

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Jaswanti Bliss"

"Jaswanti Bliss", Proposed Slum Rehabilitation Scheme on Additional of Slum Plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla Part - 4, "Sai Kurlawala CHSL (Proposed)" to the Existing S. R. Scheme on Plot Bearing C.T.S. No. 78, 78/1 to 25 of Village - Kurla, Tanaji Chowk, Ingalwadi Lane, New Mill Road, Kurla (West), Mumbai, PIN Code – 400 070, State - Maharashtra, Country - India

Latitude Longitude: 19°04'21.9"N 72°52'39.4"E

Valuation Done for:

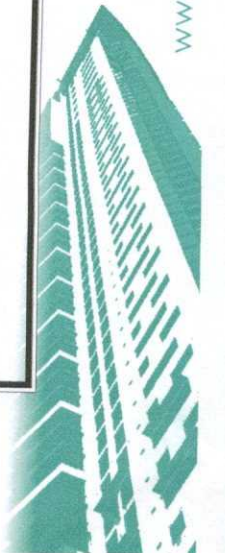
State Bank of India

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

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Mumbai • Delhi NCR • Indore • Aurangabad • Nanded
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MASTER VALUATION REPORT OF "Jaswanti Bliss"

"Jaswanti Bliss", Proposed Slum Rehabilitation Scheme on Additional of Slum Plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla Part - 4, "Sai Kurlawala CHSL (Proposed)" to the Existing S. R. Scheme on Plot Bearing C.T.S. No. 78, 78/1 to 25 of Village - Kurla, Tanaji Chowk, Ingalwadi Lane, New Mill Road, Kurla (West), Mumbai, PIN Code – 400 070, State - Maharashtra, Country - India

Latitude Longitude: 19°04'21.9"N 72°52'39.4"E

NAME OF DEVELOPER: M/s. Ashray Estates

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **28th October 2021** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Jaswanti Bliss"**, Proposed Slum Rehabilitation Scheme on Additional of Slum Plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla Part - 4, "Sai Kurlawala CHSL (Proposed)" to the Existing S. R. Scheme on Plot Bearing C.T.S. No. 78, 78/1 to 25 of Village - Kurla, Tanaji Chowk, Ingalwadi Lane, New Mill Road, Kurla (West), Mumbai, PIN Code – 400 070, State - Maharashtra, Country - India. It is about 1.00 Km. distance from Kurla Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Ashray Estates	
Project Registration Number	Project	MAHARERA Project Number
	Jaswanti Bliss	P51800027448
Register office address	M/s. Ashray Estates Office at 11/12, "Nagarwala Colony", Opp. Laxminarayan Shopping Centre, Poddar Road, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Atul Ajmera (Builder Person - Mobile No. 9920437080) Mr. Harsh (Sales Person - Mobile No. 7777086364) Jigna (Sales Head - Mobile No. 8291928483)	
E – mail ID And Website	accounts@ashraygroup.com manager@ashraygroup.com www.ashraygroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building & Slum Area
On or towards South	Ingalwadi Lane
On or towards East	Internal Road & Under Construction Building
On or towards West	Shatrunjay Giriraj Society



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 28.10.2021
	b)	Date on which the valuation is made : 11.11.2021
3.	List of documents produced for perusal	
	1. Copy of Affidavit Cum Declaration of Mr. Rashmin G. Rughani, authorized partner of M/s. Ashray Estates date 06.10.20201	
	2. Copy of Agreement Registered with Sub Registrar No. KRL / 12958 / 2018 date 19.10.2018 b/w. Narveer Tanaji CHSL (the Society) AND M/s. Sai Corporation (the Confirming Party) AND M/s. Ashray Estates (the Developer)	
	3. Copy of Title Report date 10.06.2020 issued by Adv. Ameer Dharmadhikari	
	4. Copy of CA Certificate date 09.10.2021 issued by D.S. Solanki & Co. Chartered Accountants	
	5. Copy of Declaration date 12.06.2021 issued by M/s. Ashray Estates	
	6. Copy of Declaration date 07.12.2020 issued by M/s. Ashray Estates	
	7. Copy of MAHARERA Registration Certificate of Project No. P51800027448 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021	
	8. Copy of Amended Plan Letter No. SRA / ENG / 2897 / L / PL / AP date 11.08.2020 issued by Slum Rehabilitation Authority	
	9. Copy of Amended Plan Letter No. SRA / ENG / 2897 / L / PL / AP date 12.08.2021 issued by Slum Rehabilitation Authority	
	10. Copy of Commencement Certificate No. SRA / ENG / 2897 / L / PL / AP date 10.12.2019 issued by Slum Rehabilitation Authority (Composite Building) This Commencement Certificate upto to slab of basement for part portion date 10.12.2019 This Commencement Certificate is re-endorsed & granted for entire plinth upto top slab of 1st level basement of composite building as per approved amended plans date 11.08.2020	
	11. Copy of Approved Plan No. SRA / ENG / 2897 / L / PL / AP date 11.08.2020 issued by Slum Rehabilitation Authority (Number of Copies - Eight - Sheet No. 1/8 to 8/8) Approved upto:	
	Building No. / Wing	Number of Floors

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	1 / A & B	2 Basements + Ground + 1 st to 7 th Upper Floors.						
	1 / C	2 Basements + Ground + 1 st to 12 th Upper Floors.						
Project Name (with address & phone nos.)	:	"Jaswanti Bliss", Proposed Slum Rehabilitation Scheme on Additional of Slum Plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla Part - 4, "Sai Kurlawala CHSL (Proposed)" to the Existing S. R. Scheme on Plot Bearing C.T.S. No. 78, 78/1 to 25 of Village - Kurla, Tanaji Chowk, Ingalwadi Lane, New Mill Road, Kurla (West), Mumbai, PIN Code - 400 070, 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. Ashray Estates Address: Office at 11/12, "Nagarwala Colony", Opp. Laxminarayan Shopping Centre, Poddar Road, Malad (East), Mumbai, PIN Code - 400 097, State - Maharashtra, Country - India Contact Person : Mr. Atul Ajmera (Builder Person - Mobile No. 9920437080) Gunjan (Sale Person- Mobile No. 9320005545) Mr. Harsh (Sales Person - Mobile No. 7777086364) Jigna (Sales Head - Mobile No. 8291928483)						
5. Brief description of the property (Including Leasehold / freehold etc.)	:							
<p>About "Jaswanti Bliss" Project: Ashray Jaswanti Bliss is an outstretched elegance development Mumbai, catapulting the innovative way of life. Flats at Ashray Jaswanti Bliss provides you with the sort of living that rejuvenate you, one which motivates someone to take up residence to the utmost. Ashray Jaswanti Bliss is diligently constructed with absolute comfort & the finest of features as they are an uncomplicated amalgam of modernity and ambiance. Ashray Jaswanti Bliss offers lavish 1 BHK & 2 BHK Flats. At this destination you'll find amenities like Spa/Massage room, Jacuzzi, Audio visual room, Skating rink, Salon, Senior citizens corner, etc. All daily conveniences like restaurants, schools, colleges, banks, ATMs are easy accessible from here.</p> <p>Kurla West tops the chart for end users and even investors, simply because it possesses prevalent roads and highways giving you faultless access to the other parts of the city. Conserving these variables in mind, purchasing a property in Kurla West is very beneficial here mainly because it has revealed a substantial increase not merely in infrastructural developments but also in giving high ROI for property investors.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>Proposed 2 Basements + Ground + 1st to 12th upper Floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1st to 7th upper Floors.</td> </tr> <tr> <td>1 / C</td> <td>Proposed 2 Basements + Ground + 1st to 12th Upper Floors.</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / A & B	Proposed 2 Basements + Ground + 1 st to 12 th upper Floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1 st to 7 th upper Floors.	1 / C	Proposed 2 Basements + Ground + 1 st to 12 th Upper Floors.
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LEVEL OF COMPLETEION:

Building No. / Wing	Present stage of Construction	Percentage of work completion
1 / A	RCC work upto 1st floor slab is completed.	13%
1 / B & C	Plinth work is in Progress	05%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **March - 2024 (As per MAHARERA Certificate)**

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Gymnasium
➤ Garden
➤ Indoor Game
➤ Jogging
➤ Kids Play Area

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla
	d) Ward / Taluka	:	L - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Jaswanti Bliss", Proposed Slum Rehabilitation Scheme on Additional of Slum Plot bearing C.T.S. No. 77B, 77B/1 to 32, 78, 78/1 to 25 of Village - Kurla Part - 4, "Sai Kurlawala CHSL (Proposed)" to the Existing S. R. Scheme on Plot Bearing C.T.S. No. 78, 78/1 to 25 of Village - Kurla, Tanaji Chowk, Ingalwadi Lane, New Mill Road, Kurla (West), Mumbai, PIN Code - 400 070, State - Maharashtra, Country - India
8.	City / Town	:	Kurla (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class

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	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority
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
	North	CST No. 71	CST No. 71
	South	D P Road	D P Road
	East	CTS No. 75A	CTS No. 75A
	West	D P Road	D P Road
			Under Construction Building & Slum Area
			Ingalwadi Lane
			Internal Road & Under Construction Building
			Shatrunjay Giriraj Society
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°04'21.9"N 72°52'39.4"E
14.	Extent of the site	:	Plot area - 1926.37 Sq. M. (As per Plan & RERA Site) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area - 1926.37 Sq. M. (As per Plan & RERA Site)
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
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 2897 / L / PL / AP date 11.08.2020 issued by Slum Rehabilitation Authority. Number of Copies :-

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			Eight - Sheet No. 1/8 to 8/8)		
			Approved upto:		
			Building No. / Wing	Number of Floors	
			1 / A & B	2 Basements + Ground + 1 st to 7 th upper Floors.	
			1 / C	2 Basements + Ground + 1 st to 12 th Upper Floors.	
10.	Corner plot or intermittent plot?	:	Intermittent		
11.	Road facilities	:	Yes		
12.	Type of road available at present	:	B. T. Road		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. D. P. Road		
14.	Is it a Land – Locked land?	:	No		
15.	Water potentiality	:	Municipal Water supply		
16.	Underground sewerage system	:	Connected to Municipal sewer		
17.	Is Power supply is available in the site	:	Yes		
18.	Advantages of the site	:	Located in developed area		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No		
Part – A (Valuation of land)					
1	Size of plot	:	Plot area - 1926.37 Sq. M. (As per Plan & RERA Site)		
	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)	:	₹ 1,17,920.00 per Sq. M. for Residential ₹ 51,870.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	:	As per table attached to the report		
6	Estimated value of land	:	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			1926.37	51870	9,99,20,812.00
Part – B (Valuation of Building)					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress		
	c) Year of construction	:	N.A. Building Construction work is in progress		
	d) Number of floors and height of each floor including	:			

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basement, if any								
Building No. / Wing	Number of Floors							
1 / A & B	Proposed 2 Basements + Ground + 1 st to 12 th upper Floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1 st to 7 th upper Floors.							
1 / C	Proposed 2 Basements + Ground + 1 st to 12 th Upper Floors.							
e) Plinth area floor-wise	:	As per table attached to the report						
f) Condition of the building	:							
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 2897 / L / PL / AP date 11.08.2020 issued by Slum Rehabilitation Authority (Number of Copies - Eight - Sheet No. 1/8 to 8/8)						
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>2 Basements + Ground + 1st to 7th Upper Floors.</td> </tr> <tr> <td>1 / C</td> <td>2 Basements + Ground + 1st to 12th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A & B	2 Basements + Ground + 1 st to 7 th Upper Floors.	1 / C	2 Basements + Ground + 1 st to 12 th Upper Floors.
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i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
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 is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	

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	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

Building No. / Wing	Proposed as per site information	As per Approval Plan						
1 / A & B	Proposed 2 Basements + Ground + 1 st to 12 th Upper Floors.	<p>Copy of Approved Plan No. SRA / ENG / 2897 / L / PL / AP date 11.08.2020 issued by Slum Rehabilitation Authority</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>2 Basements + Ground + 1st to 7th Upper Floors.</td> </tr> <tr> <td>1 / C</td> <td>2 Basements + Ground + 1st to 12th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A & B	2 Basements + Ground + 1 st to 7 th Upper Floors.	1 / C	2 Basements + Ground + 1 st to 12 th Upper Floors.
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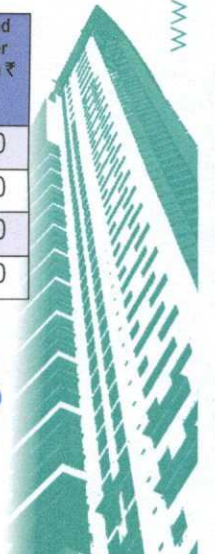
We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Slum Rehabilitation Authority. We have given the separate valuation of approved and proposed construction given by Builder & Approved Plan only.

1a) Building No. 1, Wing - A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	592	651	21500	1,27,28,000.00	1,14,55,200.00	26500
2	102	1	2 BHK	577	635	21500	1,24,05,500.00	1,11,64,950.00	26000
3	103	1	2 BHK	578	636	21500	1,24,27,000.00	1,11,84,300.00	26000
4	104	1	2 BHK	578	636	21500	1,24,27,000.00	1,11,84,300.00	26000

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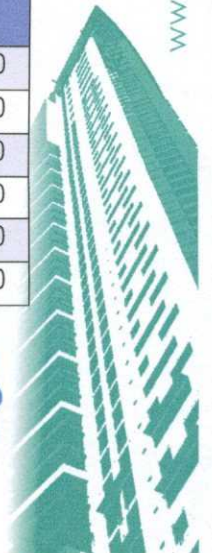
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5	201	2	2 BHK	592	651	21590	1,27,81,280.00	1,15,03,152.00	26500
6	202	2	2 BHK	577	635	21590	1,24,57,430.00	1,12,11,687.00	26000
7	203	2	2 BHK	578	636	21590	1,24,79,020.00	1,12,31,118.00	26000
8	204	2	2 BHK	578	636	21590	1,24,79,020.00	1,12,31,118.00	26000
9	301	3	2 BHK	592	651	21680	1,28,34,560.00	1,15,51,104.00	26500
10	302	3	2 BHK	577	635	21680	1,25,09,360.00	1,12,58,424.00	26000
11	303	3	2 BHK	578	636	21680	1,25,31,040.00	1,12,77,936.00	26000
12	304	3	2 BHK	578	636	21680	1,25,31,040.00	1,12,77,936.00	26000
13	401	4	2 BHK	592	651	21770	1,28,87,840.00	1,15,99,056.00	27000
14	402	4	2 BHK	577	635	21770	1,25,61,290.00	1,13,05,161.00	26000
15	403	4	2 BHK	578	636	21770	1,25,83,060.00	1,13,24,754.00	26000
16	404	4	2 BHK	578	636	21770	1,25,83,060.00	1,13,24,754.00	26000
17	501	5	2 BHK	592	651	21860	1,29,41,120.00	1,16,47,008.00	27000
18	502	5	2 BHK	577	635	21860	1,26,13,220.00	1,13,51,898.00	26500
19	503	5	2 BHK	578	636	21860	1,26,35,080.00	1,13,71,572.00	26500
20	504	5	2 BHK	578	636	21860	1,26,35,080.00	1,13,71,572.00	26500
21	601	6	2 BHK	592	651	21950	1,29,94,400.00	1,16,94,960.00	27000
22	602	6	2 BHK	577	635	21950	1,26,65,150.00	1,13,98,635.00	26500
23	603	6	2 BHK	578	636	21950	1,26,87,100.00	1,14,18,390.00	26500
24	604	6	2 BHK	578	636	21950	1,26,87,100.00	1,14,18,390.00	26500
25	701	7	2 BHK	592	651	22040	1,30,47,680.00	1,17,42,912.00	27000
26	702	7	2 BHK	577	635	22040	1,27,17,080.00	1,14,45,372.00	26500
27	703	7	2 BHK	578	636	22040	1,27,39,120.00	1,14,65,208.00	26500
28	704	7	2 BHK	578	636	22040	1,27,39,120.00	1,14,65,208.00	26500
Total				16275	17903		35,43,06,750.00	31,88,76,075.00	

1b) Building No. 1, Wing - A (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
29	801	8	2 BHK	592	651	22130	1,31,00,960.00	1,17,90,864.00	27500
30	802	8	2 BHK	577	635	22130	1,27,69,010.00	1,14,92,109.00	26500
31	803	8	2 BHK	578	636	22130	1,27,91,140.00	1,15,12,026.00	26500
32	901	9	2 BHK	592	651	22220	1,31,54,240.00	1,18,38,816.00	27500
33	902	9	2 BHK	614	675	22220	1,36,43,080.00	1,22,78,772.00	28500
34	903	9	2 BHK	615	677	22220	1,36,65,300.00	1,22,98,770.00	28500

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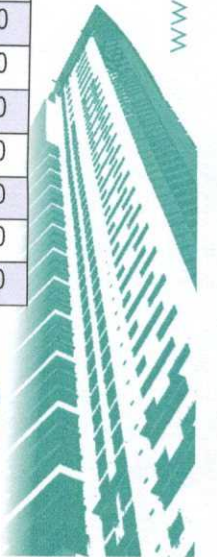
Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
35	904	9	2 BHK	578	636	22220	1,28,43,160.00	1,15,58,844.00	27000
36	1001	10	2 BHK	592	651	22310	1,32,07,520.00	1,18,86,768.00	27500
37	1002	10	2 BHK	614	675	22310	1,36,98,340.00	1,23,28,506.00	28500
38	1003	10	2 BHK	615	677	22310	1,37,20,650.00	1,23,48,585.00	28500
39	1004	10	2 BHK	578	636	22310	1,28,95,180.00	1,16,05,662.00	27000
40	1101	11	2 BHK	592	651	22400	1,32,60,800.00	1,19,34,720.00	27500
41	1102	11	2 BHK	614	675	22400	1,37,53,600.00	1,23,78,240.00	28500
42	1103	11	2 BHK	615	677	22400	1,37,76,000.00	1,23,98,400.00	28500
43	1104	11	2 BHK	578	636	22400	1,29,47,200.00	1,16,52,480.00	27000
44	1201	12	2 BHK	592	651	22490	1,33,14,080.00	1,19,82,672.00	27500
45	1202	12	2 BHK	614	675	22490	1,38,08,860.00	1,24,27,974.00	29000
46	1203	12	2 BHK	615	677	22490	1,38,31,350.00	1,24,48,215.00	29000
47	1204	12	2 BHK	578	636	22490	1,29,99,220.00	1,16,99,298.00	27000
Total				11343	12477		25,31,79,690.00	22,78,61,721.00	

2a) Building No. 1, Wing - B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	566	623	21500	1,21,69,000.00	1,09,52,100.00	25500
2	102	1	2 BHK	581	639	21500	1,24,91,500.00	1,12,42,350.00	26000
3	103	1	2 BHK	589	648	21500	1,26,63,500.00	1,13,97,150.00	26500
4	104	1	2 BHK	572	629	21500	1,22,98,000.00	1,10,68,200.00	25500
5	201	2	2 BHK	566	623	21590	1,22,19,940.00	1,09,97,946.00	25500
6	202	2	2 BHK	581	639	21590	1,25,43,790.00	1,12,89,411.00	26000
7	203	2	2 BHK	589	648	21590	1,27,16,510.00	1,14,44,859.00	26500
8	204	2	2 BHK	572	629	21590	1,23,49,480.00	1,11,14,532.00	25500
9	301	3	2 BHK	566	623	21680	1,22,70,880.00	1,10,43,792.00	25500
10	302	3	2 BHK	581	639	21680	1,25,96,080.00	1,13,36,472.00	26000
11	303	3	2 BHK	589	648	21680	1,27,69,520.00	1,14,92,568.00	26500
12	304	3	2 BHK	572	629	21680	1,24,00,960.00	1,11,60,864.00	26000
13	401	4	2 BHK	566	623	21770	1,23,21,820.00	1,10,89,638.00	25500
14	402	4	2 BHK	581	639	21770	1,26,48,370.00	1,13,83,533.00	26500
15	403	4	2 BHK	589	648	21770	1,28,22,530.00	1,15,40,277.00	26500
16	404	4	2 BHK	572	629	21770	1,24,52,440.00	1,12,07,196.00	26000
17	501	5	2 BHK	566	623	21860	1,23,72,760.00	1,11,35,484.00	26000

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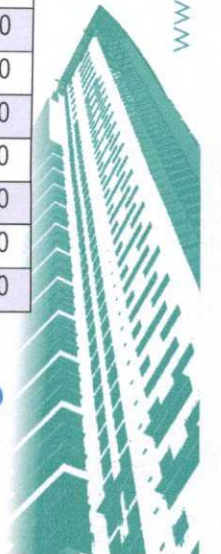
Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
18	502	5	2 BHK	581	639	21860	1,27,00,660.00	1,14,30,594.00	26500
19	503	5	2 BHK	589	648	21860	1,28,75,540.00	1,15,87,986.00	27000
20	504	5	2 BHK	572	629	21860	1,25,03,920.00	1,12,53,528.00	26000
21	601	6	2 BHK	566	623	21950	1,24,23,700.00	1,11,81,330.00	26000
22	602	6	2 BHK	581	639	21950	1,27,52,950.00	1,14,77,655.00	26500
23	603	6	2 BHK	589	648	21950	1,29,28,550.00	1,16,35,695.00	27000
24	604	6	2 BHK	572	629	21950	1,25,55,400.00	1,12,99,860.00	26000
25	701	7	2 BHK	566	623	22040	1,24,74,640.00	1,12,27,176.00	26000
26	702	7	2 BHK	581	639	22040	1,28,05,240.00	1,15,24,716.00	26500
27	703	7	2 BHK	589	648	22040	1,29,81,560.00	1,16,83,404.00	27000
28	704	7	2 BHK	572	629	22040	1,26,06,880.00	1,13,46,192.00	26500
Total				16156	17772		35,17,16,120.00	31,65,44,508.00	

2b) Building No. 1, Wing - A (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
29	802	8	2 BHK	581	639	22130	1,28,57,530.00	1,15,71,777.00	27000
30	803	8	2 BHK	589	648	22130	1,30,34,570.00	1,17,31,113.00	27000
31	804	8	2 BHK	572	629	22130	1,26,58,360.00	1,13,92,524.00	26500
32	901	9	2 BHK	566	623	22220	1,25,76,520.00	1,13,18,868.00	26000
33	902	9	2 BHK	581	639	22220	1,29,09,820.00	1,16,18,838.00	27000
34	903	9	2 BHK	589	648	22220	1,30,87,580.00	1,17,78,822.00	27500
35	904	9	2 BHK	572	629	22220	1,27,09,840.00	1,14,38,856.00	26500
36	1001	10	2 BHK	566	623	22310	1,26,27,460.00	1,13,64,714.00	26500
37	1002	10	2 BHK	581	639	22310	1,29,62,110.00	1,16,65,899.00	27000
38	1003	10	2 BHK	589	648	22310	1,31,40,590.00	1,18,26,531.00	27500
39	1004	10	2 BHK	572	629	22310	1,27,61,320.00	1,14,85,188.00	26500
40	1101	11	2 BHK	566	623	22400	1,26,78,400.00	1,14,10,560.00	26500
41	1102	11	2 BHK	581	639	22400	1,30,14,400.00	1,17,12,960.00	27000
42	1103	11	2 BHK	589	648	22400	1,31,93,600.00	1,18,74,240.00	27500
43	1104	11	2 BHK	572	629	22400	1,28,12,800.00	1,15,31,520.00	26500
44	1201	12	2 BHK	566	623	22490	1,27,29,340.00	1,14,56,406.00	26500
45	1202	12	2 BHK	581	639	22490	1,30,66,690.00	1,17,60,021.00	27000
46	1203	12	2 BHK	589	648	22490	1,32,46,610.00	1,19,21,949.00	27500
47	1204	12	2 BHK	572	629	22490	1,28,64,280.00	1,15,77,852.00	27000

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Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
Total				10974	12071		24,49,31,820.00	22,04,38,638.00	

3) Building No. 1, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	1	Gr.	1 BHK	300	330				
2	101	1	1 BHK	300	330				
3	102	1	1 BHK	300	330				
4	103	1	1 BHK	301	331				
5	104	1	1 BHK	300	330				
6	105	1	1 BHK	300	330				
7	106	1	1 BHK	300	330				
8	107	1	1 BHK	301	331				
9	108	1	1 BHK	301	331				
10	201	2	1 BHK	300	330				
11	202	2	1 BHK	300	330				
12	203	2	1 BHK	301	331				
13	204	2	1 BHK	300	330				
14	205	2	1 BHK	300	330				
15	206	2	1 BHK	300	330				
16	207	2	1 BHK	301	331				
17	208	2	1 BHK	301	331				
18	301	3	1 BHK	300	330				
19	302	3	1 BHK	300	330				
20	303	3	1 BHK	301	331				
21	304	3	1 BHK	300	330				
22	305	3	1 BHK	300	330				
23	306	3	1 BHK	300	330				
24	307	3	1 BHK	301	331				
25	308	3	1 BHK	301	331				

Land Owner's Share

Land Owner's Share

Land Owner's Share



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
26	401	4	1 BHK	300	330				
27	402	4	1 BHK	300	330				
28	403	4	1 BHK	301	331				
29	404	4	1 BHK	300	330				
30	405	4	1 BHK	300	330				
31	406	4	1 BHK	300	330				
32	407	4	1 BHK	301	331				
33	408	4	1 BHK	301	331				
34	501	5	1 BHK	300	330				
35	502	5	1 BHK	300	330				
36	503	5	1 BHK	301	331				
37	504	5	1 BHK	300	330				
38	505	5	1 BHK	300	330				
39	506	5	1 BHK	300	330				
40	507	5	1 BHK	301	331				
41	508	5	1 BHK	301	331				
42	601	6	1 BHK	300	330				
43	602	6	1 BHK	300	330				
44	603	6	1 BHK	301	331				
45	604	6	1 BHK	300	330				
46	605	6	1 BHK	300	330				
47	606	6	1 BHK	300	330				
48	607	6	1 BHK	301	331				
49	608	6	1 BHK	301	331				
50	701	7	1 BHK	300	330				
51	702	7	1 BHK	300	330				
52	703	7	1 BHK	301	331				
53	704	7	1 BHK	300	330				
54	705	7	1 BHK	300	330				
55	706	7	1 BHK	300	330				
56	707	7	1 BHK	301	331				
57	708	7	1 BHK	301	331				

Land Owner's Share

Land Owner's Share

Land Owner's Share

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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
58	802	8	1 BHK	300	330				
59	803	8	1 BHK	301	331				
60	804	8	1 BHK	300	330				
61	805	8	1 BHK	300	330				
62	806	8	1 BHK	300	330				
63	807	8	1 BHK	301	331				
64	808	8	1 BHK	301	331				
65	901	9	1 BHK	300	330				
66	902	9	1 BHK	300	330				
67	903	9	1 BHK	301	331				
68	904	9	1 BHK	300	330				
69	905	9	1 BHK	300	330				
70	906	9	1 BHK	300	330				
71	907	9	1 BHK	301	331				
72	908	9	1 BHK	301	331				
73	1001	10	1 BHK	300	330				
74	1002	10	1 BHK	300	330				
75	1003	10	1 BHK	301	331				
76	1004	10	1 BHK	300	330				
77	1005	10	1 BHK	300	330				
78	1006	10	1 BHK	300	330				
79	1007	10	1 BHK	301	331				
80	1008	10	1 BHK	301	331				
81	1101	11	1 BHK	300	330				
82	1102	11	1 BHK	323	355	22400	72,35,200.00	65,11,680.00	15000
83	1103	11	1 BHK	321	353	22400	71,90,400.00	64,71,360.00	15000
84	1104	11	1 BHK	323	355	22400	72,35,200.00	65,11,680.00	15000
85	1105	11	1 BHK	323	355	22400	72,35,200.00	65,11,680.00	15000
86	1106	11	1 BHK	323	355	22400	72,35,200.00	65,11,680.00	15000
87	1107	11	1 BHK	301	331				
88	1108	11	1 BHK	301	331				
89	1201	12	1 BHK	328	361	22490	73,76,720.00	66,39,048.00	15500
90	1202	12	1 BHK	350	385	22490	78,71,500.00	70,84,350.00	16500

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Sr. No	Flat No.	Floor No.	Comp.	As per Approved Plan / Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
91	1203	12	1 BHK	337	371	22490	75,79,130.00	68,21,217.00	16000
92	1204	12	1 BHK	350	385	22490	78,71,500.00	70,84,350.00	16500
93	1205	12	1 BHK	350	385	22490	78,71,500.00	70,84,350.00	16500
94	1206	12	1 BHK	350	385	22490	78,71,500.00	70,84,350.00	16500
95	1207	12	1 BHK	338	372	22490	76,01,620.00	68,41,458.00	16000
96	1208	12	1 BHK	338	372	22490	76,01,620.00	68,41,458.00	16000
Total				29286	32215		9,77,76,290.00	8,79,98,661.00	

Summary of the Project:

Building No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
1 / A (Approved)	2 BHK - 28	28 ✓	16275	17903	35,43,06,750.00	31,88,76,075.00
1 / A (Proposed)	2 BHK - 19	19	11343	12477	25,31,79,690.00	22,78,61,721.00
Total (a)		47	27618	30380	60,74,86,440.00	54,67,37,796.00
1 / B (Approved)	2 BHK - 28	28 ✓	16156	17772	35,17,16,120.00	31,65,44,508.00
1 / B (Proposed)	2 BHK - 19	19	10974	12071	24,49,31,820.00	22,04,38,638.00
Total (b)		47	27130	29843	59,66,47,940.00	53,69,83,146.00
1 / C (C)	1 BHK - 96	96	29286	32215	9,77,76,290.00	8,79,98,661.00
Grand Total (a + b + c)		190	84034	92438	1,30,19,10,670.00	1,17,17,19,603.00

Particulars	Market Value (₹)
Full Faire Market Value After Completion	1,30,19,10,670.00
Realizable Value After Completion	1,17,17,19,603.00
Cost of Construction (Total Built up area x Rate) 92438 Sq. Ft. x ₹ 2800	25,88,26,400.00



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Building No. / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1 / A	13	30380	8,50,64,000.00	1,10,58,320.00
1 / B	05	29843	8,35,60,400.00	41,78,020.00
1 / C	05	32215	9,02,02,000.00	45,10,100.00
Total		92438	25,88,26,400.00	1,97,46,440.00

Part – C (Extra Items)	:	Amount in ₹
1. Portico	:	N.A. Building Construction work is in progress
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 is in progress
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	:	

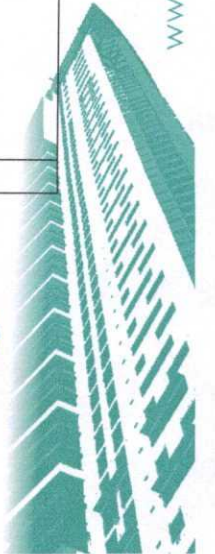
Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total	:	

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total	:	



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Total abstract of the entire property

Part – A	Land	:		
Part – B	Building	:		
	Land development	:		
Part – C	Compound wall	:	As per table attached to the report	
Part - D	Amenities	:		
Part – E	Pavement	:		
Part – F	Services	:		
	Total Fair Market Value After Completion	:		₹ 1,30,19,10,670.00
	Total Realizable Value After Completion	:		₹ 1,17,17,19,603.00

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 ₹ 19,500 to ₹ 23,000.00 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 ₹ 21,500.00 per Sq. Ft. (with Floorwise Rate) on Carpet Area for valuation

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.11.11 16:26:23 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

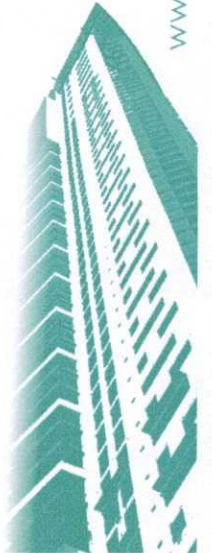
Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

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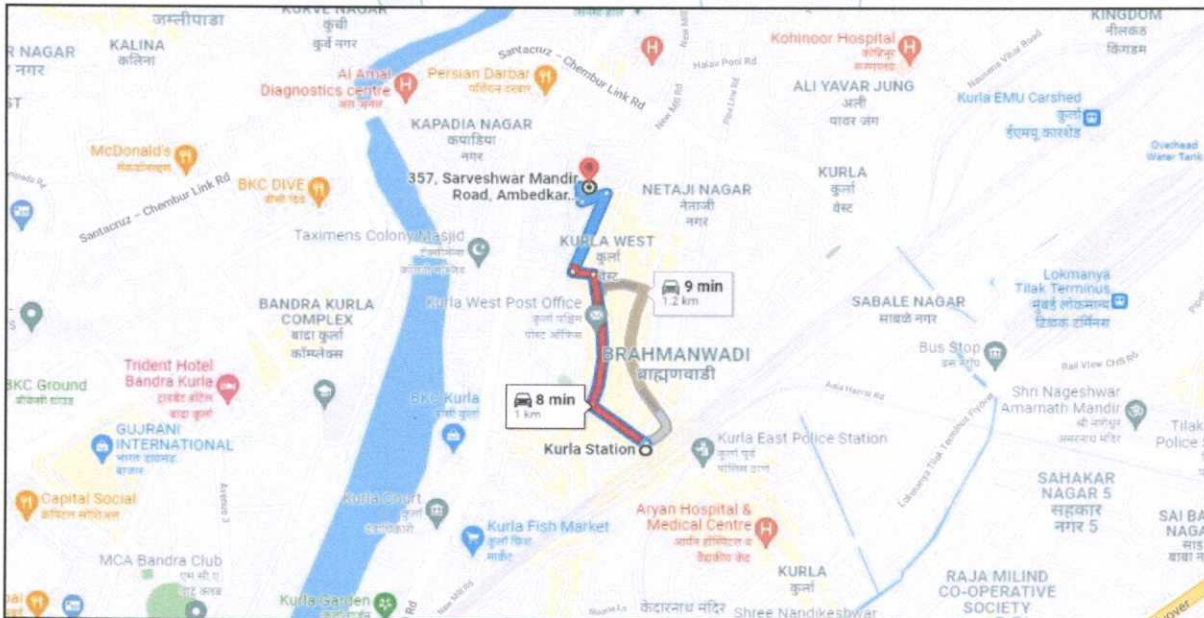
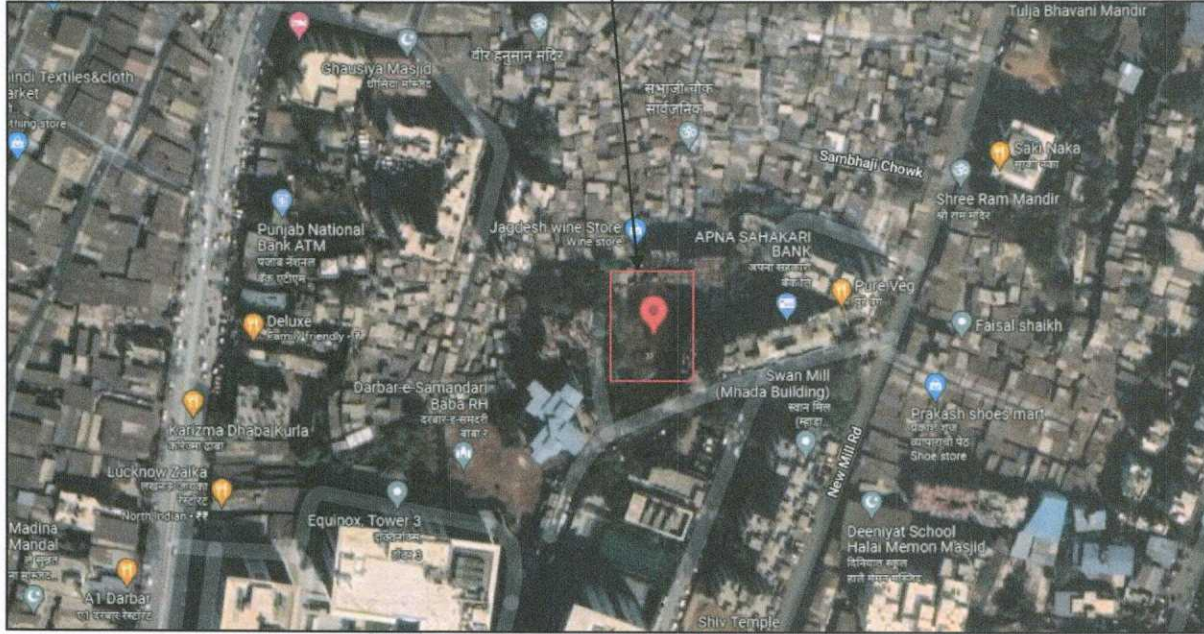


Actual Site Photographs



Route Map of the property

Site u/r



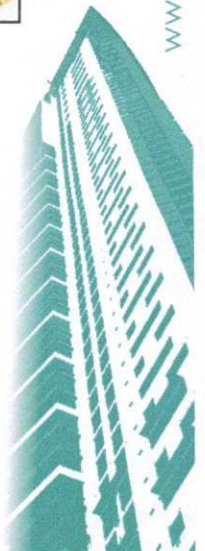
Latitude Longitude: 19°04'21.9"N 72°52'39.4"E

Note: The Blue line shows the route to site from nearest railway station (Kurla – 1.00 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Selected District मुंबई(उपनगर) **Select Village** कुर्ली - 4

Search By Survey No Location

Enter Survey No 77

उपविभाग	घुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
108/517 -भुभाग: लाल बहादूर शास्त्री मार्गाच्या पूर्वेकडील गावाचा सर्वे भूभाग.	51870	117920	130890	145640	117920	चौरस मीटर	सि.टी.एस. नंबर



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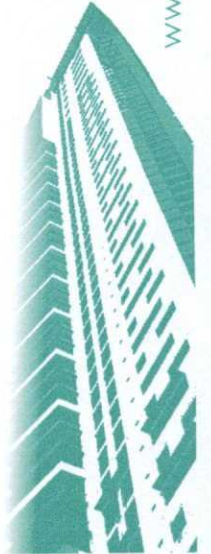
Sales Instance

2476391 10-11-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 2476/2021 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7650000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकरणी देतो की पट्टेदार ते समुद करावे)	7646169	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 701, माळा नं: 7 वा मजला, इमारतीचे नाव: ए विंग,जसवंती विल्स, ब्लॉक नं: कुर्ला पश्चिम,मुंबई 400070, रोड : न्यू मिल रोड, इतर माहिती: एक मेन्सॅनिकल कार पार्किंग स्पेस सहीत.मौजे कुर्ला-4,सी टी एस नं. 77 बी व 77बी/1-32,78,78/1 ते 25,सदर सदनिका मिळकतीचे क्षेत्र 584.81 चौ फुट कारपेट रेराप्रमाणे.((C.T.S. Number : 77 बी व 77बी/1-32, 78,78/1 ते 25 ;))	
(5) शीज्यळ	59.79 चौ.मीटर	
(6)आकरणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/विद्वान ठेवणा-या पक्षाकराचे नाव किंवा दिलाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आश्रय इस्टेट्स चे भागीदार रविभिन जी. रुघानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया तर्फे ठबकर वय:-38 पत्ता:-प्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पोद्दार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAJFA0446R.	
(8)दस्तऐवज करून देणा-या पक्षाकराचे व किंवा दिलाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आश्रय रियल्टर्स चे भागीदार भरत गिरधरलाल रुघानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया तर्फे ठबकर वय:-38; पत्ता:-प्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पोद्दार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AALFA0469J	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2020	
(10)दस्त नोंदणी वेळ्याचा दिनांक	04/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2476/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	153000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेज		



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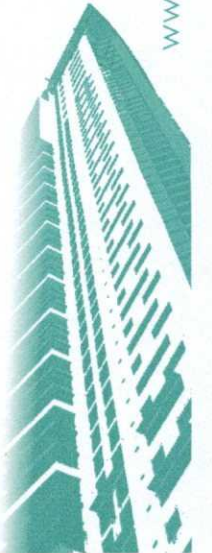
Sales Instance

2783391 10-11-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 2783/2021 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	7530000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7526067	
(4) भू-मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिनेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 602, माळा नं: 6 वा मजला, इमारतीचे नाव: बी विंग,जसवंती डिल्स, ब्लॉक नं: कुर्ला पश्चिम,मुंबई 400070, रोड : न्यू मिल रोड, इतर माहिती: एक मेकॅनिकल कार पार्किंग स्पेस सहीत.मौजे कुर्ला-4,सी टी एस नं. 77 बी व 77बी/1-32,78,78/1 ते 25,सदर सदनिका मिळकतीचे क्षेत्र 575.34 चौ फुट कारपेट रेराप्रमाणे.((C.T.S. Number : 77 बी व 77बी/1-32, 78,78/1 ते 25 ;))	
(5) क्षेत्रफळ	58.82 चौ.मीटर	
(6)आकारणी विना जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव विना दिवाणी न्यायालयाचा हुकुमनामा विना आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आश्रय इस्टेट्स धे भागीदार रश्मिन जी. रुपानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया उर्फ ठबकर वय:-38 पत्ता:-फ्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पौदार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAXFA0446R.	
(8)दस्तऐवज करून देणा-या पक्षाकाराचे व विना दिवाणी न्यायालयाचा हुकुमनामा विना आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आश्रय रियल्टर्स धे भागीदार भरत गिरधरलाल रुपानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया उर्फ ठबकर वय:-38; पत्ता:-फ्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पौदार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AALFA0469J	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2020	
(10)दस्त नोंदणी केण्याचा दिनांक	09/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2783/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Sales Instance

2499391 10-11-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 2499/2021 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला		
(1)विलेखाथा प्रकार	करारनामा	
(2)मोबदला	7470000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकरणी देतो की पट्टेदार ते नमूद करावे)	7465397	
(4) भू-भाषण,पोटशिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 604, माळा नं: 6 वा मजला, इमारतीचे नाव: ए विंग,जसवंती विल्स, ब्लॉक नं: कुर्ला पश्चिम,मुंबई 400070, रोड : न्यू मिल रोड, इतर माहिती: एक मेकॅनिकल कार पार्किंग स्पेस सहित.मौजे कुर्ला-4,सी टी एस नं. 77 बी व 77बी/1-32,78,78/1 ते 25,सदर सदनिका मिळकतीचे क्षेत्र 570.60 चौ फुट कारपेट रेराप्रमाणे.((C.T.S. Number : 77 बी व 77बी/1-32, 78,78/1 ते 25 ;))	
(5) क्षेत्रफळ	58.33 चौ.मीटर	
(6)आकरणी विना जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करण देणा-या/सिद्ध केवणा-या पक्षाकराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आश्रय इन्स्टिट्यूट्स ये भागीदार रविभिन जी. रुथानी तर्फे बन्धुजीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया तर्फे ठक्कर बय:-38 पत्ता:-प्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण चौपैंग सेंटरच्या समोर, पौद्धार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAXFA0446R.	
(8)दस्तऐवज करण देणा-या पक्षाकराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आश्रय इन्स्टिट्यूट्स ये भागीदार भरत गिरधरलाल रुथानी तर्फे बन्धुजीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलीया तर्फे ठक्कर बय:-38 पत्ता:-प्लॉट नं: ऑफिस 11/12, माळा नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण चौपैंग सेंटरच्या समोर, पौद्धार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AALFA0469J	
(9) दस्तऐवज करण दिव्याथा दिनांक	26/12/2020	
(10)दस्त नोंदणी केव्याथा दिनांक	04/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2499/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	149400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Sales Instance

2496391 10-11-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह द.नि. कुर्ला 4 दस्त क्रमांक : 2496/2021 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7530000	
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकरणी देतो की पट्टेदार ते नमूद करावे)	7526067	
(4) मू-मापन,पॉटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र. 502, माला नं: 5 वा मजला, इमारतीचे नाव: बी विंग,जसवंती विलस, ब्लॉक नं: कुर्ला पश्चिम,मुंबई 400070, रोड : न्यू मिल रोड, इतर माहिती: एक मेकॅनिकल कार पार्किंग स्पेस सहीत.मौजे कुर्ला-4,सी टी एस नं. 77 बी व 77बी/1-32,78,78/1 ते 25,सदर सदनिका मिळकतीचे क्षेत्र 575.34 चौ फुट कारपेट रेराप्रमाणे.((C.T.S. Number : 77 बी व 77बी/1-32, 78,78/1 ते 25 ;))	
(5) क्षेत्रफळ	58.82 चौ.मीटर	
(6)आकरणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षाकराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आश्रय इस्टेट्स ये भागीदार रश्मिनी जी. रघानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निवेश एल रायकुंडलीया उर्फ ठबकर वय:-38 पत्ता:-प्लॉट नं: ऑफिस 11/12, माला नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पोद्दार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAXFA0446R.	
(8)दस्तऐवज करून देणा-या पक्षाकराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आश्रय रियल्टर्स ये भागीदार भरत गिरधरलाल रघानी तर्फे कबुलीजबाबा करीता कु मु म्हणून निवेश एल रायकुंडलीया उर्फ ठबकर वय:-38; पत्ता:-प्लॉट नं: ऑफिस 11/12, माला नं: -, इमारतीचे नाव: नागरवाला कॉलनी, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: लखमीनारायण शॉपींग सेंटरच्या समोर, पोद्दार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AALFA04469J	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2496/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Price Indicators

commonfloor.com
Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Central Suburbs > Kurla West > Ongoing Projects > Ashray Jaswanti Bliss

Ashray Jaswanti Bliss

By: Ashray Realtors in Kurla West

₹93.24 L onward

OVERVIEW
LOCATION
BUY
RENT

Gallery

BHK
1, 2 BHK

Area
316 - 622 sq.ft.
(29.36 - 57.79 sq.m)

Possession
Mar-2024 (Ongoing)

Price Range
₹ 93.24 L - 1.83 Cr

Property Type
Apartment

Launched Date
Feb-2021

RERA ID [P51800027448](#) [WEBSITE LINK](#)

Possession
Mar-2024 (Ongoing)

Price Range
₹ 93.24 L - 1.83 Cr

Property Type
Apartment

Launched Date
Feb-2021

RERA ID [P51800027448](#) [WEBSITE LINK](#)

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability*: Yes	NA	316 - 347 sq.ft (29.36 - 32.24 sq.m)	₹ 93.24 L - 1.02 Cr	NA
2 BHK Apartment Availability*: Yes	NA	549 - 622 sq.ft (51 - 57.79 sq.m)	₹ 1.61 Cr - 1.83 Cr	NA

All Photos 5

Facilities 2

Home > Projects in Mumbai > Kurla (west) > Ashray Jaswanti Bliss

Ashray Jaswanti Bliss ☆

kurla (west), Central Mumbai suburbs

Request for a callback

RERA
Under Construction
Possession will start from Mar, 2024

Unit Options & Pricing

2 BHK Apartment

Starting Price

1.37 Cr

+ Govt. Charges

Carpet Area

549.07 - 622.26 sq.ft.

(51.01 - 57.81 sq.m.)

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Price Indicators

magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE


Property ID: 55433083

1.58 Cr 2 BHK 559 Sq-ft Flat
For Sale Kurla West, Mumbai

Builder Ashray Group [Contact Now](#)

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS BUILDER DETAILS

Posted on: Nov 07, '21



Bedrooms: 2 Bathrooms: 2

Carpet area: 559 sqft - 28.265/sqft

Developer: Ashray Group Project: Jaswanti Bliss

Status: Under Construction Possession by: Mar '24 Transaction type: New Property Car parking: 1 Covered

HOUSING.COM Buy in Mumbai

Kurla West

Home / Mumbai / Central Mumbai Suburbs / Kurla West / Ashray Jaswanti B... Last updated: Oct 9, 2021

Ashray Jaswanti Bliss ₹70.0 L - 1.73 Cr | 18.59 K/sq.ft
EMI starts at 37.07 K

By ASHRAY REALTOR Price includes everything except stamp duty and t... See More

Eagle Wadi, Opp New Hill Road, Kurla West, Central Mumbai Suburbs, Mumbai [Contact Developer](#)

No Property Images Available [Request Photos](#)

1, 2 BHK Apartments Configurations Mar, 2024 Possession Starts 18.59 K/sq.ft Avg. Price 320.00 sq.ft - 622.00 sq.ft (Carpet Area) Sizes




HOUSING.COM Buy in Mumbai

Kurla West

Home / Mumbai / Kurla West / 2 BHK Apartment Last updated: Oct 13, 2021

2 BHK Apartment ₹1.62 Cr EMI starts at 60.43 K
16.79 K/sq.ft

Ashray Jaswanti Bliss, Hallow Pul, Kurla West, Mumbai [Contact Seller](#)

2 more

965 sq.ft Build Up Area 16.79 K/sq.ft Avg. Price 2 BHK Configuration 31st Mar, 2024 Possession status Higher of 12 floors East Facing

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Price Indicators

HOUSING.COM Buy in Mumbai + Add Download App List Pro

Home / Mumbai / Kurla West / 1 BHK Apartment 1xxx Last updated: Aug 19, 2021

1 BHK Apartment ₹83.0 L EMI starts at 4121 K
 Ashray Jaswanti Bliss, Hallow Pul, Kurla West, Mumbai 15.48 K/sq.ft Contact Sales

536 sq.ft Build Up Area 15.48 K/sq.ft Avg. Price 1 BHK Configuration 31st Mar, 2024 Possession status Middle of 12 floors East Facing Semi Furnished Furnishing

99sqft.com really estate Select City FREE Post Property Post Requirement Home Loan & Tools Ready Reckoner Log

New Projects in Mumbai / New Projects in Kurla West / Ashray Jaswanti Bliss

Ashray Jaswanti Bliss
 By: Ashray Realtors
 Kurla West, Mumbai

₹ 85 Lacs Onwards
 Price See Offers & Deals
Connect Now OR Call / Whatsapp / SMS: +91 9769025551

Investor / Resale Flats Options Available.

RERA

Configuration: **1 BHK, 2 BHK Flats**
 Carpet Area: **316 - 607 Sq.ft**
 Possession: **March 2024**

Construction Status: **Under Construction**

RERA No. **P51800027448**

99sqft.com really estate Select City FREE Post Property Post Requirement Home Loan & Tools Ready Reckoner Login/Re

Property in Mumbai / Property in Kurla West / 2 BHK Flat for Sale in Ashray Jaswanti Bliss Last updated on 15-Sep-2021

2 BHK Flat for Sale in Ashray Jaswanti Bliss
 Kurla West, Mumbai
 Building: Ashray Jaswanti Bliss

₹ 1.71 Cr
 ₹ 28214 / Sq.ft

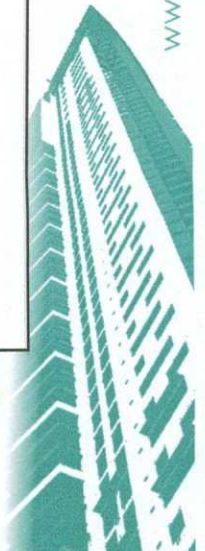
Allwyn Borde
 Deal Maker Agent
Connect Now

RERA

Configuration: **2 BHK Flat**
 Carpet Area: **607 Sq.ft**
 Possession: **March 2024**

Bedroom: **2**
 Bathroom: **2**
 Floor Number: **10 of 12**

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Price Indicators

magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 1 BHK Flats for Sale in Kurla West > 420 Sq-ft Property ID: 5571158

85.0 Lac **1 BHK 420 Sq-ft Flat** Agent Name: Vinod Ghavali
 See Other Charges For Sale Kurla West, Mumbai Certified Agent [Contact Now](#)
 Trusted by Users - Genuine Listings - Market Knowledge

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS Posted on: Nov 08, '21


	Bedroom	Bathrooms		
	1 See Dimension	2		
	Super area	Carpet area	Loading	
	420 sqft - ₹ 20,238/sqft	316 sqft - ₹ 26,899/sqft	24%	
Developer	Project			
Ashray Group	Jaswanti Bliss			
Transaction type	Floor	Car parking	Furnished status	
New Property	5 (Out of 12 Floors)	1 Covered	Unfurnished	
Get Documents Verified				

magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 607 Sq-ft Property ID: 55433983

1.70 Cr **2 BHK 607 Sq-ft Flat** Builder
 See Other Charges For Sale Kurla West, Mumbai Ashray Group [Contact Now](#)

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS BUILDER DETAILS Posted on: Nov 05, '21


	Bedrooms	Bathrooms		
	2	2		
	Carpet area			
	607 sqft - ₹ 28,007/sqft			
Developer	Project			
Ashray Group	Jaswanti Bliss			
Status	Possession by	Transaction type	Car parking	
Under Construction	Mar '24	New Property	1 Covered	
Get Documents Verified				

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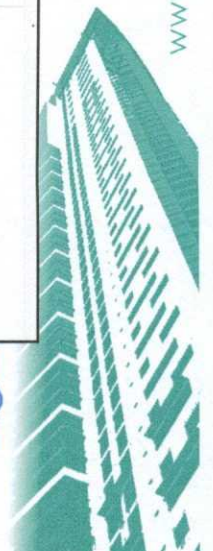
Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 1050 Sq-ft Property ID: 56354639

1.63 Cr **2 BHK 1050 Sq-ft Flat** Agent Name: Noor
 See Other Charges For Sale Jaswanti Bliss, Mumbai Certified Agent [Contact Now](#)
 Trusted by Users - Genuine Listings - Market Knowledge

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS Posted on: Nov 08, '21

	Bedrooms	Bathrooms	Study Room	
	2	2	1	
	Super area	Carpet area	Loading	
	1050 sqft - ₹ 15,524/sqft	607 sqft - ₹ 26,859/sqft	42%	
Developer	Project			
Ashray Group	Jaswanti Bliss			
Transaction type	Floor	Car parking	Furnished status	
New Property	9 (Out of 12 Floors)	None	Semi-Furnished	
Get Documents Verified				

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Price Indicators


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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 1050 Sq-ft Property ID: 56354591

1.57 Cr **2 BHK 1050 Sq-ft Flat**
 See Other Charges For Sale Kurla West, Mumbai

Agent Name: Noor
 Certified Agent
 Trusted by Users · Genuine Listings · Market Knowledge [Contact Now](#)

Posted on: Nov 08, '21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms 2	Bathrooms 2	Study Room 1	
	Super area 1050 sqft 14.952/sqft	Carpet area 565 sqft 27.788/sqft	Loading 46%	
	Developer <u>Ashray Group</u>	Project <u>Jaswanti Bliss</u>		
	Transaction type New Property Get Documents Verified	Floor 9 (Out of 12 Floors)	Car parking None	Furnished status Semi-Furnished


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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 559 Sq-ft Property ID: 57643905

1.51 Cr **2 BHK 559 Sq-ft Flat**
 See Other Charges For Sale Kurla West, Mumbai

Agent Name: Vishal Kapoor
 Certified Agent
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Posted on: Nov 08, '21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms 2 See Dimensions	Bathrooms 2		
	Super area 559 sqft 27.012/sqft	Carpet area 559 sqft 27.013/sqft		
	Developer <u>Ashray Group</u>	Project <u>Jaswanti Bliss</u>		
	Transaction type New Property Get Documents Verified	Floor 5 (Out of 12 Floors)	Car parking 1 Covered	Furnished status Unfurnished


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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 559 Sq-ft Property ID: 55433963

1.58 Cr **2 BHK 559 Sq-ft Flat**
 For Sale Kurla West, Mumbai

Builder
 **Ashray Group** [Contact Now](#)

Posted on: Nov 07, '21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	BUILDER DETAILS
	Bedrooms 2	Bathrooms 2		
	Carpet area 559 sqft 28.265/sqft			
	Developer <u>Ashray Group</u>	Project <u>Jaswanti Bliss</u>		
	Status Under Construction	Possession by Mar '24	Transaction type New Property Get Documents Verified	Car parking 1 Covered

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Price Indicators Projects nearby Locality

commonfloor.com Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Central Suburbs > Kurla West > Ongoing Projects > Ojas Cornerstone

Ojas Cornerstone

By: SB GROUP in Kurla West

₹1.14 Cr onwards

OVERVIEW LOCATION BUY RENT

Gallery

BHK
1, 2 BHK

Area
474 - 698 sq.ft.
(44.04 - 64.85 sq.m)

Possession
Jun-2022 (Ongoing)

Price Range
₹ 1.14 Cr - 1.68 Cr

Property Type
Apartment

Launched Date
Apr-2019

REPA ID [PS1800017746 WEBSITE LINK](#)

HOUSING.COM Buy in Mumbai Kurla West + Add Download App List P

Home / Mumbai / Kurla West / 2 BHK Apartment

2 BHK Apartment ₹1.68 Cr EMI starts at 83,41K

Corner stone - Hallow Pul, Kurla West, Mumbai

21.00 K/sq.ft

Contact Seller

No Property Images Available

Request Photos

800 sq.ft Build Up Area 21.00 K/sq.ft Avg. Price 2 BHK Configuration 31st Oct. 2021 Possession status Higher of 9 floors East Facing Semi Furnished Furnishing

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help Sign In My Activity Post Property FREE

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sion > 2 BHK Flats for Sale in Sion > 615 Sq-ft

Property ID: 57130111

1.47 Cr **2 BHK 615 Sq-ft Flat**

See Other Charges For Sale Sion, Mumbai

Agent Name: Gurcharan Kaur... Certified Agent

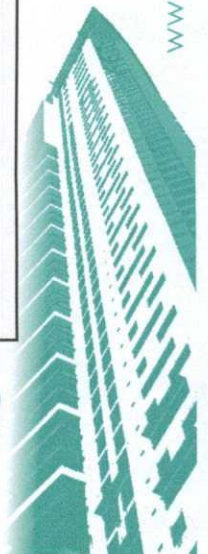
Trusted by Users Genuine Listings Market Knowledge

Contact Now

Posted on: Nov 08, '21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms 2 See Dimensions	Bathrooms 2	Super area 615 sqft ₹ 23,902/sqft	Carpet area 615 sqft ₹ 23,902/sqft
	Developer Zeus Housing & Construction Ltd.	Project Zeus Residency	Transaction type New Property Car Documents Verified	Floor 14 (Out of 43 Floors)
			Car parking 1 Covered	Furnished status Semi-Furnished

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Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai
Kurla West
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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Meru Yojan One

Meru Yojan One


By MERU REALTY
Konkan, Match Factory Lane, Hpk Marg, Kurla West, Central Mumbai Suburbs, Mumbai

Last updated: Oct 6, 2021

₹92.25 L - 1.48 Cr | 25.00 K/sq.ft
EMI starts at 45.80 K

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

Contact Developer



1, 2 BHK Apartments
Configurations

Dec, 2024
Possession Starts

25.00 K/sq.ft
Avg. Price

369.00 sq.ft. - 593.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy in Mumbai
Kurla West
Download App
List Property

Home / Mumbai / Kurla West / 1 BHK Apartment


1 BHK Apartment

Dimkar Vive, Kurla West, Mumbai

Last updated: Sep 29, 2021

₹1.2 Cr | EMI starts at 59.56 K
25.00 K/sq.ft

Contact Seller



480 sq.ft
Build Up Area

25.00 K/sq.ft
Avg. Price

Ready to move in
Possession status

Lower
of 14 floors

Unfurnished
Furnishing

HOUSING.COM Buy in Mumbai
Kurla West
Download App
List Property

Home / Mumbai / Central Mumbai Suburbs / Kurla West / Shah Jai Shreeram...

Shah Jai Shreeram Prasanna CHSL


By SHAH ENTERPRISES
Plot No. CTS 939, 939/1 To 4 Al Kurla, Mumbai Suburbans, Central Mumbai Suburbs, Mumbai

Last updated: Oct 16, 2021

₹90.15 L - 1.19 Cr | 18.90 K/sq.ft
EMI starts at 44.76 K

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

Contact Seller



No Property Images Available

Request Photos

1, 2 BHK Apartments
Configurations

Dec, 2021
Possession Starts

18.90 K/sq.ft
Avg. Price

477.00 sq.ft. - 7700 sq.ft.

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Price Indicators Projects nearby Locality

magicbricks
Sign In My Activity
Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 1 BHK Flats for Sale in Kurla West > 650 Sq-ft Property ID: 5523057

1.35 Cr

1 BHK Flat for sale in Kurla West, Mu...

for sale in Omkar Vive, [Kurla West, Mumbai](#)

Owner
Rajesh Kumar

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: Oct 30, '21



12 photos

<p>Bedroom 1 See Dimension</p> <p>Super area 650 sqft - □ 20.769/sqft</p> <p>Developer Omkar Realtors and Developers Pvt. Ltd.</p> <p>Transaction type Resale Get Documents Verified</p>	<p>Bathroom 1</p> <p>Carpet area 535 sqft - □ 25.234/sqft</p> <p>Project Omkar Vive</p> <p>Floor 10 (Out of 14 Floors)</p> <p>Car parking 1 Open</p> <p>Furnished status Furnished</p>
--	--

magicbricks
Sign In My Activity
Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 1 BHK Flats for Sale in Kurla West > 600 Sq-ft Property ID: 57542703

1.30 Cr


1 BHK Flat for sale in omkar vive, Kur...

for sale in Omkar Vive, [Kurla West, Mumbai](#)

Owner
Yogesh Gupta

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: Oct 17, '21



8 photos

<p>Bedroom 1</p> <p>Super area 600 sqft - □ 21.667/sqft</p> <p>Developer Omkar Realtors and Developers Pvt. Ltd.</p> <p>Status Ready to Move</p>	<p>Bathrooms 2</p> <p>Project Omkar Vive</p> <p>Transaction type Resale Get Documents Verified</p> <p>Floor 4 (Out of 14 Floors)</p> <p>Car parking None</p>
--	--

magicbricks
Sign In My Activity
Post Property FREE

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kurla West > 2 BHK Flats for Sale in Kurla West > 900 Sq-ft Property ID: 59238391

1.65 Cr

[See Other Charges](#)


2 BHK 900 Sq-ft Flat

For Sale Kurla West, Mumbai

Agent
Imtiaz

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS
Posted on: Nov 08, '21



8 photos

<p>Bedrooms 2 See Dimensions</p> <p>Super area 900 sqft - □ 18.333/sqft</p> <p>Developer Omkar Realtors and Developers Pvt. Ltd.</p> <p>Status Ready to Move</p>	<p>Bathrooms 2</p> <p>Carpet area 700 sqft - □ 23.571/sqft</p> <p>Project Omkar Vive</p> <p>Transaction type New Property Get Documents Verified</p> <p>Floor 9 (Out of 14 Floors)</p> <p>Car parking 1 Cover</p>
--	---

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Price Indicators Projects nearby Locality

HOUSING.com Buy in Mumbai

Kurla West + Add

Home / Mumbai / Kurla West / 1 BHK Apartment

Last updated: Oct 20, 2021

1 BHK Apartment

Prathamesh Tarishq Residency, Vidy Vihar West, Kurla West, Mumbai

₹78.5 L EMI starts at 38,97 K

11.33 K/sq.ft.

Contact Dealer

Project Images

5 more

693 sq.ft. Build Up Area

11.33 K/sq.ft. Avg. Price

1 BHK Configuration

30th Jul. 2023 Possession status

Higher of 14 floors

Unfurnished Furnishing

commonfloor.com A Quikr Company

Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Central Suburbs > Kurla West > Ongoing Projects > Swastik Emerald

Swastik Emerald

By: Swastik Group Mumbai in Kurla West

₹82.14 L onwards

OVERVIEW LOCATION BUY RENT

Gallery

BHK: 1, 2 BHK

Area: 418 - 554 sq.ft. (38.83 - 51.47 sq.m)

Possession: Jun-2022 (Ongoing)

Price Range: ₹82.14 L - 1.22 Cr

Property Type: Apartment

RERA ID: P51800014935 WEBSITE LINK

commonfloor.com A Quikr Company

Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Central Suburbs > Kurla West > Ongoing Projects > DP Star Triveni

DP Star Triveni

By: DP Build Homes in Kurla West

₹78 L onwards

OVERVIEW LOCATION BUY (3) RENT

Gallery

BHK: 1, 2 BHK

Area: 393 - 691 sq.ft. (36.51 - 64.2 sq.m)

Possession: Jun-2023 (Ongoing)

Price Range: ₹78 L - 1.37 Cr

Property Type: Apartment

Launched Date: Mar-2019

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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 : 11.11.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.11.11 16:26:39 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

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, Sharadkumar 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 11.11.2021 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 28.10.2021. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. 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 M/s. Ashray Estates
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Hitesh Sahoo – Valuation Engineer Vinita Surve – Processing Officer
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 - 28.10.2021 Valuation Date - 11.11.2021 Date of Report - 11.11.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.10.2021
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	Attached

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not be for the purpose of limiting his responsibility for the valuation report.

Date: 11.11.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

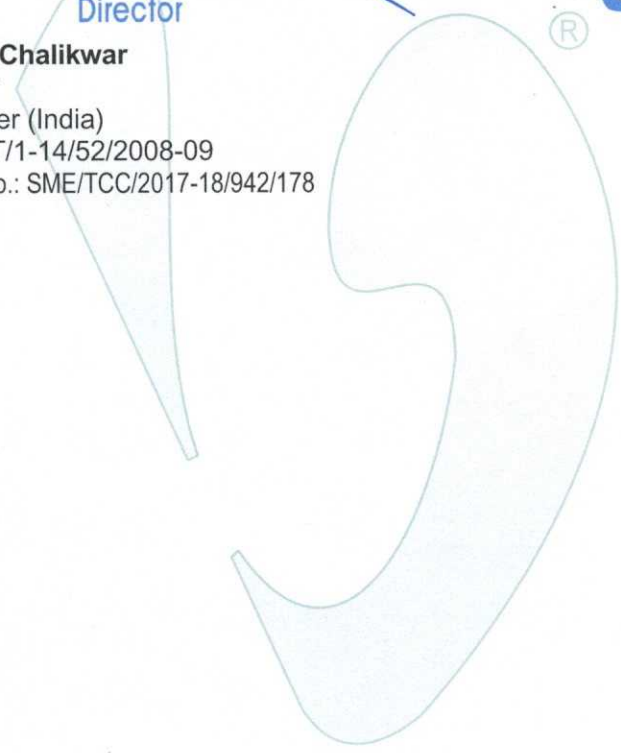
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.11.11 16:26:49 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2017-18/942/178



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th November 2021** 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. Ashray Estates**. 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. Ashray Estates**. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

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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.

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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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **11th November 2021**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: ^(R)

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.11.11 16:27:00 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

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