

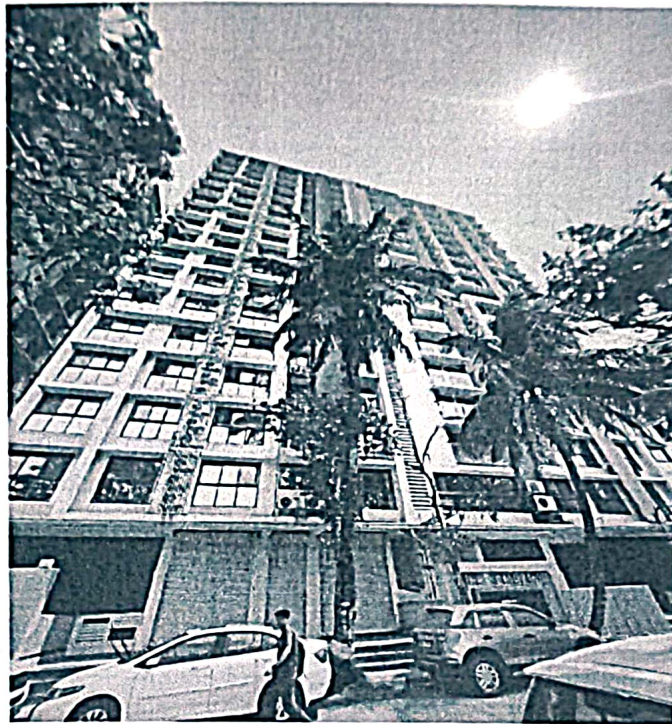
VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. TAPAS CHAMPAKLAL MEHTA

PROPERTY ADDRESS

FLAT NO. 205, 2ND FLOOR, IN THE BUILDING KNOWN AS "PLATINUM TOWER-31", D.N. NAGAR MANAS CHSL, PLOT NO. 31, IN THE MHADA LAYOUT CTS NO. 195 (PART), SURVEY NO. 106A (PART) OF VILLAGE-ANDHERI, OFF JAYPRAKASH ROAD, D.N. NAGAR, ANDHERI (W), MUMBAI-400053.



SUBMITTED TO
STATE BANK OF INDIA
R.A.C.P.C. (CHINCHPOKALI)

Sanjay S. Dalvi
REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS

Office Address: - 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031
Phone: +91-99077 78801/99877 79889
Email Id: - dalvivaluers@gmail.com

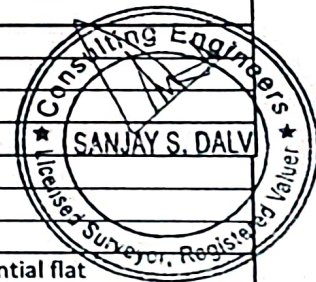
STATE BANK OF INDIA BRANCH: _____ RACPC CHINCHPOKALI BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled in by the Approved Valuer)

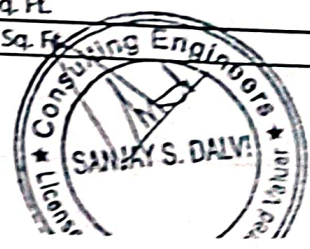
I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value for loan purpose.	
2	Date of inspection	03/03/2023	
	Date on which the valuation is made	04/03/2023	
3	List of documents produced for perusal	Copy of Agreement for Sale, Index-II, RERA Registration Certificate & Commencement Certificate	
Sr. No.	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Agreement for Sale	The Seal of The Joint Sub-Registrar Andheri No. - 2, Mumbai Suburban Dist. (Bandra)	Approval No: BDR-4/6489/11/180/2019 Dated: 28/06/2019
ii)	Copy of Index-II	The Seal of The Joint Sub-Registrar Andheri No. - 2, Mumbai Suburban Dist. (Bandra)	Approval No: 6489/2019 Dated: 28/06/2019
iii)	Copy RERA Registration Certificate	Maharashtra Real Estate Regulatory Authority	Approval No: P51800001759 Dated: 29/07/2017
iv)	Copy of Commencement Certificate	MHADA	Approval No: MH/EE/(B.P.)/GM/MHADA -105/240/2019 Dated: 07/06/2019
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)	MR. TAPAS CHAMPAKLAL MEHTA PROPERTY ADDRESS: - FLAT NO. 205, 2 ND FLOOR, IN THE BUILDING KNOWN AS "PLATINUM TOWER-31", D.N. NAGAR MANAS CHSL, PLOT NO. 31, IN THE MHADA LAYOUT CTS NO. 195 (PART), SURVEY NO. 106A (PART) OF VILLAGE-ANDHERI, OFF JAYPRAKASH ROAD, D.N. NAGAR, ANDHERI (W), MUMBAI-400053 LANDMARK: - OPPOSITE D. N. NAGAR GROUND	
5	Brief description of the property	The subject property is 1BHK residential flat Situated in Higher Middle Class Area & it is Freehold property. The property is located at approx.2.7 Km. Distance away from Andheri Railway Station.	
6	Location of property	Village-Andheri	
a)	Plot No. / Survey No.	Plot No. 31, in the MHADA Layout CTS No. 195 (Part), Survey No. 106A (Part) of Village-Andheri	
	Door No.	Flat No. 205	
	T. S. No. / Village	Village-Andheri	
	Ward / Taluka	Andheri	
	Mandal/ District	Mumbai	
f)	Date of issue and validity of layout of approved map	Documents not provide to us.	
g)	Approved map / plan issuing authority	Documents not provide to us.	
h)	Whether genuineness or authenticity of approved map/ plan is verified	Documents not provide to us.	
i)	Any other comments by our empaneled valuers on	-	
7	Postal address of the property	PROPERTY ADDRESS: - FLAT NO. 205, 2 ND FLOOR, IN THE BUILDING KNOWN AS "PLATINUM TOWER-31", D.N. NAGAR MANAS CHSL, PLOT NO. 31, IN THE MHADA	



		LAYOUT CTS NO. 195 (PART), SURVEY NO. 106A (PART) OF VILLAGE-ANDHERI, OFF JAYPRAKASH ROAD, D.N. NAGAR, ANDHERI (W), MUMBAI-400053 LANDMARK: - OPPOSITE D. N. NAGAR GROUND		
	City / Town	Andheri		
8	Area	Residential		
9	Classification of the area:			
I	High / Middle / Poor	Higher Middle Class		
II	Urban / Semi Urban / Rural	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	Under limits of MHADA/MCGM		
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA		
12	Boundaries of the property	As per the Deed	Actual	
	North	Building No. 30	Building No. 30	
	South	Building No. 32	Building No. 32	
	East	MHADA Boundary	Club One Hotel	
	West	40 Feet Road	Kashibai Mahadev Marg	
13	Latitude, Longitude & Co-ordinates of flat	19.121731	72.831488	
14	Extent of the site	NA		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	NA		
16	Whether occupied by the owner / tenant?	Not Known (Only external visit done)		
16.1	If occupied by tenant, since how long? Rent received per month.	Name	NA	
		Rent per month	NA	
		since how long	NA	
II. APARTMENT BUILDING				
1	Nature of the Apartment	Residential		
2	Location	Village-Andheri		
	CTS. / Survey/ Plot No.	Plot No. 31, in the MHADA Layout CTS No. 195 (Part), Survey No. 106A (Part) of Village-Andheri		
	Block/ Sector No./Ward No.	Flat No. 205		
	Village/ Municipality / Corporation	Under limits of MHADA/MCGM		
	Door No., Street or Road (Pin Code)	Off Jayprakash Road/400053		
3	Description of the locality Residential / Commercial /Mixed	Residential		
4	Year of Construction	2019 (As per site information)		
5	Number of Floors	Stilt + 16 Upper Residential Floors		
6	Type of Structure	RCC Frame Structure		
7	Number of Dwelling units in the building	08 Flats on each floor		
8	Quality of Construction	Good		
9	Appearance of the Building	Good		
10	Maintenance of the Building	Good		
11	Facilities Available			
	Lift	Yes, 2 Lifts		
	Protected Water Supply	Yes		
	Underground Sewerage	Yes		
	Car Parking - Open/ Covered	Yes		
	Does Compound wall exist?	Yes		
	Is pavement laid around the building	Yes		
	III FLAT			
	1	The floor on which the flat is situated	2 nd Floor	
2	Door No. of the flat	Flat No. 205		
3	Specifications of the flat	The subject property is 1BHK residential flat		



	Roof	RCC Slab
	Flooring	
	Doors	
	Windows	Internal visit not done at the time of our visit, so no
	Fittings	Unable to comments of said specification.
	Finishing	
4	Payment Receipt	Documents not provide to us.
	Assessment No.	Documents not provide to us.
	Tax paid in the name of	Documents not provide to us.
	Payment Amount	Documents not provide to us.
5	Electricity Service Connection no.	Documents not provide to us.
	Meter Card is in the name of	Documents not provide to us.
6	How is the maintenance of the flat?	Internal visit not done.
7	Sale Deed executed in the name of	MR. TAPAS CHAMPALAL MEHTA
8	What is the undivided area of land as per Sale Deed?	NA
9	What is the plinth/Built up area of the flat?	REERA Carpet Area is 28.71 Sq. Mtr. i.e. 309 Sq. Ft. (As per copy of Index-II) Built-up Area is 31.58 Sq. Mtr. i.e. 340 Sq. Ft. (As per copy of Index-II)
	As per Plan	
	As per Physical Measurements	Documents not provide to us.
	As per documents	Not possible. (Internal visit not done.)
	Area considered for the purpose of Valuation Report	REERA Carpet Area is 28.71 Sq. Mtr. i.e. 309 Sq. Ft. (As per copy of Index-II) Same is considered for the purpose of valuation report.
10	What is the floor space index (FSI) (app.)	NA
11	Is it Posh/ I class / Medium / Ordinary?	Upper Middle Class
12	Is it being used for Residential or Commercial purpose?	Residential
13	Is it Owner-occupied or let out?	Not Known (Internal visit not done)
14	If rented, what is the monthly rent?	Not Applicable
IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	The subjected property is in good locality & all amenities available in nearby said property.
3	Any negative factors are observed which affect the market value in general?	No
	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.35,000/- to Rs.40,000/- per Sq. Ft. on REERA Carpet Area depending upon location & amenities available in the said project.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs.38,000/- per Sq. Ft. on REERA Carpet Area
3	Break - up for the rate	-
i)	Building + Services per Sq. Ft.	Rs.4,000/-per Sq. Ft.
ii)	Land + Others per Sq. Ft.	Rs.34,000/-per Sq. Ft.



4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	Department of Registration & Stamps Government of Maharashtra is Rs.2,36,210/- per Sq. Mtr. i.e. Rs.21,944/- per Sq. Ft. on Built-up Area for Residential Flat located at Village-Andheri.
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DIVISION / VILLAGE : ANDHERI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type	Corporation Class A			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Jaiprakash Road to the North, Link Road to the West and MHADA, D. N. Nagar Lay-Out Boundary, and Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
39	39/198	125720	236210	271640	324900	236210
C. T. S. No. 195/1, 195/10, 195/11, 195/123, 195/2/A, 195/2/B, 195/3, 195/4, 195/5, 195/6, 195/7, 195/8, 195/9, 195/98, 195pt 200, 200A, 201, 202, 203, 204, 205, 206, 805, 805C						
← Compare With Previous Year						

Particulars	Built-up Area (In Sq. Ft.)	Rate (In per Sq. Ft.)	Govt. Value (In Rs.)
Flat No.205	340	21,944/-	Rs.74,60,960/-

The Govt. Value of the said property is Rs.74,60,960/- (In words Seventy-Four Lakh Sixty Thousand Nine Hundred Sixty Only)

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate per Sq. ft.		
	Replacement cost of flat with Services (V (3)i) per Sq. ft.	Rs.4,000/- per Sq. Ft.	
	Age of the building (Approx.)	04 Years Old (As per site information)	
	Life of the building estimated	56 Years (As per proper & periodic maintenance)	
	Depreciation percentage assuming the salvage value as 5%	Rs.3,800/-	
	Depreciated Ratio of the building	5%	
b.	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	Rs.3,800/-	
	Rate for Land & other V (3) ii	Rs.34,000/-	
	Total Composite Rate	Rs.37,800/-per Sq. Ft.	
VII Details of Valuation:			
Sr. No.	Description	Qty. (RERA Carpet Area)	Estimated Value in Rs.
1	Present value of the flat	309 Sq. Ft. (As per copy of Index-II)	Rs.1,16,80,200/-
2	Car Parking		0
3	Wardrobes		0
4	Showcases		0
5	Kitchen Arrangements		0
6	Superfine Finish		0
7	Interior Decorations		0
8	Electricity deposits / electrical fittings, etc.,		0
9	Extra collapsible gates / grill works etc.,		0
10	Potential value, if any		0
11	Others		0
	Total		Rs.1,16,80,200/-
12	Insurable Value in Rs.	Built-up Area	Cost of Construction



13	Rental Value In Rs.	340 Sq. Ft.	Rs.3,800/-	Rs.12,000/- Rs.30,000/- per month
(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Cost Approach and Cost Approach) to valuation of property and indicate how the value has been arrived supported by necessary calculation. Also, such aspects as impending threat of acquisition by government road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea coast/ tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).				
Photograph of owner/representative with property in background to be enclosed.				
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites				
As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with a fore said specifications is Rs.				Rs.1,16,80,200/-
Remarks: 1. We have released report on the basis of provided documents i.e. Copy of Agreement for Sale, Index-II, RERA Registration Certificate & Commencement Certificate. 2. Property Inspected by Mr. Kaustuk. 3. At the time of our visit, only external visit done.				
Place:		Mumbai	Date	04/03/2023
		Signature (Name and Official Seal of the Approved Valuer)		
For Bank Use 				
The undersigned has inspected the property detailed in the Valuation Report dated: 04/03/2023, WA No. 04/03/2023, and is satisfied that the Fair Market Value of the property is Rs.1,16,80,200/- (In words One Crore Five Lakh Twelve Thousand Eighty Two Hundred Only)				
The Realizable Value of the property is Rs.1,05,12,180/- (In words One Crore Five Lakh Twelve Thousand One Hundred Eighty Only) (90% of Market Value)				
The Distress Value of the property is Rs.93,44,160/- (In words Ninety-Three Lakh Forty-Four Thousand One Hundred Sixty Only) (80% of Market Value)				
The Govt. Value of the property is Rs.74,60,960/- (In words Seventy-Four Lakh Sixty Thousand Nine Hundred Sixty Only)				
The Rental Value of the property is Rs.30,000/- per month (In words Thirty Thousand Only)				
The Insurable Value of the property is Rs.12,92,000/- (In words Twelve Lakh Ninety-Two Thousand Only)				
Date		04/03/2023		
		Signature (Name of the Branch Manager with office Seal)		
Enclose: TO BE OBTAINED FROM VALUERS ALONG WITH THE VALUATION REPORT 1. Declaration-cum-undertaking from the valuer (Annexure-I) 2. Model code of conduct for valuer (Annexure II)				
Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING (Annexure-I)				
I, Mr. Sanjay S. Dalvi son of Mr. Shrikant Dalvi do hereby solemnly affirm and state that:				
1	I am a citizen of India			
2	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.			
3	The information furnished in my valuation report dated is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.			
4	I have personally inspected the property on the work is not subcontracted to any other valuer and carried out by myself.			
5	Valuation report is submitted in the format as prescribed by the Bank.			
6	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.			

- 7 // have not been removed/d
- 8 // have not been convicted of a
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- 10 // am not an undisch
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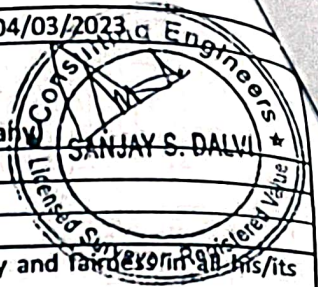
th. Income
month
for

7	I have not been removed/dismissed from service/employment earlier.
8	I have not been convicted of any offence and sentenced to a term of imprisonment.
9	I have not been found guilty of misconduct in professional capacity.
10	I have not been declared to be unsound mind.
11	I am not an undischarged bankrupt or have not applied to be adjudicated as a bankrupt.
12	I am not an undischarged insolvent.
13	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.
14	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
15	My PAN Card number/Service Tax number as applicable is
16	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
17	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
18	I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 7041 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.
19	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.
20	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)
21	I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
22	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
23	My CIBIL Score and credit worthiness is as per Bank's guidelines.
24	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
25	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
26	Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment
1	background information of the asset being valued;	The subject property is 1BHK Residential Flat
2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India CHINCHPOKALI BRANCH
3	identity of the valuer and any other experts involved in the valuation;	Self
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of Appointment-03/03/2023 Valuation date-04/03/2023 Date of Report-04/03/2023
6	inspections and/or investigations undertaken;	Physically site verified.
7	nature and sources of the information used or relied upon;	Surrounding locality, Present Market condition & our judgment.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate
9	restrictions on use of the report, if any;	For said purpose only.
10	major factors that were taken into account during the valuation;	Present Market Inquiries, Area of flat & condition
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

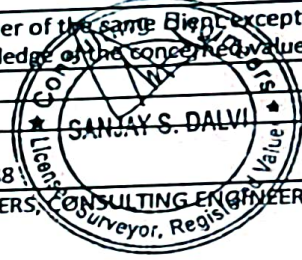


Place:	Mumbai	Date	04/03/2023
Signature (Name of the Approved Valuer and Seal of the Firm / Company)		SANJAY S. DALVI	
(Annexure-II)			
MODEL CODE OF CONDUCT FOR VALUERS			
Integrity and Fairness			
1	A valuer shall, in the conduct of his/its business, follow high standards of integrity and fair dealing 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 endeavor 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		
10	A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.		
11	A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.		
Independence and Disclosure of Interest			
12	A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.		
13	A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.		
14	A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.		
15	A valuer shall wherever necessarily 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		

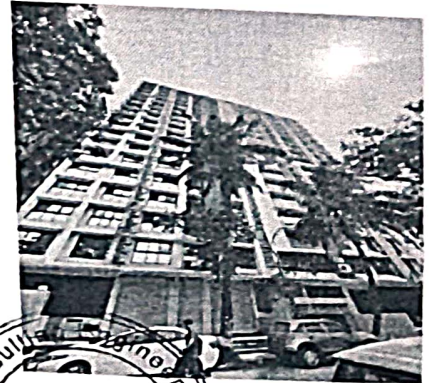
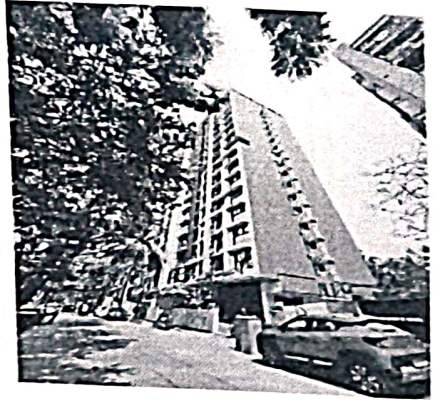
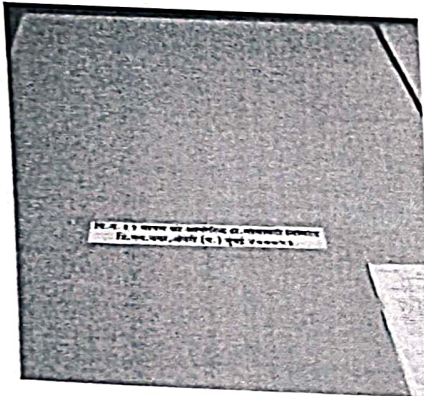
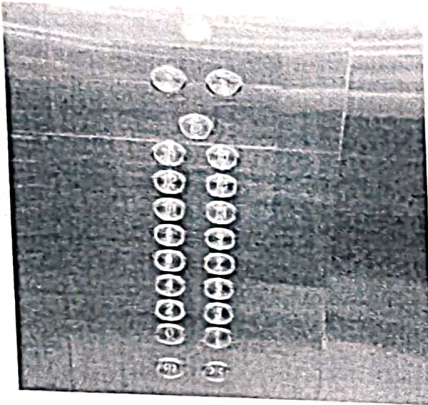
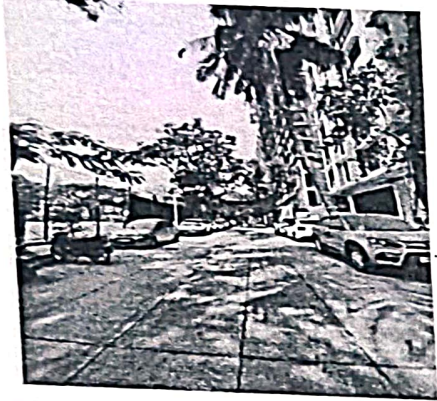




	decisions and actions.												
22	A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.												
23	A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.												
24	A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.												
	Gifts and hospitality.												
25	A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 7043 (18 of 7043).												
26	A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.												
	Remuneration and Costs.												
27	A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.												
28	A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.												
29	A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.												
30	A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.												
	Miscellaneous												
31	A valuer shall refrain from undertaking to review the work of another valuer of the same class 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.												
	<table border="1"> <tr> <td>Signature of the valuer</td> <td></td> </tr> <tr> <td>Name of the Valuer</td> <td>SANJAY S DALVI</td> </tr> <tr> <td>Registration Number</td> <td>CAT-I/378 OF 1988</td> </tr> <tr> <td>Address of the valuer</td> <td>REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031</td> </tr> <tr> <td>Place:</td> <td>Mumbai</td> </tr> <tr> <td>Date</td> <td>04/03/2023</td> </tr> </table>	Signature of the valuer		Name of the Valuer	SANJAY S DALVI	Registration Number	CAT-I/378 OF 1988	Address of the valuer	REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS 307, 3 rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031	Place:	Mumbai	Date	04/03/2023
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Date	04/03/2023												



PHOTOGRAPHS



★ ★ ★
CONSULTANTS
SATJAY S. BALVI
★ ★ ★

RATES REFERENCES

99acres

Buy | Rental | Property | Society | Landmark

Post Property

₹1.73 Cr

₹ 20,448 per sq. ft.

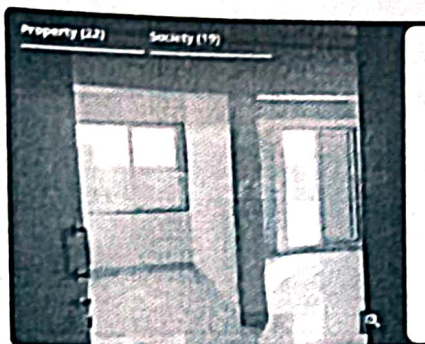
₹ 1,70,000

2BHK 2Baths

Residential Apartment for Sale
at Platinum Corp Platinum Prive, Andheri West, Mumbai

Property (22) Society (19)

Overview Society Design Details Price Trends Recommendations Articles



Area
Carpet Area: 659 sq. ft.

Price
₹ 1.73 Cr + Govt Charges & Tax
@ 38,444 per sq. ft. (approximate)

Floor Position
10th of 16 Floors

Configuration
2 Bedrooms, 2 Bath

Address
Platinum Corp Platinum Prive
Andheri West, Mumbai

Age
1 to 5 Year Old

Properties you can trust
Transacted by Platinum Corp Platinum Prive
are highly recommended from buyers.

magicbricks

Buy Rent Sell Tech & Advice What's New Property Services Blog Help

My Activity

Post Property



Overview Properties About Project Amenities Floor Plan & Units Ratings & Reviews About Locality Properties' Snapshot Price Tr

Platinum Prive

By Platinum Corp
Andheri West, Mumbai

Original Completed in Jun, 2021

Rs. 1.15 Cr - 2.95 Cr

Contact

Completed
Residence

3.8

21 reviews

Write a review

Looking for a Property in

Location

Individual Agent

commonfloor.com

Mumbai Buy Locality of Super/Residence

Post Property

Platinum Prive

By Platinum Corp in Andheri West

₹1.24 Cr onwards

Request a Call Back

Overview Location Buy Rent

Gallery



1, 2, 3, 4, 5 BHK

302-1610 sq. ft.

Jun 2022 (Ready to Move)

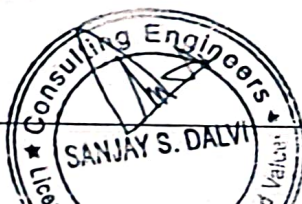
₹ 1.24 Cr - 6.63 Cr

Apartment

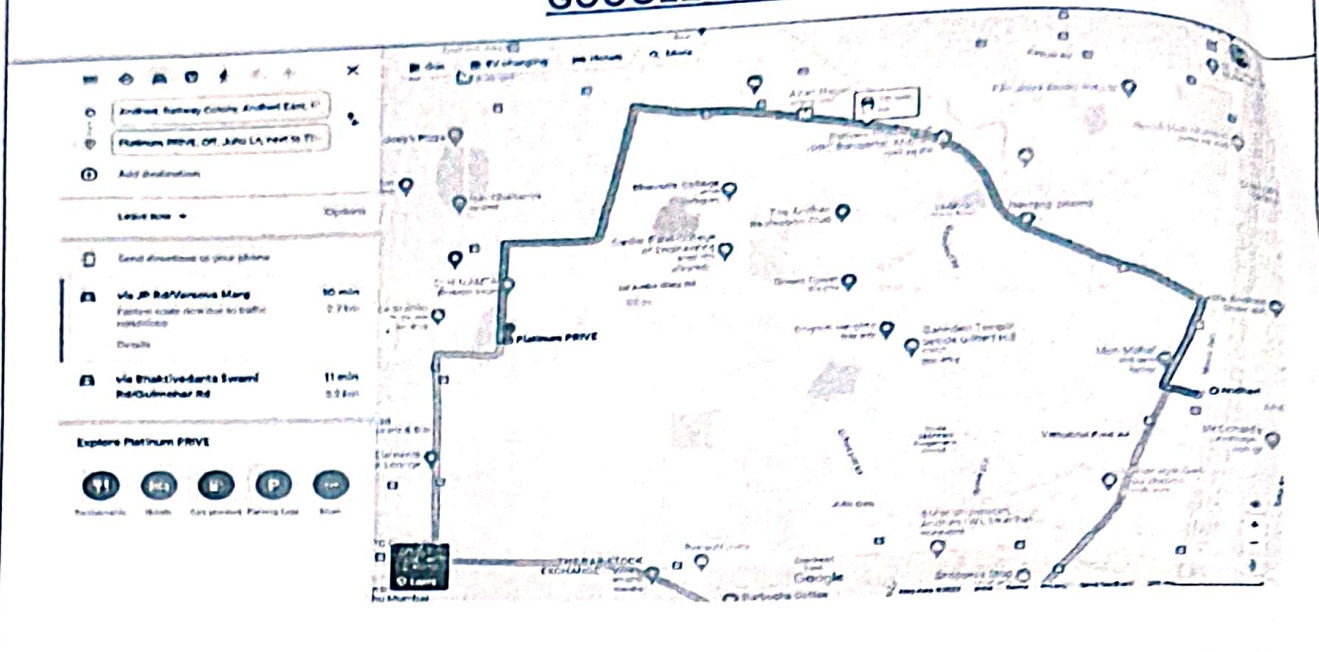
Jul-2017

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Views Tour
1 BHK Apartment	N/A	402 - 435 sq. ft.	₹ 1.24 Cr - 1.79 Cr	N/A
2 BHK Apartment	N/A	585 sq. ft.	₹ 2.39 Cr	N/A
3 BHK Apartment	N/A	759 - 912 sq. ft.	₹ 3.12 Cr - 3.74 Cr	N/A



GOOGLE MAP



SATELLITE VIEW

