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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Jaydeep Mark"

"Jaydeep Mark, Proposed Development on (Plot Bearing 1320B/4) known as Rajyasarathi Ravi Darshan Co. Op. Hsg. Soc. Ltd., Survey No. 386 (pt), C.T.S. No. 1320B/4, Village – Mulund, Arunodaya Nagar, Mulund (East), Mumbai, Pin - 400 081, State - Maharashtra, Country – India.

Latitude Longitude: 19°10'09.7"N 72°57'56.8"E

Intended User:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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| Mumbai | Nashik | Rajkot | Raipur |
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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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Valuation Report Prepared For: State Bank of India / Administrative Office South Mumbai / Jaydeep Mark / (12730/2309572) Page 2 of 43

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Vastu/SBI/Mumbai/12/2024/12730/2309572
12/16-270-V
Date: 12.12.2024

**MASTER VALUATION REPORT
OF
"Jaydeep Mark"**

"Jaydeep Mark, Proposed Development on (Plot Bearing 1320B/4) known as Rajyasarathi Ravi Darshan Co. Op. Hsg. Soc. Ltd., Survey No. 386 (pt), C.T.S. No. 1320B/4, Village – Mulund, Arunodaya Nagar, Mulund (East), Mumbai, Pin - 400 081, State - Maharashtra, Country – India.

Latitude Longitude: 19°10'09.7"N 72°57'56.8"E

NAME OF DEVELOPER: M/s. Jaydeep Realspace LLP

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd June 2024** for approval of Advance Processing Facility.

2. Location Details:

The property is situated **"Jaydeep Mark, Proposed Development on (Plot Bearing 1320B/4) known as Rajyasarathi Ravi Darshan Co. Op. Hsg. Soc. Ltd., Survey No. 386 (pt), C.T.S. No. 1320B/4, Village – Mulund, Arunodaya Nagar, Mulund (East), Mumbai, Pin - 400 081, State - Maharashtra, Country – India.** It is about 1.4 Km. distance from Mulund 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. Jaydeep Realspace LLP	
Project Registration Number	Project	RERA Project Number
	Jaydeep Mark	P51800049018
Register office address	M/s. Jaydeep Realspace LLP	
	Address: Unit No. 501, 5 th Floor, "Jaydeep Emphasis" , Plot No. A9, Near Datta Mandir Wagle Industrial Estate, Saraswat Bank, Thane (West), Pin 400 604, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Nitesh Bhosale (Site Person - Mobile No. 8879601819)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Bhanu Darshan Gali Road & Yashada CHSL
On or towards South	Vidyalaya Marg & Raje Sambhaji Maharaj Ground
On or towards East	Veer Savarkar Marg
On or towards West	Jiva Mahale Ground






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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****Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,

Mumbai, Pin – 400 001, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 12.12.2024
	b)	Date on which the valuation is made : 06.12.2024
3.	List of documents produced for perusal	
	1. Copy of MAHARERA Registration Certificate of Project No. P51800077242 issued by Maharashtra Real Estate Regulatory Authority date 31.07.2024.	
	2. Copy of Legal Title Report date 08.07.2024 issued by Adv. Pramodkumar & Co.	
	3. Copy of Indenture of Lease dated 10.11.2023 with Sub Registrar No. 24236/2023 between MHADA (the Authority) AND Rajyasarathi Ravi Darshan CHSL (the Lessee)	
	4. Copy of LLP Agreement date 15.04.2024 b/w. Mr. Keshavji Damji Minat (the Party of the 1 st Part) & others	
	5. Copy of Engineer's Certificate date 04.07.2024 issued by Er. AVP Structural Consultants (As per RERA)	
	6. Copy of Architect Certificate date 26.06.2024 issued by Ar. Archo Consultants (As per RERA Certificate).	
	7. Copy of NOC for Height Clearance No. SNCR / WEST / B / 070822 / 682289 date 08.09.2022 issued by Airports Authority of India (AAI)	
	8. Copy of NOC of Fire Protection & Firefighting No. P-20934 / 2024 / (1320 / B-4) / T -Ward / Mulund -E / MHDAD date 22.04.2024 issued by Municipal Corporation Mumbai Fire Brigade.	
	9. Copy of Intimation of Approval (IOA) for Zero FSI No. MH / EE / BPCELL / GM / MHADA – 11 / 1518 / 2024 date 15.02.2024 issued by Building Permission Cell, Greater Mumbai / MHADA	
	10. Copy of Consent Letter for Commencement Certificate for the work upto 5 th floor Podium Parking only No. CO / MB / REF / NOC / F -1462 / 156 / 2024 date 17.01.2024 issued by MHADA	
	11. Copy of Offer Letter No. CO / MB / REF / NOC / F- 1462 / 1155 / 2024 date 17.05.2024 issued by MHADA	
	12. Copy of Commencement Certificate No. MH / EE (B.P.) / GM / MHADA – 11 / 1518 / 2024 date 27.07.2024 issued by Executive Engineer / B.P. Cell / Greater Mumbai / MHADA.	




Since 1989

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<p>This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 15.02.2024. This CC is valid upto -26 JUN 2025.</p> <p style="text-align: right;">  (Prashant D. Dhattrak) Executive Engineer/B.P. Cell(E/S) Greater Mumbai / MHADA </p>					
<p>13. Copy of Approved Plan No. MHADA – 11 / 1518 / 2024 date 15.02.2024 issued by Executive Engineer / B.P. Cell / Greater Mumbai / MHADA (Number of Copies – Two – Sheet No. 1 /2 to 2/2)</p> <p>Approved Up to:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaydeep Mark</td> <td>Basement + Ground Floor.</td> </tr> </tbody> </table>		Project	Number of Floors	Jaydeep Mark	Basement + Ground Floor.
Project	Number of Floors				
Jaydeep Mark	Basement + Ground Floor.				
<p>14. Copy of Concession Plan No. R / 172 / LS / 2009 date 22.04.2024 issued by Ar. Archo Consultants Proposed Ground (part) + Stilt (part) + 1st to 5th Floors (Podiums) + E-Level Floor + 1st to 26th Upper Floors.</p>					
<p>Project Name (With address & phone nos.)</p>	<p>: "Jaydeep Mark, Proposed Development on (Plot Bearing 1320B/4) known as Rajyasarathi Ravi Darshan Co. Op. Hsg. Soc. Ltd., Survey No. 386 (pt), C.T.S. No. 1320B/4, Village – Mulund, Arunodaya Nagar, Mulund (East), Mumbai, Pin - 400 081, State - Maharashtra, Country – India</p>				
<p>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)</p>	<p>: M/s. Jaydeep Realspace LLP</p> <p>Address: Unit No. 501, 5th Floor, "Jaydeep Emphasis", Plot No. A9, Near Datta Mandir Wagle Industrial Estate, Saraswat Bank, Thane (West), Pin 400 604, State - Maharashtra, Country – India.</p> <p>Contact Person: Mr. Nitesh Bhosale (Site Person - Mobile No. 8879601819)</p>				
<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>	<p>:</p>				
<p>About "Jaydeep Mark" Project: Jaydeep Mark Mulund West is excellent real estate development that promises an unmatched palatial living as well as awesome commercial experience. Being close to the city center, it is a perfect amalgamation of residence and commercial spaces-it is a comprehensive solution both for homebuyers and business owners. Whether it is an intimate 1BHK, a spacious 2BHK, or an upscale 3BHK apartment, housing options abound in different lifestyles and choices with Jaydeep Group Mulund West. This fantastic project is well-designed to offer the finest comfort, convenience, and superior quality of life incorporating cutting-edge facilities, excellence in infrastructure, and unmatched connectivity. The residential units, planned accurately by Jaydeep Mulund West, consider a vast range of needs of families and individuals.</p> <p>TYPE OF THE BUILDING</p>					

Project	Number of Floors	
Jaydeep Mark	Proposed Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + E-Level Floor + 1 st to 26 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground Floor.	
<u>EVEL OF COMPLETION:</u>		
Project	Present stage of Construction	Percentage of work completion
Jaydeep Mark	Foundation work is in progress.	0%
<u>DATE OF COMPLETION & FUTURE LIFE:</u>		
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.		
<u>PROPOSED PROJECT AMENITIES:</u>		
➤ Vitrified flooring for living, dining, bedrooms and kitchen.		
➤ 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		
➤ Children's Play Area		
➤ Senior Citizen Leisure Area		
➤ Yoga Area		
➤ Meditation Area		
➤ Gymnasium		
➤ Fitness Centre		
➤ Swimming Pool		
➤ Toddler's Area		
➤ Library & Business Center		
6.	Location of property	:
a)	Plot No. / Survey No.	:
b)	Door No.	:
c)	C. T.S. No. / Village	:
d)	Ward / Taluka	:
e)	Mandal / District	:
7.	Postal address of the property	:
		"Jaydeep Mark, Proposed Development on (Plot Bearing 1320B/4) known as Rajyasarathi Ravi Darshan Co. Op. Hsg. Soc. Ltd., Survey No. 386 (pt), C.T.S. No. 1320B/4, Village – Mulund, Arunodaya Nagar, Mulund (East), Mumbai, Pin - 400 081, State - Maharashtra, Country – India

8.	City / Town	:	Mulund, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	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	:	Executive Engineer / B.P. Cell / Greater Mumbai / MHADA
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
		As per Documents	As per MAHARERA
	North	9.15 Mtr. Wide Access Road	9.15 Mtr. Wide Access Road
	South	13.40 M. Wide D P Road	13.40 M. Wide D P Road
	East	CTS No. 1320B5	CTS No. 1320B5
	West	CTS No. 1322	CTS No. 1322
			As per Site
			Bhanu Darshan Gali Road & Yashada CHSL
			Vidyalaya Marg & Raje Sambhaji Maharaj Ground
			Veer Savarkar Marg
			Jiva Mahale Ground
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°10'09.7"N 72°57'56.8"E
14.	Extent of the site	:	Plot area – 1963.96 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 – 1963.96 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
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 purpose									
8.	Any usage restriction	:	Residential									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA – 11 / 1518 / 2024 date 15.02.2024 issued by Executive Engineer / B.P. Cell / Greater Mumbai / MHADA Approved Up to:									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaydeep Mark</td> <td>Basement + Ground Floor.</td> </tr> </tbody> </table>	Project	Number of Floors	Jaydeep Mark	Basement + Ground Floor.					
Project	Number of Floors											
Jaydeep Mark	Basement + Ground Floor.											
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.	:	18.30 M. wide Existing Devi Dayal 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 – 1963.96 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 (evidence thereof to be enclosed)	:	₹ 1,42,910.00 per Sq. M. for Residential ₹ 59,750.00 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>1963.96</td> <td>59750</td> <td>11,73,46,610.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1963.96	59750	11,73,46,610.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1963.96	59750	11,73,46,610.00										
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)	:	N.A. Building Construction work is in progress									

	Framed)						
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	:					
	Project	Number of Floors					
	Jaydeep Mark	Proposed Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + E-Level Floor + 1 st to 26 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground Floor.					
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. MHADA – 11 / 1518 / 2024 date 15.02.2024 issued by Executive Engineer / B.P. Cell / Greater Mumbai / MHADA				
h)	Approved map / plan issuing authority	:	<p>Approved Up to:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaydeep Mark</td> <td>Basement + Ground Floor.</td> </tr> </tbody> </table>	Project	Number of Floors	Jaydeep Mark	Basement + Ground Floor.
Project	Number of Floors						
Jaydeep Mark	Basement + Ground Floor.						
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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

Proposed as per site information	As per Sanctioned Approval Plan
Proposed Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + E-Level Floor + 1 st to 26 th Upper Floors.	Copy of Approved Plan No. MHADA – 11 / 1518 / 2024 date 15.02.2024 issued by Executive Engineer / B.P. Cell / Greater Mumbai / MHADA.
	Approval upto:
	Number of Floors
	Basement + Ground Floor.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer / B.P. Cell / Greater Mumbai / MHADA. Accordingly the valuation is done on the basis of details of proposed structure given by builder & Concession Plan only.

1) Jaydeep Mark (Proposed Inventory, Pending Approval):

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	825	0	825	908	27000	2,22,75,000	2,56,16,250	1,78,20,000	62,500	27,22,500
2	102	1	2 BHK	710	0	710	781		Land Owner's Share				23,43,000
3	107	1	3 BHK	1016	64	1080	1188	27000	2,91,60,000	3,35,34,000	2,33,28,000	81,500	35,64,000
4	108	1	3 BHK	1016	64	1080	1188		Land Owner's Share				35,64,000
5	201	2	2 BHK	825	0	825	908		Land Owner's Share				27,22,500
6	202	2	2 BHK	710	0	710	781		Land Owner's Share				23,43,000
7	203	2	2 BHK	683	37	720	792	27080	1,94,97,600	2,24,22,240	1,55,98,080	54,500	23,76,000
8	204	2	2 BHK	683	37	720	792	27080	1,94,97,600	2,24,22,240	1,55,98,080	54,500	23,76,000
9	205	2	2 BHK	710	0	710	781		Land Owner's Share				23,43,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
10	206	2	2 BHK	710	0	710	781						23,43,000
11	207	2	3 BHK	1016	64	1080	1188						35,64,000
12	208	2	3 BHK	1016	64	1080	1188						35,64,000
13	301	3	2 BHK	825	0	825	908						27,22,500
14	302	3	2 BHK	710	0	710	781						23,43,000
15	303	3	2 BHK	683	37	720	792	27160	1,95,55,200	2,24,88,480	1,56,44,160	55,000	23,76,000
16	304	3	2 BHK	683	37	720	792	27160	1,95,55,200	2,24,88,480	1,56,44,160	55,000	23,76,000
17	305	3	2 BHK	710	0	710	781						23,43,000
18	306	3	2 BHK	710	0	710	781						23,43,000
19	307	3	3 BHK	1016	64	1080	1188						35,64,000
20	308	3	3 BHK	1016	64	1080	1188						35,64,000
21	401	4	2 BHK	825	0	825	908						27,22,500
22	402	4	2 BHK	710	0	710	781						23,43,000
23	403	4	2 BHK	683	37	720	792	27240	1,96,12,800	2,25,54,720	1,56,90,240	55,000	23,76,000
24	404	4	2 BHK	683	37	720	792	27240	1,96,12,800	2,25,54,720	1,56,90,240	55,000	23,76,000
25	405	4	2 BHK	710	0	710	781						23,43,000
26	406	4	2 BHK	710	0	710	781						23,43,000
27	407	4	3 BHK	1016	64	1080	1188						35,64,000
28	408	4	3 BHK	1016	64	1080	1188						35,64,000
29	501	5	2 BHK	825	0	825	908						27,22,500
30	502	5	2 BHK	710	0	710	781						23,43,000
31	503	5	2 BHK	683	37	720	792	27320	1,96,70,400	2,26,20,960	1,57,36,320	55,000	23,76,000
32	504	5	2 BHK	683	37	720	792	27320	1,96,70,400	2,26,20,960	1,57,36,320	55,000	23,76,000
33	505	5	2 BHK	710	40	750	825	27320	2,04,90,000	2,35,63,500	1,63,92,000	57,500	24,75,000
34	506	5	2 BHK	710	40	750	825	27320	2,04,90,000	2,35,63,500	1,63,92,000	57,500	24,75,000
35	507	5	3 BHK	1016	64	1080	1188	27320	2,95,05,600	3,39,31,440	2,36,04,480	82,500	35,64,000
36	508	5	3 BHK	1016	64	1080	1188	27320	2,95,05,600	3,39,31,440	2,36,04,480	82,500	35,64,000
37	601	6	2 BHK	825	0	825	908						27,22,500
38	602	6	2 BHK	710	0	710	781						23,43,000
39	603	6	2 BHK	683	37	720	792	27400	1,97,28,000	2,26,87,200	1,57,82,400	55,000	23,76,000
40	604	6	2 BHK	683	37	720	792	27400	1,97,28,000	2,26,87,200	1,57,82,400	55,000	23,76,000
41	605	6	2 BHK	635	40	675	743	27400	1,84,95,000	2,12,69,250	1,47,96,000	52,000	22,27,500
42	606	6	2 BHK	635	40	675	743	27400	1,84,95,000	2,12,69,250	1,47,96,000	52,000	22,27,500
43	607	6	3 BHK	1025	155	1180	1298	27400	3,23,32,000	3,71,81,800	2,58,65,600	90,500	38,94,000
44	608	6	3 BHK	1025	155	1180	1298	27400	3,23,32,000	3,71,81,800	2,58,65,600	90,500	38,94,000
45	701	7	2 BHK	825	0	825	908						27,22,500
46	702	7	2 BHK	710	0	710	781						23,43,000
47	703	7	2 BHK	683	37	720	792	27480	1,97,85,600	2,27,53,440	1,58,28,480	55,500	23,76,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
48	704	7	2 BHK	683	37	720	792	27480	1,97,85,600	2,27,53,440	1,58,28,480	55,500	23,76,000
49	705	7	2 BHK	635	40	675	743	27480	1,85,49,000	2,13,31,350	1,48,39,200	52,000	22,27,500
50	706	7	2 BHK	635	40	675	743	27480	1,85,49,000	2,13,31,350	1,48,39,200	52,000	22,27,500
51	707	7	3 BHK	1025	155	1180	1298	27480	3,24,26,400	3,72,90,360	2,59,41,120	91,000	38,94,000
52	708	7	3 BHK	1025	155	1180	1298	27480	3,24,26,400	3,72,90,360	2,59,41,120	91,000	38,94,000
53	801	8	2 BHK	825	0	825	908						27,22,500
54	802	8	2 BHK	710	0	710	781						23,43,000
Land Owner's Share													
55	805	8	2 BHK	635	40	675	743	27560	1,86,03,000	2,13,93,450	1,48,82,400	52,000	22,27,500
56	806	8	2 BHK	635	40	675	743	27560	1,86,03,000	2,13,93,450	1,48,82,400	52,000	22,27,500
57	807	8	3 BHK	1025	155	1180	1298	27560	3,25,20,800	3,73,98,920	2,60,16,640	91,000	38,94,000
58	808	8	3 BHK	1025	155	1180	1298	27560	3,25,20,800	3,73,98,920	2,60,16,640	91,000	38,94,000
59	901	9	2 BHK	825	0	825	908	27640	2,28,03,000	2,62,23,450	1,82,42,400	64,000	27,22,500
60	902	9	2 BHK	710	0	710	781						23,43,000
Land Owner's Share													
61	903	9	2 BHK	683	37	720	792	27640	1,99,00,800	2,28,85,920	1,59,20,640	55,500	23,76,000
62	904	9	2 BHK	683	37	720	792	27640	1,99,00,800	2,28,85,920	1,59,20,640	55,500	23,76,000
63	905	9	2 BHK	635	40	675	743	27640	1,86,57,000	2,14,55,550	1,49,25,600	52,000	22,27,500
64	906	9	2 BHK	635	40	675	743	27640	1,86,57,000	2,14,55,550	1,49,25,600	52,000	22,27,500
65	907	9	3 BHK	1025	155	1180	1298	27640	3,26,15,200	3,75,07,480	2,60,92,160	91,500	38,94,000
66	908	9	3 BHK	1025	155	1180	1298	27640	3,26,15,200	3,75,07,480	2,60,92,160	91,500	38,94,000
67	1001	10	2 BHK	825	0	825	908						27,22,500
68	1002	10	2 BHK	710	0	710	781						23,43,000
Land Owner's Share													
69	1003	10	2 BHK	683	37	720	792	27720	1,99,58,400	2,29,52,160	1,59,66,720	56,000	23,76,000
70	1004	10	2 BHK	683	37	720	792	27720	1,99,58,400	2,29,52,160	1,59,66,720	56,000	23,76,000
71	1005	10	2 BHK	635	40	675	743	27720	1,87,11,000	2,15,17,650	1,49,68,800	52,500	22,27,500
72	1006	10	2 BHK	635	40	675	743	27720	1,87,11,000	2,15,17,650	1,49,68,800	52,500	22,27,500
73	1007	10	3 BHK	1025	155	1180	1298	27720	3,27,09,600	3,76,16,040	2,61,67,680	91,500	38,94,000
74	1008	10	3 BHK	1025	155	1180	1298	27720	3,27,09,600	3,76,16,040	2,61,67,680	91,500	38,94,000
75	1101	11	2 BHK	825	0	825	908						27,22,500
76	1102	11	2 BHK	710	0	710	781						23,43,000
Land Owner's Share													
77	1103	11	2 BHK	683	37	720	792	27800	2,00,16,000	2,30,18,400	1,60,12,800	56,000	23,76,000
78	1104	11	2 BHK	683	37	720	792	27800	2,00,16,000	2,30,18,400	1,60,12,800	56,000	23,76,000
79	1105	11	2 BHK	635	40	675	743	27800	1,87,65,000	2,15,79,750	1,50,12,000	52,500	22,27,500
80	1106	11	2 BHK	635	40	675	743	27800	1,87,65,000	2,15,79,750	1,50,12,000	52,500	22,27,500
81	1107	11	3 BHK	1025	155	1180	1298	27800	3,28,04,000	3,77,24,600	2,62,43,200	92,000	38,94,000
82	1108	11	3 BHK	1025	155	1180	1298	27800	3,28,04,000	3,77,24,600	2,62,43,200	92,000	38,94,000
83	1201	12	2 BHK	825	0	825	908						27,22,500
Land Owner's Share													

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
84	1202	12	2 BHK	710	0	710	781						23,43,000
85	1203	12	2 BHK	683	37	720	792	27880	2,00,73,600	2,30,84,640	1,60,58,880	56,000	23,76,000
86	1204	12	2 BHK	683	37	720	792	27880	2,00,73,600	2,30,84,640	1,60,58,880	56,000	23,76,000
87	1205	12	2 BHK	635	40	675	743	27880	1,88,19,000	2,16,41,850	1,50,55,200	52,500	22,27,500
88	1206	12	2 BHK	635	40	675	743	27880	1,88,19,000	2,16,41,850	1,50,55,200	52,500	22,27,500
89	1207	12	3 BHK	1025	155	1180	1298	27880	3,28,98,400	3,78,33,160	2,63,18,720	92,000	38,94,000
90	1208	12	3 BHK	1025	155	1180	1298	27880	3,28,98,400	3,78,33,160	2,63,18,720	92,000	38,94,000
91	1301	13	2 BHK	825	0	825	908						27,22,500
92	1302	13	2 BHK	710	0	710	781						23,43,000
93	1303	13	2 BHK	683	37	720	792	27960	2,01,31,200	2,31,50,880	1,61,04,960	56,500	23,76,000
94	1304	13	2 BHK	683	37	720	792	27960	2,01,31,200	2,31,50,880	1,61,04,960	56,500	23,76,000
95	1305	13	2 BHK	635	40	675	743	27960	1,88,73,000	2,17,03,950	1,50,98,400	53,000	22,27,500
96	1306	13	2 BHK	635	40	675	743	27960	1,88,73,000	2,17,03,950	1,50,98,400	53,000	22,27,500
97	1307	13	3 BHK	1025	155	1180	1298	27960	3,29,92,800	3,79,41,720	2,63,94,240	92,500	38,94,000
98	1308	13	3 BHK	1025	155	1180	1298	27960	3,29,92,800	3,79,41,720	2,63,94,240	92,500	38,94,000
99	1401	14	2 BHK	825	0	825	908						27,22,500
100	1402	14	2 BHK	710	0	710	781						23,43,000
101	1403	14	2 BHK	683	37	720	792	28040	2,01,88,800	2,32,17,120	1,61,51,040	56,500	23,76,000
102	1404	14	2 BHK	683	37	720	792	28040	2,01,88,800	2,32,17,120	1,61,51,040	56,500	23,76,000
103	1405	14	2 BHK	635	40	675	743	28040	1,89,27,000	2,17,66,050	1,51,41,600	53,000	22,27,500
104	1406	14	2 BHK	635	40	675	743	28040	1,89,27,000	2,17,66,050	1,51,41,600	53,000	22,27,500
105	1407	14	3 BHK	1025	155	1180	1298	28040	3,30,87,200	3,80,50,280	2,64,69,760	92,500	38,94,000
106	1408	14	3 BHK	1025	155	1180	1298	28040	3,30,87,200	3,80,50,280	2,64,69,760	92,500	38,94,000
107	1501	15	2 BHK	825	0	825	908						27,22,500
108	1502	15	2 BHK	710	0	710	781						23,43,000
109	1505	15	2 BHK	635	40	675	743	28120	1,89,81,000	2,18,28,150	1,51,84,800	53,000	22,27,500
110	1506	15	2 BHK	635	40	675	743	28120	1,89,81,000	2,18,28,150	1,51,84,800	53,000	22,27,500
111	1507	15	3 BHK	1025	155	1180	1298	28120	3,31,81,600	3,81,58,840	2,65,45,280	93,000	38,94,000
112	1508	15	3 BHK	1025	155	1180	1298	28120	3,31,81,600	3,81,58,840	2,65,45,280	93,000	38,94,000
113	1601	16	2 BHK	825	0	825	908						27,22,500
114	1602	16	2 BHK	710	0	710	781						23,43,000
115	1603	16	2 BHK	683	37	720	792	28200	2,03,04,000	2,33,49,600	1,62,43,200	57,000	23,76,000
116	1604	16	2 BHK	683	37	720	792	28200	2,03,04,000	2,33,49,600	1,62,43,200	57,000	23,76,000
117	1605	16	2 BHK	635	40	675	743	28200	1,90,35,000	2,18,90,250	1,52,28,000	53,500	22,27,500
118	1606	16	2 BHK	635	40	675	743	28200	1,90,35,000	2,18,90,250	1,52,28,000	53,500	22,27,500
119	1607	16	3 BHK	1025	155	1180	1298	28200	3,32,76,000	3,82,67,400	2,66,20,800	93,000	38,94,000
120	1608	16	3 BHK	1025	155	1180	1298	28200	3,32,76,000	3,82,67,400	2,66,20,800	93,000	38,94,000
121	1701	17	2 BHK	825	0	825	908						27,22,500

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
122	1702	17	2 BHK	710	0	710	781						23,43,000
123	1703	17	2 BHK	683	37	720	792	28280	2,03,61,600	2,34,15,840	1,62,89,280	57,000	23,76,000
124	1704	17	2 BHK	683	37	720	792	28280	2,03,61,600	2,34,15,840	1,62,89,280	57,000	23,76,000
125	1705	17	2 BHK	635	40	675	743	28280	1,90,89,000	2,19,52,350	1,52,71,200	53,500	22,27,500
126	1706	17	2 BHK	635	40	675	743	28280	1,90,89,000	2,19,52,350	1,52,71,200	53,500	22,27,500
127	1707	17	3 BHK	1025	155	1180	1298	28280	3,33,70,400	3,83,75,960	2,66,96,320	93,500	38,94,000
128	1708	17	3 BHK	1025	155	1180	1298	28280	3,33,70,400	3,83,75,960	2,66,96,320	93,500	38,94,000
129	1801	18	2 BHK	825	0	825	908						27,22,500
130	1802	18	2 BHK	710	0	710	781						23,43,000
131	1803	18	2 BHK	683	37	720	792	28360	2,04,19,200	2,34,82,080	1,63,35,360	57,000	23,76,000
132	1804	18	2 BHK	683	37	720	792	28360	2,04,19,200	2,34,82,080	1,63,35,360	57,000	23,76,000
133	1805	18	2 BHK	635	40	675	743	28360	1,91,43,000	2,20,14,450	1,53,14,400	53,500	22,27,500
134	1806	18	2 BHK	635	40	675	743	28360	1,91,43,000	2,20,14,450	1,53,14,400	53,500	22,27,500
135	1807	18	3 BHK	1025	155	1180	1298	28360	3,34,64,800	3,84,84,520	2,67,71,840	93,500	38,94,000
136	1808	18	3 BHK	1025	155	1180	1298	28360	3,34,64,800	3,84,84,520	2,67,71,840	93,500	38,94,000
137	1901	19	2 BHK	825	0	825	908						27,22,500
138	1902	19	2 BHK	710	0	710	781						23,43,000
139	1903	19	2 BHK	683	37	720	792	28440	2,04,76,800	2,35,48,320	1,63,81,440	57,500	23,76,000
140	1904	19	2 BHK	683	37	720	792	28440	2,04,76,800	2,35,48,320	1,63,81,440	57,500	23,76,000
141	1905	19	2 BHK	635	40	675	743	28440	1,91,97,000	2,20,76,550	1,53,57,600	54,000	22,27,500
142	1906	19	2 BHK	635	40	675	743	28440	1,91,97,000	2,20,76,550	1,53,57,600	54,000	22,27,500
143	1907	19	3 BHK	1025	155	1180	1298	28440	3,35,59,200	3,85,93,080	2,68,47,360	94,000	38,94,000
144	1908	19	3 BHK	1025	155	1180	1298	28440	3,35,59,200	3,85,93,080	2,68,47,360	94,000	38,94,000
145	2001	20	2 BHK	825	0	825	908						27,22,500
146	2002	20	2 BHK	710	0	710	781						23,43,000
147	2003	20	2 BHK	683	37	720	792						23,76,000
148	2004	20	2 BHK	683	37	720	792						23,76,000
149	2005	20	2 BHK	635	40	675	743	28520	1,92,51,000	2,21,38,650	1,54,00,800	54,000	22,27,500
150	2006	20	2 BHK	635	40	675	743	28520	1,92,51,000	2,21,38,650	1,54,00,800	54,000	22,27,500
151	2007	20	3 BHK	1025	155	1180	1298	28520	3,36,53,600	3,87,01,640	2,69,22,880	94,000	38,94,000
152	2008	20	3 BHK	1025	155	1180	1298						38,94,000
153	2101	21	2 BHK	825	0	825	908						27,22,500
154	2102	21	2 BHK	710	0	710	781						23,43,000
155	2103	21	2 BHK	683	37	720	792	28600	2,05,92,000	2,36,80,800	1,64,73,600	57,500	23,76,000
156	2104	21	2 BHK	683	37	720	792	28600	2,05,92,000	2,36,80,800	1,64,73,600	57,500	23,76,000
157	2105	21	2 BHK	635	40	675	743	28600	1,93,05,000	2,22,00,750	1,54,44,000	54,000	22,27,500
158	2106	21	2 BHK	635	40	675	743	28600	1,93,05,000	2,22,00,750	1,54,44,000	54,000	22,27,500
159	2107	21	3 BHK	1025	155	1180	1298	28600	3,37,48,000	3,88,10,200	2,69,98,400	94,500	38,94,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
160	2108	21	3 BHK	1025	155	1180	1298	28600	3,37,48,000	3,88,10,200	2,69,98,400	94,500	38,94,000
161	2201	22	2 BHK	825	0	825	908	28680	2,36,61,000	2,72,10,150	1,89,28,800	66,500	27,22,500
162	2202	22	2 BHK	710	0	710	781	Land Owner's Share					23,43,000
163	2205	22	2 BHK	635	40	675	743	28680	1,93,59,000	2,22,62,850	1,54,87,200	54,000	22,27,500
164	2206	22	2 BHK	635	40	675	743	28680	1,93,59,000	2,22,62,850	1,54,87,200	54,000	22,27,500
165	2207	22	3 BHK	1025	155	1180	1298	28680	3,38,42,400	3,89,18,760	2,70,73,920	95,000	38,94,000
166	2208	22	3 BHK	1025	155	1180	1298	28680	3,38,42,400	3,89,18,760	2,70,73,920	95,000	38,94,000
167	2301	23	2 BHK	825	0	825	908	28760	2,37,27,000	2,72,86,050	1,89,81,600	66,500	27,22,500
168	2302	23	2 BHK	710	0	710	781	Land Owner's Share					23,43,000
169	2303	23	2 BHK	683	37	720	792	28760	2,07,07,200	2,38,13,280	1,65,65,760	58,000	23,76,000
170	2304	23	2 BHK	683	37	720	792	28760	2,07,07,200	2,38,13,280	1,65,65,760	58,000	23,76,000
171	2305	23	2 BHK	635	40	675	743	28760	1,94,13,000	2,23,24,950	1,55,30,400	54,500	22,27,500
172	2306	23	2 BHK	635	40	675	743	28760	1,94,13,000	2,23,24,950	1,55,30,400	54,500	22,27,500
173	2307	23	3 BHK	1025	155	1180	1298	28760	3,39,36,800	3,90,27,320	2,71,49,440	95,000	38,94,000
174	2308	23	3 BHK	1025	155	1180	1298	28760	3,39,36,800	3,90,27,320	2,71,49,440	95,000	38,94,000
175	2401	24	2 BHK	825	0	825	908	28840	2,37,93,000	2,73,61,950	1,90,34,400	66,500	27,22,500
176	2402	24	2 BHK	710	0	710	781	Land Owner's Share					23,43,000
177	2403	24	2 BHK	683	37	720	792	28840	2,07,64,800	2,38,79,520	1,66,11,840	58,000	23,76,000
178	2404	24	2 BHK	683	37	720	792	28840	2,07,64,800	2,38,79,520	1,66,11,840	58,000	23,76,000
179	2405	24	2 BHK	635	40	675	743	28840	1,94,67,000	2,23,87,050	1,55,73,600	54,500	22,27,500
180	2406	24	2 BHK	635	40	675	743	28840	1,94,67,000	2,23,87,050	1,55,73,600	54,500	22,27,500
181	2407	24	3 BHK	1025	155	1180	1298	28840	3,40,31,200	3,91,35,880	2,72,24,960	95,500	38,94,000
182	2408	24	3 BHK	1025	155	1180	1298	28840	3,40,31,200	3,91,35,880	2,72,24,960	95,500	38,94,000
183	2501	25	2 BHK	825	0	825	908	28920	2,38,59,000	2,74,37,850	1,90,87,200	67,000	27,22,500
184	2502	25	2 BHK	710	0	710	781	Land Owner's Share					23,43,000
185	2503	25	2 BHK	683	37	720	792	28920	2,08,22,400	2,39,45,760	1,66,57,920	58,500	23,76,000
186	2504	25	2 BHK	683	37	720	792	28920	2,08,22,400	2,39,45,760	1,66,57,920	58,500	23,76,000
187	2505	25	2 BHK	635	40	675	743	28920	1,95,21,000	2,24,49,150	1,56,16,800	54,500	22,27,500
188	2506	25	2 BHK	635	40	675	743	28920	1,95,21,000	2,24,49,150	1,56,16,800	54,500	22,27,500
189	2507	25	3 BHK	1025	155	1180	1298	28920	3,41,25,600	3,92,44,440	2,73,00,480	95,500	38,94,000
190	2508	25	3 BHK	1025	155	1180	1298	28920	3,41,25,600	3,92,44,440	2,73,00,480	95,500	38,94,000
191	2601	26	2 BHK	825	0	825	908	29000	2,39,25,000	2,75,13,750	1,91,40,000	67,000	27,22,500
192	2602	26	2 BHK	710	0	710	781	29000	2,05,90,000	2,36,78,500	1,64,72,000	57,500	23,43,000
193	2603	26	2 BHK	683	37	720	792	29000	2,08,80,000	2,40,12,000	1,67,04,000	58,500	23,76,000
194	2604	26	2 BHK	683	37	720	792	29000	2,08,80,000	2,40,12,000	1,67,04,000	58,500	23,76,000
195	2605	26	2 BHK	635	40	675	743	29000	1,95,75,000	2,25,11,250	1,56,60,000	55,000	22,27,500
196	2606	26	2 BHK	635	40	675	743	29000	1,95,75,000	2,25,11,250	1,56,60,000	55,000	22,27,500
197	2607	26	3 BHK	1025	155	1180	1298	29000	3,42,20,000	3,93,53,000	2,73,76,000	96,000	38,94,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
198	2608	26	3 BHK	1025	155	1180	1298	29000	3,42,20,000	3,93,53,000	2,73,76,000	96,000	38,94,000
Total				155522	10538	166060	182666		3,32,40,85,400	3,82,26,98,210	2,65,92,68,320		54,79,98,000

Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
Sale Flat	2 BHK - 94 3 BHK - 44	138	118195	130015	3,32,40,85,400.00	3,82,26,98,210.00	2,65,92,68,320.00
Land Owner's Share	2 BHK - 52 3 BHK - 08	60	47865	52652	-	-	-
Total		198	166060	182666	3,32,40,85,400.00	3,82,26,98,210.00	2,65,92,68,320.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,32,40,85,400.00
Distress Sale Value as on date in ₹	2,65,92,68,320.00
Final Realizable Value After Completion in ₹	3,82,26,98,210.00
Cost of Construction (Total Built up area x Rate) 182666 Sq. Ft. x ₹ 3000.00	54,79,98,000.00

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

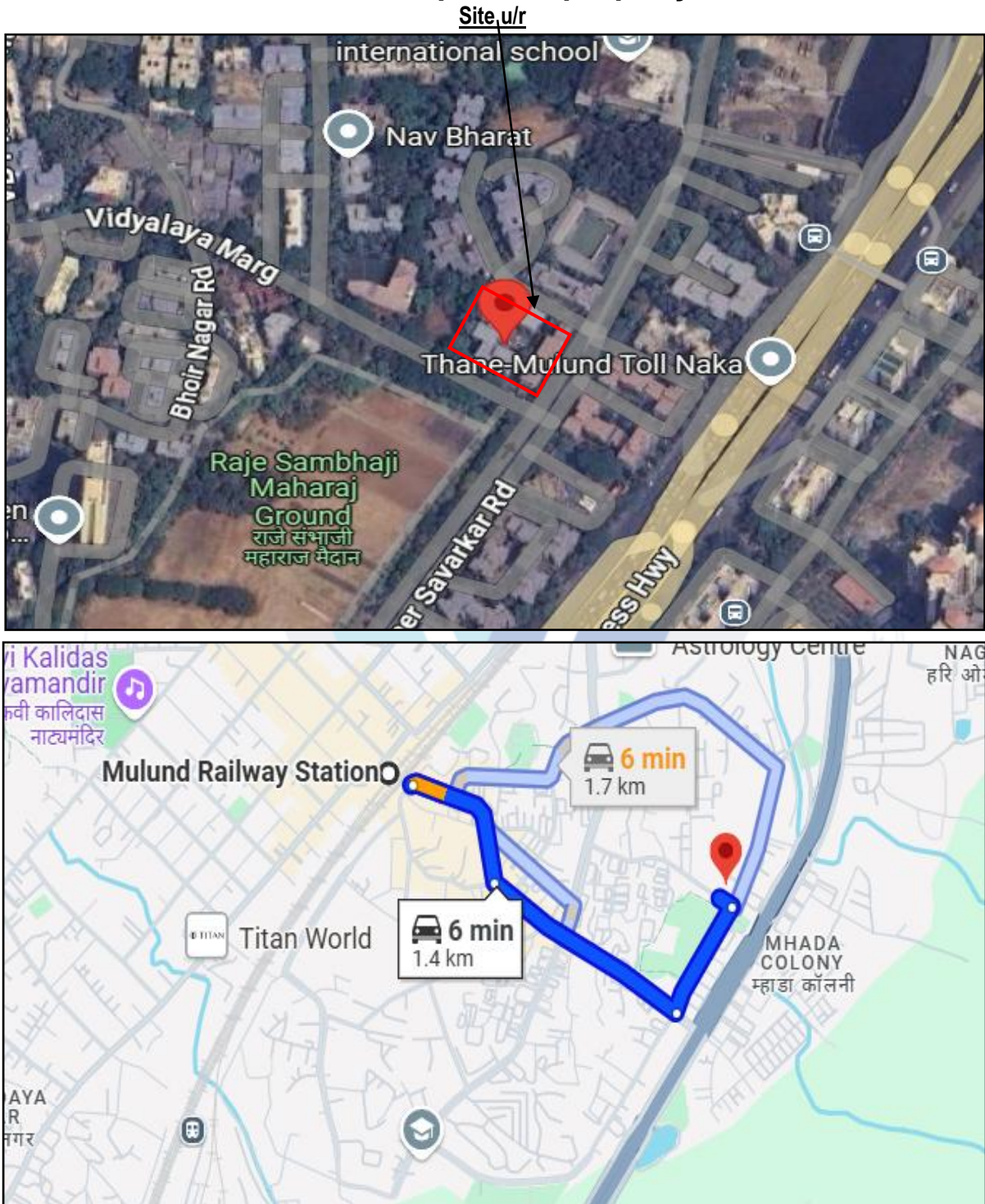
Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 3,32,40,85,400.00
Distress Sale Value as on date in ₹		₹ 2,65,92,68,320.00
Final Realizable Value After Completion in ₹		₹ 3,82,26,98,210.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,500.00 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 ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs




Route Map of the property



Latitude Longitude: 19°10'09.7"N 72°57'56.8"E


Note: The Blue line shows the route to site from nearest Railway Station (Mulund – 1.4 Km.)

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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Selected District

Select Village

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	124/570 -शुभाग: रेल्वे लाईन व पूर्वे हुतगती मार्ग वामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौ. मीटर
SurveyNo	124/571 -शुभाग: पूर्वे हुतगती मार्गाच्या पूर्वेकडील सर्व मिळकती.	59750	142910	164340	178630	142910	चौ. मीटर
SurveyNo	124/572 -रस्ता: लोकमान्य टिळक मार्ग.	60790	142010	151690	232200	136680	चौ. मीटर
SurveyNo	124/573 -रस्ता: गोपाळकृष्ण गोखले मार्ग.	59640	128470	142070	198300	127900	चौ. मीटर
SurveyNo	124/574 -रस्ता: महात्मा फुले मार्ग.	59950	130270	142640	200900	129680	चौ. मीटर

1 2

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
23214/2024	16.10.2024	1,16,85,500.00	40.41	435.00	26,860.00

गावाचे नाव : मुलुंड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11685500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7579277.18
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं: डी-1504, पंधरावा मजला, बिल्डिंग नं. 2, डी - विंग, इमारतीचे नाव: अनुत्तम बिल्डिंग, 90 फिट डी पी रोड, केळकर कॉलेज जवळ, मुलुंड - पूर्व, मुंबई - 400081. (सदर दस्तात नमूद केल्याप्रमाणे निवासी सदनिकेचे एकूण क्षेत्रफळ 435 चौ.फुट कारपेट म्हणजेच 40.42 चौ.मी. कारपेट) - सोबत एक कार पार्किंग सहित. - इतर सर्व माहिती दस्तात नमूद केल्याप्रमाणे ---- सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्र. मुद्रांक 2021/अनौ. स.क्र.12/प्र.क्र.107/म-1(धोरण)दि. 31/03/2021 अन्वये 1 टक्के सवलत देण्यात आली आहे. (C.T.S. Number : सी.टी.एस. नं - 1124 (पार्ट), सर्व्हे नं - 121 ते 123, गावाचे नाव - मुलुंड (पूर्व), तालुका - कुर्ला, मुंबई उपनगर जिल्हा. ;)
(5) क्षेत्रफळ	435 चौ.फूट
(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:-अजितकुमार बिरेंद्रनाथ ओझा वय:-40 पत्ता:-प्लॉट नं: सदनिका नं - 401, माळा नं: -, इमारतीचे नाव: डायमंड पार्क अपार्टमेंट, ब्लॉक नं: नवघर क्रॉस रोड, रोड नं: टाटा कॉलनी जवळ, मुलुंड - पूर्व, मुंबई - महाराष्ट्र - 400081, महाराष्ट्र, MUMBAL. पिन कोड:-400081 पॅन नं:-AAIPO3739N 2): नाव:-सुजितकुमार बिरेंद्रनाथ ओझा वय:-38 पत्ता:-प्लॉट नं: सदनिका नं - 401, माळा नं: -, इमारतीचे नाव: डायमंड पार्क अपार्टमेंट, ब्लॉक नं: नवघर क्रॉस रोड, रोड नं: टाटा कॉलनी जवळ, मुलुंड - पूर्व, मुंबई - महाराष्ट्र - 400081, महाराष्ट्र, MUMBAL. पिन कोड:-400081 पॅन नं:-AANPO5916E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जान्हवी जतिन चोणकर वय:-47; पत्ता:-प्लॉट नं: सदनिका नं - 14, माळा नं: -, इमारतीचे नाव: जीवन , ब्लॉक नं: 7 के जी एस सोसायटी रोड , रामेश्वर मंदिर जवळ , रोड नं: जोगेश्वरी - पूर्व मुंबई - महाराष्ट्र - 400060, महाराष्ट्र, MUMBAL. पिन कोड:-400060 पॅन नं:-AINPC9329F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	23214/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	584300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

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Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
24116/2024	24.10.2024	1,65,00,000.00	57.60	620.00	26,615.00

गावाचे नाव : मुलुंड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9676758.075
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. 401, माळा नं: 4 था मजला, इमारतीचे नाव: ऑर्चर्ड बिल्डिंग,ऑर्चर्ड तुलीप को-ऑप.हो.सोसा.लि., ब्लॉक नं: साईनाथ गार्डन,नवघर रोड, रोड : मुलुंड पूर्व,मुंबई -400081, इतर माहिती: एकूण क्षेत्र 620 चौ फूट कारपेट. सोबत 1 कव्हर्ड कार पार्किंग स्पेस नं.O/401(14)((C.T.S. Number : 1273 & 1275 ;))
(5) क्षेत्रफळ	69.14 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:-अविनाशचंद्र दत्ता उर्फ अविनाश शंभुनाथ दत्ता वय:-63 पत्ता:-प्लॉट नं: फ्लॅट नं. 401, माळा नं: चौथा मजला, इमारतीचे नाव: ऑर्चर्ड बिल्डिंग,ऑर्चर्ड तुलीप को-ऑप.हो.सोसा.लि., ब्लॉक नं: साईनाथ गार्डन, नवघर रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AACPD4490K 2): नाव:-पोली अविनाशचंद्र दत्ता उर्फ पोली अविनाश दत्ता वय:-54 पत्ता:-प्लॉट नं: फ्लॅट नं. 401, माळा नं: चौथा मजला, इमारतीचे नाव: ऑर्चर्ड बिल्डिंग,ऑर्चर्ड तुलीप को-ऑप.हो.सोसा.लि., ब्लॉक नं: साईनाथ गार्डन, नवघर रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AFHPD2492P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुरा योगीराज पोतनीस वय:-39; पत्ता:-प्लॉट नं: रूम नं. 1/18, माळा नं: -, इमारतीचे नाव: यूसुफ बिल्डिंग,डिडिमा स्ट्रीट, ब्लॉक नं: डॉकयार्ड रोड स्टेशन समोर, रोड नं: माझगांव, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-ALVPR4939H 2): नाव:-योगीराज दिनेश पोतनीस वय:-39; पत्ता:-प्लॉट नं: रूम नं. 1/18, माळा नं: -, इमारतीचे नाव: यूसुफ बिल्डिंग,डिडिमा स्ट्रीट, ब्लॉक नं: डॉकयार्ड रोड स्टेशन समोर, रोड नं: माझगांव, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-APUPP1690J
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	24116/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	990000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
24264/2024	25.10.2024	1,72,72,728.00	62.24	670.00	25,800.00

गावाचे नाव : मुलुंड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17272728
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9933317.415
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: फ्लॅट नं. डी-902, माळा नं: 9 वा मजला, इमारतीचे नाव: गणेश धाम को ऑप हौ सो लि., ब्लॉक नं: व्ही बी फडके मार्ग, रोड : मुलुंड पूर्व, मुंबई - 400081, इतर माहिती: एकुण क्षेत्रफळ 670 चौ. फुट. रेरा कारपेट, एक कार पार्किंग क्षेत्र 10.35 चौ. मी. सहित, सि टी एस नं. 10, व्हिलेज मुलुंड पूर्व, शासन आदेश क्रमांक मुद्रांक - 2021/ अनौ सं. क्र. 12/ प्रकरण क्रमांक 107/एम -1 (धोरण), दिनांक 31/03/2021 अन्वये महिला खरेदीकरता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे. ((C.T.S. Number : 10 ;))
(5) क्षेत्रफळ	670 चौ. फूट
(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:-मेहता अँड शिरोडकर डेव्हलपर्स तर्फे पार्टनर्स मनोहर काशिनाथ शिरोडकर तर्फे कबुलीजवाबाकरीता मुखत्यार म्हणून सुनिल आत्माराम सावंत वय:-65 पत्ता:-प्लॉट नं: ऑफिस नं. 5-बी, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट नं. 3, ब्लॉक नं: चाफेकर बंधु मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-ABSFM4974G 2): नाव:-मेहता अँड शिरोडकर डेव्हलपर्स तर्फे पार्टनर्स रोहन मनोहर शिरोडकर तर्फे कबुलीजवाबाकरीता मुखत्यार म्हणून सुनिल आत्माराम सावंत वय:-65 पत्ता:-प्लॉट नं: ऑफिस नं. 5-बी, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट नं. 3, ब्लॉक नं: चाफेकर बंधु मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-ABSFM4974G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी आनंद सावंत वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं. डी-4, माळा नं: -, इमारतीचे नाव: गुरुपुष्पामृत सोसायटी, ब्लॉक नं: मराठी विद्यालय जवळ, विद्यालय मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BWZPS1349Q
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	24264/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	863646
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1180.00	2,95,00,000.00	25,000.00

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1534 sq.ft
Built Up Area

₹19.23 K/sq.ft
Avg. Price

3 BHK
Configuration

1st Dec, 2027
Possession status

Higher of 26 floors

East facing Facing

Unfurnished Furnishing

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

Property Location
Jaydeep Mark, Arunoday Nagar, Mulund East, Mumbai

Around This Property

School
IES King George Mulund east
2 mins
(1 km)

Hospital
Galaxy Superspeciality Hospital - Cardiologist in...
3 mins
(1.7 km)

View more on Maps

Property Overview

Project Name Jaydeep Mark	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹2.95 Cr	Carpet Area 1180 sq.ft
Bedrooms 3	Bathrooms 3

Great choice! Nice neighborhood around

Contact Seller

Swapnil Jadhav
Housing Prime Agent
+9198706.....

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

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	825.00	2,06,00,000.00	25,000.00

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1072 sq.ft
Built Up Area

₹19.22 K/sq.ft
Avg. Price

3 BHK
Configuration

1st Dec, 2027
Possession status

Higher !
of 26 floors

East facing
Facing

Unfurnished
Furnishing

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

Property Location
Jaydeep Mark, Arunoday Nagar, Mulund East, Mumbai

Around This Property

🎓 School
IES King George Mulund east
2 mins
(1 km)

🏥 Hospital
Galaxy Superspeciality Hospital - Cardiologist in...
3 mins
(1.7 km)

[View more on Maps](#)

Great choice! Nice neighborhood around

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Swapnil Jadhav
Housing Prime Agent
+9198706.....

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

Still deciding?
Shortlist this property for now & easily come back to it later.

Property Overview

Project Name Jaydeep Mark	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹2.06 Cr	Carpet Area 825 sq.ft
Bedrooms 3	Bathrooms 3
Parking 2 Covered and 1 Open Parking	Balcony 1

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	675.00	1,69,00,000.00	25,000.00
3 BHK	housing.com	1180.00	2,95,00,000.00	25,000.00

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Home / Mumbai / Mulund / Mulund East / Jaydeep Mark Last updated: Sep 30, 2024

Jaydeep Mark ✓ RERA

By JAYDEEP GROUP ₹1.69 Cr - 2.95 Cr | ₹25 K/sq.ft
EMI starts at ₹83.78 K

At Arunodaya Nagar, Mulund East, Central Mumbai Suburbs, Mumbai Price excludes maintenance, floor rise c... See More

Contact Seller

SHARE
SAVE

2, 3 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹25 K/sq.ft
Avg. Price

675 - 1180 sq.ft.
(Carpet Area)
Sizes


Overview/Home
Around This Project
More About Project
Floor Plan
Tour This Project
Amenities
Ratings and

Property Location
At Arunodaya Nagar, Mulund East, Central Mumbai Suburbs, Mumbai

⚡ Awesome! Most liked project in this area

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housiey.com	675.00	1,89,00,000.00	28,000.00
3 BHK	housiey.com	1180.00	3,50,00,000.00	29,660.00



Search Project, locality or builder


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


Home > Mumbai > Mulund East

Jaydeep Mark Mulund East

By Jaydeep Group | Mulund East Mumbai

₹1.89 Cr - 3.50 Cr All Inc.

Save 50000


Book Free Site Visit
Online Presentation

🔍

📅
12-09-2024 1:54 PM

Preferred Source:

OLA
 Not Required

- ✓ Free Pick Up & Drop - Book Personal Ola
- ✓ Visit your selected 3 projects in one Tour
- ✓ Just Visit & decide later

Book Site Visit

Overview
Location
Amenities
Master & Floor Plan
Pricing & Unit Plans
Payment Scheme
Bank

Jaydeep Mark Overview & Description
📄 Brochure

<p>0.5 Land Parcel</p> <p>675-1180Sq.ft Carpet Area</p>	<p>1 Towers</p> <p style="color: #0056b3; font-weight: bold;">P51800077242</p> <p>RERA No.</p>	<p>G+6P+20 Floors</p> <p style="color: #0056b3; font-weight: bold;">December 2026</p> <p>Target Possession</p>	<p>2BHK, 3BHK Config</p> <p style="color: #0056b3; font-weight: bold;">December 2027</p> <p>RERA Possession</p>
-----------------------------------------------------------------	----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	720.00	1,80,00,000.00	25,000.00

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OVERVIEW
FURNISHINGS
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCAL

Property Location

Jaydeep Mark, Arunoday Nagar, Mulund East, Mumbai

Great choice! Be

Around This Property

School

IES King George Mulund east

2 mins

(1 km)

Hospital

Galaxy Superspeciality Hospital - Cardiologist in...

3 mins

(1.7 km)

View more on Maps

Property Overview

Project Name	Brokerage
<u>Jaydeep Mark</u>	No Charge
	Access Zero Brokerage Properties >
Price	Carpet Area
₹1.8 Cr	720 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Covered Parking	1
Added	
More than a month ago	
<p style="font-weight: bold; font-size: 0.9em;">About this property</p> <p style="font-size: 0.8em;">Property for sale in Mulund East, Mumbai. This 2 BHK Flat is located in Mumbai's most promising location. It is on floor 22. The total number of floors in this building is 26. This Flat's price is Rs 1.8 Cr. Homebuyers will also need to pay Rs 0 towards maintenance. This Flat is a spacious unit, with</p>	

Contact Seller

Swapni

Housing

+91987

Please share your

Name

+91 ▼ Phone

Email

Are you a Real Esta

Yes
N

I agree to be cont

WhatsApp, SM

I am interested in

Get (

Still deciding?

Shortlist this property t

back to it later.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	720.00	1,73,00,000.00	24,000.00

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Mulund East X + Add
OVERVIEW PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER

Special Highlights

- ✔ Amphitheatre
- ✔ Children Play Area
- ✔ Indoor Game Room
- ✔ Landscaped Garden

Property Location
Jaydeep Mark, Arunoday Nagar, Mulund East, Mumbai

Around This Property

School
IES King George Mulund east
2 mins
(1 km)

Hospital
Galaxy Superspeciality Hospital - Cardiologist in...
3 mins
(1.7 km)

[View more on Maps](#)

Property Overview

<p>Project Name Jaydeep Mark</p>	<p>Brokerage No Charge Access Zero Brokerage Properties ></p>
<p>Price ₹1.73 Cr</p>	<p>Carpet Area 720 sq.ft</p>
<p>Bedrooms 2</p>	<p>Bathrooms 2</p>
<p>Parking 1 Covered Parking</p>	<p>Balcony 1</p>

⚡ Awesome! Nice neighborhood around

Contact Seller

One Roof Realty LLP
Housing Expert Pro
+9170216.....

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

Still deciding?
Shortlist this property for now & easily come back to it later. ❤

🔗 Share

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	457.00	1,05,00,000.00	23,000.00
3 BHK	housing.com	1240.00	2,86,00,000.00	23,000.00

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Home / Mumbai / Mulund / Mulund East / Sainath Vrindavan Last updated: Dec 7, 2024

Sainath Vrindavan RERA

By SAINATH DEVELOPER


Sarnobat Prataprao, Gujar Marg, Mulund East, Central Mumbai Suburbs, Mumbai

₹1.05 Cr - 2.86 Cr | ₹23.04 K/sq.ft



EMI starts at ₹52.27 K

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

[Contact Sellers](#)




1, 2, 3 BHK Apartments Configurations
Dec, 2026 Possession Starts
₹23.04 K/sq.ft Avg. Price





Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	nobroker.com	728.00	1,88,00,000.00	25,830.00



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[Post Your Property](#)
[Sign up](#)
[Log in](#)



2 BHK Flat In Ruparel Celestia For Sale In Mulu...

Near R R Banquet Hall (Sabhagriha), Deendayal Nagar, Mulu...

₹ 1.88 Crores

Negotiable

₹ 1.07 Lacs/Month

Estimated EMI

1,041

Sq.Ft.

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Home / Flats for Sale in Mumbai / Flats for Sale in Mulund east / 2bkh Flat for Sale in Mulund east / Property Details

Photos

Location

Shortlist



<p>2 Bedroom</p> <p>No. of Bedroom</p>	<p>Jun 4, 2024</p> <p>Posted On</p>
<p>2 Bathroom</p> <p>No. of Bathroom</p>	<p>Apr 2, 2026</p> <p>Possession</p>
<p>2</p> <p>Balcony</p>	<p>Ruparel Celestia</p> <p>Apartment</p>
<p>Bike and Car</p> <p>Parking</p>	<p>Full</p> <p>Power Backup</p>

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[Book Virtual Meet](#)

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[Listed by Broker](#)

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Price trends by NBEstimate [Check Now](#)

Nearby: [Bank Of Baroda](#) [Mulund East Railway Station Bus Stop](#) [Yash Paradise Gym](#) [Jupiter Hospital Thane](#)

[Cinepolis](#)

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges NA		Flooring	Vitrified Tiles
Builtup Area	1,041 Sq.Ft	Carpet Area	728 Sq.Ft

Activity On This Property

133

Unique Views

1


Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties




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Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 120 MH2010 PTC23789

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	649.00	1,85,00,000.00	28,500.00
3 BHK	housing.com	974.00	2,80,00,000.00	28,750.00

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Home / Mumbai / Mulund / Mulund East / Swastik Divine Last updated: Dec 1, 2024

Swastik Divine RERA

By HARSH VAGRECHA


Veer Savarkar Rd, Navghar, Mulund East, Central Mumbai Suburbs, Mumbai

₹1.85 Cr - 2.8 Cr | ₹28.63 K/sq.ft


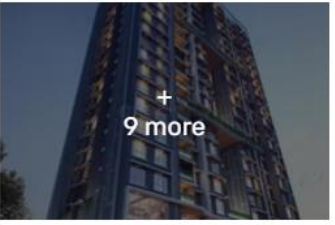
EMI starts at ₹91.85 K

All Inclusive Price

Contact Sellers



Cover Image SHARE SAVE

2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹28.63 K/sq.ft Avg. Price

649 - 974 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	544.00	1,35,00,000.00	24,820.00
3 BHK	housing.com	804.00	1,99,00,000.00	22,750.00

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Home / Mumbai / Mulund / Mulund East / Keytech Om Mayuresh Last updated: Sep 30, 2024

Keytech Om Mayuresh RERA

By MS KEYTECH


1083, Mulund East, Eastern Express Highway-Mulund, Mumbai

₹1.35 Cr - 1.99 Cr | ₹24.76 K/sq.ft


EMI starts at ₹66.87 K

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



Contact Seller



Cover Image



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SAVE

+ 4 more

2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹24.76 K/sq.ft Avg. Price

544 - 804 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	nobroker.com	974.00	2,80,00,000.00	28,747.00

NOBROKER

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[Post Your Property](#)
[Sign up](#)
[Log in](#)

3 BHK Flat In Swastik Divine For Sale In Mulun...

Opp HDFC Bank,Tata Colony,Mulund East,Mumbai

₹ 2.8 Crores
Non-negotiable


₹ 1.6 Lacs/Month
Estimated EMI

1,391
Sq.Ft

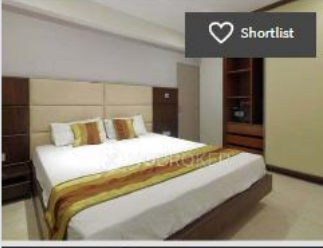
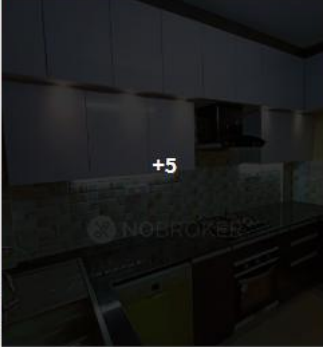
Need Home Loan ?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund east / 3bhk Flat for Sale in Mulund east / Property Details

Photos



Location

3 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1 Balcony

Bike and Car Parking

Oct 14, 2023
Posted On

Oct 22, 2026
Possession

Swastik Divine
Apartment

Full
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

Nearby: [O2 Business Commercial Park](#) [Der Deutsche Parkz](#) [Campus Veg Treat](#) [Kirti Mahal Veg Restaurant](#)

[Mulund Railway Station](#)

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges NA	Flooring	Vitrified Tiles	
Builtup Area	1,391 Sq.Ft	Carpet Area	974 Sq.Ft

Activity On This Property

🔍 338 Unique Views
❤️ 0 Shortlists
📞 0 Contacted

Powered By : NBEstimate

Similar Properties

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: 12.12.2024

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 12.12.2024 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 06.12.2024. 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. Jaydeep Realspace LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 06.12.2024 Valuation Date – 12.12.2024 Date of Report – 12.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 06.12.2024
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 **11th December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Jaydeep Realspace LLP**. 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. Jaydeep Realspace LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(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 Panelment No.: SME/TCC/2021-22/86/3