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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Monopoli"

"Monopoli", Proposed Development of Plot bearing C.S. No. 1/62 known as Kesar Baug, Dadar Naigoan Division, B J Devrukhkar Road, Dr. B.A. Road, Dadar (East), Mumbai, PIN - 400 014, State - Maharashtra, Country – India

Latitude Longitude: 19°00'40.0"N 72°50'36.7"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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

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

+91 2247495919

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Vastu/SBI/Mumbai/10/2024/11796/2308713
19/10-253-V
Date: 19.10.2024

**MASTER VALUATION REPORT
OF
"Monopoli "**

"Monopoli", Proposed Development of Plot bearing C.S. No. 1/62 known as Kesar Baug, Dadar Naigoan Division, B J Devrukhkar Road, Dr. B.A. Road, Dadar (East), Mumbai, PIN - 400 014, State - Maharashtra, Country – India

Latitude Longitude: 19°00'40.0"N 72°50'36.7"E

NAME OF DEVELOPER: M/s. Mathuresh Infrapro Pvt. Ltd.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **17th October 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Monopoli"**, Proposed Development of Plot bearing C.S. No. 1/62 known as Kesar Baug, Dadar Naigoan Division, B J Devrukhkar Road, Dr. B.A. Road, Dadar (East), Mumbai, PIN - 400 014, State - Maharashtra, Country – India. It is about 1.1 Km. travel distance from Dadar Railway Station of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

2. Developer Details:

Name of builder	M/s. Mathuresh Infrapro Pvt. Ltd..	
Project Registration Number	Project Monopoli	RERA Project Number P51900049902
Register office address	M/s. Mathuresh Infrapro Pvt. Ltd. Address: Office No. A-2403, "Marathon Futurex" , Mafatlal Mills Compound, N. M. Joshi Marg, Mumbai, PIN – 400 013, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Sonali Mestri (Builder Person – Mobile No. 8169469146)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Latif Building
On or towards South	Venu Apartment & B J Devrukhkar Road
On or towards East	Kesar Bagh Building & S M Jadhav Road
On or towards West	Dr. Babasaheb Ambedkar Road & Eastern Express Highway



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

To,
The Branch Manager,
State Bank of India
Administrative Office South Mumbai
 Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
 Mumbai Samachar Marg, Fort,
 Mumbai, Pin – 400 001,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General		
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 17.10.2024
	b)	Date on which the valuation is made	: 19.10.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report issued by Adv. Padiyar & Co. dated 01.02.2023		
	2. Copy of MAHARERA certificate No. P51900049902 issued by Maharashtra real Estate Regulatory Authority. Date 10.07.2024		
	3. Copy of CA Certificate issued by Raj Jain & Associates Chartered Accountants dated 20.05.2023 (As per RERA Certificate)		
	4. Copy of Architect Certificate date 30.06.2024 issued by Skyline Architects (As per RERA Certificate)		
	5. Copy of Engineer's Certificate date 02.07.2024 issued by Chandra S. Gadgil (As per RERA Certificate)		
	6. Copy of Engineer's Certificate for Quality Assurance date 07.04.2024 issued by Aditya R. Parab (As per RERA Certificate)		
	7. Copy of Fire NOC No. P-6841/2021/(1/62)/F/South/DADAR-NAIGAON F/S/CFO/1/Amend date 09.02.2024 issued by MCGM		
	1.		
	2. Copy of Commencement Certificate No. P-6841 / 2021 / (1/62) / F / South / Dadar – Naigaon – F/S / FCC / 1 Amend dated 06.03.2021 issued by Municipal Corporation of Greater Mumbai.		
	Issue On :	14 Jun 2024	Valid Upto : 13 Jun 2025
	Application Number :	P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/1/New	
	Remark :		
	This C.C. is endorsed up to plinth in Wing C, Wing D & E and mark portion as "A" to "I" in Wing A & B as per last approved plan dated 07.06.2024.		
	This C.C. is extended further for Wing 'C' up to 22nd floor + L.M.R.+ O.H.T. i.e Full C.C. , for Wing 'D&E' up to 18th floor + L.M.R. +O.H.T i.e. Full C.C. & Wing 'A&B' is extended further up to 4th podium floor for marked portion as 'A' to 'I' as per last approved plan dated 07.06.2024 & plinth plan dated 14.06.2024.		

	3. Copy of Amended Plan Approval Letter No. P-6841 / 2021 / (1/62) / F / South / Dadar – Naigaon – F/S /337 / 4 / Amend dated 07.06.2024 issued by Municipal Corporation of Greater Mumbai														
	4. Copy of IOD Approval of Plan No. P -6841 / 2021 / (1/62) / F / South / Dadar – Naigaon – F / S dated 07.06.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nineteen – Sheet No. 1/19 to 19/19)														
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Basement + Ground + Mezzanine Floor + 1st Floor (Commercial) + 2nd to 9th Floors (Podiums) + 10th floor (Amenity Floor) + 11th to 41st Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Basement + Ground + Mezzanine Floor + 1 st Floor (Commercial) + 2 nd to 9 th Floors (Podiums) + 10 th floor (Amenity Floor) + 11 th to 41 st Upper Floors.										
Wing	Number of Floors														
A & B	Basement + Ground + Mezzanine Floor + 1 st Floor (Commercial) + 2 nd to 9 th Floors (Podiums) + 10 th floor (Amenity Floor) + 11 th to 41 st Upper Floors.														
	Project Name (with address & phone nos.)	: "Monopoli", Proposed Development of Plot bearing C.S. No. 1/62 known as Kesar Baug, Dadar Naigaon Division, B J Devrukhkar Road, Dr. B.A. Road, Dadar (East), Mumbai, PIN - 400 014, 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. Mathuresh Infrapro Pvt. Ltd. Address: Office No. A-2403, "Marathon Futurex", Mafatal Mills Compound, N. M. Joshi Marg, Mumbai, PIN – 400 013, State - Maharashtra, Country – India. Contact Person: Sonali Mestri (Builder Person – Mobile No. 8169469146)													
5.	Brief description of the property (Including Leasehold / freehold etc.)	:													
<p>About "Monopoli" Project: Check out this residential project for sale by Mathuresh Infrapro Private Ltd in Dadar East, Mumbai. Mathuresh Monopoli offers Apartment as property type. The project has been developed in an area of 1.37 Acres. It is currently Under Construction. Available configurations include 1 BHK & 2 BHK. Mathuresh Monopoli possession is Sep, 2027. There are 2 buildings in this property. The address of Mathuresh Monopoli is Naigaon, Dadar East.</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 rowspan="2">Proposed Basement + Ground + Mezzanine Floor + 1st Floor (Commercial) + 2nd to 9th Floors (Podiums) + 10th floor (Amenity Floor) + 11th to 41st Upper Floors.</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Work not yet stated.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is September - 2027 (As per Builder Information) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr> <td>➤ Italina Marble flooring in all rooms</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> </tbody> </table>			Wing	Number of Floors	A	Proposed Basement + Ground + Mezzanine Floor + 1 st Floor (Commercial) + 2 nd to 9 th Floors (Podiums) + 10 th floor (Amenity Floor) + 11 th to 41 st Upper Floors.	B	Wing	Present stage of Construction	Percentage of work completion	A & B	Work not yet stated.	0%	➤ Italina Marble flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink
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B															
Wing	Present stage of Construction	Percentage of work completion													
A & B	Work not yet stated.	0%													
➤ Italina Marble flooring in all rooms															
➤ Granite Kitchen platform with Stainless Steel Sink															

	<ul style="list-style-type: none"> ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Kids' Play Areas ➤ Indoor Games ➤ Power Back Up ➤ Children's Play Area ➤ Indoor Games Room ➤ Senior Citizen Corner Area ➤ Yoga Area / Meditation Area ➤ Swimming Pool ➤ Gymnasium 			
6.	Location of property	:		
	a)	Plot No. / Survey No.	: C.S. No. 1/62	
	b)	Door No.	: Not applicable	
	c)	C. T.S. No. / Village	: C.S. No. 1/62 of Village Dadar Naigaon Division, Dadar.	
	d)	Ward / Taluka	: F/S Ward	
	e)	Mandal / District	: Mumbai	
7.	Postal address of the property	:	"Monopoli", Proposed Development of Plot bearing C.S. No. 1/62 known as Kesar Baug, Dadar Naigaon Division, B J Devrukhkar Road, Dr. B.A. Road, Dadar (East), Mumbai, PIN - 400 014, State - Maharashtra, Country - India	
8.	City / Town	:	Dadar (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Dadar Naigaon Division	
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 MAHARERA	As per Site
	North	Plot No. 41 to 44	Plot No. 41 to 44	Latif Building
	South	B J Devrukhkar Road	B J Devrukhkar Road	Venu Apartment & B J Devrukhkar Road
	East	S M Jadhav Marg	S M Jadhav Marg	Kesar Bagh Building & S M Jadhav

			Road	
	West	Dr. B. A. Road	Dr. B. A. Road	Dr. Babasaheb Ambedkar Road & Eastern Express Highway
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°00'40.0"N 72°50'36.7"E	
14.	Extent of the site		: Plot area – 5574.46 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 5574.46 Sq. M. (As per Approved Plan & RERA Certificate)	
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		: Higher 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 & Commercial	
8.	Any usage restriction		: Residential & Commercial	
	Is plot in town planning approved layout?		: Copy of IOD Approval of Plan No. P -6841 / 2021 / (1/62) / F / South / Dadar – Naigaon – F / S dated 07.06.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nineteen – Sheet No. 1/19 to 19/19) Approved Upto:	
			Wing	Number of Floors

			A & B	Basement + Ground + Mezzanine Floor + 1st Floor (Commercial) + 2nd to 9th Floors (Podiums) + 10th floor (Amenity Floor) + 11th to 41st Upper Floors.									
9.	Corner plot or intermittent plot?	:	Intermittent										
10.	Road facilities	:	Yes										
11.	Type of road available at present	:	B. T. Road										
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. wide D.P. Road										
13.	Is it a Land – Locked land?	:	No										
14.	Water potentiality	:	Municipal Water supply										
15.	Underground sewerage system	:	Connected to Municipal sewer										
16.	Is Power supply is available in the site	:	Yes										
17.	Advantages of the site	:	Located in developed area										
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 5574.46 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 (evidence thereof to be enclosed)	:	₹ 1,92,200.00 per Sq. M. for Residential ₹ 93,500.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	As per table attached to the report										
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>5574.46</td> <td>93500</td> <td>52,12,12,010.00</td> </tr> </tbody> </table>		As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	5574.46	93500	52,12,12,010.00
As per RERA													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
5574.46	93500	52,12,12,010.00											
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial										
	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							
Wing	Number of Floors						
A	Proposed Basement + Ground + Mezzanine Floor + 1 st Floor (Commercial) + 2 nd to 9 th Floors (Podiums) + 10 th floor (Amenity Floor) + 11 th to 41 st Upper Floors.						
B							
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 IOD Approval of Plan No. P -6841 / 2021 / (1/62) / F / South / Dadar – Naigaon – F / S dated 07.06.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Nineteen – Sheet No. 1/19 to 19/19)					
h) Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Basement + Ground + Mezzanine Floor + 1st Floor (Commercial) + 2nd to 9th Floors (Podiums) + 10th floor (Amenity Floor) + 11th to 41st Upper Floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A & B	Basement + Ground + Mezzanine Floor + 1 st Floor (Commercial) + 2 nd to 9 th Floors (Podiums) + 10 th floor (Amenity Floor) + 11 th to 41 st Upper Floors.
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i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
j) Any other comments by our empaneled 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	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Balcony Area in Sq. ft.	Total 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	1102	11	2 BHK	700	69	769	846	47000	3,61,43,000	4,04,80,160	101000	29,60,650
2	1103	11	2 BHK	685	71	756	832	47000	3,55,32,000	3,97,95,840	99500	29,10,600
3	1104	11	1 BHK	495	64	559	615	47000	2,62,73,000	2,94,25,760	73500	21,52,150
4	1201	12	2 BHK	762	38	800	880	47120	3,76,96,000	4,22,19,520	105500	30,80,000
5	1202	12	2 BHK	700	69	769	846	47120	3,62,35,280	4,05,83,514	101500	29,60,650
6	1203	12	2 BHK	685	71	756	832	47120	3,56,22,720	3,98,97,446	99500	29,10,600
7	1204	12	1 BHK	495	64	559	615	47120	2,63,40,080	2,95,00,890	74000	21,52,150
8	1301	13	2 BHK	762	38	800	880	47240	3,77,92,000	4,23,27,040	106000	30,80,000
9	1302	13	2 BHK	700	69	769	846	47240	3,63,27,560	4,06,86,867	101500	29,60,650
10	1303	13	2 BHK	685	71	756	832	47240	3,57,13,440	3,99,99,053	100000	29,10,600
11	1304	13	1 BHK	495	64	559	615		Land Owner's Share			21,52,150
12	1401	14	2 BHK	762	38	800	880	47360	3,78,88,000	4,24,34,560	106000	30,80,000
13	1402	14	2 BHK	700	69	769	846	47360	3,64,19,840	4,07,90,221	102000	29,60,650
14	1403	14	2 BHK	685	71	756	832	47360	3,58,04,160	4,01,00,659	100500	29,10,600
15	1404	14	1 BHK	495	64	559	615	47360	2,64,74,240	2,96,51,149	74000	21,52,150
16	1501	15	2 BHK	762	38	800	880	47480	3,79,84,000	4,25,42,080	106500	30,80,000
17	1502	15	2 BHK	700	69	769	846	47480	3,65,12,120	4,08,93,574	102000	29,60,650
18	1503	15	2 BHK	685	71	756	832	47480	3,58,94,880	4,02,02,266	100500	29,10,600
19	1504	15	1 BHK	495	64	559	615	47480	2,65,41,320	2,97,26,278	74500	21,52,150
20	1601	16	2 BHK	762	38	800	880	47600	3,80,80,000	4,26,49,600	106500	30,80,000
21	1602	16	2 BHK	700	69	769	846	47600	3,66,04,400	4,09,96,928	102500	29,60,650
22	1603	16	2 BHK	685	71	756	832	47600	3,59,85,600	4,03,03,872	101000	29,10,600
23	1604	16	1 BHK	495	64	559	615	47600	2,66,08,400	2,98,01,408	74500	21,52,150

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Balcony Area in Sq. ft.	Total 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 ₹
24	1701	17	2 BHK	762	38	800	880	47720	3,81,76,000	4,27,57,120	107000	30,80,000
25	1702	17	2 BHK	700	69	769	846	47720	3,66,96,680	4,11,00,282	103000	29,60,650
26	1703	17	2 BHK	685	71	756	832	47720	3,60,76,320	4,04,05,478	101000	29,10,600
27	1704	17	1 BHK	495	64	559	615	47720	2,66,75,480	2,98,76,538	74500	21,52,150
28	1802	18	2 BHK	700	69	769	846	47840	3,67,88,960	4,12,03,635	103000	29,60,650
29	1803	18	2 BHK	685	71	756	832	47840	3,61,67,040	4,05,07,085	101500	29,10,600
30	1804	18	1 BHK	495	64	559	615	47840	2,67,42,560	2,99,51,667	75000	21,52,150
31	1901	19	2 BHK	762	38	800	880	47960	3,83,68,000	4,29,72,160	107500	30,80,000
32	1902	19	2 BHK	700	69	769	846	47960	3,68,81,240	4,13,06,989	103500	29,60,650
33	1903	19	2 BHK	685	71	756	832	47960	3,62,57,760	4,06,08,691	101500	29,10,600
34	1904	19	1 BHK	495	64	559	615	47960	2,68,09,640	3,00,26,797	75000	21,52,150
35	2001	20	2 BHK	762	38	800	880	48080	3,84,64,000	4,30,79,680	107500	30,80,000
36	2002	20	2 BHK	700	69	769	846	48080	3,69,73,520	4,14,10,342	103500	29,60,650
37	2003	20	2 BHK	685	71	756	832	48080	3,63,48,480	4,07,10,298	102000	29,10,600
38	2004	20	1 BHK	495	64	559	615	48080	2,68,76,720	3,01,01,926	75500	21,52,150
39	2101	21	2 BHK	762	38	800	880	48200	3,85,60,000	4,31,87,200	108000	30,80,000
40	2102	21	2 BHK	700	69	769	846	48200	3,70,65,800	4,15,13,696	104000	29,60,650
41	2103	21	2 BHK	685	71	756	832	48200	3,64,39,200	4,08,11,904	102000	29,10,600
42	2104	21	1 BHK	495	64	559	615	48200	2,69,43,800	3,01,77,056	75500	21,52,150
43	2201	22	2 BHK	762	38	800	880	48320	3,86,56,000	4,32,94,720	108000	30,80,000
44	2202	22	2 BHK	700	69	769	846	48320	3,71,58,080	4,16,17,050	104000	29,60,650
45	2203	22	2 BHK	685	71	756	832	48320	3,65,29,920	4,09,13,510	102500	29,10,600
46	2204	22	1 BHK	495	64	559	615	48320	2,70,10,880	3,02,52,186	75500	21,52,150
47	2301	23	2 BHK	762	38	800	880	48440	3,87,52,000	4,34,02,240	108500	30,80,000
48	2302	23	2 BHK	700	69	769	846	48440	3,72,50,360	4,17,20,403	104500	29,60,650
49	2303	23	2 BHK	685	71	756	832	48440	3,66,20,640	4,10,15,117	102500	29,10,600
50	2304	23	1 BHK	495	64	559	615	48440	2,70,77,960	3,03,27,315	76000	21,52,150
51	2401	24	2 BHK	762	38	800	880	48560	3,88,48,000	4,35,09,760	109000	30,80,000
52	2402	24	2 BHK	700	69	769	846	48560	3,73,42,640	4,18,23,757	104500	29,60,650
53	2403	24	2 BHK	685	71	756	832	48560	3,67,11,360	4,11,16,723	103000	29,10,600
54	2404	24	1 BHK	495	64	559	615	48560	2,71,45,040	3,04,02,445	76000	21,52,150
55	2502	25	2 BHK	700	69	769	846	48680	3,74,34,920	4,19,27,110	105000	29,60,650
56	2503	25	2 BHK	685	71	756	832	48680	3,68,02,080	4,12,18,330	103000	29,10,600
57	2504	25	1 BHK	495	64	559	615	48680	2,72,12,120	3,04,77,574	76000	21,52,150
58	2601	26	2 BHK	762	38	800	880	48800	3,90,40,000	4,37,24,800	109500	30,80,000
59	2602	26	2 BHK	700	69	769	846	48800	3,75,27,200	4,20,30,464	105000	29,60,650
60	2603	26	2 BHK	685	71	756	832	48800	3,68,92,800	4,13,19,936	103500	29,10,600
61	2604	26	1 BHK	495	64	559	615	48800	2,72,79,200	3,05,52,704	76500	21,52,150
62	2701	27	2 BHK	762	38	800	880	48920	3,91,36,000	4,38,32,320	109500	30,80,000
63	2702	27	2 BHK	700	69	769	846	48920	3,76,19,480	4,21,33,818	105500	29,60,650
64	2703	27	2 BHK	685	71	756	832	48920	3,69,83,520	4,14,21,542	103500	29,10,600
65	2704	27	1 BHK	495	64	559	615	48920	2,73,46,280	3,06,27,834	76500	21,52,150
66	2801	28	2 BHK	762	38	800	880	49040	3,92,32,000	4,39,39,840	110000	30,80,000
67	2802	28	2 BHK	700	69	769	846	49040	3,77,11,760	4,22,37,171	105500	29,60,650
68	2803	28	2 BHK	685	71	756	832	49040	3,70,74,240	4,15,23,149	104000	29,10,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Balcony Area in Sq. ft.	Total 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 ₹
69	2804	28	1 BHK	495	64	559	615	49040	2,74,13,360	3,07,02,963	77000	21,52,150
70	2901	29	2 BHK	762	38	800	880	49160	3,93,28,000	4,40,47,360	110000	30,80,000
71	2902	29	2 BHK	700	69	769	846	49160	3,78,04,040	4,23,40,525	106000	29,60,650
72	2903	29	2 BHK	685	71	756	832	49160	3,71,64,960	4,16,24,755	104000	29,10,600
73	2904	29	1 BHK	495	64	559	615	49160	2,74,80,440	3,07,78,093	77000	21,52,150
74	3001	30	2 BHK	762	38	800	880	49280	3,94,24,000	4,41,54,880	110500	30,80,000
75	3002	30	2 BHK	700	69	769	846	49280	3,78,96,320	4,24,43,878	106000	29,60,650
76	3003	30	2 BHK	685	71	756	832	49280	3,72,55,680	4,17,26,362	104500	29,10,600
77	3004	30	1 BHK	495	64	559	615	49280	2,75,47,520	3,08,53,222	77000	21,52,150
78	3101	31	2 BHK	762	38	800	880	49400	3,95,20,000	4,42,62,400	110500	30,80,000
79	3102	31	2 BHK	700	69	769	846	49400	3,79,88,600	4,25,47,232	106500	29,60,650
80	3103	31	2 BHK	685	71	756	832	49400	3,73,46,400	4,18,27,968	104500	29,10,600
81	3104	31	1 BHK	495	64	559	615	49400	2,76,14,600	3,09,28,352	77500	21,52,150
82	3202	32	2 BHK	700	69	769	846	49520	3,80,80,880	4,26,50,586	106500	29,60,650
83	3203	32	2 BHK	685	71	756	832	49520	3,74,37,120	4,19,29,574	105000	29,10,600
84	3204	32	1 BHK	495	64	559	615	49520	2,76,81,680	3,10,03,482	77500	21,52,150
85	3301	33	2 BHK	762	38	800	880	Land Owner's Share				30,80,000
86	3302	33	2 BHK	700	69	769	846					29,60,650
87	3303	33	2 BHK	685	71	756	832	49640	3,75,27,840	4,20,31,181	105000	29,10,600
88	3304	33	1 BHK	495	64	559	615	49640	2,77,48,760	3,10,78,611	77500	21,52,150
89	3401	34	2 BHK	762	38	800	880	49760	3,98,08,000	4,45,84,960	111500	30,80,000
90	3402	34	2 BHK	700	69	769	846	49760	3,82,65,440	4,28,57,293	107000	29,60,650
91	3403	34	2 BHK	685	71	756	832	49760	3,76,18,560	4,21,32,787	105500	29,10,600
92	3404	34	1 BHK	495	64	559	615	49760	2,78,15,840	3,11,53,741	78000	21,52,150
93	3501	35	2 BHK	762	38	800	880	49880	3,99,04,000	4,46,92,480	111500	30,80,000
94	3502	35	2 BHK	700	69	769	846	49880	3,83,57,720	4,29,60,646	107500	29,60,650
95	3503	35	2 BHK	685	71	756	832	49880	3,77,09,280	4,22,34,394	105500	29,10,600
96	3504	35	1 BHK	495	64	559	615	49880	2,78,82,920	3,12,28,870	78000	21,52,150
97	3601	36	2 BHK	762	38	800	880	50000	4,00,00,000	4,48,00,000	112000	30,80,000
98	3602	36	2 BHK	700	69	769	846	50000	3,84,50,000	4,30,64,000	107500	29,60,650
99	3603	36	2 BHK	685	71	756	832	50000	3,78,00,000	4,23,36,000	106000	29,10,600
100	3604	36	1 BHK	495	64	559	615	50000	2,79,50,000	3,13,04,000	78500	21,52,150
101	3701	37	2 BHK	762	38	800	880	50120	4,00,96,000	4,49,07,520	112500	30,80,000
102	3702	37	2 BHK	700	69	769	846	50120	3,85,42,280	4,31,67,354	108000	29,60,650
103	3703	37	2 BHK	685	71	756	832	50120	3,78,90,720	4,24,37,606	106000	29,10,600
104	3704	37	1 BHK	495	64	559	615	50120	2,80,17,080	3,13,79,130	78500	21,52,150
105	3801	38	2 BHK	762	38	800	880	50240	4,01,92,000	4,50,15,040	112500	30,80,000
106	3802	38	2 BHK	700	69	769	846	50240	3,86,34,560	4,32,70,707	108000	29,60,650
107	3803	38	2 BHK	685	71	756	832	50240	3,79,81,440	4,25,39,213	106500	29,10,600
108	3804	38	1 BHK	495	64	559	615	50240	2,80,84,160	3,14,54,259	78500	21,52,150
109	3901	39	2 BHK	762	38	800	880	50360	4,02,88,000	4,51,22,560	113000	30,80,000
110	3902	39	2 BHK	700	69	769	846	50360	3,87,26,840	4,33,74,061	108500	29,60,650
111	3903	39	2 BHK	685	71	756	832	50360	3,80,72,160	4,26,40,819	106500	29,10,600
112	3904	39	1 BHK	495	64	559	615	50360	2,81,51,240	3,15,29,389	79000	21,52,150
113	4001	40	2 BHK	762	38	800	880	50480	4,03,84,000	4,52,30,080	113000	30,80,000

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114	4002	40	2 BHK	700	69	769	846	50480	3,88,19,120	4,34,77,414	108500	29,60,650
115	4003	40	2 BHK	685	71	756	832	50480	3,81,62,880	4,27,42,426	107000	29,10,600
116	4004	40	1 BHK	495	64	559	615	50480	2,82,18,320	3,16,04,518	79000	21,52,150
117	4101	41	2 BHK	762	38	800	880	50600	4,04,80,000	4,53,37,600	113500	30,80,000
118	4102	41	2 BHK	700	69	769	846	50600	3,89,11,400	4,35,80,768	109000	29,60,650
Total				77674	7215	84889	93378		4,03,76,51,880	4,52,21,70,106		32,68,22,650

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Balcony Area in Sq. ft.	Total 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	1102	11	2 BHK	710	71	781	859	47000	3,67,07,000	4,11,11,840	103000	30,06,850
2	1103	11	2 BHK	684	74	758	834	47000	3,56,26,000	3,99,01,120	100000	29,18,300
3	1104	11	1 BHK	493	64	557	613	47000	2,61,79,000	2,93,20,480	73500	21,44,450
4	1201	12	2 BHK	763	40	803	883	47120	3,78,37,360	4,23,77,843	106000	30,91,550
5	1202	12	2 BHK	710	71	781	859	47120	3,68,00,720	4,12,16,806	103000	30,06,850
6	1203	12	2 BHK	684	74	758	834	47120	3,57,16,960	4,00,02,995	100000	29,18,300
7	1204	12	1 BHK	493	64	557	613	47120	2,62,45,840	2,93,95,341	73500	21,44,450
8	1301	13	2 BHK	763	40	803	883	47240	3,79,33,720	4,24,85,766	106000	30,91,550
9	1302	13	2 BHK	710	71	781	859	47240	3,68,94,440	4,13,21,773	103500	30,06,850
10	1303	13	2 BHK	684	74	758	834	47240	3,58,07,920	4,01,04,870	100500	29,18,300
11	1304	13	1 BHK	493	64	557	613	47240	2,63,12,680	2,94,70,202	73500	21,44,450
12	1401	14	2 BHK	763	40	803	883	47360	3,80,30,080	4,25,93,690	106500	30,91,550
13	1402	14	2 BHK	710	71	781	859	47360	3,69,88,160	4,14,26,739	103500	30,06,850
14	1403	14	2 BHK	684	74	758	834	47360	3,58,98,880	4,02,06,746	100500	29,18,300
15	1404	14	1 BHK	493	64	557	613	47360	2,63,79,520	2,95,45,062	74000	21,44,450
16	1501	15	2 BHK	763	40	803	883	47480	3,81,26,440	4,27,01,613	107000	30,91,550
17	1502	15	2 BHK	710	71	781	859	47480	3,70,81,880	4,15,31,706	104000	30,06,850
18	1503	15	2 BHK	684	74	758	834	47480	3,59,89,840	4,03,08,621	101000	29,18,300
19	1504	15	1 BHK	493	64	557	613	47480	2,64,46,360	2,96,19,923	74000	21,44,450
20	1601	16	2 BHK	763	40	803	883	47600	3,82,22,800	4,28,09,536	107000	30,91,550
21	1602	16	2 BHK	710	71	781	859	47600	3,71,75,600	4,16,36,672	104000	30,06,850
22	1603	16	2 BHK	684	74	758	834	47600	3,60,80,800	4,04,10,496	101000	29,18,300
23	1604	16	1 BHK	493	64	557	613	47600	2,65,13,200	2,96,94,784	74000	21,44,450
24	1701	17	2 BHK	763	40	803	883	47720	3,83,19,160	4,29,17,459	107500	30,91,550
25	1702	17	2 BHK	710	71	781	859	47720	3,72,69,320	4,17,41,638	104500	30,06,850
26	1703	17	2 BHK	684	74	758	834	47720	3,61,71,760	4,05,12,371	101500	29,18,300
27	1704	17	1 BHK	493	64	557	613	47720	2,65,80,040	2,97,69,645	74500	21,44,450
28	1802	18	2 BHK	710	71	781	859	47840	3,73,63,040	4,18,46,605	104500	30,06,850
29	1803	18	2 BHK	684	74	758	834	47840	3,62,62,720	4,06,14,246	101500	29,18,300
30	1804	18	1 BHK	493	64	557	613	47840	2,66,46,880	2,98,44,506	74500	21,44,450
31	1901	19	2 BHK	763	40	803	883	47960	3,85,11,880	4,31,33,306	108000	30,91,550
32	1902	19	2 BHK	710	71	781	859	47960	3,74,56,760	4,19,51,571	105000	30,06,850

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33	1903	19	2 BHK	684	74	758	834	47960	3,63,53,680	4,07,16,122	102000	29,18,300
34	1904	19	1 BHK	493	64	557	613	47960	2,67,13,720	2,99,19,366	75000	21,44,450
35	2001	20	2 BHK	763	40	803	883	48080	3,86,08,240	4,32,41,229	108000	30,91,550
36	2002	20	2 BHK	710	71	781	859	48080	3,75,50,480	4,20,56,538	105000	30,06,850
37	2003	20	2 BHK	684	74	758	834	48080	3,64,44,640	4,08,17,997	102000	29,18,300
38	2004	20	1 BHK	493	64	557	613	48080	2,67,80,560	2,99,94,227	75000	21,44,450
39	2101	21	2 BHK	763	40	803	883	48200	3,87,04,600	4,33,49,152	108500	30,91,550
40	2102	21	2 BHK	710	71	781	859	48200	3,76,44,200	4,21,61,504	105500	30,06,850
41	2103	21	2 BHK	684	74	758	834	48200	3,65,35,600	4,09,19,872	102500	29,18,300
42	2104	21	1 BHK	493	64	557	613	48200	2,68,47,400	3,00,69,088	75000	21,44,450
43	2201	22	2 BHK	763	40	803	883	48320	3,88,00,960	4,34,57,075	108500	30,91,550
44	2202	22	2 BHK	710	71	781	859	48320	3,77,37,920	4,22,66,470	105500	30,06,850
45	2203	22	2 BHK	684	74	758	834	48320	3,66,26,560	4,10,21,747	102500	29,18,300
46	2204	22	1 BHK	493	64	557	613	48320	2,69,14,240	3,01,43,949	75500	21,44,450
47	2301	23	2 BHK	763	40	803	883	48440	3,88,97,320	4,35,64,998	109000	30,91,550
48	2302	23	2 BHK	710	71	781	859	48440	3,78,31,640	4,23,71,437	106000	30,06,850
49	2303	23	2 BHK	684	74	758	834	48440	3,67,17,520	4,11,23,622	103000	29,18,300
50	2304	23	1 BHK	493	64	557	613	48440	2,69,81,080	3,02,18,810	75500	21,44,450
51	2401	24	2 BHK	763	40	803	883	48560	3,89,93,680	4,36,72,922	109000	30,91,550
52	2402	24	2 BHK	710	71	781	859	48560	3,79,25,360	4,24,76,403	106000	30,06,850
53	2403	24	2 BHK	684	74	758	834	48560	3,68,08,480	4,12,25,498	103000	29,18,300
54	2404	24	1 BHK	493	64	557	613	48560	2,70,47,920	3,02,93,670	75500	21,44,450
55	2502	25	2 BHK	710	71	781	859	48680	3,80,19,080	4,25,81,370	106500	30,06,850
56	2503	25	2 BHK	684	74	758	834	48680	3,68,99,440	4,13,27,373	103500	29,18,300
57	2504	25	1 BHK	493	64	557	613	48680	2,71,14,760	3,03,68,531	76000	21,44,450
58	2601	26	2 BHK	763	40	803	883	48800	3,91,86,400	4,38,88,768	109500	30,91,550
59	2602	26	2 BHK	710	71	781	859	48800	3,81,12,800	4,26,86,336	106500	30,06,850
60	2603	26	2 BHK	684	74	758	834	48800	3,69,90,400	4,14,29,248	103500	29,18,300
61	2604	26	1 BHK	493	64	557	613	48800	2,71,81,600	3,04,43,392	76000	21,44,450
62	2701	27	2 BHK	763	40	803	883	48920	3,92,82,760	4,39,96,691	110000	30,91,550
63	2702	27	2 BHK	710	71	781	859	48920	3,82,06,520	4,27,91,302	107000	30,06,850
64	2703	27	2 BHK	684	74	758	834	48920	3,70,81,360	4,15,31,123	104000	29,18,300
65	2704	27	1 BHK	493	64	557	613	48920	2,72,48,440	3,05,18,253	76500	21,44,450
66	2801	28	2 BHK	763	40	803	883	49040	3,93,79,120	4,41,04,614	110500	30,91,550
67	2802	28	2 BHK	710	71	781	859	49040	3,83,00,240	4,28,96,269	107000	30,06,850
68	2803	28	2 BHK	684	74	758	834	49040	3,71,72,320	4,16,32,998	104000	29,18,300
69	2804	28	1 BHK	493	64	557	613	49040	2,73,15,280	3,05,93,114	76500	21,44,450
70	2901	29	2 BHK	763	40	803	883	49160	3,94,75,480	4,42,12,538	110500	30,91,550
71	2902	29	2 BHK	710	71	781	859	49160	3,83,93,960	4,30,01,235	107500	30,06,850
72	2903	29	2 BHK	684	74	758	834	49160	3,72,63,280	4,17,34,874	104500	29,18,300
73	2904	29	1 BHK	493	64	557	613	49160	2,73,82,120	3,06,67,974	76500	21,44,450
74	3001	30	2 BHK	763	40	803	883	49280	3,95,71,840	4,43,20,461	111000	30,91,550
75	3002	30	2 BHK	710	71	781	859	49280	3,84,87,680	4,31,06,202	108000	30,06,850
76	3003	30	2 BHK	684	74	758	834	49280	3,73,54,240	4,18,36,749	104500	29,18,300
77	3004	30	1 BHK	493	64	557	613	49280	2,74,48,960	3,07,42,835	77000	21,44,450

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Balcony Area in Sq. ft.	Total 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 ₹
78	3101	31	2 BHK	763	40	803	883	49400	3,96,68,200	4,44,28,384	111000	30,91,550
79	3102	31	2 BHK	710	71	781	859	49400	3,85,81,400	4,32,11,168	108000	30,06,850
80	3103	31	2 BHK	684	74	758	834	49400	3,74,45,200	4,19,38,624	105000	29,18,300
81	3104	31	1 BHK	493	64	557	613	49400	2,75,15,800	3,08,17,696	77000	21,44,450
82	3202	32	2 BHK	710	71	781	859	49520	3,86,75,120	4,33,16,134	108500	30,06,850
83	3203	32	2 BHK	684	74	758	834	49520	3,75,36,160	4,20,40,499	105000	29,18,300
84	3204	32	1 BHK	493	64	557	613	49520	2,75,82,640	3,08,92,557	77000	21,44,450
85	3301	33	2 BHK	763	40	803	883	49640	3,98,60,920	4,46,44,230	111500	30,91,550
86	3302	33	2 BHK	710	71	781	859		Land Owner's Share			30,06,850
87	3303	33	2 BHK	684	74	758	834	49640	3,76,27,120	4,21,42,374	105500	29,18,300
88	3304	33	1 BHK	493	64	557	613	49640	2,76,49,480	3,09,67,418	77500	21,44,450
89	3401	34	2 BHK	763	40	803	883	49760	3,99,57,280	4,47,52,154	112000	30,91,550
90	3402	34	2 BHK	710	71	781	859	49760	3,88,62,560	4,35,26,067	109000	30,06,850
91	3403	34	2 BHK	684	74	758	834	49760	3,77,18,080	4,22,44,250	105500	29,18,300
92	3404	34	1 BHK	493	64	557	613	49760	2,77,16,320	3,10,42,278	77500	21,44,450
93	3501	35	2 BHK	763	40	803	883	49880	4,00,53,640	4,48,60,077	112000	30,91,550
94	3502	35	2 BHK	710	71	781	859	49880	3,89,56,280	4,36,31,034	109000	30,06,850
95	3503	35	2 BHK	684	74	758	834	49880	3,78,09,040	4,23,46,125	106000	29,18,300
96	3504	35	1 BHK	493	64	557	613	49880	2,77,83,160	3,11,17,139	78000	21,44,450
97	3601	36	2 BHK	763	40	803	883	50000	4,01,50,000	4,49,68,000	112500	30,91,550
98	3602	36	2 BHK	710	71	781	859	50000	3,90,50,000	4,37,36,000	109500	30,06,850
99	3603	36	2 BHK	684	74	758	834	50000	3,79,00,000	4,24,48,000	106000	29,18,300
100	3604	36	1 BHK	493	64	557	613	50000	2,78,50,000	3,11,92,000	78000	21,44,450
101	3701	37	2 BHK	763	40	803	883	50120	4,02,46,360	4,50,75,923	112500	30,91,550
102	3702	37	2 BHK	710	71	781	859	50120	3,91,43,720	4,38,40,966	109500	30,06,850
103	3703	37	2 BHK	684	74	758	834	50120	3,79,90,960	4,25,49,875	106500	29,18,300
104	3704	37	1 BHK	493	64	557	613	50120	2,79,16,840	3,12,66,861	78000	21,44,450
105	3801	38	2 BHK	763	40	803	883	50240	4,03,42,720	4,51,83,846	113000	30,91,550
106	3802	38	2 BHK	710	71	781	859	50240	3,92,37,440	4,39,45,933	110000	30,06,850
107	3803	38	2 BHK	684	74	758	834	50240	3,80,81,920	4,26,51,750	106500	29,18,300
108	3804	38	1 BHK	493	64	557	613	50240	2,79,83,680	3,13,41,722	78500	21,44,450
109	3902	39	2 BHK	710	71	781	859	50360	3,93,31,160	4,40,50,899	110000	30,06,850
110	3903	39	2 BHK	684	74	758	834	50360	3,81,72,880	4,27,53,626	107000	29,18,300
111	3904	39	1 BHK	493	64	557	613	50360	2,80,50,520	3,14,16,582	78500	21,44,450
112	4001	40	2 BHK	763	40	803	883	50480	4,05,35,440	4,53,99,693	113500	30,91,550
113	4002	40	2 BHK	710	71	781	859	50480	3,94,24,880	4,41,55,866	110500	30,06,850
114	4003	40	2 BHK	684	74	758	834	50480	3,82,63,840	4,28,55,501	107000	29,18,300
115	4004	40	1 BHK	493	64	557	613	50480	2,81,17,360	3,14,91,443	78500	21,44,450
116	4101	41	2 BHK	763	40	803	883	50600	4,06,31,800	4,55,07,616	114000	30,91,550
Total				76448	7310	83758	92134		4,04,53,30,560	4,53,07,70,227		32,24,68,300

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Sale Flat	1 BHK - 29 2 BHK - 86	115	82761	91037	4,03,76,51,880.00	4,52,21,70,706.00
Land Owner's Share	1 BHK - 01 2 BHK - 02	03	2128	2341	0	0
Total (A)		118	84889	93378	4,03,76,51,880.00	4,52,21,70,706.00
B - Wing						
Sale Flat	1 BHK - 30 2 BHK - 85	115	82977	91275	4,04,53,30,560.00	4,53,07,70,227.00
Land Owner's Share	2 BHK - 01	1	781	859	0	0
Total (B)		116	83758	92134	4,04,53,30,560.00	4,53,07,70,227.00
Total (A + B)		234	168647	185512	8,08,29,82,440.00	9,05,29,40,333.00
Typical Refuge Floor – 11 th , 18 th , 25 th & 32 nd Floors - Flat No. 1 (Wing -A)						
Typical Refuge Floor – 11 th , 18 th , 25 th , 32 nd & 39 th Floors - Flat No. 1 (Wing -B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	8,08,29,82,440.00
Final Realizable Value After Completion in ₹	9,05,29,40,333.00
Cost of Construction (Total Built up area x Rate) 185281 Sq. Ft. x ₹ 3500.00	64,84,82,450.00

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 ₹		:	₹ 8,08,29,82,440.00
Final Realizable Value After Completion in ₹		:	₹ 9,05,29,40,333.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 46,000.00 to ₹ 52,000.00 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 ₹ 47,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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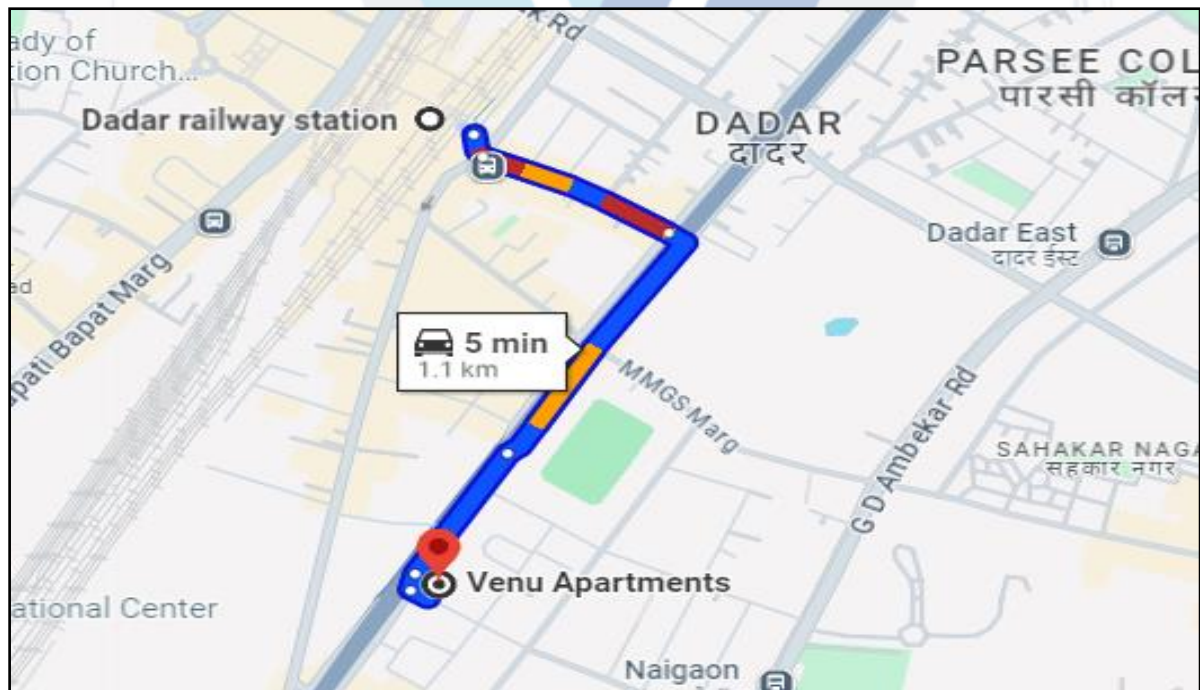
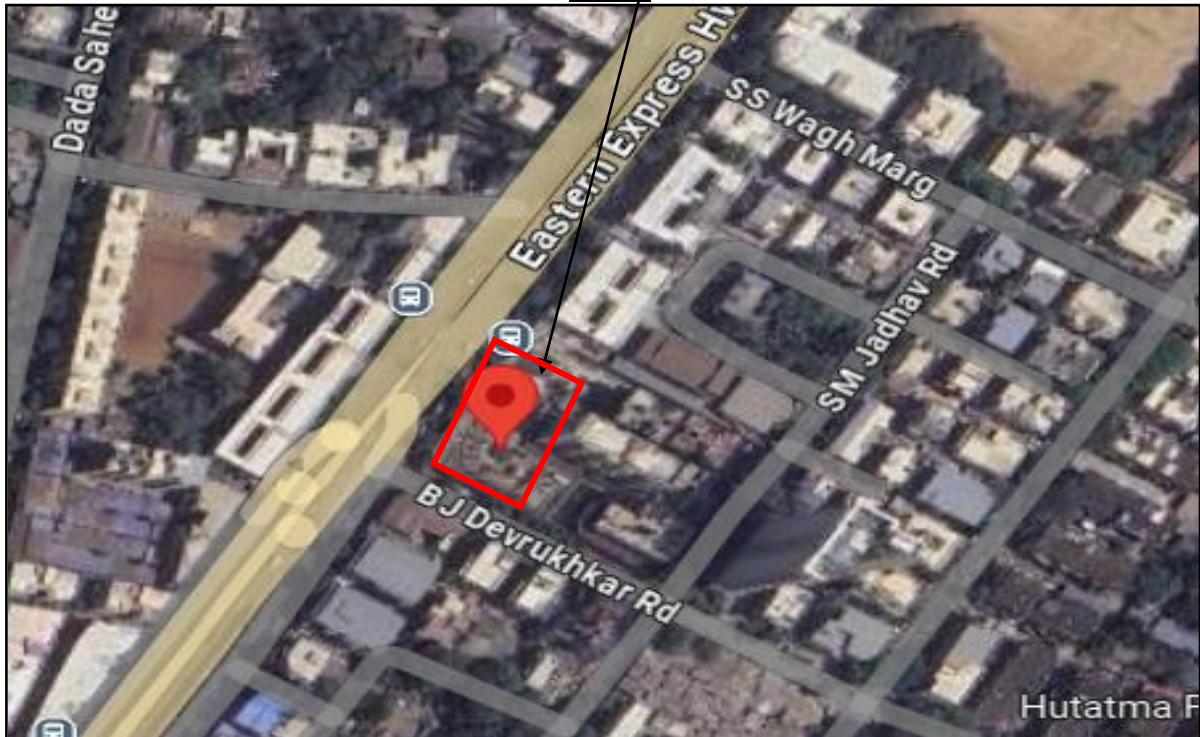


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°00'40.0"N 72°50'36.7"E

Note: The Blue line shows the route to site from nearest Railway station (Dadar – 1.1 Km)

Ready Reckoner Rate

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

[Home](#) [Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/100 -रस्ता : बाबासाहेब आंबेडकर मार्ग	93500	192200	221200	331800	192200	चौ. मीटर
SurveyNo	14/101 -भुभाग : हार्बर रेल्वे लाईनच्या पुर्वेकडील संपूर्ण भाग,	36720	72110	104800	131100	94810	चौ. मीटर
SurveyNo	14/102 -भुभाग : पुर्वेस रफी अहमद किडवाई मार्ग, पश्चिमेस जी.डी.आंबेकर रोड, उत्तरेस नायगाव क्रॉस रोड नं.26, विभाग हद्द, दक्षिणेस विभाग हद्द, जरेवाई वाडीया मार्ग.	99240	223070	256530	278840	218120	चौ. मीटर
SurveyNo	14/103 -भुभाग : पुर्वेस आंबेडकर मार्ग, दक्षिणेस जगन्नाथ भातनकर मार्ग पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस डिव्हीजनची उत्तर हद्द.	94170	229400	263810	331300	229400	चौ. मीटर
SurveyNo	14/104 -भुभाग : पश्चिमेस आंबेडकर रोड, उत्तरेस डिव्हीजनची उत्तर हद्द, पुर्वेस जी. डी. आंबेकर मार्ग व दक्षिणेस जरेवाई वाडीया मार्ग.	90150	200990	250300	295200	200990	चौ. मीटर
1 2 3 4							
12, 13, 14, 15, 1/8, 20, 2/8, 28, 32, 4/8, 5/8, 8/8, 1/13, 1/25, 1/50, 1/62, 182, 2/26, 2/32, 3A/50, 3/50, 3A/76, 5A/76, 6/26, 6/76, 707, 7/26, 7/62, 7/75, 7/76, 777, 778, 782, 80/8, 8A/62							

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
20145 / 2024	30.10.2024	2,78,11,000.00	70.23	756.00	36,800.00

सूची क्र.2	
20145508 04-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 20145/2024 नोंदणी : Regn:63m
गावाचे नाव : दादर-नायगाव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	27811000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16876409.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: फ्लॅट नं 1603,16 वा मजला,विंग ए,मोनोपोली,प्लॉट नं 40 ऑफ नायगाव इस्टेट स्कीम नं 60,डॉ. बाबासाहेब आंबेडकर रोड,नायगाव,दादर पूर्व,मुंबई 400014.7 व्या पोटियम लेवलवर 1 कार पार्किंग स्पेस नं 19 सहित.सदर मिळकतीचे डिव्हीजन दादर नायगाव,सी.एस.नं 1/62,सदर सदनिकेचे क्षेत्रफळ 685 चौ फूट रेरा कारपेट+बाल्कनीचे क्षेत्रफळ 71 चौ फूट रेरा कारपेट,एकुण क्षेत्रफळ 756 चौ फूट .शासन आदेश क्र. मुद्रांक - 2021/अनौ. सं. क्र. 12/प्र. क्र. 107/म -1(धोरण)दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारणानुसार सवलत देण्यात आलेली आहे.व दस्तात नमुद केल्याप्रमाणे,((C.T.S. Number : सी.एस.नं 1/62 ;))
(5) क्षेत्रफळ	70.03 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मधुरेश इन्फ्राप्रो प्रायव्हेट लिमिटेड चे संचालक यश रितेश मुधा तर्फे कबुली जवाबासाठी कु मु म्हणून निखिल शिगवण वय:-28 पत्ता:-प्लॉट नं: ऑफिस नं ए-2403, माळा नं: -, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स , ब्लॉक नं: लोअर फ्ले, मुंबई, रोड नं: मफतलाल मिल्स कंपाऊंड, एन एम जोशी मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAHCM1070E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा आर बाफना वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं 4/36 , माळा नं: -, इमारतीचे नाव: अहमद सैलोर बिल्डींग , ब्लॉक नं: दादर, मुंबई, रोड नं: एम जे फुले रोड, नायगाव, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AHHBP9070B
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20145/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1390600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
1474 / 2024	21.01.2024	6,73,00,000.00	153.00	1646.00	40,887.00

सूची क्र.2	
1474450 19-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 1474/2024 नोंदणी : Regn:63m
गावाचे नाव : दादर-नायगाव	
(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मोबदला	67300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48927152.68
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 3702, माळा नं: 37 वा मजला, इमारतीचे नाव: टु आयसीसी बिल्डिंग, ब्लॉक नं: जी.डी.आंबेकर मार्ग, रोड : दादर पु मुं -14, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ-1646 चौ.फूट कारपेट व सोबत दोन कारपार्किंग नं-बी2-89 व बी2-90,बी2 बेसमेन्ट लेवल व इतर माहिती दस्तात नमूदकेल्याप्रमाणे.नोटिफिकेशन क्रमांक - शासन आदेश क्र मुद्रांक - 2021/ अनौ. सं. क. 12/ प्र. क्र. 107/ म -1(धोरण)दि. 31.3.2021 अन्वये महिलासाठी 1 टक्के सूट ((C.T.S. Number : 223,120,1/983 and 1/128 ;))
(5) क्षेत्रफळ	1646 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताएवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेआ - ईरानी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चापसें टेरेस, ब्लॉक नं: अल्टामाउंट रोड , रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-ACSPC9644G
(8) दस्ताएवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनश्री नंदन बानोडकर तर्फे मुखत्यार निरंजन गजानन बानोडकर वय:-42; पत्ता:-प्लॉट नं: 602, माळा नं: -, इमारतीचे नाव: मंदार रामदास को ऑप हो सो ली, ब्लॉक नं: काका सोहोनीपथ, रोड नं: घंटाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-HTEPB5349P
(9) दस्ताएवज करुन दिल्याचा दिनांक	21/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2024
(11) अनुक्रमांक,खंड व पृष्ठ	1474/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3365000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13209 / 2024	24.06.2024	2,73,28,906.00	64.04	689.00	39,650.00

सूची क्र.2		दुयम निबंधक : सह दु. नि. मुंबई शहर 3
13209450 19-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 13209/2024 नोदणी : Regn:63m
गावाचे नाव : दादर-नायगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	27328906	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9246204.688	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 1902, माळा नं: 19 वा मजला,बी विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-1,फेज 1, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-62.63 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-1.41 चौ. मीटर यांसी एकूण क्षेत्र-64.04 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ;))	
(5) क्षेत्रफळ	64.04 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मॅडेस . तर्फे मुखत्यार मनिष सापटे वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L 2): नाव:-श्री आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार मनिष सापटे वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंदार दिलीप पाटील . वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. ए/8-702, माळा नं: ., इमारतीचे नाव: ठाकूर कॉम्प्लेक्स, ब्लॉक नं: सराफ चौधरी नगर, मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ANJPP0323P 2): नाव:-कविता एम. पाटील . वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं. ए/8-702, माळा नं: ., इमारतीचे नाव: ठाकूर कॉम्प्लेक्स, ब्लॉक नं: सराफ चौधरी नगर, मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ACKPN6416D	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	24/06/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	13209/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1639800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

Sales Instance nearby


Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13613 / 2023	11.09.2023	3,08,68,562.00	77.02	829.00	37,500.00

सूची क्र.2	
13613509 03-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 13613/2023 नोंदणी : Regn:63m
गावाचे नाव : दादर-नायगाव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	30868562
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11523299.332
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 2704, माळा नं: 27 वा मजला,बी विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-2,फेज 2, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-71.44 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-5.58 चौ. मीटर यांसी एकूण क्षेत्र-77.02 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ;))
(5) क्षेत्रफळ	77.02 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑंधोराइज सिग्रेटरी नॉरबर्ट मेंडेस . तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L 2): नाव:-श्री आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑंधोराइज सिग्रेटरी नॉरबर्ट मेंडेस तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पवन कुमार पाटोदिया .. वय:-65; पत्ता:-फ्लॉट नं: फ्लॉट नं. डी- 907, माळा नं: .. इमारतीचे नाव: आशीर्वाद पॅलेस, ब्लॉक नं: जीवकोर नगर जवळ, एसव्हीआर कॉलेज, भटार, सुरत, गुजरात, रोड नं: भटार रोड, गुजरात, सुरत. पिन कोड:-395007 पॅन नं:-AFGPP2970P 2): नाव:-आशा पवनकुमार पाटोदिया .. वय:-61; पत्ता:-फ्लॉट नं: फ्लॉट नं. डी- 907, माळा नं: .. इमारतीचे नाव: आशीर्वाद पॅलेस, ब्लॉक नं: जीवकोर नगर जवळ, एसव्हीआर कॉलेज, भटार, सुरत, गुजरात, रोड नं: भटार रोड, गुजरात, सुरत. पिन कोड:-395007 पॅन नं:-AAFPP8368M
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13613/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1852200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Ghar.tv	678.00	3,30,00,000.00	48,673.00
1 BHK	Ghar.tv	335.00	1,55,00,000.00	46,270.00


Select City ▾

Q







Property in Mumbai / Property in Dadar East / Property in Naigaon / 2 BHK Flat for Sale in Matrubhoomi Pancharatna Last updated on 23-Apr-2024

2 BHK Flat for Sale in Matrubhoomi Pancharatna

Naigaon, Dadar East, Mumbai - 400014


Building: Matrubhoomi Pancharatna

 RERA
  0% Brokerage



₹ 3.30 Cr (Negotiable)

₹ 48673 / Sq.ft




Nil Yadav



Developer

Connect Now

Configuration 2 BHK Flat	Carpet Area 678 Sq.ft	Possession Under Construction - Possession Around December 2024
Bedroom 2	Bathroom 2	Floor Number 6 of 20
Furnishing Semi-Furnished	RERA No. P51900007684	Property Code GHARL315820


Select City ▾

Q







Property in Mumbai / Property in Dadar East / Property in Naigaon / 1 BHK Flat for Sale in Ajmera Serene Last updated on 09-Jun-2024

1 BHK Flat for Sale in Ajmera Serene

Naigaon, Dadar East, Mumbai - 400 014


Building: Ajmera Serene

 RERA
  OC Received



₹ 1.55 Cr

₹ 46269 / Sq.ft




Allwyn Borde

Agent

🏆 Deal Maker Agent

Connect Now

Configuration 1 BHK Flat	Carpet Area 335 Sq.ft	Possession Under Construction - Possession Around June 2023
Bedroom 1	Bathroom 1	Floor Number Middle Floor of 22
Furnishing Un-Furnished	Property Code GHARL239863	




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Lender's Engineer




Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	Ghar.tv	328.00	1,55,00,000.00	47,400.00
2 BHK	Ghar.tv	730.00	3,30,00,000.00	45,200.00


Select City ▾

Search








Property in Mumbai / Property in Dadar East / Property in Naigaon / 1 BHK Flat for Sale in Ajmera Serene Last updated on 09-Jun-2024

1 BHK Flat for Sale in Ajmera Serene

Naigaon, Dadar East, Mumbai - 400 014


Building: Ajmera Serene

 RERA
  OC Received



** Sample image for representation


₹ 1.55 Cr
₹ 47409 / Sq.ft






Allwyn Borde
Agent
Deal Maker Agent

Connect Now

Configuration 1 BHK Flat	Carpet Area 328 Sq.ft	Possession Under Construction - Possession Around June 2023
Bedroom 1	Bathroom 1	Floor Number Middle Floor of 22
Furnishing Un-Furnished	Property Code GHARL239861	


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Property in Mumbai / Property in Dadar East / Property in Naigaon / 2 BHK Flat for Sale in Landmark Towers - Naigaon Last updated on 27-Apr-2020

2 BHK Flat for Sale in Landmark Towers - Naigaon

Naigaon, Dadar East, Mumbai - 400014


Building: Landmark Towers - Naigaon

 Verified



**This is a dummy image for representation
**Not actual

₹ 3.30 Cr (Negotiable)
₹ 45205 / Sq.ft




Dhrupad Jhaveri
Agent

Connect Now

Configuration 2 BHK Flat	Carpet Area 730 Sq.ft	Possession Ready To Move
Bedroom 2	Bathroom 2	Furnishing Semi-Furnished
Property Code GHARL85855		

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Lender's Engineer
UJ 1720 MH2010 PTC201789

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 RK	housing.com	203.00	91,21,000.00	44,931.00
2 BHK	housing.com	536.00	2,68,00,000.00	49,000.00

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Home / Mumbai / Central Mumbai Suburbs / Dadar East / Yash Supriya Last updated: Sep 30, 2024

Yash Supriya RERA



By YASH CONSTRUCTION Price excludes maintenance, floor rise c... See More

Parsee Colony, Dadar East, Central Mumbai Suburbs, Mumbai Contact Developer



Cover Image

SHARE
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1 RK, 1, 2, 4 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹44.96 K/sq.ft Avg. Price

203 - 1159 sq.ft. (Carpet Area) Sizes

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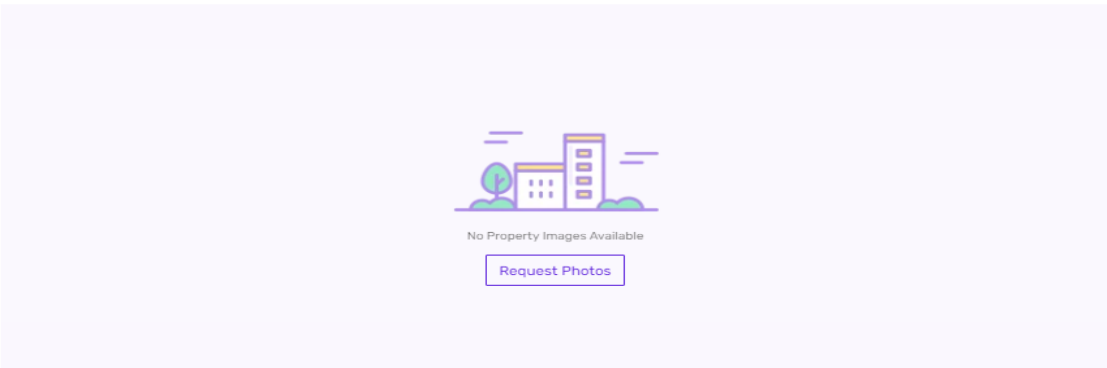
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Home / Mumbai / Central Mumbai Suburbs / Dadar East / Sugee Srushti Last updated: Oct 11, 2024

Sugee Srushti RERA

By SUGEE GROUP Price excludes maintenance, floor rise c... See More

Dadar East, Central Mumbai Suburbs, Mumbai Contact Seller



No Property Images Available

Request Photos

2, 3, 4, 5 BHK Apartments Configurations

Oct, 2027 Possession Starts

₹49.99 K/sq.ft Avg. Price

536 - 2370 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	430.00	1,87,00,000.00	43,500.00
2 BHK	housing.com	678.00	2,95,00,000.00	43,500.00

HOUSING.COM Buy In Mumbai
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Home / Mumbai / Central Mumbai Suburbs / Dadar East / Matrubhoomi Panchratna NX Last updated: Jul 3, 2024

Matrubhoomi Panchratna NX RERA

By MATRUBHOOMI DEVELOPERS


Junction of B.J Devrukhar Road & S.M Jadhav Road, Near Gurudawara, Dadar East, Central Mumbai Suburbs, Mumbai

₹1.87 Cr - 2.95 Cr | ₹43.55 K/sq.ft

EMI starts at ₹92.97 K

Basic Price


Contact Developer



1, 2 BHK Apartments Configurations

Jun, 2025 Possession Starts

₹43.55 K/sq.ft Avg. Price



+ 11 more

430 - 678 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Commonfloor.com	660.00	3,30,00,000.00	50,000.00
2 BHK		770.00	3,85,00,000.00	

Chirag Heights

By: [Nettheim Builders LLP](#) in [Dadar East](#)

₹3.30 Cr onwards

OVERVIEW
LOCATION
BUY (2)
RENT



Total Project Area
0.12 Acres

BHK
2 BHK

Possession
Dec-2025 (Ongoing)

Property Type
Apartment

Total Units
23 Units

Area
660 - 770 sq.ft. (61.32 - 71.54 sq.m)

Price Range ⓘ
₹ 3.30 Cr - 3.85 Cr

Launched Date
Oct-2022

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	470.00	2,16,00,000.00	45,957.00
2 BHK	housing.com	940.00	4,32,00,000.00	45,957.00
2 BHK	housing.com	767.00	3,53,00,000.00	46,000.00

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Home / Mumbai / Dadar / Dadar West / Mangesh Residency Last updated: Sep 30, 2024

Mangesh Residency RERA

By TENDULKAR AND ASSOCIATES
Dadar West, Mumbai South, Mumbai

₹2.16 Cr - 4.32 Cr | ₹46 K/sq.ft
EMI starts at ₹1.07 Lacs

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

Contact Developer

Cover Image

SHARE SAVE

SHARE SAVE

1, 3 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹46 K/sq.ft
Avg. Price

470 - 940 sq.ft.
(Carpet Area)
Sizes

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Home / Mumbai / Central Mumbai Suburbs / Dadar East / Shree Yashraj Pristine Last updated: Sep 14, 2024

Shree Yashraj Pristine RERA

By SHREE SAI DATTA DEVELOPERS
834/10, F North, Dadar East, Central Mumbai Suburbs, Mumbai

₹3.53 Cr - 5.23 Cr | ₹46 K/sq.ft
EMI starts at ₹1.75 Lacs

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

Contact Developer

Cover Image

SHARE SAVE

SHARE SAVE

2, 3 BHK Apartments
Configurations

Mar, 2025
Possession Starts

₹46 K/sq.ft
Avg. Price

767 - 1138 sq.ft.
(Carpet Area)
Sizes

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	450.00	2,02,00,000.00	44,889.00

Nine Reflex

By: Reflex Projects LLP in Dadar East

₹2.02 Cr onwards

OVERVIEW
LOCATION
BUY
RENT



Total Project Area

0.14 Acres

Total Units

30 Units

BHK

2 BHK

Area

450 sq.ft.

(41.81 sq.m)

Possession

Dec-2024 (Ongoing)

Price Range

₹ 2.02 Cr

Property Type

Apartment

Launched Date

Mar-2022

RERA ID

P51900034207

For details about RERA registration, visit this [link](#).

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Interior Design Service

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Unit Configuration



Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
2 BHK Apartment <small>Availability*: Yes</small>	NA	450 sq.ft <small>(41.81 sq.m)</small>	₹ 2.02 Cr	NA	NA

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Ghar.tv	730.00	3,30,00,000.00	45,200.00
1 BHK	Squareyard.com	450.00	1,90,00,000.00	42,200.00


Select City ▾






Property in Mumbai / Property in Dadar East / Property in Naigaon / 2 BHK Flat for Sale in Landmark Towers - Naigaon Last updated on 27-Apr-2020

2 BHK Flat for Sale in Landmark Towers - Naigaon

Naigaon, Dadar East, Mumbai - 400014

Building: Landmark Towers - Naigaon


Verified



Configuration
2 BHK
Flat

Bedroom
2

Property Code
GHARL85855

Carpet Area
730 Sq.ft

Bathroom
2

Possession
Ready To Move

Furnishing
Semi-Furnished

Is there any error or missing information?

Report Error / Add Missing Information

₹ **3.30 Cr (Negotiable)**


₹ 45205 / Sq.ft

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Dhrupad Jhaveri

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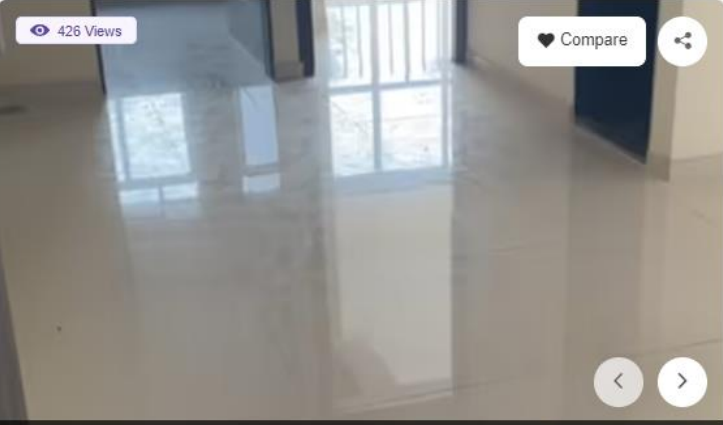
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426 Views








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Nr Chitra Cinema


1 Bedroom 450 Sq.Ft. Apartment in Dadar East Mumbai

Listing ID #6245374

₹ 1.9 Cr.

-  1 Bedroom+ Extra Room
-  Unfurnished
-  1 Bathroom
-  450 Sq.Ft. (Carpet Area)
-  19th Floor out of 21 Floors


Whatsapp


Request for Call

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	housing.com	1600.00	8,50,00,000.00	48,000.00

HOUSING.COM Buy In Mumbai
 + Add

Home / Mumbai / Central Mumbai Suburbs / Matunga East / Nandivardhan Park Pallazzo Last updated: Aug 8, 2024


Nandivardhan Park Pallazzo ✓ RERA

By **NANDIVARDHAN GROUP** Price excludes maintenance, floor rise c... See More

P 165 E, Sir Bhal Chandra Road, Hindu Colony, Dadar East, Central Mumbai Suburbs, Mumbai

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4 BHK Apartment Configuration

Feb, 2021 Possession Starts

₹48.04 K/sq.ft Avg. Price

1600 sq.ft. (Carpet Area) Size

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

Place: Mumbai

Date: 19.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.10.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.10.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Mathuresh Infrapro Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai 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 Dashrat Jaiswal – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 17.10.2024 Valuation Date – 19.10.2024 Date of Report – 19.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.10.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

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

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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