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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Godrej Sky Terraces"**

**"Godrej Sky Terraces"** Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India

**Latitude Longitude: 19°02'34.5"N 72°54'45.1"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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**Regd. Office**

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

**+91 2247495919**

**mumbai@vastukala.co.in**

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## MASTER VALUATION REPORT OF "Godrej Sky Terraces"

**"Godrej Sky Terraces" Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India**

**Latitude Longitude: 19°02'34.5"N 72°54'45.1"E**

**NAME OF DEVELOPER: M/s. Godrej properties Limited Company.**

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 **18<sup>th</sup> October 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Godrej Sky Terraces"** Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, State - Maharashtra, Country – India. It is about 1.5 Km travel distance from Govandi Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

### 2. Developer Details:

Name of builder	<b>M/S. Godrej properties Limited Company.</b>	
Project Registration Number	<b>Project</b>	<b>RERA Project Number</b>
	<b>Godrej Sky Terraces</b>	<b>P51800053882</b>
Register office address	<b>M/s. Godrej properties Limited Company.</b> Office on 5 <sup>th</sup> Floor, <b>"Godrej One"</b> , Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India	
Contact Numbers	<b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Asha (Sales Person – Mobile No. 9975259977)	
E – mail ID and Website	<a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> , <a href="mailto:nmendes@godrejproperties.com">nmendes@godrejproperties.com</a> , <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Nallah & Zenith Park
On or towards South	Deonar Farm Road &
On or towards East	Deonar Farm Road
On or towards West	Open Plot



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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, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 18.10.2024
	b)	Date on which the valuation is made : 21.10.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report of the said Property Certificate from DSK Legal dated 21.11.2023
	2.	Copy of Permission for cutting/transplanting of Trees issued by MCGM Tree Authority, dated on 11.10.2023
	3.	Copy of Engineer's Certificate date 30.06.2024 issued by Vinyasa Consultants (As per RERA Certificate)
	4.	Copy of Architect Certificate date 30.06.2024 issued by R Design Architects (As per RERA Certificate).
	5.	Copy of No Objection Certificate for Height Clearance issued by Airport Authority of India, dated on 13.07.2023, Document No. SNCR/WEST/B/031623/747317. Valid till – 12.07.2031.
	6.	Copy of MAHARERA certificate No. P51800053882 issued by Maharashtra real Estate Regulatory Authority. Date 08.12.2023.
	7.	Copy of No Environment Clearance certificate No. SIA / MH / INFRA2 / 436409 / 2023 date 18.10.2023, issued by State level Environment Impact Assessment Authority, Maharashtra.
	8.	Copy of NOC of Fire Protection & Firefighting date 21.07.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai. Document No. P-17114/2023/(418 & other )/M / E Ward/ Deonar-E.
	9.	Copy of No Objection Certificate for Height Clearance dated on 15.03.2022 issued by Airport Authority of India. Valid till 14.03.2030. Doc. No. JUHU/WEST/B/011422/648497
	10.	Copy of Commencement Certificate No. P-17114 / 2023 / (418 & others) / M / E Ward / DEONAR-E / CC / 1 / New dated 24.05.2023 issued by Municipal Corporation of Greater Mumbai.  Issue On : 16 May 2024                      Valid Upto :                      15 May 2025  Application Number :                      P-17114/2023/(418 And Other)/M/E Ward/DEONAR-E/CC/1/Amend  Remark :  Re-endorsement of Plinth C.C. i.e. upto top of Basement slab as per approved amended plans dated 20.02.2024.
	11.	Copy of Amended Plan Approval Letter No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E / 337 / 1 / Amend dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai
	12.	Copy of Approved Plan No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Ten – Sheet No. 1/10 to 10/10)



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<b>Approved Up to:</b>											
<b>Building</b>	<b>Number of Floors</b>										
<b>Godrej Sky Terrace</b>	<b>2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors.</b>										
Project Name (with address & phone nos.)	<b>"Godrej Sky Terraces"</b> Proposed Re-Development of Residential Building on Plot Bearing C.T.S. No. 418, 418/1 to 418/11 of Village Deonar, Deonar Farm Road, Chembur (East), Mumbai, PIN – 400 088, 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)	<b>M/s. Godrej properties Limited Company.</b>  <b>Address:</b> Office on 5 <sup>th</sup> Floor, <b>"Godrej One"</b> , Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Asha (Sales Person – Mobile No. 9975259977)										
5. Brief description of the property (Including Leasehold / freehold etc.)											
<p><b>About "Godrej Sky Terraces" Project:</b> Godrej Sky Terraces is a project by Godrej Properties Ltd. in Mumbai. It is a Under Construction project. Godrej Sky Terraces offers some of the most conveniently designed Apartment. Located in Anushakti Nagar, it is a residential project. There is 1 building in this project. Godrej Sky Terraces offers some of the most exclusive 3 BHK, 4 BHK. As per the area plan. Launched in December 2023, Godrej Sky Terraces is slated for possession in Mar, 2029. The address of Godrej Sky Terraces is Deonar Farm Road, Chembur. The project is RERA approved. For details, check RERA ID P51800053882.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th><b>Project</b></th> <th><b>Number of Floors</b></th> </tr> </thead> <tbody> <tr> <td><b>Godrej Sky Terrace</b></td> <td>Proposed 2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 24<sup>th</sup> upper floors <b>as per information provided by builder.</b> <b>The building permission as on date is received till 2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors.</b>  <b>Hence we have considered the area up to 2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors only for the purpose of valuation.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th><b>Project</b></th> <th><b>Present stage of Construction</b></th> <th><b>Percentage of work completion</b></th> </tr> </thead> <tbody> <tr> <td><b>Godrej Sky Terraces</b></td> <td><b>Foundation work is in progress.</b></td> <td><b>05%</b></td> </tr> </tbody> </table>		<b>Project</b>	<b>Number of Floors</b>	<b>Godrej Sky Terrace</b>	Proposed 2 Basements + Stilt + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> Floor (Part Amenity / Part Podium) + 4 <sup>th</sup> to 24 <sup>th</sup> upper floors <b>as per information provided by builder.</b> <b>The building permission as on date is received till 2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors.</b>  <b>Hence we have considered the area up to 2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors only for the purpose of valuation.</b>	<b>Project</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>	<b>Godrej Sky Terraces</b>	<b>Foundation work is in progress.</b>	<b>05%</b>
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<b>Godrej Sky Terraces</b>	<b>Foundation work is in progress.</b>	<b>05%</b>									

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>March - 2029 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ Italina Marble flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Kids' Play Areas		
➤ Indoor Games		
➤ Power Back Up		
➤ Swimming Pool		
➤ Gymnasium		
➤ Squash Court		
➤ Golf Course		
➤ Lounge		
➤ Steam Room		
➤ Games Room		
➤ Pool Table		
➤ Table Tennis		
➤ Jogging Track		
➤ Meditation & Zumba Studio		
➤ Café		
➤ Business Centre		
➤ Senior Citizen Area		
➤ Squash Court		
➤ Multipurpose Hall		
➤ <b>Library</b>		
➤ <b>Fitness Centre</b>		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:

	Residential area	:	Yes	
	Commercial area	:	No	
	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, Village - Deonar	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	Existing Nalla	Existing Nalla	Nallah & Zenith Park
	South	13.4.00 Mtr. wide proposed DP Road	13.4.00 Mtr. wide proposed DP Road.	Deonar Farm Road &
	East	Existing Nalla	Existing Nalla.	Deonar Farm Road
	West	CTS No. 414, property formerly of Berozbai w/o Ardeshir Nareilwalla.	CTS No. 414	Open Plot
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	:	<b>19°02'34.5"N 72°54'45.1"E</b>	
14.	Extent of the site	:	Plot area – 4265.50 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 – 4265.50 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 is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Higher 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									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai. <b>Approved Up to:</b>									
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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.	:	13.40 Mtr. 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 4265.50 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)	:	₹ 1,87,070.00 per Sq. M. for Residential ₹ 78,090.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
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			4265.50	78090	33,30,92,895.00				
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building		:						
	a)	Type of Building (Residential / Commercial / Industrial)	:	Residential					
	b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started					
	c)	Year of construction	:	N.A. Building Construction work not yet started					
	d)	Number of floors and height of each floor including basement, if any	:						
		<b>Project</b>		<b>Number of Floors</b>					
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	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. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E dated 20.02.2024 issued by Municipal Corporation of Greater Mumbai.					
	h)	Approved map / plan issuing authority	:	<p><b>Approved Up to:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Godrej Sky Terrace</td> <td>2 Basements + Stilt + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> Floor (Part Amenity / Part Podium) + 4<sup>th</sup> to 22<sup>nd</sup> floors + 23<sup>rd</sup> (part) upper floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Godrej Sky Terrace	2 Basements + Stilt + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> Floor (Part Amenity / Part Podium) + 4 <sup>th</sup> to 22 <sup>nd</sup> floors + 23 <sup>rd</sup> (part) 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
<b>2.</b>	<b>Compound Wall</b>	
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	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 COPY OF APPROVED PLAN NO. P-17114 / 2023 / (418 & OTHER) / M / E / WARD / DEONAR-E DATED 20.02.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**1) Godrej Sky Terraces:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	3 BHK	1335	1469	46500	6,20,77,500	6,70,43,700	167500	46,99,200
2	402	4	3 BHK	1516	1668	46500	7,04,94,000	7,61,33,520	190500	53,36,320
3	403	4	3 BHK	1516	1668	46500	7,04,94,000	7,61,33,520	190500	53,36,320



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
4	404	4	4 BHK	1928	2121	46500	8,96,52,000	9,68,24,160	242000	67,86,560
5	501	5	3 BHK	1335	1469	46660	6,22,91,100	6,72,74,388	168000	46,99,200
6	502	5	3 BHK	1516	1668	46660	7,07,36,560	7,63,95,485	191000	53,36,320
7	503	5	3 BHK	1516	1668	46660	7,07,36,560	7,63,95,485	191000	53,36,320
8	504	5	4 BHK	1928	2121	46660	8,99,60,480	9,71,57,318	243000	67,86,560
9	601	6	3 BHK	1335	1469	46820	6,25,04,700	6,75,05,076	169000	46,99,200
10	602	6	3 BHK	1516	1668	46820	7,09,79,120	7,66,57,450	191500	53,36,320
11	603	6	3 BHK	1516	1668	46820	7,09,79,120	7,66,57,450	191500	53,36,320
12	604	6	4 BHK	1928	2121	46820	9,02,68,960	9,74,90,477	243500	67,86,560
13	701	7	3 BHK	1335	1469	46980	6,27,18,300	6,77,35,764	169500	46,99,200
14	703	7	3 BHK	1516	1668	46980	7,12,21,680	7,69,19,414	192500	53,36,320
15	704	7	3 BHK	1928	2121	46980	9,05,77,440	9,78,23,635	244500	67,86,560
16	801	8	3 BHK	1335	1469	47140	6,29,31,900	6,79,66,452	170000	46,99,200
17	802	8	3 BHK	1516	1668	47140	7,14,64,240	7,71,81,379	193000	53,36,320
18	803	8	3 BHK	1516	1668	47140	7,14,64,240	7,71,81,379	193000	53,36,320
19	804	8	4 BHK	1928	2121	47140	9,08,85,920	9,81,56,794	245500	67,86,560
20	901	9	3 BHK	1335	1469	47300	6,31,45,500	6,81,97,140	170500	46,99,200
21	902	9	3 BHK	1516	1668	47300	7,17,06,800	7,74,43,344	193500	53,36,320
22	903	9	3 BHK	1516	1668	47300	7,17,06,800	7,74,43,344	193500	53,36,320
23	904	9	4 BHK	1928	2121	47300	9,11,94,400	9,84,89,952	246000	67,86,560
24	1001	10	3 BHK	1335	1469	47460	6,33,59,100	6,84,27,828	171000	46,99,200
25	1002	10	3 BHK	1516	1668	47460	7,19,49,360	7,77,05,309	194500	53,36,320
26	1003	10	3 BHK	1516	1668	47460	7,19,49,360	7,77,05,309	194500	53,36,320
27	1004	10	4 BHK	1928	2121	47460	9,15,02,880	9,88,23,110	247000	67,86,560
28	1101	11	3 BHK	1335	1469	47620	6,35,72,700	6,86,58,516	171500	46,99,200
29	1102	11	3 BHK	1516	1668	47620	7,21,91,920	7,79,67,274	195000	53,36,320
30	1103	11	3 BHK	1516	1668	47620	7,21,91,920	7,79,67,274	195000	53,36,320
31	1104	11	4 BHK	1928	2121	47620	9,18,11,360	9,91,56,269	248000	67,86,560
32	1201	12	3 BHK	1335	1469	47780	6,37,86,300	6,88,89,204	172000	46,99,200
33	1202	12	3 BHK	1516	1668	47780	7,24,34,480	7,82,29,238	195500	53,36,320
34	1203	12	3 BHK	1516	1668	47780	7,24,34,480	7,82,29,238	195500	53,36,320
35	1204	12	4 BHK	1928	2121	47780	9,21,19,840	9,94,89,427	248500	67,86,560
36	1301	13	3 BHK	1335	1469	47940	6,39,99,900	6,91,19,892	173000	46,99,200
37	1302	13	3 BHK	1516	1668	47940	7,26,77,040	7,84,91,203	196000	53,36,320
38	1303	13	3 BHK	1516	1668	47940	7,26,77,040	7,84,91,203	196000	53,36,320

Sr. No.	Fiat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
39	1304	13	4 BHK	1928	2121	47940	9,24,28,320	9,98,22,586	249500	67,86,560
40	1401	14	3 BHK	1335	1469	48100	6,42,13,500	6,93,50,580	173500	46,99,200
41	1403	14	3 BHK	1516	1668	48100	7,29,19,600	7,87,53,168	197000	53,36,320
42	1404	14	3 BHK	1928	2121	48100	9,27,36,800	10,01,55,744	250500	67,86,560
43	1501	15	3 BHK	1335	1469	48260	6,44,27,100	6,95,81,268	174000	46,99,200
44	1502	15	3 BHK	1516	1668	48260	7,31,62,160	7,90,15,133	197500	53,36,320
45	1503	15	3 BHK	1516	1668	48260	7,31,62,160	7,90,15,133	197500	53,36,320
46	1504	15	4 BHK	1928	2121	48260	9,30,45,280	10,04,88,902	251000	67,86,560
47	1601	16	3 BHK	1335	1469	48420	6,46,40,700	6,98,11,956	174500	46,99,200
48	1602	16	3 BHK	1516	1668	48420	7,34,04,720	7,92,77,098	198000	53,36,320
49	1603	16	3 BHK	1516	1668	48420	7,34,04,720	7,92,77,098	198000	53,36,320
50	1604	16	4 BHK	1928	2121	48420	9,33,53,760	10,08,22,061	252000	67,86,560
51	1701	17	3 BHK	1335	1469	48580	6,48,54,300	7,00,42,644	175000	46,99,200
52	1702	17	3 BHK	1516	1668	48580	7,36,47,280	7,95,39,062	199000	53,36,320
53	1703	17	3 BHK	1516	1668	48580	7,36,47,280	7,95,39,062	199000	53,36,320
54	1704	17	4 BHK	1928	2121	48580	9,36,62,240	10,11,55,219	253000	67,86,560
55	1801	18	3 BHK	1335	1469	48740	6,50,67,900	7,02,73,332	175500	46,99,200
56	1802	18	3 BHK	1516	1668	48740	7,38,89,840	7,98,01,027	199500	53,36,320
57	1803	18	3 BHK	1516	1668	48740	7,38,89,840	7,98,01,027	199500	53,36,320
58	1804	18	4 BHK	1928	2121	48740	9,39,70,720	10,14,88,378	253500	67,86,560
59	1901	19	3 BHK	1335	1469	48900	6,52,81,500	7,05,04,020	176500	46,99,200
60	1902	19	3 BHK	1516	1668	48900	7,41,32,400	8,00,62,992	200000	53,36,320
61	1903	19	3 BHK	1516	1668	48900	7,41,32,400	8,00,62,992	200000	53,36,320
62	1904	19	4 BHK	1928	2121	48900	9,42,79,200	10,18,21,536	254500	67,86,560
63	2001	20	3 BHK	1335	1469	49060	6,54,95,100	7,07,34,708	177000	46,99,200
64	2002	20	3 BHK	1516	1668	49060	7,43,74,960	8,03,24,957	201000	53,36,320
65	2003	20	3 BHK	1516	1668	49060	7,43,74,960	8,03,24,957	201000	53,36,320
66	2004	20	4 BHK	1928	2121	49060	9,45,87,680	10,21,54,694	255500	67,86,560
67	2101	21	3 BHK	1335	1469	49220	6,57,08,700	7,09,65,396	177500	46,99,200
68	2103	21	4 BHK	2073	2280	49220	10,20,33,060	11,01,95,705	275500	72,96,960
69	2104	21	4 BHK	1928	2121	49220	9,48,96,160	10,24,87,853	256000	67,86,560
70	2201	22	3 BHK	1335	1469	49380	6,59,22,300	7,11,96,084	178000	46,99,200
71	2202	22	3 BHK	1516	1668	49380	7,48,60,080	8,08,48,886	202000	53,36,320
72	2203	22	3 BHK	1516	1668	49380	7,48,60,080	8,08,48,886	202000	53,36,320
73	2204	22	4 BHK	1928	2121	49380	9,52,04,640	10,28,21,011	257000	67,86,560

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
74	2301	23	3 BHK	1335	1469	49540	6,61,35,900	7,14,26,772	178500	46,99,200
<b>Total</b>				<b>116949</b>	<b>128644</b>		<b>5,60,86,56,340</b>	<b>6,05,73,48,847</b>		<b>41,16,60,480</b>

### Summary of the Project:

Project	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 ₹
Godrej Sky Terraces	3 BHK - 56 4 BHK - 18	74	116949	128644	5,60,86,56,340.00	6,05,73,48,847.00
Typical Refuge Floors – 7 <sup>th</sup> , 14 <sup>th</sup> & 21 <sup>st</sup> Floors - Flat No. 2						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,60,86,56,340.00
Final Realizable Value After Completion in ₹	6,05,73,48,847.00
Cost of Construction (Total Built up area x Rate) 128644 Sq. Ft. x ₹ 3200.00	41,16,60,800.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Godrej Sky Terrace	05	128644	41,16,60,800.00	2,05,83,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	

10.	False ceiling		
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work not yet started
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

#### Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 5,60,86,56,340.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 6,05,73,48,847.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 44,500.00 to ₹ 50,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 46,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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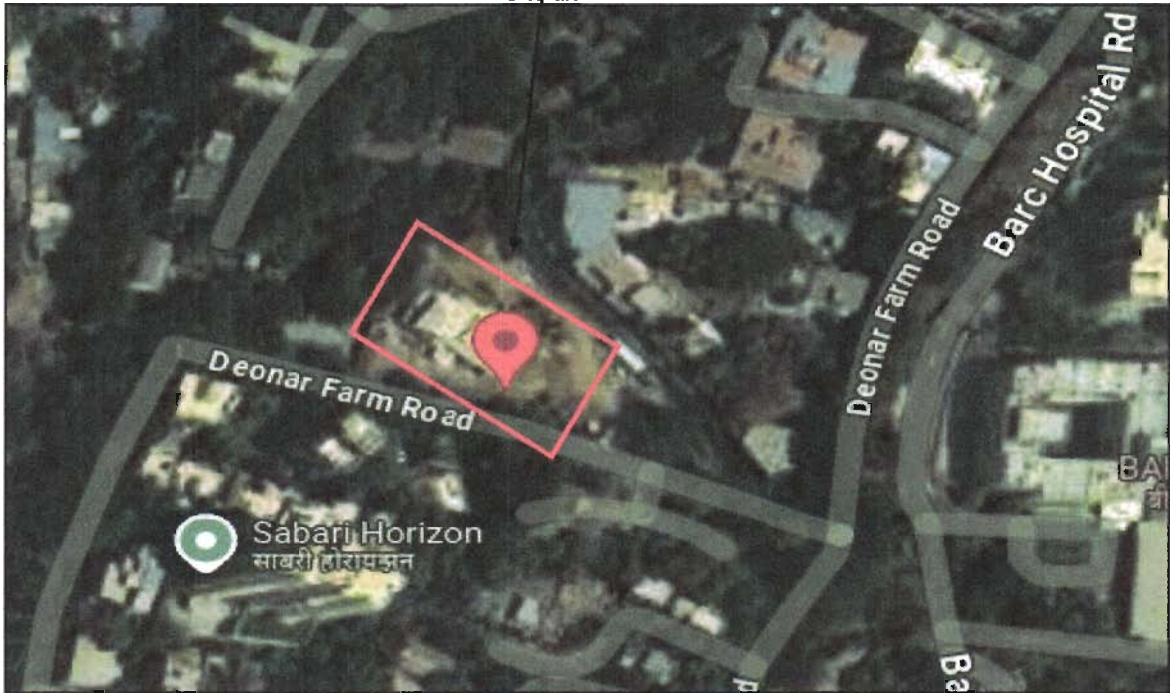


## Actual Site Photographs



## Route Map of the property

Site u/r



Latitude Longitude: 19°02'34.5"N 72°54'45.1"E

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




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year 2024-2025

Language English

Selected District MumbaiSubUrban

Select Village धेवनार - कुर्ली

Search By  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	100/468-सुभाग: उत्तरेस घाटकोपर - मालबुर्द लिंक रोड, पूर्वेस गावाची सीमा, दक्षिणेस रेल्वे मार्ग व पश्चिमेस गावाची सीमा.	64340	128950	148300	184000	128950	ची. मीटर
SurveyNo	100/469 -सुभाग : उत्तरेस व्ही.एन.पुरव मार्ग पूर्वेस गावाची सीमा, दक्षिणेस टाटा पॉवर लाईन व पश्चिमेस गावाची सीमा.	78090	187070	209540	233390	187070	ची. मीटर



## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
16028 / 2024	08.08.2024	9,01,05,435.00	179.14	1928.00	46,729.00

16028369		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला ।
10-08-2024			दस्त क्रमांक : 16028/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : देवनार</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	90105435		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	42504997.808		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 1404, माळा नं: 14 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-162.98 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-16.16 चौ. मीटर यांसी एकूण क्षेत्र-179.14 चौ. मीटर कारपेट. सोबत तीन कारपार्किंग स्पेससहित. सदर दस्तातील मिळकत महिला खरेदीदार असल्याने शासन आदेश क्रं. मुद्रांक 2021/अनौ. सं. क्रं.12/प्र क्रं.107/म -1(धोरण)दिनांक 31/03/2021 अन्वये मुद्रांक शुक्ल 1 टक्के सवलत देण्यात आली(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)( ( C.T.S. Number : 418, 418/1 to 418/11 ; ) )		
(5) क्षेत्रफळ	179.14 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मेंडेस तर्फे मुख्यतार किरण नाईक . वय:-37 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गुरप्रीत सोबती . वय:-53; पत्ता:-प्लॉट नं: फ्लॉट नं. 109.110, माळा नं: . इमारतीचे नाव: . ब्लॉक नं: बख्तावर सिंग ब्लॉक, एशियाड गेम्स व्हिलेज, सिरी फोर्ट एंड्रयूजगंज, न्यू दिल्ली, दिल्ली, रोड नं: . दिल्ली, SOUTH DELHI. पिन कोड:-110049 पॅन नं:-ABJPS9400L		
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	08/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	16028/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4505300		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
15060 / 2024	23.07.2024	6,27,81,337.00	124.03	1335.00	47,000.00

15060369 23-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 15060/2024 नोंदणी : Regn:63m
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**गावाचे नाव : देवनार**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	62781337
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	29378651.341
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 1301, माळा नं: 13 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरेसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-113.31 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-10.72 चौ. मीटर यांसी एकूण क्षेत्र-124.03 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)( ( C.T.S. Number : 418, 418/1 to 418/11 ; ) )
(5) क्षेत्रफळ	124.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मेडेस तर्फे मुख्यातार किरण नाईक वय:-37 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितेश जयराज उदेशी वय:-50; पत्ता:-प्लॉट नं: फ्लॉट नं. 502, माळा नं: .. इमारतीचे नाव: गोदावरी, ब्लॉक नं: ट्रॅफिक पोलीस हेड कार्टर जवळ, वरळी, मुंबई, रोड नं: पोचखानवाला रोड, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AAAPU2567Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	15060/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3766900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2285 / 2024	30.01.2024	6,10,62,900.00	124.03	1335.00	45,738.00

2285520		सूची क्र.2	दुप्यन निबंधक : सह दु.नि.कुर्ला 5
13-03-2024			दस्त क्रमांक : 2285/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : देवनार</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	61062900		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	28102004.22		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्गन : इतर माहिती: फ्लॅट नं.601.सहवा मजला,गोदरेज स्काय टेरर्स,देवनार फार्म रोड,देवनार,मुंबई 400088.मोजे देवनार,सदनिकेचे एकूण क्षेत्रफळ 124.03 चौ मी रेरा कारपेट एरिया,दोन कार पार्किंग स्पेस सहित.(( C.T.S. Number : 418, 418/1 to 418/11 ; ))		
(5) क्षेत्रफळ	124.03 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड तर्फे ऑथोराइज्ड सिग्नोरी नॉर्बट मॅडिस वय:-53 पत्ता:-प्लॉट नं. - , माळा नं. पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं. विक्रोळी पूर्व, मुंबई, रोड नं: पिरोजखानगर, ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AAACG3995M		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुसूदन . गोपीनाथ वय:-64; पत्ता:-प्लॉट नं. फ्लॅट नं.२०३, माळा नं. -, इमारतीचे नाव: अथेना, रहैजा एक्रोपोलिस, ब्लॉक नं: मुंबई, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AEEPG7376M		
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	30/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	2285/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3664000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
15938 / 2024	07.08.2024	7,20,69,152.00	140.86	1516.00	47,532.00

15938369		सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ला 1	
09-08-2024				दस्त क्रमांक : 15938/2024	
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.				नोदणी : Regn:63m	
गावाचे नाव : देवनार					
(1) विलेखाचा प्रकार	करारनामा				
(2) मोबदला	72069152				
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	33188200.942				
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं, 1603, माळा नं: 16 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरसेस, ब्लॉक नं: देवनार, मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-130.25 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-10.61 चौ. मीटर यांसी एकूण क्षेत्र-140.86 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित, (इतर माहिती दस्तात नमुद केल्याप्रमाणे.) ( C.T.S. Number : 418, 418/1 to 418/11 ; )				
(5) क्षेत्रफळ	140.86 चौ.मीटर				
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मेंडेस तर्फे मुख्यतार किरण नाईक वय:-37 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M				
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिंगमपल्ली रामा चिन्नया नाथडू वय:-44; पत्ता:-फ्लॉट नं: फ्लॉट नं. 1601, माळा नं: .. इमारतीचे नाव: साबरी होराथझन, ब्लॉक नं: राज कपूर बंगलो जवळ, मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-BBWPS1721G 2): नाव:-सिंगमपल्ली वेंकटा राज्यलक्ष्मी नाथडू वय:-39; पत्ता:-फ्लॉट नं: फ्लॉट नं. 1601, माळा नं: .. इमारतीचे नाव: साबरी होराथझन, ब्लॉक नं: राज कपूर बंगलो जवळ, मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-BIZPS1162B				
(9) दस्तावेज करून दिल्याचा दिनांक	07/08/2024				
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2024				
(11) अनुक्रमांक, खंड व पृष्ठ	15938/2024				
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4324200				
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14) खोरा					

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
5806 / 2024	15.03.2024	6,34,79,250.00	124.03	1335.00	47,586.00

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5806369 16-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 5806/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : देवनार</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	63479250	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	30654709.19	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 2201, माळा नं: 22 वा मजला, इमारतीचे नाव: गोदरेज स्काय टेरेसेस, ब्लॉक नं: देवनार,मुंबई- 400088, रोड : देवनार फार्म रोड, इतर माहिती: क्षेत्र-113.31 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-10.72 चौ. मीटर यांसी एकूण क्षेत्र-124.03 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)( ( C.T.S. Number : 418, 418/1 to 418/11 ; ) )	
(5) क्षेत्रफळ	124.03 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मॅडेस तर्फे मुख्यतार किरण नाईक . . वय:-37 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई पिन कोड:-400079 पॅन नं:-AAACG3995M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिया रंजन . . वय:-41; पत्ता:-फ्लॉट नं: फ्लॉट नं. सी-910, माळा नं: ., इमारतीचे नाव: कुकरेजा रेसिडेन्सी, ब्लॉक नं: ड्यूक्स व्हिलेज बोर्ला समोर, चेंबूर, मुंबई, रोड नं: डब्ल्यूटी पाटील मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AOQPK0285F 2): नाव:-रितेश रंजन . . वय:-45; पत्ता:-फ्लॉट नं: फ्लॉट नं. सी-910, माळा नं: ., इमारतीचे नाव: कुकरेजा रेसिडेन्सी, ब्लॉक नं: ड्यूक्स व्हिलेज बोर्ला समोर, चेंबूर, मुंबई, रोड नं: डब्ल्यूटी पाटील मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AGPPR6793Q	
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5806/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3809000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	housing.com	1219.00	5,68,00,000.00	46,600.00
4 BHK	housing.com	1924.00	9,00,00,000.00	46,778.00

Home / Mumbai / Mumbai Harbour / Chembur / Godrej Sky Terraces

**Godrej Sky Terraces** RENT

By **GODREJ PROPERTIES LTD.**

Deonar Path Road, Chembur, Mumbai Harbour, Mumbai

₹5.68 Cr - 8.17 Cr | ₹46.59 K/sq.ft  
EMI starts at ₹2.82 Lacs

Price excludes maintenance. See More

Contact Seller

Project Images

3.4 BHK Apartments Configurations

Mar. 2029 Possession Starts

₹46.59 K/sq.ft Avg. Price

1219.00 sq.ft. - 1754.00 sq.ft. (Carpet Area) Sizes

Home / Mumbai / Anushakti Nagar / Apartment for Sale in Anushakti Nagar / 4 BHK Flat

**4 BHK Flat**

By **GODREJ PROPERTIES LTD.**

Godrej Sky Terraces, Anushakti Nagar, Mumbai

₹9.0 Cr EMI starts at ₹4.47 Lacs

₹29.18 K/sq.ft

Contact Seller

Bedroom

Balcony

Project Images

3084 sq.ft Built Up Area

₹29.18 K/sq.ft Avg. Price

4 BHK Configuration

31st Oct. 2024 Possession status

Middle of 24 floors

East facing Facing

Unfurnished Furnishing



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### Price Indicators

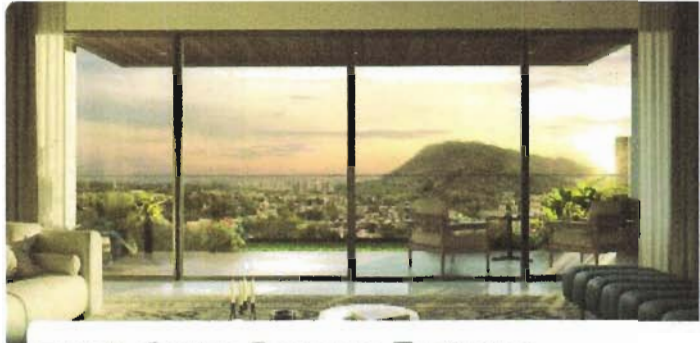
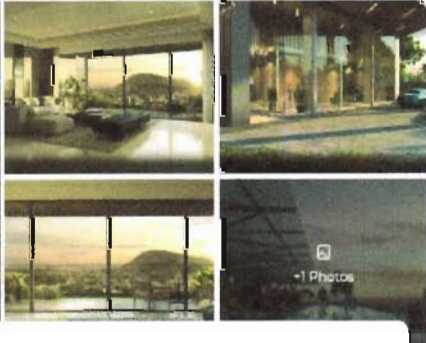
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1516.00	7,04,00,000.00	46,442.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur > 3 BHK Flats for Sale in Chembur > 1840 Sq-Ft

₹7.04 Cr
EMI - ₹ 3.18L
[Get pre-approved loan](#)
PREMIUM PROJECT

3 BHK 1840 Sq-ft Flat For Sale [Chembur, Mumbai](#)

3 Beds
 4 Baths
 2 Balconies
 Unfurnished

Carpet Area  
**1516 sqft** ▾  
₹ 46,442/sqft

Furnished Status  
Unfurnished

Developer  
**Godrej Properties**

Age Of Construction  
Under Construction

Project  
**Godrej Sky Terraces**

Transaction Type  
**New Property**

Contact Agent
Get Phone No.

### More Details

Price Breakup ₹7.04 Cr

Address **Chembur, Mumbai - Harbour Line, Maharashtra**



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## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1335.00	6,50,00,000.00	48,689.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Chembur » 3 BHK Flats for Sale in Chembur » 1600 Sq-ft

₹ 6.50 Cr
EMI - ₹ 2,931
How much loan can I get?
PREMIUM PROJECT

3 BHK 1600 Sq-ft Flat For Sale [Chembur, Mumbai](#)



3 Beds
 5 Baths
 1 Balcony
 2 Covered Parking

Carpet Area 1335 sqft ~ ₹ 48,689/sqft	Developer <b>Godrej Properties</b>	Project <b>Godrej Sky Terraces</b>	Floor 9 (Out of 24 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East	Lifts 4

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 6.5 Cr   ₹ 32,50,000 Approx. Registration Charges   ₹ 15 Per sq. Unit Monthly
Booking Amount	₹ 9.0 Lac
RERA ID	P51800053882
Address	Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Deonar Farm Road, Near Eastern Freeway, Chembur



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1320.00	6,13,00,000.00	46,442.00


magicbricks



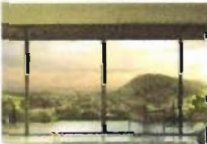
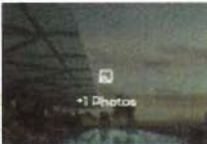
[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur > 3 BHK Flats for Sale in Chembur > 1560 Sq-ft

₹ 6.13 Cr
EMI - ₹ 2,76L
[Get Loan offers from 34+ banks](#)
PREMIUM PROJECT

3 BHK, 1560 Sq-ft Flat For Sale [Chembur, Mumbai](#)



3 Beds
 4 Baths
 2 Balconies
 Unfurnished

Carpet Area	Developer	Project	Transaction Type
1320 sqft * ₹ 46,442/sqft	<a href="#">Godrej Properties</a>	<a href="#">Godrej Sky Terraces</a>	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent
Get Phone No.

### More Details

Price Breakup ₹ 6.13 Cr

Address Chembur, Mumbai - Harbour Line, Maharashtra

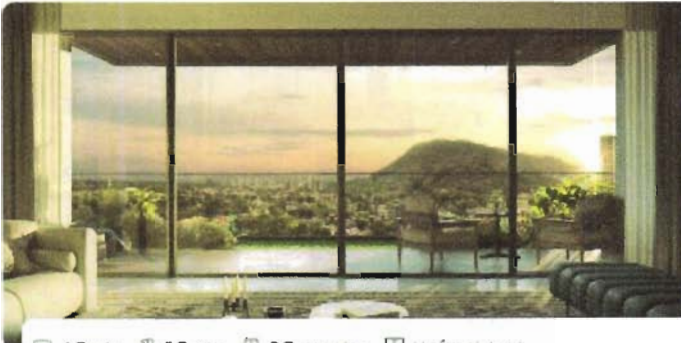


## Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
4 BHK	magicbricks.com	2073.00	9,62,00,000.00	46,442.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹9.62 Cr [EMI - ₹4,344](#) | [Can I afford it?](#) PREMIUM PROJECT

4 BHK 2350 Sq-ft Flat For Sale [Chembur, Mumbai](#)

4 Beds
 6 Baths
 2 Balconies
 Unfurnished

Carpet Area  
2073 sqft  
₹46,442/sqft

Developer  
[Godrej Properties](#)

Project  
[Godrej Sky Terraces](#)

Transaction Type  
New Property

Furnished Status  
Unfurnished

Age Of Construction  
Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup ₹9.62 Cr

Address Chembur, Mumbai - Harbour Line, Maharashtra




## Price Indicators


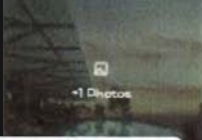
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
4 BHK	magicbricks.com	1900.00	8,82,00,000.00	46,442.00

magicbricks
Buy
Rent
Sell
Home Loans

₹ 8.82 Cr EMI - ₹ 3.96L [Get pre-approved loan](#) PREMIUM PROJECT

4 BHK 2160 Sq-ft Flat For Sale [Chembur, Mumbai](#)

4 Beds
6 Baths
2 Balconies
Unfurnished

**Carpet Area**  
1900 sqft -  
₹ 46,442/sqft

**Developer**  
[Godrej Properties](#)

**Project**  
[Godrej Sky Terraces](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction

Contact Agent

Get Phone No.

### More Details

**Price Breakup**      ₹ 8.82 Cr

**Address**              Chembur, Mumbai - Harbour Line, Maharashtra



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## Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	housing.com	772.00	3,00,00,000.00	42,650.00

**ONE MERAKI** REERA

By MERAKI HABITATS LLP

VN Purav Marg, opposite R K Studios, Chembur, Mumbai Harbour, Mumbai

₹3.0 Cr - 8.5 Cr | ₹38.86 K - 42.65 K/sq.ft  
EMI starts at ₹1.49 Lacs

Price excludes maintenance. Floor Plan [See More](#)

★ 4.7 [Write a Review](#) [Contact Sellers](#)

2, 3, 4 BHK Apartments Configurations

Mar, 2024 Possession Starts

₹38.86 K - 42.65 K/sq.ft Avg. Price

772 - 1993 sq.ft (Builtup Area) Sizes

## Price Indicators

### Projects nearby Locality


Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1020.00	3,72,00,000.00	36,550.00




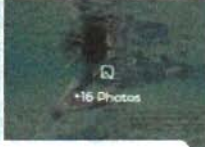
magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Chembur » 3 BHK Flats for Sale in Chembur » 1020 Sq-ft

₹ 3.72 Cr EMI - ₹ 1.68L | [Can I afford it?](#)

3 BHK 1020 Sq-ft Flat For Sale [Chembur, Mumbai](#)



+16 Photos

3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Super Built-Up Area  
1020 sqft ~  
₹ 36,550/sqft

Furnished Status  
Unfurnished

Developer  
[Puravankara Ltd.](#)

Age Of Construction  
Under Construction

Project  
[Purva Clermont](#)

Transaction Type  
New Property

Contact Agent

Get Phone No.

### More Details

Price Breakup

₹ 3.72 Cr

Address

Chembur, Mumbai - Harbour Line, Maharashtra

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	housing.com	1681.00	7,06,00,000.00	42,000.00
3 BHK	Ghart.tv	1354.00	4,85,00,000.00	36,000.00

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Post property

---

**₹7.06 Cr** @ 42,000 per sq.ft.  
Estimated EMI ₹ 5,63,901

**3BHK 3Baths**  
Flat/Apartment for Sale  
in Tridhaatu Aranya, Deonar, Chembur East

**REGISTRATION** REGISTRATION No: P5180005629 Website: <https://maharera.maharashtra.gov.in/>


**AGENT NAME**  
Himanshu Kaura  
REGISTRATION NUMBER: Maharashtra No. 2015

[Contact Dealer](#)

Under Construction Property | Posted on Oct 01, 2024

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Videos (1)
Property (5)
Society (17)



**ASSET ASPIRE**

- Area**  
Carpet area: 1681 sq.ft. (156.17 sq.m)
- Price**  
₹ 7.06 Crore \* Govt Charges & Tax @ 42,000 per sq.ft. (Negotiable)
- Floor Number**  
6<sup>th</sup> of 33 Floors
- Overlooking**  
Main Road/Park/Garden/Other
- Configuration**  
3 Bedrooms, 3 Bathrooms, 1 Balcony
- Address**  
Tridhaatu Aranya Deonar, Chembur East
- Facing**  
East
- Property Age**  
Under Construction [View Construction Status](#)

**Ghar.tv**
Select City ▾ Search


Post Property
Post Requirement

---

**Shree Mount Resort**  
By: Shree Krishna Group  
Deonar Farm Road, Chembur East, Mumbai - 400071

**₹ 4.85 Cr Onwards**  
Price See Offers & Deals

[Contact Now](#)



Disclaimer \* Prices are indicative.

**Investor / Resale Options Available.**

**REGISTRATION**

**Configuration**  
3 BHK & 4 BHK Flats  
Plats See Listings

**Carpet Area**  
1354 Sq.ft - 1567 Sq.ft  
View Floor Plan

**Construction Status**  
Under Construction

**POSSESSION**  
March 2024

**REGISTRATION No**  
P51800029531  
View REGISTRATION Details & QR Code



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	99acrs.com	751.00	3,96,00,000.00	52,730.00

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

**2BHK Flat/Apartment**  
**One Meraki**  
Chembur, Central Mumbai, Mumbai

Why choose this project ?  
• DC received

Home / Property in Mumbai / Flats in Mumbai / Flats in Chembur / 2BHK Flats in Chembur

₹3.96 - 4.07 Crore 751 - 772 sq.ft. Ready to move  
Base Price: ₹52725 Per Sq Ft. (₹9.77 - 11.72 sq.m.) Completed in: March 2024

NO BROKERAGE REBA STATUS REGISTERED Registration No: P5180001606 Website: <https://maharaj.maharashtra.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

**HOUSING.COM** Buy in Mumbai ▾ Chembur ▾ Add Download App List Property Print Saved

Home / Mumbai / Mumbai Harbour / Chembur / Puravankara Purva Clermont

**Puravankara Purva Clermont** REBA

By PURAVANKARA LIMITED

Chembur, Mumbai Harbour, Mumbai

₹2.75 Cr - 6.12 Cr  
EMI starts at ₹1.37 Lacs  
All Inclusive Prices

Contact Sellers

2, 3, 4 BHK Apartment, Dupl... Configurations  
Dec. 2025 Possession Starts  
Price on request Avg. Price  
1354 sq.ft. (Saleable Area) Sizes



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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: 21.10.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.21 16:36:34 +05'30'

Auth. Sign.

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 21.10.2024 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 18.10.2024. 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Godrej properties Limited Company.</b>
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 Barkat Hodekar – 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 – 18.10.2024 Valuation Date – 21.10.2024 Date of Report – 21.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.10.2024
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 **21<sup>st</sup> October 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice 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. Godrej properties Limited Company**. 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. Godrej properties Limited Company**. 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.



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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



**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.21 16:36:59 +05'30'

Auth. Sign.



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