05,13,65,500.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,89,94,12,500.00
Final Realizable Value After Completion in ₹	2,05,13,65,500.00
Cost of Construction (Total Built up area x Rate) 55717 Sq. Ft. x ₹ 3200.00	17,82,94,400.00

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	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,89,94,12,500.00
Final Realizable Value After Completion in ₹		₹ 2,05,13,65,500.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used



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for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 36,000 to ₹ 39,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 37,500.00 per Sq. Ft. on Carpet Area for valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9822b6c4fad35d03e0cf39e26855913490cf3d33d4133311
5279b17a1855652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a56abbc08d862a55a0ffc33feb31f31bd2e394
e387a293327b5256c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.21 10:06:45 +05'30'

Auth. Sign.

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Actual Site Photographs



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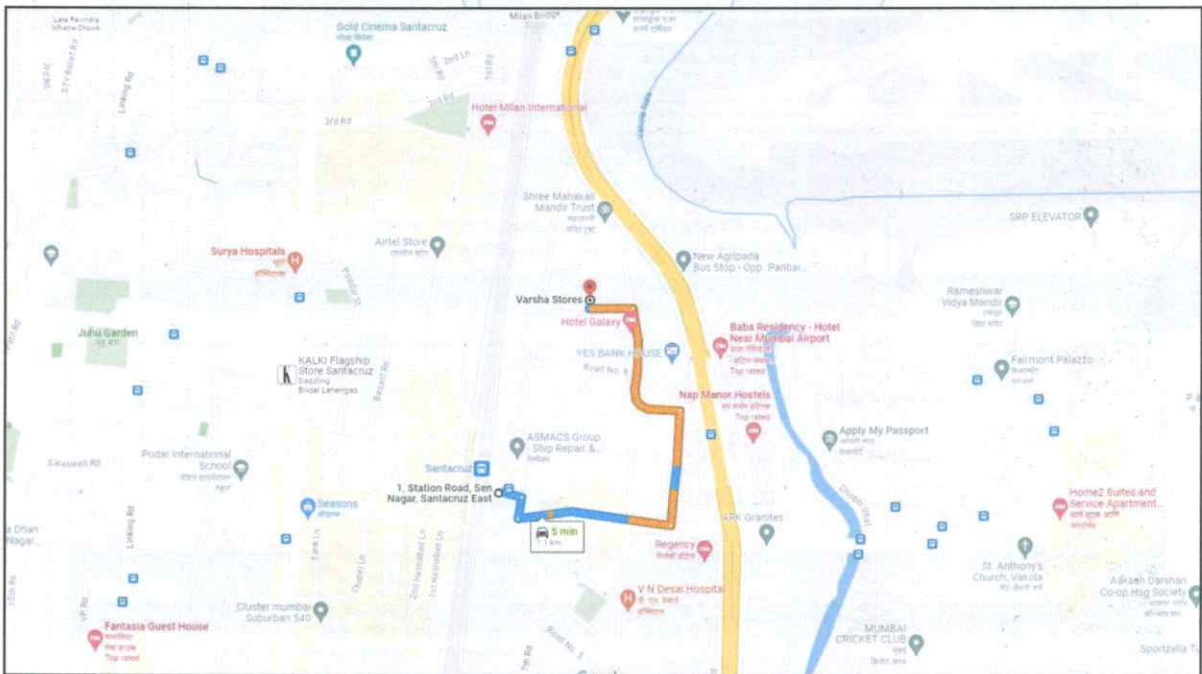
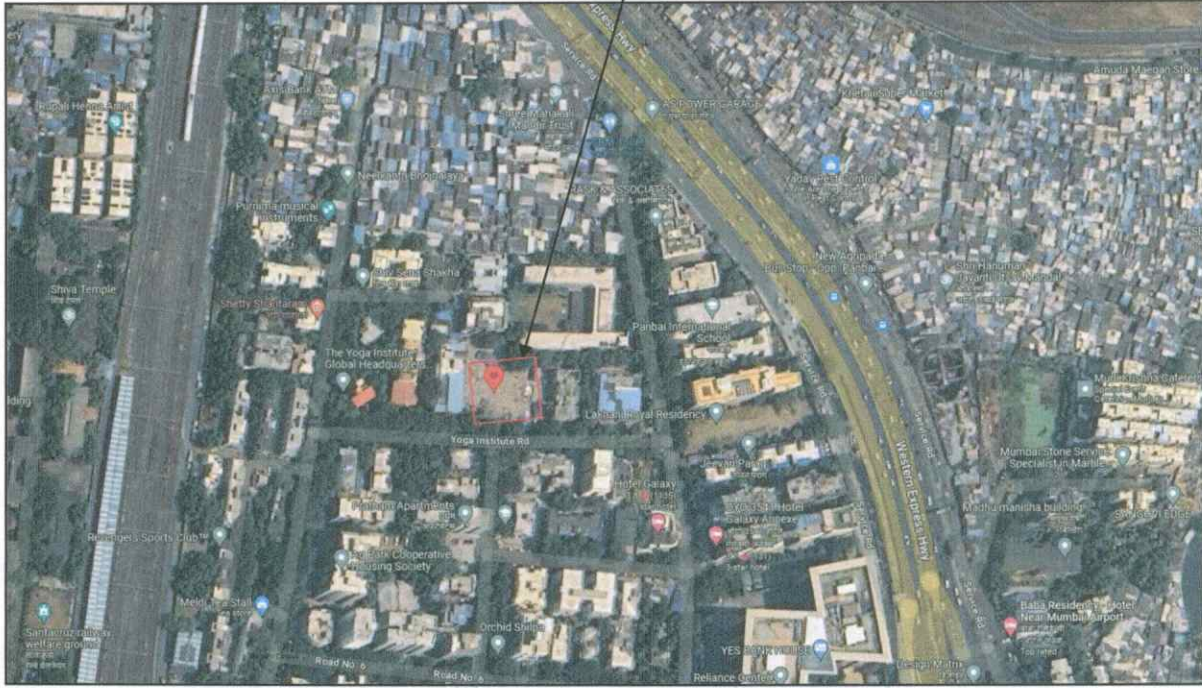
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Route Map of the property



Site u/r



Latitude Longitude: 19°05'06.4"N 72°50'38.2"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz – 1.1 Km.)

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: 2023-2024
Language: English



Selected District: MumbaiSubUrban

Select Village: विलेपार्ले पूर्व (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 2046 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
36/183-धुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रुतगती मार्ग, दक्षिणेस बॉर्डर सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230315900	215850	चौ. मीटर	सि.टी.एम. नंबर


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)

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Year: 2023-2024
Language: English

Selected District: MumbaiSubUrban

Select Village: विलेपार्ले पूर्व (अंधेरी)

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	36/182-रस्ता: सहार रोड.	109980	177600	204240242400	179000	चौ. मीटर
SurveyNo	36/183-धुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रुतगती मार्ग, दक्षिणेस बॉर्डर सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230315900	215850	चौ. मीटर
SurveyNo	36/184-धुभाग: उत्तरेस बॉर्डर सिमा, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची हद्द व पश्चिमेस रेल्वे लाईन.	124080	224770	279900351300	224770	चौ. मीटर
SurveyNo	36/185 -धुभाग: उत्तरेस बॉर्डर हद्द, पश्चिमेस द्रुतगती मार्ग, पूर्वेस गावाची हद्द व दक्षिणेस गाव सीमा.	63850	116550	171990216410	160760	चौ. मीटर
SurveyNo	36/186 -धुभाग: उत्तर पूर्वेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग, दक्षिणेस बॉर्डर हद्द.	49870	93100	113960140690	114420	चौ. मीटर

12

Survey No.

1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 2044, 2045, 2046, 2047



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Santacruz East

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Last updated: Sep 23, 2023

3 BHK Flat

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

₹3.48 Cr EMI starts at ₹1.75 Lacs

₹22.28 K/sq.ft

₹22.28 K/sq.ft Avg. Price

Zero brokerage Know More

Contact Seller

SHARE SAVE

1563 sq.ft Build Up Area

₹22.28 K/sq.ft Avg. Price

3 BHK Configuration

31st Dec. 2025 Possession status

Higher of 7 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 2 BHK Flat

Last updated: Sep 23, 2023

2 BHK Flat

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

₹2.63 Cr EMI starts at ₹1.31 Lacs

₹22.40 K/sq.ft

₹22.40 K/sq.ft Avg. Price

Zero brokerage Know More

Contact Seller

SHARE SAVE

1175 sq.ft Build Up Area

₹22.40 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec. 2025 Possession status

Higher of 7 floors

West facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR


Price Indicators





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₹ 2.63 Cr
EMI - ₹ 1,19L
| [How much loan can I get?](#)
PREMIUM PROJECT

2 BHK 712 Sq-ft Flat For Sale **Santacruz East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished
Outdoor Te...
Visitor Parking

Carpet Area 712 sqft ₹ 36,938/sqft	Developer Ambit Builders & Developers	Project Ambit Vista	Floor 5 (Out of 7 Floors)
Transaction Type New Property	Facing East	Lift 1	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details


Price Breakup	₹ 2.63 Cr ₹ 7,120 Monthly
Booking Amount	₹ 10.0 Lac
Address	Santacruz East, Mumbai, Santacruz East, Mumbai - Western Mumbai, Maharashtra





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₹ 2.52 Cr
EMI - ₹ 1,16L
| [Get Loan offers from 34+ banks](#)
PREMIUM PROJECT

2 BHK 902 Sq-ft Flat For Sale **Prabhkar Colony, Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking
Bar/Lounge
House help a...

Carpet Area 702 sqft ₹ 35,997/sqft	Developer Ambit Builders & Developers	Project Ambit Vista	Floor 5 (Out of 8 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.52 Cr ₹ 12,60,000 Approx. Registration Charges ₹ 6 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51800052265



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Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Santacruz > 3 BHK Flats for Sale in Santacruz > 1400 Sq-ft

₹3.40 Cr

EMI - ₹1,53L | [Get pre-approved loan](#)

PREMIUM PROJECT

3 BHK 1400 Sq-ft Flat For Sale **Santacruz, Mumbai**

3 Beds 3 Baths 1 Balcony Semi-Furnished

Skyline View Sea facing

Carpet Area 947 sqft - ₹35,903/sqft	Developer Ambit Builders & Developers	Project Ambit Vista	Floor 5 (Out of 7 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

East Facing Property

Contact Agent

Get Phone No.

More Details

Price Breakup: ₹3.4 Cr | ₹17,00,000 Approx. Registration Charges | ₹6,000 Monthly

Booking Amount: ₹2.0 Lac

Address: Santacruz East, Mumbai, Santacruz, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾



Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Prabhat Colony > 3 BHK Flats for Sale in Prabhat Colony > 1420 Sq-ft

₹3.66 Cr

EMI - ₹1,65L | [Get Loan offers from 36+ banks](#)

PREMIUM PROJECT

3 BHK 1420 Sq-ft Flat For Sale **Prabhat Colony, Mumbai**

3 Beds 3 Baths 2 Balconies 1 Covered Parking

Visitor Parking

Carpet Area 947 sqft - ₹38,648/sqft	Developer Ambit Builders & Developers	Project Ambit Vista	Floor 5 (Out of 7 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent

Get Phone No.

More Details

Price Breakup: ₹3.66 Cr | ₹18,30,000 Approx. Registration Charges | ₹9,500 Monthly

Booking Amount: ₹5.0 Lac

RERA ID: P51800052265

Price Indicators

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 2 BHK Flat

2 BHK Flat

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

Free registration Know More

₹2.59 Cr EMI starts at ₹1.29 Lacs
₹56.89 K/sq.ft

Contact Seller



702 sq.ft Build Up Area ₹56.89 K/sq.ft Avg. Price 2 BHK Configuration 30th Dec. 2024 Possession status Middle of 7 floors East facing Facing Unfurnished Furnishing

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 3 BHK Flat

3 BHK Flat


By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

Zero brokerage Know More

₹3.85 Cr EMI starts at ₹1.91 Lacs
₹22.37 K/sq.ft

Contact Seller



1721 sq.ft Build Up Area ₹22.37 K/sq.ft Avg. Price 3 BHK Configuration 31st Dec. 2025 Possession status Higher of 7 floors East facing Facing Unfurnished Furnishing

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 2 BHK Flat

2 BHK Flat


By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

Free car parking Know More

₹2.31 Cr EMI starts at ₹1.15 Lacs
₹23.07 K/sq.ft

Contact Seller



980 sq.ft Build Up Area ₹23.07 K/sq.ft Avg. Price 2 BHK Configuration 30th Jun. 2025 Possession status Higher of 7 floors Unfurnished Furnishing

UTOPIAN SOUL-PLEASING WORTHY OF WORLD & HEAVEN'S ENVY
Step-By-Step Leisure Amenities



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Price Indicators

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 2 BHK Flat

Last updated: Sep 23, 2023

2 BHK Flat

By AMBIT BUILDERS AND DEVELOPERS


Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

₹2.72 Cr EMI starts at ₹1.35 Lacs

₹22.46 K/sq.ft

Contact Seller

OFFER Zero brokerage Know More



SHARE SAVE

1209 sq.ft Build Up Area	₹22.46 K/sq.ft Avg. Price	2 BHK Configuration	31st Dec, 2025 Possession status	Middle of 7 floors	East facing Facing	Unfurnished Furnishing
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OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR >

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 3 BHK Flat

Last updated: Sep 9, 2023

3 BHK Flat

By AMBIT BUILDERS AND DEVELOPERS


Ambit Vista, Sindar Nagar, Santacruz East, Mumbai

₹3.71 Cr EMI starts at ₹1.84 Lacs

₹22.40 K/sq.ft

Contact Seller

OFFER Zero brokerage Know More



SHARE SAVE

1656 sq.ft Build Up Area	₹22.40 K/sq.ft Avg. Price	3 BHK Configuration	31st Dec, 2025 Possession status	Higher of 7 floors	East facing Facing	Unfurnished Furnishing
-----------------------------	------------------------------	------------------------	-------------------------------------	-----------------------	-----------------------	---------------------------

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR >

Price Indicators Projects nearby Locality


magicbricks
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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Prabhat Colony > 2 BHK Flats for Sale in Prabhat Colony > 1050 Sq-ft

₹2.40 Cr

EMI - ₹108k | [Get pre-approved loan](#)

2 BHK 1050 Sq-ft Flat For Sale in **Prabhat Colony, Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking
Jogging an...
Visitor Parking

Carpet Area 700 sqft - ₹34,286/sqft	Floor 6 (Out of 7 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.4 Cr ₹12,00,000 Approx. Registration Charges ₹ 7,000 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800052265

HOUSING.COM
Buy in Mumbai ▾

Santacruz East

₹2.25 Cr - 3.8 Cr

Rudra Paradise

By R Shree Design and Build Private
Santacruz East, Western Suburbs, Mumbai

Configurations
2.5 BHK Apartments

[Interested](#)

₹2.2 Cr - 3.41 Cr

Courtyard

By P2 Realty
Santacruz East, Western Suburbs, Mumbai

Configurations
2.2, 3 BHK Apartments

[Grab Offer](#)

Home / Mumbai / Santacruz East / Apartment for Sale in Santacruz East / 3 BHK Flat

3 BHK Flat


Prabhat colony, Prabhat Colony, Santacruz East, Mumbai

₹3.48 Cr



EMI starts at ₹173 Lacs

₹26.77 K/sq ft

[Contact Seller](#)



1300 sq.ft
Build Up Area
₹26.77 K/sq.ft
Avg. Price
3 BHK
Configuration
28th Dec. 2025
Possession
status
Higher of 7 floors
East facing
Facing
Semi Furnished
Furnishing

+
5 more

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

+ Add

Home / Mumbai / Western Suburbs / Santacruz East / Courtyard


Last updated: Oct 13, 2023

Courtyard


By HSI REALTY


Daji Kalina University, Kalina, Santacruz East, Western Suburbs, Mumbai

₹30-40.30 for Limited Period & Inventory Only/Kinne Mark



SHARE SAVE





+
27 more

2. 2.5. 3 BHK Apartments
Configurations

Mar. 2028
Possession Starts

₹34.00 K/sq.ft
Avg. Price

648.00 sq.ft. - 1004.00 sq.ft.
(Carpet Area)
Sizes

₹2.2 Cr - 3.41 Cr

EMI starts at ₹1.09 Lacs

Price excludes Car park, Floor rise, Govt. See More

Contact Developer

HOUSING.COM Buy in Mumbai

+ Add


Home / Mumbai / Western Suburbs / Santacruz East / Kolte Patil Alora

Last updated: Oct 17, 2023


Kolte Patil Alora


By KOLTE-PATIL DEVELOPERS

Santacruz East, Western Suburbs, Mumbai



SHARE SAVE





+
15 more

2. 3 BHK Apartments
Configurations

May. 2027
Possession Starts

₹36.22 K/sq.ft
Avg. Price

744.00 sq.ft. - 860.00 sq.ft.
(Carpet Area)
Sizes

₹2.77 Cr - 3.54 Cr

EMI starts at ₹1.38 Lacs

All Inclusive Price

Contact Sellers

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Santacruz East

Home / Mumbai / Western Suburbs / Santacruz East / Kalpataru Bliss Apartments

Kalpataru Bliss Apartments By RERA

By **KALPATARU GROUP**

Off Santacruz Chembur Link Rd, Kalina, Santacruz East, Western Suburbs, Mumbai

Last updated: Oct 19, 2024


₹2.88 Cr - 3.48 Cr

EMI starts at ₹1.43 Lacs

All possession price

[Contact Sellers](#)

Project Images



2, 2.5 BHK Apartments Configurations

Mar. 2025 Possession Starts

Price on request Avg. Price

726.00 sq.ft. - 880.00 sq.ft. (Carpet Area) Size

+ 16 more

[Request Photos](#)

Offer Best Deals Available

2 BHK Flat for Sale in Lakhani Royal Residency

Prabhat Colony, Santacruz East, Mumbai - 400 055

₹ 2.54 Cr
₹37000 / Sq.ft

686 Sq.ft
Carpet Area

New Launch
Construction Status

Dec 2026
Possession

0% Brokerage

2 BHK Flat for Sale in Prabhat Colony, Santacruz East, Mumbai: This is a meticulously designed 2 BHK Flat with an Carpet area of 686 Sq.ft for ... More

John
Agent

[View Details](#) [Connect Now](#)

[Request Photos](#)

Offer Best Deals Available

2 BHK Flat for Sale in Lakhani Royal Residency

Prabhat Colony, Santacruz East, Mumbai - 400 055

₹ 2.50 Cr
₹37000 / Sq.ft

677 Sq.ft
Carpet Area

New Launch
Construction Status

Dec 2026
Possession

0% Brokerage

2 BHK Flat for Sale in Prabhat Colony, Santacruz East, Mumbai: facing 2 BHK Flat for Sale and is available in the promising locality of Prabhat C... More

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 : 20.10.2023

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98322b5c4fac35dc03a0c99e26865013490cfd333413
33115279517a18b6522.postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c89d6b2a55a8fc3cf6b31E11bd
2c394e28f2e29a327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.21 10:07:10 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.10.2023 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 16.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Ambit Builders & Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 Tushar Bhuwad – Valuation Engineer Vinita Surve – Processing 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 - 16.10.2023 Valuation Date - 20.10.2023 Date of Report - 20.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.10.2023
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 **20th October 2023** 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. Ambit Builders & Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Ambit Builders & Developers**. 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.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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 BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
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115279b17a18b5652, postalCode=400069, stn=Maharashtra,
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