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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Westwood"

"Westwood", Tower – 2, Proposed Sale Building on Land Bearing CTS No. 833 (Pt) of Village - Ambivali, Near Andheri Printing Press, Jay Prakash Road, Mudran Kamgar Nagar, Andheri (West), Mumbai, PIN – 400 053, Maharashtra, India.

Latitude Longitude: 19°07'47.6"N 72°49'30.2"E

Valuation Done for:

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



Our Pan India Presence at :

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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Latitude Longitude: 19°07'47.6"N 72°49'30.2"E

NAME OF DEVELOPER: M/s. Adcore Developers 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 **10th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Westwood", Tower – 2, Proposed Sale Building on Land Bearing CTS No. 833 (Pt) of Village - Ambivali, Near Andheri Printing Press, Jay Prakash Road, Mudran Kamgar Nagar, Andheri (West), Mumbai, PIN – 400 053, Maharashtra, India.** It is about 350 Meter Walking distance from Versova Metro Station of Blue Line. 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. Adcore Developers LLP.	
Project Registration Number	Project	RERA Project Number
	Westwood	P51800056187
Register office address	M/s. Adcore Developers LLP.	
	Address: 14 th Floor, "Nirmal Building" , Nariman Point, Mumbai, Pin Code – 400 021.	
Contact Numbers	Contact Person: Mr. Mahadev Lad (Sales Manager - 8652657812)	
E – mail ID		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Hubtown Building
On or towards South	Jay Prakash Road / Versova Road / Metro Line
On or towards East	Kamdhenu Shopping Mart
On or towards West	Amenities Floor



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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	: 10.12.2024												
	b)	Date on which the valuation is made	: 17.12.2024												
3.	List of documents produced for perusal														
	1. Copy of Title Report issued by Purnanand & Co. (Advocates & Solicitors) Dated 29.03.2024.														
	2. Copy of MAHARERA certificate No. P51800056187 issued by Maharashtra real Estate Regulatory Authority. Date 16.05.2024.														
	3. Copy of Affidavit from Mr. Bhavik Nirmal Jain dated 19.04.2024.														
	4. Copy of Height Clearance NOC No. MIAL/AO-AOS/REC/47/7549, issued by Chhatrapati Shivaji Maharaj International Airport, Mumbai, Dated 05.12.2023.														
	5. Copy of Fire NOC No. CHE/643/BP (SPL Cell)/AKW/337/CFO/1/Amend, issued by Municipal Corporation of Greater Mumbai, dated 03.08.2023.														
	6. Copy of Commencement Certificate No. CHE/643/BP (Spl Cell)/AKW/337/FCC/4/Amend dated 05.11.2018 issued by Municipal Corporation of Greater Mumbai.														
	<table border="1"> <tr> <td>Issue On .</td> <td>21 Nov 2024</td> <td>Valid Upto :</td> <td>20 Nov 2025</td> </tr> <tr> <td>Application Number :</td> <td colspan="3">CHE/643/BP (SPL CELL)/AKW/337/FCC/4/Amend</td> </tr> <tr> <td>Remark :</td> <td colspan="3">Earlier granted C.C. for Residential Tower-1, i.e., Wing-1A & Wing-1B up to top of 25th floor (including LMR/OHT), Wing-1C up to the top of 14th floor, Tower-2 up to 18th floor (including LMR/OHT) is re-endorsed and further extended for Wing-1C up to top of 20th floor, Tower-2 up to 24th floor (including LMR/OHT) as per approved amended plans dated 12.10.2024.</td> </tr> </table>			Issue On .	21 Nov 2024	Valid Upto :	20 Nov 2025	Application Number :	CHE/643/BP (SPL CELL)/AKW/337/FCC/4/Amend			Remark :	Earlier granted C.C. for Residential Tower-1, i.e., Wing-1A & Wing-1B up to top of 25th floor (including LMR/OHT), Wing-1C up to the top of 14th floor, Tower-2 up to 18th floor (including LMR/OHT) is re-endorsed and further extended for Wing-1C up to top of 20th floor, Tower-2 up to 24th floor (including LMR/OHT) as per approved amended plans dated 12.10.2024.		
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	7. Copy of Amended Plan Approval Letter No. CHE/643/BP (Spl Cell)/AKW/337/9/Amend, dated 12.10.2024 issued by Municipal Corporation of Greater Mumbai.														
	8. Copy of Approved Plan No. CHE/643/BP (Spl Cell)/AKW/337 dated 12.10.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty-Three – Sheet No. 1/33 to 33/33)														
	Building	Number of Floors													



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	Tower 2	2 Basements + Ground + 1 st to 4 th Floors (Part Podium/Part Club House) + 5 th to 24 th Upper Floors.										
	Project Name (With address & phone nos.)	: "Westwood", Tower – 2, Proposed Sale Building on Land Bearing CTS No. 833 (Pt) of Village - Ambivali, Near Andheri Printing Press, Jay Prakash Road, Mudran Kamgar Nagar, Andheri (West), Mumbai, PIN – 400 053, 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. Adcore Developers LLP. Address: 14 th Floor, "Nirmal Building", Nariman Point, Mumbai, Pin Code – 400 021. Contact Person: Mr. Mahadev Lad (Sales Manager - 8652657812)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About " Westwood" Project: Check out Adcore Westwood in Andheri West, Mumbai, one of the upcoming under-construction housing societies in Western Mumbai. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. Brought to you by Adcore Developers LLP, Adcore Westwood is scheduled for possession in Dec, 2029. This housing society has multiple property options to offer, in varied price range, making it one of the most suitable addresses to own, that too in your budget. Being a RERA-registered society, the project details and other important information is also available on state RERA portal. The RERA registration number of this project is P51800056187.</p> <p>TYPE OF THE BUILDING:</p> <table border="1" data-bbox="279 1276 1473 1385"> <thead> <tr> <th data-bbox="279 1276 427 1317">Building</th> <th data-bbox="427 1276 1473 1317">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="279 1317 427 1385">Tower 2</td> <td data-bbox="427 1317 1473 1385">Proposed 2 Basements + Ground + 1st to 4th Floors (Part Podium/Part Club House) + 5th to 24th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1" data-bbox="279 1476 1414 1646"> <thead> <tr> <th data-bbox="279 1476 443 1544">Building</th> <th data-bbox="443 1476 1139 1544">Present stage of Construction</th> <th data-bbox="1139 1476 1414 1544">Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td data-bbox="279 1544 443 1646">Tower 2</td> <td data-bbox="443 1544 1139 1646">RCC work upto 19th floor slab is completed. Brick work upto 16th floor, Internal plaster work upto 16th floor & External plaster work upto 10th floor is completed.</td> <td data-bbox="1139 1544 1414 1646">55%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31/12/2029 (As per MAHARERA Certificate) Future estimated life of the Structure is .60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified Tiles Flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink 			Building	Number of Floors	Tower 2	Proposed 2 Basements + Ground + 1 st to 4 th Floors (Part Podium/Part Club House) + 5 th to 24 th Upper Floors.	Building	Present stage of Construction	Percentage of work completion	Tower 2	RCC work upto 19 th floor slab is completed. Brick work upto 16 th floor, Internal plaster work upto 16 th floor & External plaster work upto 10 th floor is completed.	55%
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Tower 2	RCC work upto 19 th floor slab is completed. Brick work upto 16 th floor, Internal plaster work upto 16 th floor & External plaster work upto 10 th floor is completed.	55%										

	<ul style="list-style-type: none"> ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Power Back Up ➤ Reserved Parking ➤ Fire Fighting System ➤ Intercom ➤ Recreation Facility ➤ Solid Waste Management ➤ Internal Roads & Footpaths ➤ Street Lighting ➤ Open Parking ➤ 24 x 7 Water ➤ Landscaping & Tree Plantation 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	CTS No. 833 (part)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 833 (part) of Village Ambivali
	d)	Ward / Taluka	:	Andheri, K/W Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Westwood", Tower – 2, Proposed Sale Building on Land Bearing CTS No. 833 (Pt) of Village - Ambivali, Near Andheri Printing Press, Jay Prakash Road, Mudran Kamgar Nagar, Andheri (West), Mumbai, PIN – 400 053, Maharashtra, India
8.	City / Town		:	Ambivali, Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai, Village – Ambivali
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	As per Site
	North	Sale Sub Plot Tower 1A	Sale Sub Plot Tower 1A	Hubtown Building
	South	Jay Prakash Road	Jay Prakash Road	Jay Prakash Road / Versova

				Road / Metro Line
	East	Kamdhenu Shopping Center	Kamdhenu Shopping Center	Kamdhenu Shopping Mart
	West	Sale Tower 3	Sale Tower 3	Amenities Floor
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°07'47.6"N 72°49'30.2"E	
14.	Extent of the site		: Plot area – 497.88 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 – 497.88 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		: Higher 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. CHE/643/BP (Spl Cell)/AKW/337 dated 12.10.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty-Three – Sheet No. 1/33 to 33/33)	
			Building	Number of Floors
			Tower 2	2 Basements + Ground + 1st to 4th Floors (Part Podium/Part Club House) + 5th to 24th 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.		: 18.30 M. wide D.P. 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 – 497.88 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)	:	₹ 2,11,290.00 per Sq. M. for Residential ₹ 1,18,460.00 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 RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>497.88</td> <td>1,18,460.00</td> <td>5,89,78,865.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	497.88	1,18,460.00	5,89,78,865.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
497.88	1,18,460.00	5,89,78,865.00										
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	:										
	Building		Number of Floors									
	Tower 2		Proposed 2 Basements + Ground + 1st to 4th Floors (Part Podium/Part Club House) + 5th to 24th 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. CHE/643/BP (Spl Cell)/AKW/337 dated 12.10.2024 issued by Municipal Corporation of Greater Mumbai									
	h) Approved map / plan issuing authority	:	(Number of Copies – Thirty-Three – Sheet No.									

		1/33 to 33/33)				
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Tower 2	2 Basements + Ground + 1 st to 4 th Floors (Part Podium/Part Club House) + 5 th to 24 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 AND COPY OF APPROVED PLAN NO. CHE/643/BP (SPL CELL)/AKW/337 DATED 12.10.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:



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1) Tower - 2:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	4 BHK	1549	1704	40000	6,19,60,000	6,50,58,000	4,95,68,000	1,62,500	51,11,700
2	502	5	2 BHK	766	843	40000	3,06,40,000	3,21,72,000	2,45,12,000	80,500	25,27,800
3	503	5	3 BHK	1052	1157	40000	4,20,80,000	4,41,84,000	3,36,64,000	1,10,500	34,71,600
4	601	6	4 BHK	1549	1704	40150	6,21,92,350	6,53,01,968	4,97,53,880	1,63,500	51,11,700
5	602	6	2 BHK	766	843	40150	3,07,54,900	3,22,92,645	2,46,03,920	80,500	25,27,800
6	603	6	3 BHK	1052	1157	40150	4,22,37,800	4,43,49,690	3,37,90,240	1,11,000	34,71,600
7	701	7	4 BHK	1561	1717	40300	6,29,08,300	6,60,53,715	5,03,26,640	1,65,000	51,51,300
8	703	7	3 BHK	1052	1157	40300	4,23,95,600	4,45,15,380	3,39,16,480	1,11,500	34,71,600
9	801	8	4 BHK	1549	1704	40450	6,26,57,050	6,57,89,903	5,01,25,640	1,64,500	51,11,700
10	802	8	2 BHK	766	843	40450	3,09,84,700	3,25,33,935	2,47,87,760	81,500	25,27,800
11	803	8	3 BHK	1052	1157	40450	4,25,53,400	4,46,81,070	3,40,42,720	1,11,500	34,71,600
12	901	9	4 BHK	1549	1704	40600	6,28,89,400	6,60,33,870	5,03,11,520	1,65,000	51,11,700
13	902	9	2 BHK	766	843	40600	3,10,99,600	3,26,54,580	2,48,79,680	81,500	25,27,800
14	903	9	3 BHK	1052	1157	40600	4,27,11,200	4,48,46,760	3,41,68,960	1,12,000	34,71,600
15	1001	10	4 BHK	1549	1704	40750	6,31,21,750	6,62,77,838	5,04,97,400	1,65,500	51,11,700
16	1002	10	2 BHK	766	843	40750	3,12,14,500	3,27,75,225	2,49,71,600	82,000	25,27,800
17	1003	10	3 BHK	1052	1157	40750	4,28,69,000	4,50,12,450	3,42,95,200	1,12,500	34,71,600
18	1101	11	4 BHK	1549	1704	40900	6,33,54,100	6,65,21,805	5,06,83,280	1,66,500	51,11,700
19	1102	11	2 BHK	766	843	40900	3,13,29,400	3,28,95,870	2,50,63,520	82,000	25,27,800
20	1103	11	3 BHK	1052	1157	40900	4,30,26,800	4,51,78,140	3,44,21,440	1,13,000	34,71,600
21	1201	12	4 BHK	1642	1806	41050	6,74,04,100	7,07,74,305	5,39,23,280	1,77,000	54,18,600
22	1202	12	2 BHK	766	843	41050	3,14,44,300	3,30,16,515	2,51,55,440	82,500	25,27,800
23	1203	12	3 BHK	1103	1213	41050	4,52,78,150	4,75,42,058	3,62,22,520	1,19,000	36,39,900
24	1301	13	4 BHK	1642	1806	41200	6,76,50,400	7,10,32,920	5,41,20,320	1,77,500	54,18,600
25	1302	13	2 BHK	766	843	41200	3,15,59,200	3,31,37,160	2,52,47,360	83,000	25,27,800
26	1303	13	3 BHK	1103	1213	41200	4,54,43,600	4,77,15,780	3,63,54,880	1,19,500	36,39,900
27	1401	14	4 BHK	1642	1806	41350	6,78,96,700	7,12,91,535	5,43,17,360	1,78,000	54,18,600
28	1403	14	3 BHK	1103	1213	41350	4,56,09,050	4,78,89,503	3,64,87,240	1,19,500	36,39,900
29	1501	15	4 BHK	1642	1806	41500	6,81,43,000	7,15,50,150	5,45,14,400	1,79,000	54,18,600
30	1502	15	2 BHK	766	843	41500	3,17,89,000	3,33,78,450	2,54,31,200	83,500	25,27,800
31	1503	15	3 BHK	1103	1213	41500	4,57,74,500	4,80,63,225	3,66,19,600	1,20,000	36,39,900
32	1601	16	4 BHK	1642	1806	41650	6,83,89,300	7,18,08,765	5,47,11,440	1,79,500	54,18,600
33	1602	16	2 BHK	766	843	41650	3,19,03,900	3,34,99,095	2,55,23,120	83,500	25,27,800
34	1603	16	3 BHK	1103	1213	41650	4,59,39,950	4,82,36,948	3,67,51,960	1,20,500	36,39,900
35	1701	17	4 BHK	1642	1806	41800	6,86,35,600	7,20,67,380	5,49,08,480	1,80,000	54,18,600
36	1702	17	2 BHK	766	843	41800	3,20,18,800	3,36,19,740	2,56,15,040	84,000	25,27,800
37	1703	17	3 BHK	1103	1213	41800	4,61,05,400	4,84,10,670	3,68,84,320	1,21,000	36,39,900
38	1801	18	4 BHK	1642	1806	41950	6,88,81,900	7,23,25,995	5,51,05,520	1,81,000	54,18,600
39	1802	18	2 BHK	766	843	41950	3,21,33,700	3,37,40,385	2,57,06,960	84,500	25,27,800
40	1803	18	3 BHK	1103	1213	41950	4,62,70,850	4,85,84,393	3,70,16,680	1,21,500	36,39,900
41	1901	19	4 BHK	1642	1806	42100	6,91,28,200	7,25,84,610	5,53,02,560	1,81,500	54,18,600
42	1902	19	2 BHK	766	843	42100	3,22,48,600	3,38,61,030	2,57,98,880	84,500	25,27,800
43	1903	19	3 BHK	1103	1213	42100	4,64,36,300	4,87,58,115	3,71,49,040	1,22,000	36,39,900

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
44	2001	20	4 BHK	1642	1806	42250	6,93,74,500	7,28,43,225	5,54,99,600	1,82,000	54,18,600
45	2002	20	2 BHK	766	843	42250	3,23,63,500	3,39,81,675	2,58,90,800	85,000	25,27,800
46	2003	20	3 BHK	1103	1213	42250	4,66,01,750	4,89,31,838	3,72,81,400	1,22,500	36,39,900
47	2101	21	4 BHK	1855	2041	42400	7,86,52,000	8,25,84,600	6,29,21,600	2,06,500	61,21,500
48	2103	21	3 BHK	1103	1213	42400	4,67,67,200	4,91,05,560	3,74,13,760	1,23,000	36,39,900
49	2201	22	4 BHK	1642	1806	42550	6,98,67,100	7,33,60,455	5,58,93,680	1,83,500	54,18,600
50	2202	22	2 BHK	766	843	42550	3,25,93,300	3,42,22,965	2,60,74,640	85,500	25,27,800
51	2203	22	3 BHK	1103	1213	42550	4,69,32,650	4,92,79,283	3,75,46,120	1,23,000	36,39,900
52	2301 & 2401	23 & 24	Duplex	3063	3369	42850	13,12,49,550	13,78,12,028	10,49,99,640	3,44,500	1,01,07,900
53	2302 & 2402	23 & 24	Duplex	1624	1786	42850	6,95,88,400	7,30,67,820	5,56,70,720	1,82,500	53,59,200
54	2303 & 2304	23 & 24	Duplex	2243	2467	42850	9,61,12,550	10,09,18,178	7,68,90,040	2,52,500	74,01,900
TOTAL				67047	73752		2,77,91,66,850	2,91,81,25,198	2,22,33,33,480		22,12,55,100

Summary of the Project:

Tower	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 ₹
2	2 BHK - 15 3 BHK - 18 4 BHK - 18 Duplex - 03	54	67047	73752	2,77,91,66,850.00	2,91,81,25,198.00	2,22,33,33,480.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,77,91,66,850.00
Distress Sale Value as on date in ₹	2,22,33,33,480.00
Final Realizable Value After Completion in ₹	2,91,81,25,198.00
Cost of Construction (Total Built up area x Rate) 73752 Sq. Ft. x ₹ 3200.00	22,12,55,100.00

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 ₹		₹ 2,77,91,66,850.00
Distress Sale Value as on date in ₹		₹ 2,22,33,33,480.00
Final Realizable Value After Completion in ₹		₹ 2,91,81,25,198.00

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



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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 ₹ 38,500.00 to ₹ 43,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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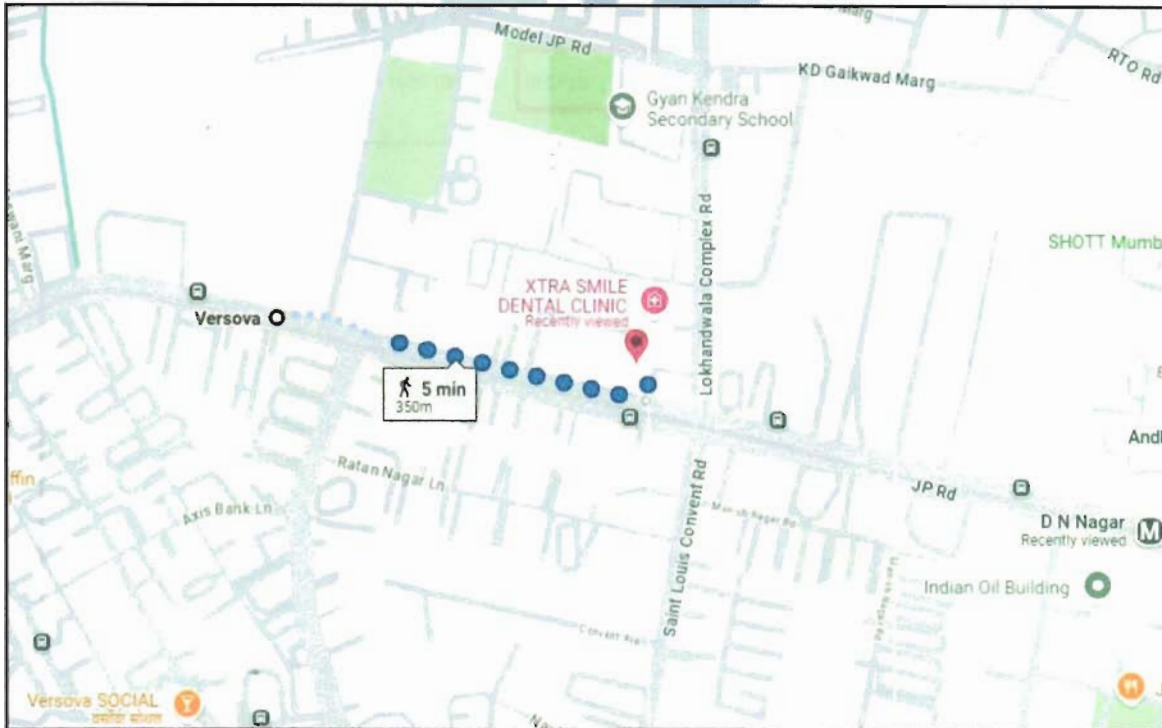
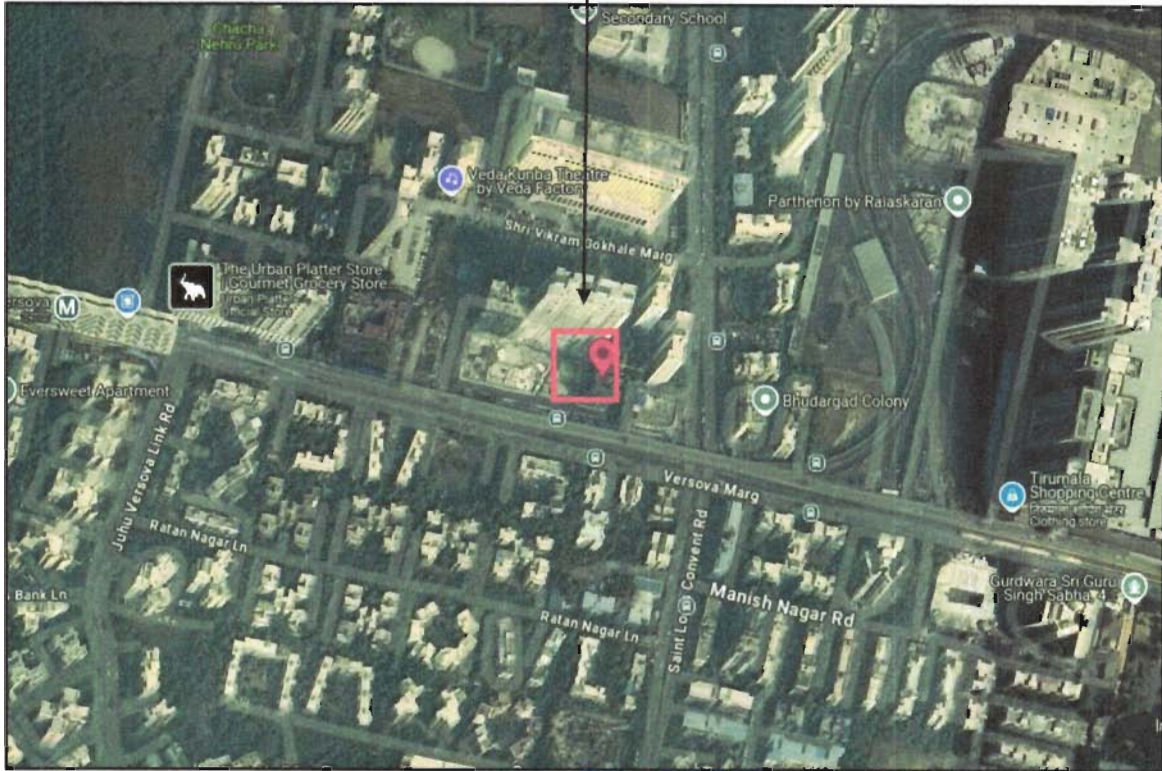


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°07'47.6"N 72°49'30.2"E

Note: The Blue line shows the route to site from nearest Metro station (Versova – 350 Mtr)




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Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Valuation Guidelines | User Manual

Year 2024-2025 Language English

Selected District MumbaiSubUrban

Select Village आंबिवली (अंधेरी)

Search By Survey No. Location

Enter Survey No 833 Search

उपविभाग	सुनी जमीन	निवासी सदनिका	बॉझिस दुकाने	बीडोयिक (Rs./)	एकक	Attribute
47/230-रस्ता: लक्ष्मकाश मार्ग - लिंक रोड अंधेरी ते पत्रिमेश गाव हर्दीपवाडी	118460	211290	242980	264110	211290	चौ. मीटर सि.टी.एम. नंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate Per Sq. Ft.
13124 / 2023	13.09.2023	2,61,61,249.00	64.65	696.00	37,595.00

12/17/24, 4:23 PM		13124	
13124322	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी ।	
04-01-2024		दस्त क्रमांक : 13124/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : आंबिवली			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	26161249		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	17248729.24		
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 802, माळा नं: 4 था रेसिडेन्शियल फ्लोर, इमारतीचे नाव: हबटाऊन प्रीमियर रेसिडेन्सेस-बेव्हर्ली, ब्लॉक नं: मुद्रन कामगार नगर,जे पी रोड, रोड : अंधेरी पश्चिम मुंबई 400053, इतर माहिती: सदनिकेचे क्षेत्रफळ 64.65 चौ मी कारपेट रेरा प्रमाणे,सोबत एक स्टॅक कार पार्किंग म्हणजे दोन कार पार्किंग सहित,इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number . 883(pt) :))		
(5) क्षेत्रफळ	71.11 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-हबटाऊन लिमिटेड चे ऑथो सिग्नेटरी अनघा औधकर तर्फे मुखत्यारी भिकु शंकर कदम वय:-50 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: हबटाऊन सीझन, ब्लॉक नं: जैन मंदिरासमोर, आर.के. चेंबूरकर मार्ग, रोड नं: चेंबूर पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400071 पॅन नं:-AAACA6101D 2) नाव:-हबटाऊन लिमिटेड चे ऑथो सिग्नेटरी नॅन्सी पररा तर्फे मुखत्यारी भिकु शंकर कदम वय:-50 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: हबटाऊन सीझन, ब्लॉक नं: जैन मंदिरासमोर, आर.के. चेंबूरकर मार्ग, रोड नं: चेंबूर पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400071 पॅन नं:-AAACA6101D		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मिनाक्षी बोदरा वय:-42, पत्ता:-प्लॉट नं: सी-102, माळा नं. , इमारतीचे नाव: अशोक विहार को ऑप ही सो लि , ब्लॉक नं: ऑफ मिलिटरी रोड, मरोळ , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400072 पॅन नं:-BYEPB8420N 2) नाव:-कुंवर सिंह बोदरा वय:-40, पत्ता:-प्लॉट नं: सी-102, माळा नं. , इमारतीचे नाव: अशोक विहार को ऑप ही सो लि , ब्लॉक नं: ऑफ मिलिटरी रोड, मरोळ , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400072 पॅन नं:-ANUPB1069K		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	13124/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1569800		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate Per Sq. Ft.
13885 / 2024	05.11.2024	4,65,00,000.00	120.00	1292.00	36,000.00

12/17/24, 4:27 PM		sgr_13885	
13885322 06-11-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 13885/2024 नोंदणी : Regn:63m	
गावाचे नाव : अंधेरी			
(1) विलेखाचा प्रकार	सेल डीड		
(2) मोबदला	46500000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28501110.24		
(4) भू-मापन पोटहिस्सा व धरक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1004, माळा नं: 10 वा मजला टॉवर ए. इमारतीचे नाव: दि नेस्ट, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400053, रोड : भवन्स कॅम्पस इंदगाह लेन डी एन नगर, इतर माहिती: सोबत 3 कार पार्किंग ---- सदर सदनिके मध्ये लिहून घेणारे अपूर्व मेहता व प्रकाश मेहता यांचा प्रत्येकी 40 टक्के हिस्सा असून शिल्पा मेहता व सुनिता मेहता यांचा प्रत्येकी 10 टक्के हिस्सा आहे ---- करारनामा दस्त क्रमांक बदर 1/12812/2024 दिनांक 03/10/2024 चे सेल डीड, मुद्रांक व नोंदणी फी सदर करारनामा दस्तास वसूल केली आहे. (C.T.S. Number : 193 , 196 , 811 :)		
(5) क्षेत्रफळ	120.00 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.-जय रजनीकांत कोठी वय.-45 पत्ता.-प्लॉट नं: 901, माळा नं: 9 वा मजला बी विंग, इमारतीचे नाव. साई दर्शन को ऑप ही सोसा ली, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: 70 एस वी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AHCPK9246M 2): नाव.-रजनीकांत के कोठी वय.-74 पत्ता.-प्लॉट नं: 901, माळा नं: 9 वा मजला बी विंग, इमारतीचे नाव. साई दर्शन को ऑप ही सोसा ली, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: 70 एस वी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AADPD1222C 3): नाव.-रेखा रजनीकांत कोठी वय.-72 पत्ता.-प्लॉट नं: 901, माळा नं: 9 वा मजला बी विंग, इमारतीचे नाव. साई दर्शन को ऑप ही सोसा ली, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: 70 एस वी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AIAPK2502R		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव.-अपूर्व प्रकाश मेहता वय.-44, पत्ता.-प्लॉट नं: ए 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: एक्झरसाईन एम्बसी, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AIPPM0301L 2): नाव.-प्रकाश चंद मेहता वय:-71, पत्ता.-प्लॉट नं: ए 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: एक्झरसाईन एम्बसी, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AGBPM9399K 3): नाव.-शिल्पा अपूर्व मेहता वय:-42, पत्ता.-प्लॉट नं: ए 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: एक्झरसाईन एम्बसी, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-BBDP57841A 4): नाव.-सुनिता प्रकाश मेहता वय:-66; पत्ता.-प्लॉट नं: ए 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: एक्झरसाईन एम्बसी, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ANAPM0139M		
(9) दस्तऐवज करून दिल्याचा दिनांक	05/11/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	05/11/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	13885/2024		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
17243 / 2024	25.10.2024	3,66,95,000.00	83.15	895.00	41,000.00

गावाचे नाव : विलेपार्ले	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	36695000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28949983.17
(4) भू. मापन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 701, विंग ए, माळा नं: 7 वा मजला, इमारतीचे नाव: मेसाकॉन ग्रीन्स, ब्लॉक नं: सी डी बर्फोवाला मार्ग, रोड : अंधेरी पश्चिम मुंबई - 400058, इतर माहिती: सदनिके चे एकूण क्षेत्रफळ 895 चौ फुट रेरा कारपेट सोबत । मेकेनिकल कार पार्किंग माजे - विलेपार्ले पश्चिम((C.T.S. Number : 551, 551/1 and 551/2 :))
(5) क्षेत्रफळ	91.49 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मेसाकॉन स्पेसेस एल एल पी चे भागीदार विक्रम रश्मीकांत मेहता तर्फे मुखत्यार संदीप शेलार वय:-47 पत्ता:-प्लॉट नं: ऑफिस नं - सी -21/22, माळा नं: -, इमारतीचे नाव: मेसाकॉन ज्वेल , ब्लॉक नं: 62, एल एस रोड , रोड नं: अंधेरी पश्चिम मुंबई , महाराष्ट्र, मुंबई, पिन कोड:-400058 पॅन नं:-ABSFM3251C
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दर्शन भूपेंद्र वोरा वय:-39; पत्ता:-प्लॉट नं: 801 , माळा नं: 8 वा मजला, इमारतीचे नाव: मॉ एलंझा, ब्लॉक नं: सोडावाला लेन., रोड नं: बोरिवली पश्चिम मुंबई , महाराष्ट्र, मुंबई, पिन कोड:-400092 पॅन नं:-AFJPV2711D 2): नाव:-धरा दर्शन वोरा वय:-38; पत्ता:-प्लॉट नं: 801 , माळा नं: 8 वा मजला, इमारतीचे नाव: मॉ एलंझा, ब्लॉक नं: सोडावाला लेन., रोड नं: बोरिवली पश्चिम मुंबई , महाराष्ट्र, मुंबई, पिन कोड:-400092 पॅन नं:-ASLPK6452D
(9) दस्तावेज करून दिल्याचा दिनांक	25/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17243/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2201700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators

Comp.	Floor	Source	Carpet Area ¹ in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
	-	Squareyards.com	-	-	38,875.00

square yards
Mumbai Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services

Project Overview
Floor Plans
Rera Details
Data Intelligence

P51800056187

Westwood

Square Yards RERA Reg. A51800000454

Data Intelligence for Adcore Westwood

Govt. Registrations

in Andheri West

4,647

Sale Registrations

₹ 8845 Cr

Gross Sales Value

Jan 24 to Dec 24

Market Supply

in Andheri West

128

Sale Listings

₹ 38,875

Average Price (Price/Sq. Ft.)

Builder Track Record

Adcore Developers

1

Projects Under Construction

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	780.00	3,12,00,000.00	40,000.00
2 BHK	housing.com	760.00	2,95,00,000.00	38,640.00

HOUSING.COM Buy in Mumbai

Andheri West

+ Add
Download App
List Property Free
Saved


Lashkaria Indrasukh RERA

By LASHKARIA GROUP ₹3.12 Cr - 4.4 Cr | ₹40 K/sq.ft
EMI starts at ₹1.55 Lacs

Plot No 143/4/B, C.T.S. No. 831/14, Village Ambivali, Near St Louis Convent High School, Four Bungalows, Andheri West, Andheri - Dahisar, Mumbai.


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

Contact Developer



Cover Image

SHARE SAVE



Project Tour

+
4 more

2, 3 BHK Apartments
Configurations

Dec. 2026
Possession Starts

₹40 K/sq.ft
Avg. Price

780 - 1100 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy in Mumbai

Andheri West

+ Add
Download App
List Property Free
Saved

Home / Mumbai / Andheri - Dahisar / Andheri West / Vista Residences Wing D Tower 3


Vista Residences Wing D Tower 3 RERA

By HIRANANDANI COMMUNITIES ₹2.95 Cr - 4.5 Cr | ₹38.64 K/sq.ft
EMI starts at ₹1.46 Lacs

Above Vicno Mall, New Link Road, Gshiwara, Andheri West, Andheri, Mumbai.


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

Contact Sellers



Cover Image

SHARE SAVE



+
21 more

2, 3 BHK Apartments
Configurations

Under Construction
Possession Status

₹38.64 K/sq.ft
Avg. Price

760 - 1170 sq.ft.
(Carpet Area)
Sizes



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	727.00	3,00,00,000.00	41,265.00


HOUSING.COM Buy in Mumbai

+ Add

Download App
List Property Free



- The dedicated 3-acre garden will have an undulating jogging track and beautifully landscaped green areas.
- The 1-acre terrace garden will have an elevated jogging track, a senior citizens sit-out area, Tai chi and meditation lawn, gazebo seating, and a barbecue area.
- The 2-acre podium garden will have beautifully landscaped areas amidst a sports zone and a sprawling clubhouse.



+
7 more

727 sq.ft
Built Up Area

₹41.27 K/sq.ft
Avg. Price

2 BHK
Configuration

1st Dec, 2025
Possession status


Lower 1
of 25 floors

East facing
Facing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGIS


Property Location
Mudran Press Colony, Andheri West, Mumbai

Around This Property



School
St. Mary's High School

3 mins
(1.3 km)



Hospital
Dr. Vaidya Eye Hospital

1 min
(0.7 km)

[View more on Maps](#)

Property Overview

Brokerage
No Charge
[Access Zero Brokerage Properties >](#)

Price
₹3.0 Cr

Carpet Area
727 sq ft

Bedrooms
2

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	570.00	1,85,00,000.00	32,456.00

HOUSING.COM Buy in Mumbai

+ Add

[Download App](#)
[List Property](#)
[Saved](#)

29 more

650 sq.ft
Built Up Area

₹28.46 K/sq.ft
Avg. Price

2 BHK
Configuration

22nd Jun, 2025
Possession status

Higher of 13 floors

West facing Facing

Semi Furnished Furnishing

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

Special Highlights

★ Awesome! Nice neighborhood around!

- 24 Hours Concierge
- Community Hall

- 24x7 Security
- Children Play Area

Property Location

Platinum Pristine, Mudran Press Colony, Andheri West, Mumbai

Around This Property

● School
St. Mary's High School

● Hospital
Axis Multispecialty Hospital
3 mins (1.2 km)

● Hospital
Axis Multispecialty Hospital
2 mins (1.1 km)

View more on Maps

Property Overview

Project Name

Platinum Pristine

Brokerage

No Charge

[Access Zero Brokerage Properties](#)

Price

₹1.85 Cr

Carpet Area

570 sq.ft

Contact Seller

RK GAUD

Housing Prime Agent

+9177387....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?*

Yes No

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 & auto come back to it later.

[Share](#)



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	692.00	2,50,00,000.00	36,130.00
3 BHK	housing.com	1136.00	4,10,00,000.00	36,000.00

The screenshot shows a property listing on the Housing.com website. The listing is for 'Hubtown The Premiere Residences Bel Air', which is part of the 'Hubtown The Grove' project. The location is Plot No. 141-A, Andheri West, Western Suburbs, Mumbai. The listing includes a cover image of the apartment building, a price range of ₹2.5 Cr - 4.1 Cr, and a rate of ₹36.13 K/sq.ft. The EMI starts at ₹1.24 Lacs. The listing also mentions '2, 2.5, 3 BHK Apartments Configurations', 'Jan, 2026 Possession Starts', and 'Avg. Price ₹36.13 K/sq.ft'. The project size is 692 - 1136 sq.ft. (Carpet Area). The listing is categorized as 'Great choice! Most liked project in this area'.



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	575.00	2,37,00,000.00	41,000.00

HOUSING.COM Buy in Mumbai

Andheri West Add Download App List Property Saved

Home / Mumbai / Andheri / Dahisar / Andheri West / Platinum Pristine

Last updated: Aug 21, 2024

Platinum Pristine

By PLATINUM CORP

Plot 122, Model Town, Off JP Road, Andheri West, Western Suburbs, Mumbai

₹2.37 Cr - 3.78 Cr | ₹41.14 K/sq.ft
EMI starts at ₹1.17 Lacs

Price excludes maintenance, floor rise c... See More

Contact Developer

Cover Image

SHARE SAVE

Project Tour

PLATINUM LIFE SCIENCES
GRAND RESIDENCES
2 BHK

+ 15 more

2 BHK Apartment Configuration

Dec, 2025 Possession Starts

₹41.14 K/sq.ft Avg. Price

575 - 920 sq.ft. (Carpet Area) Sizes

Overview/Home Around This Project More About Project Project Properties About Project Recommended Prop

Property Location

Nice choice. Let's connect with the Developer



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	732.00	3,05,00,000.00	41,580.00
3 BHK	housing.com	952.00	3,95,00,000.00	41,580.00

HOUSING.COM Buy in Mumbai

Home / Mumbai / Andheri / Dahisar / Andheri West / Gurukrupa Dhyanam Last updated: Dec 9, 2024

Gurukrupa Dhyanam RERA

By **GURUKRUPA REALCON BUILDERS AND DEVELOPERS**

Pillar No.30, Near Versova Metro Station, Gita Prakash Society, Ratan Nagar, Four Bungalows, Andheri West, Western Suburbs, Mumbai **₹3.05 Cr - 3.95 Cr** | ₹41.58 K/sq.ft
EMI starts at ₹1.51 Lacs
Basic Price Onwards

Cover Image

2, 3 BHK Apartments Configurations

SHARE SAVE

Mar. 2027 Possession Starts

₹41.58 K/sq.ft Avg. Price

732 - 952 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1842.00	7,10,00,000.00	38,545.00

HOUSING.COM Buy in Mumbai

+ Add

Download App List Property Saved

21 more

1942 sq.ft
Built Up Area

₹36.56 K/sq.ft
Avg Price

3 BHK
Configuration

31st Dec. 2025
Possession status

Higher of 25 floors

East facing Facing

Unfurnished Furnishing

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

Property Location
Hubtown The Premiere Residences Beverly, Mudran Press Colony, Andheri West, Mumbai

Around This Property

School
St. Mary's High School
3 mins (1.3 km)

Hospital
Dr. Vaidya Eye Hospital
1 min (0.7 km)

View more on Maps

Great choice! Nice neighborhood around

Contact Seller

Plexus Realtors
Housing Expert Pro
+9184220.....

Please share your contact

Name:

+91 Phone:

Email:

Are you a Real Estate Agent?

Yes No

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

<p style="font-size: 0.8em;">Project Name</p> <p style="font-size: 0.8em;">Hubtown The Premiere Residences Beverly</p>	<p style="font-size: 0.8em;">Brokerage</p> <p style="font-size: 0.8em;">No Charge</p> <p style="font-size: 0.8em; color: #0070C0;">Access Zero Brokerage Properties</p>
<p style="font-size: 0.8em;">Price</p> <p style="font-size: 0.8em;">₹7.1 Cr</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p style="font-size: 0.8em;">1842 sq.ft</p>
<p style="font-size: 0.8em;">Bedrooms</p> <p style="font-size: 0.8em;">3</p>	<p style="font-size: 0.8em;">Bathrooms</p> <p style="font-size: 0.8em;">3</p>
<p style="font-size: 0.8em;">Parking</p> <p style="font-size: 0.8em;">1 Covered Parking</p>	<p style="font-size: 0.8em;">Balcony</p> <p style="font-size: 0.8em;">1</p>

Share



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	790.00	3,36,00,000.00	42,580.00
2 BHK	housing.com	800.00	3,41,00,000.00	42,580.00

HOUSING.COM Buy in Mumbai + Add [Download App](#) [List Property](#) [Saved](#)

Home / Mumbai / Andheri - Dahisar / Andheri West / Platinum Grandeur Last updated: Dec 9, 2024

Platinum Grandeur ✓ RERA

By **PLATINUM CORP DEVELOPERS LLP**

Model Town: Versova, Andheri West, Western Suburbs, Mumbai

₹3.36 Cr - 3.41 Cr | ₹42.58 K/sq.ft
EMI starts at ₹1.67 Lacs
All Inclusive Prices

[Contact Developer](#)

Cover Image

SHARE SAVE

Project Tour

+ more

2 BHK Apartment Configuration

Dec. 2026 Possession Starts

₹42.58 K/sq.ft Avg. Price

790 - 800 sq.ft. (Carpet Area) Sizes

[Overview/Home](#) [Around This Project](#) [More About Project](#) [Project Properties](#) [About Project](#) [Recommended Prop](#) >

Property Location

Model Town, Versova, Andheri West, Western Suburbs, Mumbai

Around This Project

[School](#) [Hospital](#) [2 more](#)

Awesome! Most viewed project in this area

Contact Seller

Platinum Corp Developers LLP
Developer
+9122262.....

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: 17.12.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.17 17:25:24 +05'30'

Auth. Sign.

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 17.12.2024 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 10.12.2024. 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



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Adcore Developers 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 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 – 10.12.2024 Valuation Date – 17.12.2024 Date of Report – 17.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.12.2024
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 **17th 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. Adcore Developers 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. Adcore Developers 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.



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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.



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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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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Digitally signed by Manoj Chalikwar
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