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An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Woodstock Garden"**

**"Woodstock Garden"**, Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16<sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India.

**Latitude Longitude: 19°04'36.7"N 72°49'51.1"E**

## **Intended User:**

**State Bank of India**

**HLST Santacruz Branch**

1<sup>st</sup> Floor, Jeevan Seva Annex Building, LIC Complex,  
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
State - Maharashtra, Country - India.

## **Our Pan India Presence at :**

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

## **Regd. Office**

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

**+91 2247495919**

**mumbai@vastukala.co.in**

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## MASTER VALUATION REPORT OF "Woodstock Garden"

**"Woodstock Garden", Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16th Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India**

**Latitude Longitude: 19°04'36.7"N 72°49'51.1"E**

**NAME OF DEVELOPER: M/s. Woodstock Realities Pvt. Ltd.**

Pursuant to instructions from State Bank of India, HLST, Santacruz, 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 **15<sup>th</sup> November 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Woodstock Garden"**, Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16<sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India. It is about 1.6 Km. distance from Santacruz Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing 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:

<b>Name of builder</b>	<b>M/s. Woodstock Realty Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Woodstock Garden</b>	<b>P51800053552</b>
<b>Register office address</b>	<b>M/s. Woodstock Realities Pvt. Ltd.</b> Office at 7 <sup>th</sup> Floor, Plot No. C-6/E-Block, <b>"NCL Building"</b> , BKC Road, Near City Park, Bandra East, Mumbai, Pin Code – 400 051, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Amit Haran (Builder Person 9619717072) Mr. Shrawanan Nadar (Site Engineer - 9870215961)	
<b>E – mail ID AND Website</b>	<a href="mailto:woodstock@wrpl.co.in">woodstock@wrpl.co.in</a> <a href="http://www.woodstockrealities.co.in">www.woodstockrealities.co.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Main Avenue Road
On or towards South	Om Shanti Building
On or towards East	16 <sup>th</sup> Road
On or towards West	Residential Building & 17 <sup>th</sup> Road



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- Aurangabad
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- Jaipur

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

To,  
**The Branch Manager,**  
**State Bank of India**  
 HLST Santacruz Branch  
 1st Floor, Jeevan Seva Annex Building, LIC Complex,  
 S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
 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, HLST, Santacruz to assess fair market value of the property for bank loan purpose.																				
2.	a)	Date of inspection	: 15.11.2024																				
	b)	Date on which the valuation is made	: 19.11.2024																				
3.	List of documents produced for perusal																						
	1. Copy of Legal Title Report date 29.08.2023 issued by Mukesh Jain & Associates LLP Advocates.																						
	2. Copy of MAHARERA Registration Certificate of Project No. P51800053552 issued by Maharashtra Real Estate Regulatory Authority date 10.11.2023. Last Modified date 10.11.2023.																						
	3. Copy of Provisional Fire NOC No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/CFO/1/Amend dated 29.04.2023 issued by Municipal Corporation of Greater Mumbai																						
	4. Copy of Architect's Certificate date 09.10.2024 issued by AR Design Studio (As per RERA Certificate)																						
	5. Copy of CA certificate date 27.06.2024 issued by Jana Jain & Associates (As per RERA Certificate)																						
	6. Copy of Engineer's Certificate date 10.10.2024 issued by Nitin S. Desai (As per RERA Certificate)																						
	7. Copy of Height Clearance NOC No. MIAL/AO-AOS/REC/47/8338, issued by Chhatrapati Shivaji Maharaj International Airport, Mumbai date 30.08.2024.																						
	8. Copy of Affidavit cum Declaration from M/s. Woodstock Realities Pvt Ltd																						
	9. Copy of Commencement Certificate No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/FCC/1/New date 14.05.2021 issued by Municipal Corporation of Greater Mumbai.																						
	<table border="1"> <tr> <td>Issue On : 28 May 2024</td> <td>Valid Upto : 30 Oct 2024</td> </tr> <tr> <td>Application Number :</td> <td>P-7474/2021/(624/2)/H/W Ward/BANDRA-G/FCC/1/New</td> </tr> <tr> <td>Remark :</td> <td></td> </tr> <tr> <td colspan="2">Further CC up to top of 14th floor i.e. height up to 49.15 mtr. AGL, as per approved plan dated 08/05/2024.</td> </tr> <tr> <td colspan="2">Note :-</td> </tr> <tr> <td colspan="2">1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.</td> </tr> <tr> <td colspan="2">2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.</td> </tr> <tr> <td colspan="2">3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.</td> </tr> <tr> <td colspan="2">4) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site.</td> </tr> <tr> <td colspan="2">5) Work of 14th floor shall be commenced only after the Height verification from MIAL.</td> </tr> </table>			Issue On : 28 May 2024	Valid Upto : 30 Oct 2024	Application Number :	P-7474/2021/(624/2)/H/W Ward/BANDRA-G/FCC/1/New	Remark :		Further CC up to top of 14th floor i.e. height up to 49.15 mtr. AGL, as per approved plan dated 08/05/2024.		Note :-		1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.		2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.		3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.		4) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site.		5) Work of 14th floor shall be commenced only after the Height verification from MIAL.	
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	10. Copy of Amended Plan Approval Letter No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/337/1/Amend date																						



	08.05.2024 issued by Municipal Corporation of Greater Mumbai		
	11. Copy of Approved Plan No. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05)		
	<b>Approved upto:</b>		
	<b>Building</b>	<b>Number of Floors</b>	
	<b>Woodstock Garden</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</b>	
	Project Name (with address & phone nos.)	: <b>“Woodstock Garden”</b> , Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16 <sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India	
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Woodstock Realities Pvt. Ltd.</b>  <b>Address:</b> Office at 7 <sup>th</sup> Floor, Plot No. C-6/E-Block, “NCL Building”, BKC Road, Near City Park, Bandra East, Mumbai, Pin Code – 400 051, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Amit Haran (Builder Person 9619717072) Mr. Shrawanan Nadar (Site Engineer - 9870215961)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	<b>About "Woodstock Garden" Project:</b> For those looking to buy a residential property, here comes one of the choicest offerings in Western Mumbai, at Santacruz West. Brought to you by Woodstock Realities Private Limited, Woodstock Gardens is among the newest addresses for homebuyers. This is a new launch project right now, and is expected to be delivered by Oct, 2026. It has a variety of options to choose from that too in a varied budget range. Woodstock Gardens Western Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800053552.		
	<b>TYPE OF THE BUILDING:</b>		
	<b>Building</b>	<b>Number of Floors</b>	
	<b>Woodstock Garden</b>	<b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</b>	
	<b>LEVEL OF COMPLETEION:</b>		
	<b>Building</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
	<b>Woodstock Garden</b>	<b>RCC work upto 7<sup>th</sup> floor slab is completed. Brick work upto 4<sup>th</sup> floor is in progress.</b>	<b>27%</b>

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date is <b>31<sup>st</sup> October - 2026 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs			
<b>PROPOSED PROJECT AMENITIES:</b>			
➤ Italian Marble flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Garden			
➤ Jogging Track			
➤ Fitness Centre			
➤ Yoga Area			
➤ Indoor Games			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 624/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 624/2 of Village – Bandra-G
	d) Ward / Taluka	:	Ward – H/W
	e) Mandal / District	:	Mumbai District
7.	Postal address of the property	:	<b>“Woodstock Garden”</b> , Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16 <sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India
8.	City / Town	:	Santacruz (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Bandra - G
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.
13a.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>
			<b>As per Site</b>

	North	Main Avenue	Main Avenue	Main Avenue Road
	South	On Shanti CHS Ltd	On Shanti CHS Ltd	Om Shanti Building
	East	16 <sup>th</sup> Road	16 <sup>th</sup> Road	16 <sup>th</sup> Road
	West	Vrindawan CHS Ltd.	Vrindawan CHS Ltd.	Residential Building & 17 <sup>th</sup> Road
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°04'36.7"N 72°49'51.1"E	
14.	Extent of the site		: Plot area – 1469.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 1469.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
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. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05) <b>Approved upto:</b>	
			<b>Building</b>	<b>Number of Floors</b>
			<b>Woodstock Garden</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</b>
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	

12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.20 Mtr. Wide 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 1469.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report									
	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)	:	₹ 3,64,560.00 per Sq. M. for Residential ₹ 1,83,640.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1469.90</td> <td>183640</td> <td>26,99,32,436.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1469.90	183640	26,99,32,436.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1469.90	183640	26,99,32,436.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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 basement, if any	:										
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Woodstock Garden</td> <td>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Woodstock Garden	Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Podiums) + 3 <sup>rd</sup> Floor (E-Deck) + 4 <sup>th</sup> to 17 <sup>th</sup> Residential Upper Floors.	:						
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	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. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05)				
h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Woodstock Garden</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Woodstock Garden	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Podiums) + 3 <sup>rd</sup> Floor (E-Deck) + 4 <sup>th</sup> to 17 <sup>th</sup> Residential 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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
<b>4.</b>	<b>Plumbing installation</b>	
a)	No. of water closets and their type	:
b)	No. of wash basins	:
c)	No. of urinals	:
d)	No. of bath tubs	: N.A. Building Construction work is in progress



e) Water meters, taps etc.	:	
f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. P-7474 / 2021 / (624/2) / H/W-WARD / BANDRA-G DATE 08.05.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**1) Woodstock Garden:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	3 BHK	989	1088					38,08,035
2	402	4	2 BHK	720	792					27,72,847
3	403	4	1 BHK	446	491					17,16,908
4	404	4	2 BHK	635	698					24,42,979
5	501	5	3 BHK	989	1088					38,08,035
6	502	5	Duplex	1244	1369					47,89,785
7	503	5	2 BHK	635	698					24,43,788
8	504	5	2 BHK	635	698					24,42,979
9	601	6	3 BHK	989	1088					38,08,035
10	602	6	3 BHK	988	1087					38,05,148
11	603	6	2 BHK	635	698					24,43,788
12	604	6	2 BHK	635	698					24,42,979
13	701	7	4 BHK	1986	2184					76,44,714
14	703	7	2 BHK	635	698					24,43,788
15	704	7	2 BHK	635	698					24,42,979
16	801	8	3 BHK	989	1088					38,08,035
17	802	8	3 BHK	988	1087					38,05,148
18	803	8	2 BHK	635	698					24,43,788
19	804	8	2 BHK	635	698	50600	3,21,07,724	3,53,18,496	88500	24,42,979
20	901	9	3 BHK	989	1088					38,08,035
21	902	9	3 BHK	988	1087					38,05,148
22	903	9	2 BHK	635	698					24,43,788
23	904	9	2 BHK	635	698	50750	3,22,02,905	3,54,23,196	88500	24,42,979
24	1001	10	3 BHK	989	1088					38,08,035
25	1002	10	3 BHK	988	1087					38,05,148
26	1003	10	4 BHK	1399	1539					53,85,303
27	1101	11	3 BHK	1150	1265	51050	5,86,97,801	6,45,67,581	161500	44,26,769
28	1102	11	3 BHK	1150	1265	51050	5,87,09,032	6,45,79,935	161500	44,27,616
29	1103	11	2 BHK	694	763	51050	3,54,15,427	3,89,56,970	97500	26,70,899
30	1104	11	2 BHK	696	765	51050	3,55,14,464	3,90,65,910	97500	26,78,368

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
31	1201	12	3 BHK	1150	1265	51200	5,88,70,272	6,47,57,299	162000	44,26,769
32	1202	12	3 BHK	1150	1265	51200	5,88,81,536	6,47,69,690	162000	44,27,616
33	1203	12	2 BHK	696	765	51200	3,56,29,568	3,91,92,525	98000	26,79,177
34	1204	12	2 BHK	696	765	51200	3,56,18,816	3,91,80,698	98000	26,78,368
35	1301	13	3 BHK	1150	1265	51350	5,90,42,744	6,49,47,018	162500	44,26,769
36	1302	13	3 BHK	1150	1265	51350	5,90,54,041	6,49,59,445	162500	44,27,616
37	1303	13	2 BHK	694	763	51350	3,56,23,549	3,91,85,904	98000	26,70,899
38	1304	13	2 BHK	696	765	51350	3,57,23,168	3,92,95,485	98000	26,78,368
39	1401	14	3 BHK	1150	1265	51500	5,92,15,215	6,51,36,737	163000	44,26,769
40	1402	14	3 BHK	1150	1265	51500	5,92,26,545	6,51,49,200	163000	44,27,616
41	1403	14	2 BHK	696	765	51500	3,58,38,335	3,94,22,169	98500	26,79,177
42	1404	14	2 BHK	696	765	51500	3,58,27,520	3,94,10,272	98500	26,78,368
43	1501	15	3 BHK	1150	1265	51650	5,93,87,687	6,53,26,455	163500	44,26,769
44	1502	15	3 BHK	1150	1265	51650	5,93,99,050	6,53,38,954	163500	44,27,616
45	1503	15	2 BHK	694	763	51650	3,58,31,671	3,94,14,838	98500	26,70,899
46	1504	15	2 BHK	696	765	51650	3,59,31,872	3,95,25,059	99000	26,78,368
47	1601	16	3 BHK	1150	1265	51800	5,95,60,158	6,55,16,174	164000	44,26,769
48	1602	16	3 BHK	1150	1265	51800	5,95,71,554	6,55,28,709	164000	44,27,616
49	1603	16	2 BHK	696	765	51800	3,60,47,102	3,96,51,812	99000	26,79,177
50	1604	16	2 BHK	696	765	51800	3,60,36,224	3,96,39,846	99000	26,78,368
51	1701	17	3 BHK	1150	1265	51950	5,97,32,630	6,57,05,892	164500	44,26,769
52	1702	17	3 BHK	1150	1265	51950	5,97,44,059	6,57,18,464	164500	44,27,616
<b>Total</b>				<b>47106</b>	<b>51816</b>		<b>1,32,24,40,665</b>	<b>1,45,46,84,732</b>		<b>18,13,56,291</b>

### Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	2 BHK - 14 3 BHK - 14	28	25711	28282	1,32,24,40,665.00	1,45,46,84,732.00
Land Owner's Share	1 BHK - 01 2 BHK - 10 3 BHK - 10 4 BHK - 02 Duplex - 01	24	21395	23534	-	-
<b>Total</b>		<b>52</b>	<b>47106</b>	<b>51816</b>	<b>1,32,24,40,665.00</b>	<b>1,45,46,84,732.00</b>

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>1,32,24,40,665.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,45,46,84,732.00</b>
<b>Cost of Construction (Total Built up area x Rate) 51816 Sq. Ft. x ₹ 3500.00</b>	<b>18,13,56,210.00</b>

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
<b>27</b>	<b>51816</b>	<b>18,13,56,210.00</b>	<b>4,89,66,198.00</b>

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	

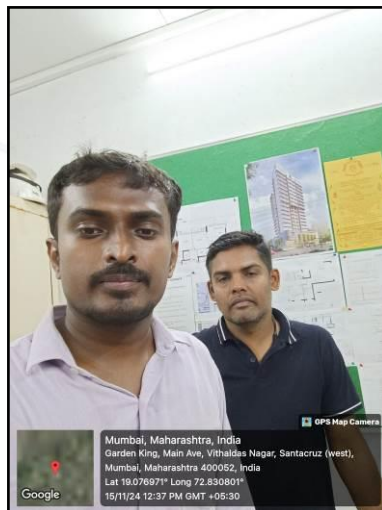
**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,32,24,40,665.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,45,46,84,732.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 48,500.00 to ₹ 52,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 50,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

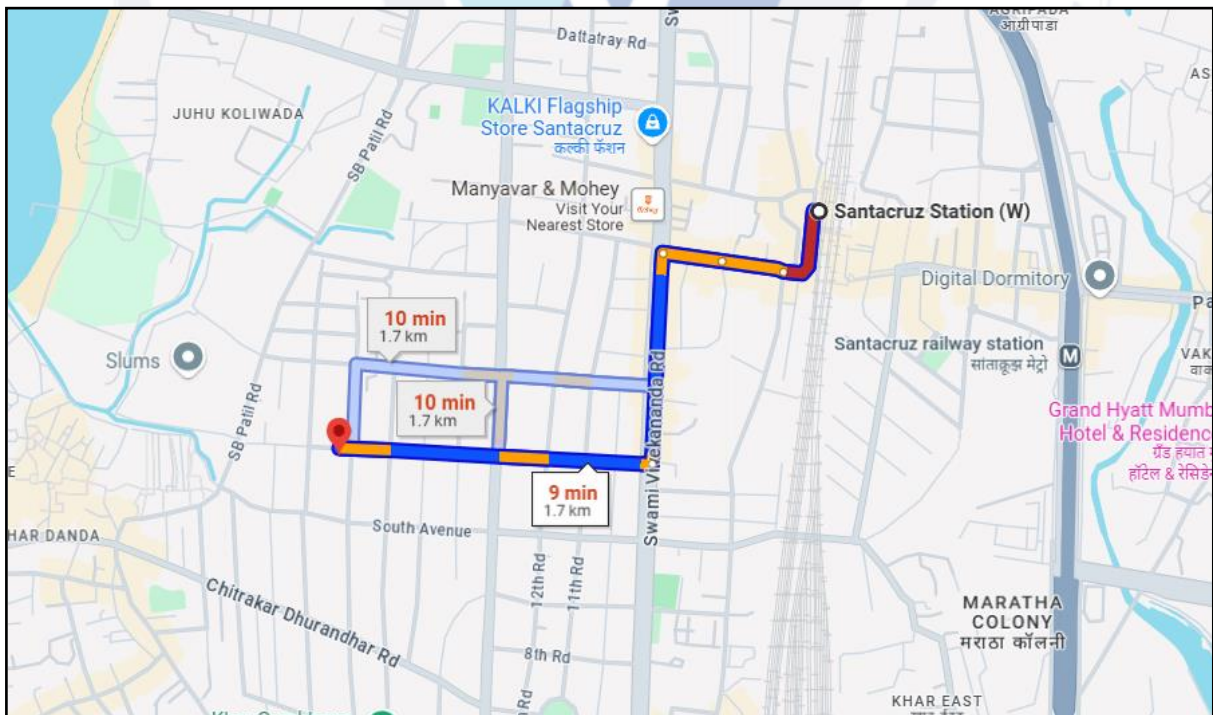
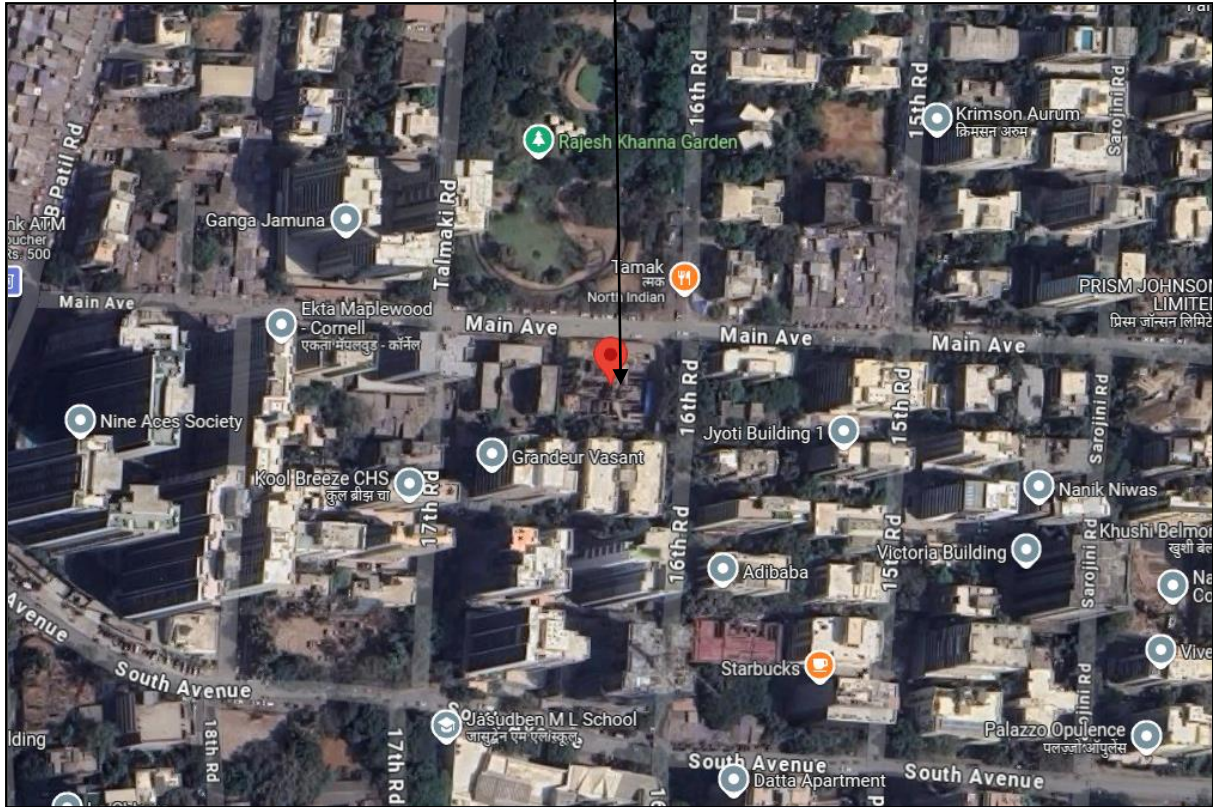


## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°04'36.7"N 72°49'51.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Santacruz – 1.6 Km.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
26/158-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गावाची सीमा	183640	364560	419250	455710	364560	चौ. मीटर	सि.टी.एस. नंबर

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
12454/2024	23.07.2024	6,16,00,000.00	114.00	1232	50,000.00

गावाचे नाव : बांद्रा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	61600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	54318164.04
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.1503 मजला, विंग ए, फेअर फिल्ड बिल्डिंग, जंक्शन ऑफ एस व्ही रोड आणि आर मिशन रोड, सांताक्रूझ पश्चिम, मुंबई 400054.-----सदनिकेचे क्षेत्र 1176 चौ रेरा कार्पेट व बाल्कनी क्षेत्र 56 चौ फुट अशाप्रकारे सदनिकेचे एकूण क्षेत्र 12 फुट कार्पेट. -----सोबत 3 कार पार्किंग -----बाकी वर्णन दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : G/515 ; ) )
(5) क्षेत्रफळ	125.94 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. एस रहेजा स्पेसेस एल एल पी चे भागीदार रामकृष्ण एस रहेजा तर्फे मुखत्यार व प्रकाश करकेरा वय:- पत्ता:- प्लॉट नं. 61, माळा नं. -, इमारतीचे नाव: रहेजास, बखार पश्चिम, मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-ADLFS6755L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राम लक्ष्मण लालवानी वय:-38; पत्ता:- प्लॉट नं: 201, माळा नं. -, इमारतीचे नाव: टॉवर, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: जे. के. मेहता मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-ACXPL1258J 2): नाव:- नम्रता लालवानी वय:-38; पत्ता:- प्लॉट नं: 201, माळा नं. -, इमारतीचे नाव: बाला टॉवर, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: जे. के. मेहता मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AMGPD6002P
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12454/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3696000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	



**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
12438/2024	23.07.2024	5,85,00,000.00	107.00	1148.00	50,958.00

गावाचे नाव : बांद्रा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	58500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	50877446.76
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रं. 1302,13 वा हॉबिटेबल मजला, नव किरन बिल्डींग, रामक्रिष्ण मिशन मार्ग, सांताक्रुझ पश्चिम, मुंबई-400054. -----सदनिकेचे क्षेत्र 1148 चौ. फूट रेरा कार्पेट ----- सोबत 3 कार पार्किंग-----बाकी वर्णन दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : G/624/7 ; ) )
(5) क्षेत्रफळ	117.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.ओम डेव्हलपर्स चे भागीदार सुधीर पारीख - वय:- पत्ता:-प्लॉट नं: -, माळा नं: 7 वा मजला , इमारतीचे नाव: सिद्राह, ब्लॉक नं: खार पश्चिम, मुंबई , रोड नं: 110 एस.व्ही. रोड , महाराष्ट्र, MUMBAL. पिन कोड:-400052 पॅन नं:-AAXFA5212F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकुर पारिख वय:-40; पत्ता:-प्लॉट नं: 8, माळा नं: 4 था मजला , इमारतीचे नाव: चामुण्डा कृपा , ब्लॉक नं: सांताक्रुझ पश्चिम, मुंबई , रोड नं: कॉटेज लेन , महाराष्ट्र, MUMBAL. पिन कोड:-400054 पॅन नं:-BHYPP6789D 2): नाव:-नित्या अंकुर पारिख वय:-41; पत्ता:-प्लॉट नं: 8, माळा नं: 4 था मजला , इमारतीचे नाव: चामुण्डा कृपा , ब्लॉक नं: सांताक्रुझ पश्चिम, मुंबई , रोड नं: कॉटेज लेन , महाराष्ट्र, MUMBAL. पिन कोड:-400054 पॅन नं:-BHVPS4279Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12438/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3510000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

## Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13513/2024	29.07.2024	5,85,00,000.00	113.00	1219	47,990.00

गावाचे नाव : बांद्रा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	58500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	52511586.96
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र 1202, माळा नं: 12 वा मजला, इमारतीचे नाव: सम्राट को ऑप ही सो ली, ब्लॉक नं: जुहू रोड, रोड : सांताक्रुझ पश्चिम मुंबई 400054, इतर माहिती: सदनिकेचे क्षेत्रफळ 1219 चौ फूट रेरा कार्पेट एरिया.. सोबत 2 कार पार्किंग स्पेस नं 6 आणि 7( ( C.T.S. Number : G-92 ; ) )
(5) क्षेत्रफळ	124.61 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रणव कंसूक्वन्स प्रा ली चे संचालक प्रणव किरण आशर तर्फे मुखत्यार सिद्धेश सुभाष शिंदे वय:-24 पत्ता:-प्लॉट नं: ऑफिस नं 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: डी एल एच पार्क, ब्लॉक नं: एम टी एन एल जवळ एस व्ही रोड, रोड नं: गोरगांव पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAECP0580F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित अरुणकुमार सुरेका वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र 1701, माळा नं: 17 वा मजला, टॉवर डी, इमारतीचे नाव: ओमकार अल्टा मोटे , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, शांताराम तलाव जवळ, रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BJLPS3038P
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13513/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3510000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला असेल:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	housing.com	860.00	4,42,00,000.00	51,395.00

HOUSING.COM Buy In Mumbai Download App List Property Free Saved

Santacruz West + Add

945 sq.ft  
Built Up Area

₹46.77 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Jul, 2025  
Possession status

Middle of 17 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

**Property Location**  
Ruparel Panache, Railway Colony, Santacruz West, Mumbai

**Around This Property**

**School**  
Podar International School  
1 min (0.4 km)

**Hospital**  
Benz Hospital  
1 min (0.7 km)

View more on Maps

Awesomel Nice neighborhood around

**Contact Seller**  
GRANDHOMES  
HOUSING EXPERT  
+9191366.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?\*

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

**Property Overview**

Project Name <u>Ruparel Panache</u>	Brokerage No Charge <a href="#">Access Zero Brokerage Properties &gt;</a>
Price ₹4.42 Cr	Carpet Area 860 sq.ft
Bedrooms 2	Bathrooms 2

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
3 BHK	99acres.com	1200.00	6,40,00,000.00	53,333.00

99acres
Buy ▾ | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 3 BHK Flats in Santacruz West > 10 to 20 Cr

**₹6.4 Cr** @ 53,333 per sq.ft.  
Estimated EMI ₹5,11,171

**3BHK 3Baths**  
Flat/Apartment for Sale  
In Arkade Aura, Santacruz West, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

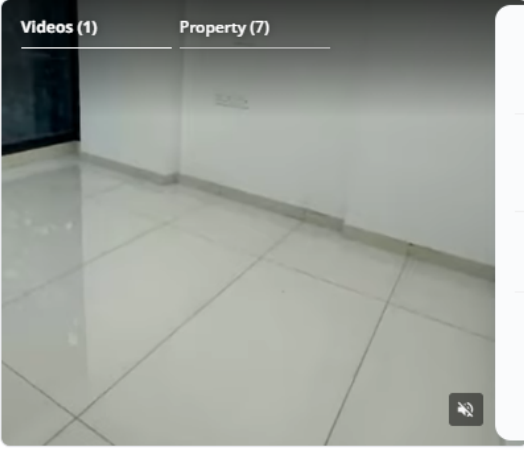
**Island Properties**  
FEATURED DEALER | Member Since Sep, 2024

Contact Dealer **FREE**

Under Construction Property | Posted on Sep 20, 2024

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Articles >

**Videos (1)** | **Property (7)**



**Area**  
Carpet area: 1200 sq.ft. (111.48 sq.m.)

**Configuration**  
3 Bedrooms, 3 Bathrooms, No Balcony

**Price**  
₹ 6.4 Crore+ Govt Charges & Tax @ 53,333 per sq.ft. (Negotiable)

**Address**  
Arkade Aura  
Santacruz West, Mumbai

**Floor Number**  
7<sup>th</sup> of 14 Floors


**Facing**  
West

**Overlooking**  
Main Road

**Possession in**  
Within 6 months

**Places nearby** Santacruz West, Mumbai View All (50)

**Why you should consider this property?**




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Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	99acres.com	674.00	3,30,00,000.00	48,960.00

99acres


Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 2 BHK Flats in Santacruz West Posted on Nov 18, 2024 | Under Construction

₹3.3 Cr

@ 48,961 per sq.ft.  
Estimated EMI ₹2,63,572

2BHK 2Baths

Flat/Apartment for Sale  
in Paradigm Artteza, Santacruz West, Mumbai

Contact Dealer FREE  
Shortlist

RERA STATUS REGISTERED | Registration No: P51800030554 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
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Society Reviews
Locality Reviews >

**Property (0)**   **Society (14)**

**Area**

Carpet area: 674 sq.ft. (62.62 sq.m.)

**Price**

₹ 3.3 Crore+ Govt Charges & Tax  
@ 48,961 per sq.ft. (All inclusive, Negotiable)

**Floor Number**

7<sup>th</sup> of 10 Floors

**Overlooking**

Pool, Park/Garden

**Configuration**

2 Bedrooms, 2 Bathrooms, No Balcony with Others

**Address**

Paradigm Artteza  
Santacruz West, Mumbai

**Facing**

East

**Possession in**

Within 6 months

**Places nearby** View All (6)

Santacruz West, Mumbai

Acme Mall

Western Express Highway

Sadhna High School

SNDT Women's University

Sarla Hospital & ICU

**Why you should consider this property?**

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UJ 120 MH2010 PTC23789

## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
3 BHK	99acres.com	1185.00	5,92,00,000.00	49,960.00

99acres
Post property FREE!

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 3 BHK Flats in Santacruz West > 10 to 20 Cr

₹5.92 Cr

@ 49,957 per sq.ft.

Estimated EMI ₹4,72,833

3BHK 3Baths

Flat/Apartment for Sale

in Ruparel Panache, Bajaj Wadi, Santacruz West, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

B.KANDHARI PROPERTIES LLP

Hiren Dave

FEATURED DEALER | Member Since Jan, 2022

Contact Dealer FREE

Under Construction Property | Posted on Oct 14, 2024

Overview
Dealer Details
Price Trends
Locality Reviews
Recommendations
Article >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 1185 sq.ft. (110.09 sq.m.)

Price

₹ 5.92 Crore+ Govt Charges & Tax @ 49,957 per sq.ft.

Floor Number

14<sup>th</sup> of 17 Floors

Overlooking

Park/Garden,Club,Main Road

Configuration

3 Bedrooms , 3 Bathrooms, 3+ Balconies with Servant Room

Address

Ruparel Panache, Bajaj Wadi Santacruz West, Mumbai

Facing

West

Possession in

Within 6 months

Places nearby

Santacruz West, Mumbai View All (50)

P Milan International

L Mahalaxmi Mandir

A Axis bank ATM

H Mangal Multispeciality Hospital

D Dr Jayant Doshi

S S

Why you should consider this property?

Key Highlights

✓ Private Garden

✓ Surya Hospitals Nearby

✓ Podar International School Nearby

✓ Gated Society

[View 10 More →](#)

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Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC2017/19

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
4 BHK	99acrs.com	1400.00	7,50,00,000.00	53,570.00

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 4 BHK Flats in Santacruz West > 10 to 20 Cr | Posted on Nov 08, 2024 | Ready to move

**₹7.5 Cr** @ 53,571 per sq.ft. | **4BHK 4Baths**  
 Flat/Apartment for Sale  
 in Vaswani Sea Garden View, Santacruz West, Mumbai

**Estimated EMI ₹5,99,028** | **Contact Dealer FREE** | **Shortlist**

**RERA STATUS** NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

**Overview** | Society | Dealer Details | Price Trends | Society Reviews | Locality Reviews >

**Videos (1)** | **Property (11)** | **Society (1)**

- Area**: Carpet area: 1400 sq.ft. (130.06 sq.m.)
- Configuration**: 4 Bedrooms, 4 Bathrooms, No Balcony with Others
- Price**: ₹ 7.5 Crore+ Govt Charges & Tax @ 53,571 per sq.ft. [View Price Details](#)
- Address**: Vaswani Sea Garden View, Santacruz West, Mumbai
- Floor Number**: 8<sup>th</sup> of 13 Floors
- Facing**: West
- Overlooking**: Main Road, Others
- Property Age**: 5 to 10 Year Old

**Places nearby** (801, Santacruz West, Mumbai) | [View All \(50\)](#)

- Shri Dandeshwar Shankar Mandir
- Hdfc bank ATM
- Axis bank ATM
- Kumar Clinic Mumbai
- RG Stone Urology and L

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	99acrs.com	860.00	4,10,00,000.00	47,675.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 2 BHK Flats in Santacruz West Posted on Oct 17, 2024 | Under Construction

**₹4.1 Cr** @ 47,674 per sq.ft.  
Estimated EMI ₹3,27,469

**2BHK 2Baths**  
Flat/Apartment for Sale  
In Ruparel Panache Santacruz w , Santacruz West, Mumbai

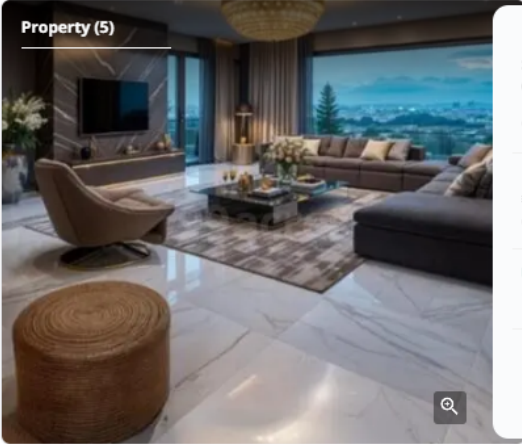
RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Locality Reviews](#) [Recomi](#)

[Contact Dealer](#) FREE

[Shortlist](#)

**Property (5)**



**Area**  
Super Built up area 950 sq.ft. (88.26 sq.m.)  
Built Up area: 900 sq.ft. (83.61 sq.m.)  
Carpet area: 860 sq.ft. (79.9 sq.m.)

**Configuration**  
2 Bedrooms , 2 Bathrooms, 1 Balcony with Others,Pooja Room  
[View Floor Plan](#)

**Price**  
₹ 4.1 Crore+ Govt Charges & Tax @ 47,674 per sq.ft.

**Address**  
Ruparel Panache Santacruz w Santacruz West, Mumbai

**Floor Number**  
10<sup>th</sup> of 17 Floors

**Facing**  
West

**Overlooking**  
Main Road

**Possession in**  
May 2025

**Places nearby** [View All \(50\)](#)

1002, Santacruz West, Mumbai

[P Milan International](#)

[M Mahalaxmi Mandir](#)


[A Axis bank ATM](#)

[M Mangal Multispeciality Hospital](#)

[D Dr Jayant Doshi](#)

[S](#)

**Why you should consider this property?**

  
**Key Highlights**

- ✓ Gated Society
- ✓ Corner Property
- ✓ Overlooking Main Road
- ✓ Vitrified Flooring

[View 8 More](#)



## Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Built up Area
3 BHK	99acrs.com	1331.00	7,30,00,000.00	54,845.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark 
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 3 BHK Flats in Santacruz West > 10 to 20 Cr

**₹7.3 Cr** @ 54,845 per sq.ft.

Estimated EMI ₹ 5,83,054

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

**3BHK 3Baths**


Flat/Apartment for Sale

In Pearl palace, Santacruz West, Mumbai

Contact Dealer FREE  
Under Construction Property | Posted on Nov 05

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

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



**Area**

Carpet area: 1331 sq.ft. (123.65 sq.m.)

**Price**

₹ 7.3 Crore+ Govt Charges & Tax @ 54,845 per sq.ft. (Negotiable)

**Floor Number**

11<sup>th</sup> of 15 Floors

**Overlooking**

Main Road

**Configuration**

3 Bedrooms , 3 Bathrooms, 2 Balconies with Servant Room

[View Floor Plan](#)

**Address**

Pearl palace  
Santacruz West, Mumbai

**Facing**

East

**Possession in**

Dec 2025

**Places nearby** Santacruz West, Mumbai View All (50)

P Milan International
A Axis bank ATM
+ Radiance Laser Vision Centre
+ Smruti Nursing Home
+ Nagvekar Eye Clinic

**Why you should consider this property?**

**Key Highlights**

✓ East Facing

✓ Close to Hospital

✓ Close to School

✓ Gated Society

[View 10 More →](#)

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	99acres.com	674.00	3,55,00,000.00	51,930.00

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 2 BHK Flats in Santacruz West

**₹ 3.5 Cr** @ 51,928 per sq.ft.  
Estimated EMI ₹ 2,79,546

**2BHK 2Baths**  
Flat/Apartment for Sale  
in Paradigm Arteza, Santacruz West, Mumbai

RERA STATUS REGISTERED | Registration No: P51800030554 | Website: <https://maharera.maharashtra.gov.in/>

ISLAND PROPERTIES  
**Island Properties**  
FEATURED DEALER | Member Since Sep, 2024

Contact Dealer FREE

Under Construction Property | Posted on Nov 18, 2024

Overview
Society
Dealer Details
Price Trends
Society Reviews
Locality Reviews >

Videos (1)
Property (8)
Society (14)

**Area**  
Carpet area: 674 sq.ft. (62.62 sq.m.)

**Configuration**  
2 Bedrooms , 2 Bathrooms, No Balcony

**Price**  
₹ 3.5 Crore+ Govt Charges & Tax  
@ 51,928 per sq.ft. (Negotiable)

**Address**  
Paradigm Arteza  
Santacruz West, Mumbai

**Floor Number**  
4<sup>th</sup> of 10 Floors


**Facing**  
East

**Possession in**  
Within 3 months

**Places nearby** View All (6)

Santacruz West, Mumbai

Acme Mall
Western Express Highway
Sadhna High School
SNDT Women's University
Sarla Hospital & ICU




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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 : 19.11.2024

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

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 15.11.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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

	<b>Particulars</b>	<b>Valuer comment</b>
1	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Woodstock Realities Pvt. Ltd.</b>
2	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST, Santacruz to assess fair market value of the property for bank loan purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve - Technical Manager Saiprasad Patil - Technical 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 - 14.11.2024 Valuation Date - 19.11.2024 Date of Report - 19.11.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.11.2024
7	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

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

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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



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### Property Title

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

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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



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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### **Confidentiality**

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

### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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