



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
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: "Silver Brook"

"Silver Brook", Proposed Sale Building No. 2 on Sub-Plot B in S. R. Scheme on Plot Bearing C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801 at Village Kolkalyan, Vakola Pipeline Road, Kalina, Santacruz (East), Mumbai, Pin - 400 055, State - Maharashtra, Country - India.

Latitude Longitude: 19°04'55.6"N 72°51'09.4"E

Valuation Done for:

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

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

www.vastukala.co.in



MASTER VALUATION REPORT OF "Silver Brook"

"Silver Brook", Proposed Sale Building No. 2 on Sub-Plot B in S. R. Scheme on Plot Bearing C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801 at Village Kolkalyan, Vakola Pipeline Road, Kalina, Santacruz (East), Mumbai, Pin - 400 055, State - Maharashtra, Country - India.

Latitude Longitude: 19°06'48.1"N 72°51'11.2"E

NAME OF DEVELOPER: M/s. Gold Coin Builders.

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 **27th November 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Silver Brook"**, Proposed Sale Building No. 2 on Sub-Plot B in S. R. Scheme on plot Bearing C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801 at Village Kolkalyan, Vakola Pipeline Road, Kalina, Santacruz (East), Mumbai, Pin - 400 055, State - Maharashtra, Country - India. It is about 1.4 Km. traveling distance from Santacruz Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

Name of builder	M/s. Gold Coin Builders.	
Project Registration Number	Project	RERA Project Number
	Silver Brook	P51800053162
Register office address	M/s. Gold Coin Builders. Address: Ground Floor, "Sona Mohar" , Behind Vakola Municipal Market, Off Nehru Road, Vakola, Santacruz (East), Mumbai, Pin Code – 400 055, Maharashtra, India.	
Contact Numbers	Contact Person: Mr. Monil Gala (Partner – Mobile No. 9820423021) Mr. Rajesh Ghadge (Supervisor – Mobile No. 9819080058) Mr. Sanjay Patel (Builder Person – Mobile No. 9321029649)	
E – mail ID and Website	monilgala@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Vakola Pipeline Road
On or towards South	Open Plot
On or towards East	Internal Road & Chawl
On or towards West	Pride of Vakola Building






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

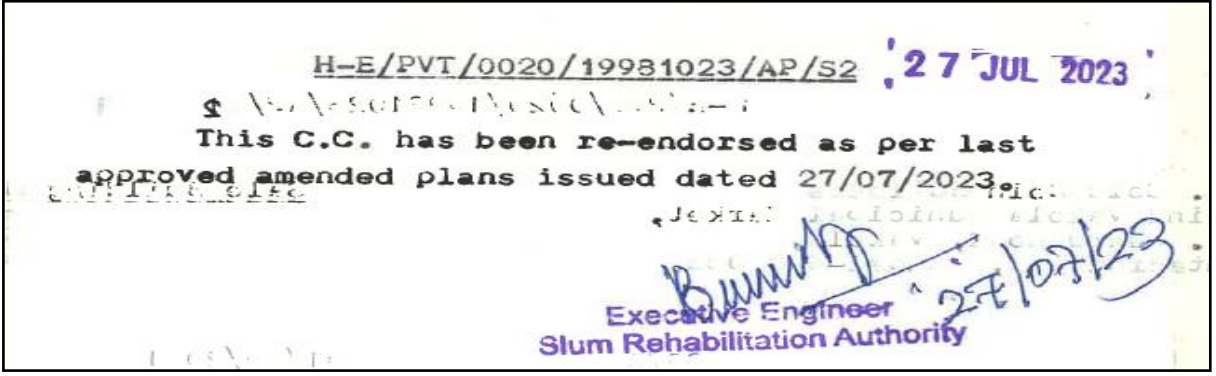
 **+91 2247495919**
 mumbai@vastukala.co.in
 www.vastukala.co.in



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 : 27.11.2024
	b)	Date on which the valuation is made : 30.11.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Rajesh H. Ghadge (Advocate High Court) dated 05.10.2024.	
	2. Copy of MAHARERA Registration Certificate of Project No. P51800053162 issued by Maharashtra Real Estate Regulatory Authority date 17.10.2023.	
	3. Copy of Flow of Title with respect to the Non-Slum Plots, issued by Rajesh H. Ghadge (Advocate High Court), dated 05.10.2024.	
	4. Copy of Affidavit Cum Declaration date 07.09.2023 & 31.01.2024.	
	5. Copy of Deed of Conveyance date 26.04.2018 Between Rohini Rajiv Maldodi & Others (The Vendor) AND M/S. Gold Coin Builders (The Purchaser) through Registered agreement No. BDR-18/4601/2018.	
	6. Copy of Engineer's Certificate dated 15.07.2024 issued by Navneet Sudhakar Zalte.	
	7. Copy of Architect's Certificate issued by Architect Sultan Chambyal (B. Arch.), dated 15.07.2024.	
	8. Copy of CA Certificate date 17.02.2024 issued by J. K. Lahoti & Co. (Chartered Accountants)	
	9. Copy of No Objection Certificate for Height Clearance (Review) Doc. No. SNCR/WEST/B/041816/126407, issued by Airport Authority of India date 06.02.2020.	
	10. Copy of Amended IOA Certificate No. H-E/PVT/0020/19981023/AP/S2, date 27.07.2023 issued by Slum Rehabilitation Authority	
	11. Copy of Commencement Certificate No. H-E/PVT/0020/19981023/AP/S2 date 08.10.2021 issued by Executive Engineer Slum Rehabilitation Authority for Building No. 2	
		

	12. Copy of Approved Plan No. H-E/PVT/0020/19981023/AP/S2 dated 27.07.2023 issued by Executive Engineer Slum Rehabilitation Authority Approved Upto:											
	Building	Number of Floors										
13.	Silver Brook	Ground Floor + 1st Floor (Commercial) + 2nd to 7th upper Floors.										
	Project Name (with address & phone nos.)	: "Silver Brook" , Proposed Sale Building No. 2 on Sub-Plot B in S. R. Scheme on plot Bearing C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801 At Village Kolekalyan, Kalina, Santacruz (East), Mumbai, Pin - 400 055, Maharashtra, India.										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Gold Coin Builders. Address: Ground Floor, "Sona Mohar" , Behind Vakola Municipal Market, Off Nehru Road, Vakola, Santacruz (East), Mumbai, Pin Code – 400 055, Maharashtra, India. Contact Person: Mr. Monil Gala (Partner – Mobile No. 9820423021) Mr. Rajesh Ghadge (Supervisor – Mobile No. 9819080058) Mr. Sanjay Patel (Builder Person – Mobile No. 9321029649)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Silver Brook" Project: Check out this residential project for sale by Gold Coin Builders in Santacruz East, Mumbai. Gold Coin Silver Brook offers Apartment as property type. The project has been developed in an area of 0.07 Acres. It is currently Under Construction. Available configurations include 1 BHK, 2 BHK. Gold Coin Silver Brook was launched in October 2023. Gold Coin Silver Brook possession is Dec, 2027. Altogether, there are 30 units available. There is 1 building in this property. The address of Gold Coin Silver Brook is Santacruz East. Some other provisions include access to Landscaping & Tree Planting, Sewage Treatment Plant, there is provision for Closed Car Parking. Come home to Gold Coin Silver Brook. Gold Coin Silver Brook is approved by the state regulatory authority and the RERA ID is P51800053162. Gold Coin Builders is a renowned developer firm. Santacruz East is a prime area, with many attractions work and recreational options just a drive away.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Silver brook</td> <td>Proposed Ground Floor + 1st Floor (Commercial) + 2nd to 7th upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Silver Brook</td> <td>RCC 1st Slab work is in progress.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Building	Number of Floors	Silver brook	Proposed Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.	Building	Present stage of Construction	Percentage of work completion	Silver Brook	RCC 1 st Slab work is in progress.	10%
Building	Number of Floors											
Silver brook	Proposed Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.											
Building	Present stage of Construction	Percentage of work completion										
Silver Brook	RCC 1 st Slab work is in progress.	10%										

PROPOSED PROJECT AMENITIES:			
➤ Vitrified tiles flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Kids' Play Areas			
➤ Indoor Games			
➤ Power Back Up			
➤ Reserved Parking			
➤ Visitor Parking			
➤ Children's Play Area			
➤ Indoor Games Room			
➤ Intercom			
➤ Cafeteria			
➤ Senior Citizen Corner Area			
➤ Yoga Area			
➤ Community Party Area			
➤ Terrace Garden			
➤ Multipurpose Court			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801.
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801, Village – Kolekalyan
	d) Ward / Taluka	:	Ward - H/E
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Silver Brook" , Proposed Sale Building No. 2 on Sub-Plot B in S. R. Scheme on plot Bearing C.T.S. No. 747 to 773, 775 to 789, 734E, 700C, 651C, 651E, 801 At Village Kolekalyan, Kalina, Santacruz (East), Mumbai, Pin - 400 055, Maharashtra, India.
8.	City / Town	:	Santacruz (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority, Village – Kolekalyan
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under	:	No

	agency area/ scheduled area / cantonment area						
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.				
13.	Boundaries of the property	As per Documents	As per MAHARERA				
	North	44 Feet Wide DP Road	44 Feet Wide DP Road				
	South	CTS No 774	CTS No 774				
	East	30 Feet Wide DP Road	30 Feet Wide DP Road				
	West	Pride of Vakola CHSL.	Pride of Vakola CHSL.				
			As per Site				
			Vakola Pipeline Road				
			Open Plot				
			Internal Road & Chawl				
			Pride of Vakola Building				
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°04'55.6"N 72°51'09.4"E				
14.	Extent of the site	:	Plot area – 302.21 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 – 302.21 Sq. M. (As per Approved Plan & RERA Certificate)				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A.				
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle Class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For Residential & Commercial purpose				
8.	Any usage restriction	:	Residential				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. H-E/PVT/0020/19981023/AP/S2 dated 27.07.2023 issued by Executive Engineer Slum Rehabilitation Authority Approved Upto:				
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Silver Brook</td> <td>Ground Floor + 1st Floor (Commercial) + 2nd to 7th upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Silver Brook	Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.
Building	Number of Floors						
Silver Brook	Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.						

9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	Existing 18.30 Mtr. Wide Jiva Mahale Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 302.21 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,51,360.00 per Sq. M. for Residential ₹ 79,550.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>302.21</td> <td>79,550.00</td> <td>2,40,40,806.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	302.21	79,550.00	2,40,40,806.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
302.21	79,550.00	2,40,40,806.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in Progress									
	c) Year of construction	:	N.A. Building Construction work is in Progress									
	d) Number of floors and height of each floor including basement, if any	:	N.A. Building Construction work is in Progress									
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Silver Brook</td> <td>Proposed Ground Floor + 1st Floor (Commercial) + 2nd to 7th upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Silver Brook	Proposed Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.					
Building	Number of Floors											
Silver Brook	Proposed Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.											
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in Progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in Progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. H-									

	h) Approved map / plan issuing authority	:	E/PVT/0020/19981023/AP/S2 dated 27.07.2023 issued by Executive Engineer Slum Rehabilitation Authority Approved Upto:	
				<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Silver Brook</td> <td>Ground Floor + 1st Floor (Commercial) + 2nd to 7th upper Floors.</td> </tr> </tbody> </table>
Building	Number of Floors			
Silver Brook	Ground Floor + 1 st Floor (Commercial) + 2 nd to 7 th upper Floors.			
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in Progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Proposed
5.	RCC Works	: N.A. Building Construction work is in Progress
6.	Plastering	: N.A. Building Construction work is in Progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in Progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in Progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in Progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in Progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in Progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in Progress
	Fan points	:
	Spare plug points	:
	Any other item	:
4.	Plumbing installation	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work is in Progress

Configuration Of Project As Per Developer's Information & Approved Plan No. H-E/PVT/0020/19981023/AP/S2 dated 27.07.2023 issued by Executive Engineer Slum Rehabilitation Authority.

1) Silver Book, Building No. 2:

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	RERA Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
2	202	2	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
3	203	2	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
4	204	2	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
5	205	2	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
6	301	3	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
7	302	3	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
8	303	3	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
9	304	3	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
10	305	3	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
11	401	4	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
12	402	4	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
13	403	4	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
14	404	4	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
15	405	4	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
16	501	5	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
17	502	5	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
18	503	5	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
19	504	5	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
20	505	5	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
21	601	6	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
22	602	6	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
23	603	6	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
24	604	6	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
25	605	6	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
26	701	7	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
27	702	7	1 BHK	350	385	29000	1,01,50,000	1,14,69,500	28,500.00	11,55,000
28	703	7	1 BHK	417	458	29000	1,20,79,370	1,36,49,688	34,000.00	13,74,549
29	704	7	2 BHK	615	676	29000	1,78,33,840	2,01,52,239	50,500.00	20,29,368
30	705	7	1 BHK	471	518	29000	1,36,47,400	1,54,21,562	38,500.00	15,52,980
Total				13213	14534		38,31,63,660	43,29,74,934		4,36,01,382

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 ₹
Silver Brook	1 BHK - 24 2 BHK - 06	30	13213	14534	38,31,63,660.00	43,29,74,934.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	38,31,63,660.00
Final Realizable Value After Completion in ₹	43,29,74,934.00
Cost of Construction (Total Built up area x Rate) 14534 Sq. Ft. x ₹ 3000.00	4,36,01,382.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Silver Brook	10	14534	4,36,01,382.00	43,60,138.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in Progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in Progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 38,31,63,660.00
Final Realizable Value After Completion in ₹		:	₹ 43,29,74,934.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable 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 ₹ 26,000.00 to ₹ 30,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions , demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 29,000.00 per Sq. Ft. on Carpet Area for valuation.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°04'55.6"N 72°51'09.4"E

Note: The Blue line shows the route to site from nearest Railway Sstation (Santacruz – 1.4 Km)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




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)

[Home](#)

[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
31/170 -शुभाग: उत्तर व पुर्वेस गाव सीमा, दक्षिणेस जवाहरलाल नेहरू मार्ग पश्चिमेस गावाची सीमा.	79550	151360	182760	215990	162650	चौ. मीटर	सि.टी.एस. नंबर




VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
17739/2024	17.10.2024	1,03,78,378.00	470.00	22,086.00

17739378	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 3
19-10-2024		दस्त क्रमांक : 17739/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10378378	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7634901.12	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 605, माळा नं: 6वा मजला, इमारतीचे नाव: सिल्वर ब्रुक, ब्लॉक नं: सांताक्रूझ पूर्व मुंबई 400055, रोड : विलेज कोलेकल्याण, इतर माहिती: सदनिके चे एकुण क्षेत्र 470चौ फुट कारपेट((C.T.S. Number : 747 ते 773, 775 ते 789, 801, 651-इ, 734-इ, 651-सी आणि 700-सी ;))	
(5) क्षेत्रफळ	48.04 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स गोल्ड कॉईन बिल्डर्स चे भागिदार मोनिल गाला तर्फे मुखत्यार नरेश कुमार साहू वय:-27 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: सोना मोहर , ब्लॉक नं: सांताक्रूझ पूर्व मुंबई , रोड नं: ऑफ नेहरु रोड, वाकोला , महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAAFG5170H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय शामराव जोशी वय:-57; पत्ता:-प्लॉट नं: 216/1-बी, माळा नं: -, इमारतीचे नाव: गवर्नमेंट कॉलनी, ब्लॉक नं: बांद्रा पूर्व मुंबई, रोड नं: सिनेमक्सें थेटर समोर, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AHIPJ2921L 2): नाव:-संगिता विजय जोशी वय:-44; पत्ता:-प्लॉट नं: 216/1-बी, माळा नं: -, इमारतीचे नाव: गवर्नमेंट कॉलनी, ब्लॉक नं: बांद्रा पूर्व मुंबई , रोड नं: सिनेमक्सें थेटर समोर, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-ALAPJ0991J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17739/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	622750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4136/2024	14.03.2024	86,21,622.00	350.00	24,633.00

4136378 14-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 3 दस्त क्रमांक : 4136/2024 नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8621622	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5943150.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 301, माळा नं: 3रा मजला, इमारतीचे नाव: सिल्वर ब्रुक, ब्लॉक नं: सांताक्रूझ पुर्व मुंबई 400055, रोड : विलेज कोलेकल्याण, इतर माहिती: सदनिके चे एकुण क्षेत्र 350 चौ फुट कारपेट व सोबत 1 कार पार्किंग स्पेस((C.T.S. Number : 747 ते 773, 775 ते 789, 801, 651-इ, 734-इ, 651-सी आणि 700-सी ;))	
(5) क्षेत्रफळ	35.78 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स गोल्ड कॉईन बिजनेस चे भागिदार मोनिल गाला तर्फे मुखत्यार नरेश कुमार साहू वय:-27 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: सोना मोहर , ब्लॉक नं: सांताक्रूझ पुर्व मुंबई , रोड नं: ऑफ नेहरु रोड, वाकोला , महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AAAFG5170H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदेश सहदेव उपळकर वय:-28; पत्ता:-प्लॉट नं: रूम नं 571, माळा नं: -, इमारतीचे नाव: शिंदे चाळ , ब्लॉक नं: सांताक्रूझ पुर्व मुंबई , रोड नं: कासरे चौक, हनुमान टेकडी गेट नं 2, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AEEPU5907Q 2): नाव:-सुजाता सहदेव उपळकर वय:-49; पत्ता:-प्लॉट नं: रूम नं 571, माळा नं: -, इमारतीचे नाव: शिंदे चाळ , ब्लॉक नं: सांताक्रूझ पुर्व मुंबई , रोड नं: कासरे चौक, हनुमान टेकडी गेट नं 2, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-ABFPU2106B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4136/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	517300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
18085/2024	23.10.2024	80,81,081.00	350.00	23,089.00

18085378 04-11-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 3 दस्त क्रमांक : 18085/2024 नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8081081	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5415660.8	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 302, माळा नं: 3रा मजला, इमारतीचे नाव: सिल्वर ब्रुक, ब्लॉक नं: सांताक्रूझ पुर्व मुंबई 400055, रोड : विलेज कोलेकल्याण, इतर माहिती: सदनिके चे एकुण क्षेत्र 350चौ फुट कारपेट..((C.T.S. Number : 747 ते 773, 775 ते 789, 801, 651-इ, 734-इ, 651-सी आणि 700-सी ;))	
(5) क्षेत्रफळ	35.78 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स गोल्ड कॉईन बिल्डर्स चे भागिदार मोनिल गाला तर्फे मुखत्यार नरेश कुमार साहू वय:-27 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: सोना मोहर , ब्लॉक नं: सांताक्रूझ पुर्व मुंबई , रोड नं: ऑफ नेहरु रोड, वाकोला , महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AAAFG5170H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दुर्वेश ब्रम्हदेव शेंडगे वय:-27; पत्ता:-प्लॉट नं: 2-बी/50, माळा नं: -, इमारतीचे नाव: न्यु माहीम पोलिस कॉलनी, ब्लॉक नं: माहीम पश्चिम मुंबई , रोड नं: एस एल रहेजा मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-GTAPS3927M 2): नाव:-आरती ब्रम्हदेव शेंडगे वय:-31; पत्ता:-प्लॉट नं: 2-बी/50, माळा नं: -, इमारतीचे नाव: न्यु माहीम पोलिस कॉलनी, ब्लॉक नं: माहीम पश्चिम मुंबई, रोड नं: एस एल रहेजा मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-DWWPS2462H 3): नाव:-भारती ब्रम्हदेव शेंडगे वय:-62; पत्ता:-प्लॉट नं: 2-बी/50, माळा नं: -, इमारतीचे नाव: न्यु माहीम पोलिस कॉलनी, ब्लॉक नं: माहीम पश्चिम मुंबई, रोड नं: एस एल रहेजा मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-DWWPS2786E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	18085/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	484900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
14230/2024	08.02.2024	1,87,24,568.00	643.00	29,120.00

गावाचे नाव : कोलेकल्याण	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18724568
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14472405
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 142,14 वा मजला, विंग ए, प्राईमस रेसिडेन्सस, शांतीनगर, वाकोला पाईप लाईन रोड, सांताक्रुझ पूर्व, मुंबई 400055, सोबत एक कार पार्किंग, सदनिका चे क्षेत्रफळ 643 चौ फूट रेरा कार्पेट 59.75 चौ मी रेरा कार्पेट व एनक्लोस बाल्कनी 19 चौ फूट 1.73 चौ मी व ओपन बाल्कनी 31 चौ फूट 2.84 चौ मी ((C.T.S. Number : 4091,4097 ;))
(5) क्षेत्रफळ	59.75 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:- गुरुकृपा डेव्हलपर्स चे भागीदार अक्सिऑम कंसल्टन्स एल एल पी तर्फे पंकज मांडविया तर्फे मुखत्यार गौतम मालवणकर वय:-43 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 4/58, कमल मेन्सन, एन ए आझमी मार्ग, कोलाबा बाझार, कोलाबा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAFFG9588G 2): नाव:- गुरुकृपा डेव्हलपर्स चे भागीदार राजेश जोगानी तर्फे मुखत्यार गौतम मालवणकर वय:-43 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 4/58, कमल मेन्सन, एन ए आझमी मार्ग, कोलाबा बाझार, कोलाबा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAFFG9588G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ज्योती कोकणे वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1, सौरभ बिल्डिंग, चकाला रोड, संगम सिनेमा जवळ, अंधेरी पूर्व मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-CHEPK6609N
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14230/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1123500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
18545/2024	08.02.2024	1,85,51,412.00	635.00	29,200.00

गावाचे नाव : कोलेकल्याण	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18551412
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13145145.75
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं 113,11 वा मजला,विंग ए,प्राईमस रेसिडेन्स,शांतीनगर,वाकोला पार्सिप लाईन रोड,सांताक्रुझ पूर्व,मुंबई 400055,सदनिका चे क्षेत्रफळ 635 चौ फूट रेरा कार्पेट 58.95 चौ मी रेरा कार्पेट व एनक्लोस बाल्कनी 19 चौ फूट 1.72 चौ मी((C.T.S. Number : 4091,4091/1 to 37,4097,4097/1 to 5,4090 A/2 to 19,4090 B ;))
(5) क्षेत्रफळ	58.95 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:-गुरुकृपा डेव्हलपर्स चे भागीदार अक्सिऑम कंसल्टन्स एल एल पी तर्फे पंकज मांडविया तर्फे मुखत्यार गौतम मालवणकर वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/58, कमल मेन्सन, एन ए आझमी मार्ग, कोलाबा बाजार,कोलाबा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAFFG9588G 2): नाव:-गुरुकृपा डेव्हलपर्स चे भागीदार राजेश जोगानी तर्फे मुखत्यार गौतम मालवणकर वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4/58, कमल मेन्सन, एन ए आझमी मार्ग, कोलाबा बाजार,कोलाबा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAFFG9588G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जुली घोष वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-201, सावलाराम सृष्टी, बिल्डा स्कूल रोड, . न्यू आरटीओ समोर, कल्याण पश्चिम, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AKZPG3242R 2): नाव:-पिजोष कांती घोष वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-201, सावलाराम सृष्टी, बिल्डा स्कूल रोड, . न्यू आरटीओ समोर, कल्याण पश्चिम, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ALDPG8942M
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8545/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1113500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators




Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Magicbricks.com	723.00	2,16,00,000.00	29,876.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.16 Cr EMI - ₹97k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Royal Diamond CHS, **Vakola, Mumbai**

2 Beds
2 Baths
Unfurnished

Carpet Area
723 sqft
₹29,876/sqft

Furnished Status
Unfurnished

Developer
Gurunam Developers

Age Of Construction
Less than 5 years

Project
Royal Diamond CHS

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.16 Cr
Address	Vakola, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Less than 5 years

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	479.00	1,48,00,000.00	30,890.00
3 BHK		700.00	2,17,00,000.00	31,000.00
1 BHK		315.00	1,03,00,000.00	32,670.00
2 BHK		644.00	1,80,00,000.00	28,000.00

HOUSING.COM Buy In Mumbai

Download App
List Property Free
Saved

Home / Mumbai / Western Suburbs / Santacruz East / Gurunam Royal Diamond CHS Last updated: Jul 6, 2024

Gurunam Royal Diamond CHS ✓ RERA

By GURUNAM DEVELOPERS

Dutta Mandir Road, Kolkalyan, Santacruz West, Western Suburbs, Mumbai

₹1.48 Cr - 2.17 Cr | ₹30.99 K/sq.ft

EMI starts at ₹73.72 K

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

Contact Seller

1, 2, 3 BHK Apartments Configurations

Mar, 2026 Possession Starts

₹30.99 K/sq.ft Avg. Price

479 - 700 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai

Download App
List Property Free
Saved

Home / Mumbai / Western Suburbs / Santacruz East / Eternia Crystal Avenue Last updated: Sep 30, 2024

Eternia Crystal Avenue ✓ RERA

By ETERNIA REALTY

Vakola, Santacruz East, Western Suburbs, Mumbai

₹1.03 Cr - 1.8 Cr | 28.01 K - ₹32.64 K/sq.ft

EMI starts at ₹51.04 K

Basic Price

Contact Developer

1, 2 BHK Apartments Configurations

May, 2026 Possession Starts

28.01 K - ₹32.64 K/sq.ft Avg. Price

315 - 644 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	311.00	90,00,000.00	28,938.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Vakola > 1 BHK Flats in Vakola Posted on Sep 09, 2024 | Under Construction

₹90 Lac

@ 28,938 per sq.ft.

Estimated EMI ₹71,883

1BHK 1Bath

Flat/Apartment for Sale

in DSolitaire, Vakola, Santacruz East

Contact Owner FREE

Shortlist

RERA STATUS REGISTERED Registration No: P51800031850 Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Locality Reviews >

Property (2)

Photos (1/2)

Area

Carpet area: 311 sq.ft. (28.89 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Price

₹ 90 Lac+ Govt Charges & Tax @ 28,938 per sq.ft. (Negotiable)

Address

DSolitaire
Vakola, Santacruz East

Floor Number

7th of 7 Floors

Possession in

Within 3 months

Places nearby

Vakola, Santacruz East View All (50)

Cross INRI

sacred heart church

St. Church

Umar Masjid

St. Joseph the Worker Church

Mahalaxmi Mandir

Why should you consider this property?

VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC23789

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	385.00	1,11,00,000.00	28,832.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Vakola > Apartment in Vakola > 1 BHK > 442 Sq-ft

₹1.11 Cr EMI - ₹ 50k | [Get Loan offers from 34+ banks](#)

1 BHK 442 Sq-ft Flat For Sale Vakola, Mumbai



1 Bed
1 Bath
1 Covered Parking
Unfurnished

Carpet Area
385 sqft
₹ 28,831/sqft

Developer
Atmiya Group

Project
Atmiya Centria

Floor
11 (Out of 17 Floors)

Transaction Type
New Property

Additional Rooms
1 Store Room

Facing
East

Lifts
2

Furnished Status
Unfurnished

✔ East Facing Property

Contact Agent

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.11 Cr ₹5,55,000 Approx. Registration Charges ₹14 Monthly
Booking Amount	₹1.0 Lac
Address	Santacruz East, Mumbai, Vakola, Mumbai - Western Mumbai, Maharashtra
Landmarks	Santacruz East, Atmiya Centria
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Vitrified, Wooden

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	385.00	1,11,00,000.00	28,830.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Vakola > Apartment in Vakola > 1 BHK > 442 Sq-ft

₹1.11 Cr

EMI - ₹50k | [Get Loan offers from 34+ banks](#)

⋮

1 BHK 442 Sq-ft Flat For Sale [Vakola, Mumbai](#)

1 Bed
 1 Bath
 1 Covered Parking
 Unfurnished

Carpet Area 385 sqft ₹28,831/sqft	Developer Atmiya Group	Project Atmiya Centria
Floor 11 (Out of 17 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 2	Furnished Status Unfurnished

✓ East Facing Property

Contact Agent

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.11 Cr ₹5,55,000 Approx. Registration Charges ₹14 Monthly
Booking Amount	₹1.0 Lac
Address	Santacruz East, Mumbai, Vakola, Mumbai - Western Mumbai, Maharashtra
Landmarks	Santacruz East, Atmiya Centria
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Vitrified, Wooden

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	squareyards.com	512.00	1,22,00,000.00	24,000.00
1 BHK	squareyards.com	572.00	1,36,00,000.00	24,000.00

square yards

[Mumbai](#) | [Buy](#) | [Rent](#) | [Projects](#) | [Agents](#) | [Services](#) | [Resources](#)

About Project
Project Overview
Floor Plans
Rera Details
Data Intelligence

211 units

Launch Date
[Ask for Details](#)

Locality
[Santacruz East](#)

1.33 Acres


Completion Date
[Ask for Details](#)

Micro Market
[Mumbai Western Suburbs](#)

Kolte Patil Alora Floor Plans

Kolte Patil Alora's floor plan retains simplicity and brilliance. It houses state-of-the-art 2-3 bedroom apartments well-equipped with everything you need to support a comfortable lifestyle.


1 BHK
2 BHK
3 BHK



3D
2D
Virtual Tour

1 BHK 512 Sq. Ft. Apartment
1 Bedroom

Carpet Price
512 Sq. Ft. ₹ 1.22 Cr



3D
2D
Virtual Tour

1 BHK 572 Sq. Ft. Apartment
1 Bedroom

Carpet Price
572 Sq. Ft. ₹ 1.36 Cr

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	280.00	81,20,000.00	29,000.00

HOUSING.COM
Buy In Mumbai ▼

+ Add

Download

380 sq.ft
Built Up Area

₹21.37 K/sq.ft
Avg. Price

1 BHK
Configuration

31st Dec, 2025
Possession status

Middle
of 15 floors

OVERVIEW
FURNISHINGS
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE

Property Location

Sangvi Edge, Vakola, Santacruz East, Mumbai

Around This Property

School

Public High School & College

5 mins
(1.4 km)

Hospital

Benz Hospital

7 mins
(4.2 km)

[View more on Maps](#)

Property Overview

<p>Project Name</p> <p>Sangvi Edge</p>	<p>Brokerage</p> <p>No Charge</p> <p>Access Zero Brokerage Properties ></p>
<p>Price</p> <p>₹81.2 L</p>	<p>Carpet Area</p> <p>280 sq.ft</p>
<p>Bedrooms</p> <p>1</p>	<p>Bathrooms</p> <p>2</p>

VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

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: 30.11.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(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 30.11.2024 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 27.11.2024. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Gold Coin Builders.
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 Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 25.11.2024 Valuation Date – 30.11.2024 Date of Report – 30.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.11.2024
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 **30th 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. Gold Coin Builders**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Gold Coin Builders**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified 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 necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

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

Occupation, employability and restrictions.

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

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

Miscellaneous

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

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

