



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Raghav Enclave"**

**"Raghav Enclave"**, Proposed Redevelopment of Existing Building No. 153B Known as Shree Dwarkadhish Co. Op. Hsg. Soc. Ltd. on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India.

**Latitude Longitude: 19°03'34.2"N 72°52'50.5"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 :

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

## Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



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

www.vastukala.co.in

Page 2 of 35  
Vastu/SBI/Mumbai/07/2024/13114/2309673  
19/10-371-SSPV  
Date: 19.12.2024

**MASTER VALUATION REPORT  
OF  
"Raghav Enclave"**

**"Raghav Enclave", Proposed Redevelopment of Existing Building No. 153B Known as Shree Dwarkadhish Co. Op. Hsg. Soc. Ltd. on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India.**

**Latitude Longitude: 19°03'34.2"N 72°52'50.5"E**

**NAME OF DEVELOPER: M/s. Raghav Raj Builders & 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 **18<sup>th</sup> December 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"Raghav Enclave"**, Proposed Redevelopment of Existing Building No. 153B Known as Shree Dwarkadhish Co. Op. Hsg. Soc. Ltd. on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India. It is about 1.1 Km. travelling distance from Kurla Railway Station of Central Railway. 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:**

<b>Name of builder</b>	<b>M/s. Raghav Raj Builders &amp; Developers LLP.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Raghav Enclave</b>	<b>P51800054464</b>
<b>Register office address</b>	<b>M/s. Raghav Raj Builders &amp; Developers LLP.</b>  <b>Address:</b> Office at A-710, <b>"Crystal Plaza"</b> , Opp. Infinity Mall, New Link Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Mohammad Raza Khan (Builder Person - Mobile No. – 7738336988) Poonam Pathak (Builder Person – Mobile No. 86570 55000)	
<b>E – mail ID</b>		

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Kadhar Heights Building
On or towards South	Nehru Nagar Police Station Road
On or towards East	Open Plot & Kedarnath Mandir Road
On or towards West	Kedarnath Temple Road



**Our Pan India Presence at :**

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

**Regd. Office**

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

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



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**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 : 17.12.2024
	b)	Date on which the valuation is made : 19.12.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Bhavya N. Jain Advocate High Court dated 27.12.2023.	
	2. Copy of Title Search Report issued by Manoj V. Kunde (Search Clerk). Dated 26.12.2023.	
	3. Copy of MAHARERA certificate No. P51800054464 issued by Maharashtra real Estate Regulatory Authority. Date 25.01.2024.	
	4. Copy of Development agreement between Shree. Dwarkadhish Co-Operative Housing Society Ltd. (Society) and Raghav Raj Builders & Developers LLP (Developer) and Members of the Society (Existing Members).	
	5. Copy of Indenture of Lease between Maharashtra Housing & Area Development Authority (Lessor) and Shree Dwarkadhish Co-Operative Housing Society Ltd. (The Society) through Reg. Doc. No. KRL-1/24533/2023 dated 13.12.2023.	
	6. Copy of Articles of Agreement date 22.09.2016 between M/s. Raj Builders & Developers (the Develops) AND Mr. Nitin O. Singh (the Purchaser)	
	7. Copy of LLP Agreement between Mr. Sudhanshu Ramavtar Agarwal (First Party) Ms. Sushma Lalit Golecha (Second Party) dated 05.01.2015.	
	8. Copy of Fire NOC No. P-23042 / 2024 / (12) / L -Ward / Kurla-3 / MHADA-CFO / 1 / New issued by Municipal Corporation of Greater Mumbai, Fire Brigade dated 14.10.2024.	
	9. Copy of Property Tax bill issued by Municipal Corporation of Greater Mumbai dated 01.10.2022.	
	10. Copy of Height Clearance NOC no. SNCR / West / B / 052923 / 760560, issued by Airports Authority of India, Dated 02.08.2024.	
	11. Copy of Architect Certificate issued by Creative Consultancy, dated 06.07.2024.	
	12. Copy of Engineers Certificate issued by Nivruti M. Dalvi dated 30.06.2024.	
	13. Copy of Consent letter for CC for the work up to Plinth only issued by Mumbai Housing and Area Development Board Doc. No. CO / MB / REE / NOC / F-1536 / 2824 / 2023 dated 03.11.2023.	
	14. Copy of Intimation of Approval (IOA) No. MH / EE (BP) / GM / MHADA -22 / 1887 / 2023 / IOA / 1 / New, dated 30.11.2023 issued by Building Permission Cell, Greater Mumbai / MHADA	
	15. Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA-22 / 1887 / 2024 / CC / 1 / New dated 16.01.2024 issued by Building Permission Cell, Greater Mumbai / MHADA.	



Since 1989

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

An ISO 9001 : 2015 Certified Company



This CC is valid upto 15 January, 2025					
<p><b>Remarks :</b> This C.C. issued upto Plinth level as per approved Zero FSI IOA plan dtd. 30.11.2023.</p> <p>Note:- That the Guidelines issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 &amp; Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.</p>					
16. Copy of Approved Plan No. MH / EE / (BP) / GM / MHADA-22 / 1887 / 2023 / IOA / 1 dated 30.11.2024 issued by Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – One – Sheet No. 1/1)					
<b>Approved Upto:</b>					
<b>Project</b>	<b>Number of Floors</b>				
<b>Raghav Enclave</b>	<b>Lower Basement + Upper Basement + Ground / Stilt upper floors only.</b>				
17. Copy of Concession plan dated 14.10.2024, issued by MHADA					
<b>Project</b>	<b>Number of Floors</b>				
<b>Raghav Enclave</b>	<b>Lower Basement + Upper Basement + Ground / Stilt + 1<sup>st</sup> to 19<sup>th</sup> Upper floors.</b>				
Project Name (with address & phone nos.)	: <b>"Raghav Enclave"</b> , Proposed Redevelopment of existing Building No. 153B Known as Shree Dwarkadhish CHS Ltd. On plot bearing Survey No 229 & 267, CTS No. 12 (Pt), of Village Kurla – 3 situated at Nehru Nagar, Kurla (E), Mumbai, PIN – 400 024, Maharashtra, India.				
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Raghav Raj Builders &amp; Developers LLP.</b>  <b>Address:</b> Office at A-710, <b>"Crystal Plaza"</b> , Opp. Infinity Mall, New Link Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Mohammad Raza Khan (Builder Person) Mobile No. – 7738336988				
5. Brief description of the property (Including Leasehold / freehold etc.)	:				
<p><b>About "Raghav Enclave " Project:</b> Raghav Raj Builders and Developers LLP has launched Raghav Enclave in Kurla East, Mumbai. A residential project spread over 0.21 Acres; it offers ample number of facilities for residents. The project was launched in January 2024. It offers Under Construction units. The possession date of Raghav Enclave is Dec, 2027. The address of Raghav Enclave is Kurla. Own a home in Raghav Enclave today! This is a RERA registered project with RERA ID P51800054464 and fulfils all conditions placed by the state regulatory body. This project has been developed by Raghav Raj Builders and Developers LLP. Kurla East is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>Raghav Enclave</b></td> <td>Proposed Lower Basement + Upper Basement + Ground / Stilt + 1<sup>st</sup> to 18<sup>th</sup> floors + 19<sup>th</sup> (part) upper floors <b>as per information provided by builder. The building permission as on date is received till Lower Basement + Upper Basement + Ground / Stilt upper floors only.</b></td> </tr> </tbody> </table>		Project	Number of Floors	<b>Raghav Enclave</b>	Proposed Lower Basement + Upper Basement + Ground / Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> floors + 19 <sup>th</sup> (part) upper floors <b>as per information provided by builder. The building permission as on date is received till Lower Basement + Upper Basement + Ground / Stilt upper floors only.</b>
Project	Number of Floors				
<b>Raghav Enclave</b>	Proposed Lower Basement + Upper Basement + Ground / Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> floors + 19 <sup>th</sup> (part) upper floors <b>as per information provided by builder. The building permission as on date is received till Lower Basement + Upper Basement + Ground / Stilt upper floors only.</b>				

<b>LEVEL OF COMPLETION:</b>		
Project	Present stage of Construction	Percentage of work completion
Raghav Enclave	Foundation work is in Progress.	0%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ Vitrified Tiles Flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Power Back Up		
➤ Reserved Parking		
➤ Visitor Parking		
➤ Intercom		
➤ Jogging Track		
➤ Senior Citizen Area		
➤ Indoor Games		
➤ Landscape Garden		
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	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:

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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	Building No. 154 & 155	Building No. 154 & 155	Kadhar Heights Building
	South	12.20 M. wide Road	12.20 M. wide Road	Nehru Nagar Police Station Road
	East	Scheme Road & Building No 153A	Scheme Road & Building No 153A	Open Plot & Kedarnath Mandir Road
	West	12.20 M Wide Road	12.20 M Wide Road	Kedarnath Temple Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'34.2"N 72°52'50.5"E	
14.	Extent of the site	:	Plot area – 854.89 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 – 854.89 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 not yet started	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MH / EE / (BP) / GM / MHADA-22 / 1887 / 2023 / IOA / 1 dated 30.11.2024 issued by Building Permission Cell, Greater Mumbai / MHADA <b>Approved Upto:</b>	
			<b>Project</b>	<b>Number of Floors</b>

			Raghav Enclave	Basement + Ground (part) + Stilt (part) upper floors.									
9.	Corner plot or intermittent plot?	:	Corner										
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.	:	12.30 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	Plot area – 854.89 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)	:	₹ 1,25,170.00 per Sq. M. for Residential ₹ 49,960.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>										
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per 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>854.89</td> <td>49,960.00</td> <td>4,27,10,304.00</td> </tr> </tbody> </table>		As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	854.89	49,960.00	4,27,10,304.00
As per RERA													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
854.89	49,960.00	4,27,10,304.00											
<b>Part – B (Valuation of Building)</b>													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started										
	c) Year of construction	:	N.A. Building Construction work not yet started										
	d) Number of floors and height of each floor including basement, if any	:											
	<b>Project</b>		<b>Number of Floors</b>										
	<b>Raghav Enclave</b>		Proposed Lower Basement + Upper Basement + Ground / Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> floors + 19 <sup>th</sup> (part) upper floors <b>as per information provided by builder. The building permission as on date is received till Lower Basement + Upper Basement + Ground / Stilt upper floors only.</b>										

e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MH / EE / (BP) / GM / MHADA-22 / 1887 / 2023 / IOA / 1 dated 30.11.2024 issued by Building Permission Cell, Greater Mumbai / MHADA				
1. Approved map / plan issuing authority	:	<b>Approved Upto:</b>				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Raghav Enclave</td> <td>Basement + Ground (part) + Stilt (part) upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Raghav Enclave	Basement + Ground (part) + Stilt (part) upper floors.
Project	Number of Floors					
Raghav Enclave	Basement + Ground (part) + Stilt (part) upper floors.					
2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
3. 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 not yet started
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 not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	
a)	No. of water closets and their type	: N.A. Building Construction work not yet started



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									
<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Raghav Enclave</td> <td>Proposed Lower Basement + Upper Basement + Ground / Stilt + 1<sup>st</sup> to 18<sup>th</sup> floors + 19<sup>th</sup> (part) upper floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Raghav Enclave	Proposed Lower Basement + Upper Basement + Ground / Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> floors + 19 <sup>th</sup> (part) upper floors.	Copy of Approved Plan No. MH / EE / (BP) / GM / MHADA-22 / 1887 / 2023 / IOA / 1 dated 30.11.2024 issued by Building Permission Cell, Greater Mumbai / MHADA Approved Upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Raghav Enclave</td> <td>Lower Basement + Upper Basement + Ground / Stilt upper floors only.</td> </tr> </tbody> </table>		Project	Number of Floors	Raghav Enclave	Lower Basement + Upper Basement + Ground / Stilt upper floors only.
Project	Number of Floors										
Raghav Enclave	Proposed Lower Basement + Upper Basement + Ground / Stilt + 1 <sup>st</sup> to 18 <sup>th</sup> floors + 19 <sup>th</sup> (part) upper floors.										
Project	Number of Floors										
Raghav Enclave	Lower Basement + Upper Basement + Ground / Stilt upper floors only.										

**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) Raghav Enclave (Proposed Inventory, Pending Approval):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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	201	2	3 BHK	893	982		Land Owner's Share				29,46,900
2	202	2	3 BHK	1232	1355	25000	3,08,00,000	3,48,04,000	2,46,40,000	87,000	40,65,600
3	203	2	3 BHK	1149	1264	25000	2,87,25,000	3,24,59,250	2,29,80,000	81,000	37,91,700
4	204	2	3 BHK	865	952		Land Owner's Share				28,54,500
5	301	3	3 BHK	893	982		Land Owner's Share				29,46,900
6	302	3	3 BHK	1232	1355	25000	3,08,00,000	3,48,04,000	2,46,40,000	87,000	40,65,600
7	303	3	3 BHK	1149	1264	25000	2,87,25,000	3,24,59,250	2,29,80,000	81,000	37,91,700
8	304	3	3 BHK	865	952		Land Owner's Share				28,54,500
9	401	4	3 BHK	893	982		Land Owner's Share				29,46,900
10	402	4	3 BHK	1232	1355	25000	3,08,00,000	3,48,04,000	2,46,40,000	87,000	40,65,600
11	403	4	3 BHK	1149	1264	25000	2,87,25,000	3,24,59,250	2,29,80,000	81,000	37,91,700
12	404	4	3 BHK	865	952		Land Owner's Share				28,54,500
13	501	5	3 BHK	893	982		Land Owner's Share				29,46,900
14	502	5	3 BHK	1232	1355	25090	3,09,10,880	3,49,29,294	2,47,28,704	87,500	40,65,600
15	503	5	3 BHK	1149	1264	25090	2,88,28,410	3,25,76,103	2,30,62,728	81,500	37,91,700
16	504	5	3 BHK	865	952		Land Owner's Share				28,54,500
17	601	6	3 BHK	893	982		Land Owner's Share				29,46,900
18	602	6	3 BHK	1232	1355	25180	3,10,21,760	3,50,54,589	2,48,17,408	87,500	40,65,600
19	603	3	3 BHK	1149	1264	25180	2,89,31,820	3,26,92,957	2,31,45,456	81,500	37,91,700
20	604	6	3 BHK	865	952		Land Owner's Share				28,54,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
21	701	7	3 BHK	893	982						29,46,900
22	702	7	3 BHK	1232	1355	25270	3,11,32,640	3,51,79,883	2,49,06,112	88,000	40,65,600
23	703	7	3 BHK	1149	1264	25270	2,90,35,230	3,28,09,810	2,32,28,184	82,000	37,91,700
24	704	7	3 BHK	865	952						28,54,500
25	801	8	3 BHK	893	982						29,46,900
26	802	8	3 BHK	1232	1355	25360	3,12,43,520	3,53,05,178	2,49,94,816	88,500	40,65,600
27	803	8	3 BHK	1149	1264	25360	2,91,38,640	3,29,26,663	2,33,10,912	82,500	37,91,700
28	804	8	3 BHK	865	952						28,54,500
29	901	9	3 BHK	893	982						29,46,900
30	902	9	3 BHK	1232	1355	25450	3,13,54,400	3,54,30,472	2,50,83,520	88,500	40,65,600
31	903	9	3 BHK	1149	1264	25450	2,92,42,050	3,30,43,517	2,33,93,640	82,500	37,91,700
32	904	9	3 BHK	865	952						28,54,500
33	1001	10	3 BHK	893	982						29,46,900
34	1002	10	3 BHK	1232	1355	25540	3,14,65,280	3,55,55,766	2,51,72,224	89,000	40,65,600
35	1003	10	3 BHK	1149	1264	25540	2,93,45,460	3,31,60,370	2,34,76,368	83,000	37,91,700
36	1004	10	3 BHK	865	952						28,54,500
37	1101	11	3 BHK	893	982						29,46,900
38	1102	11	3 BHK	1232	1355	25630	3,15,76,160	3,56,81,061	2,52,60,928	89,000	40,65,600
39	1103	11	3 BHK	1149	1264	25630	2,94,48,870	3,32,77,223	2,35,59,096	83,000	37,91,700
40	1104	11	3 BHK	865	952						28,54,500
41	1201	12	3 BHK	893	982	25720	2,29,67,960	2,59,53,795	1,83,74,368	65,000	29,46,900
42	1202	12	3 BHK	1232	1355	25720	3,16,87,040	3,58,06,355	2,53,49,632	89,500	40,65,600
43	1203	12	3 BHK	1149	1264	25720	2,95,52,280	3,33,94,076	2,36,41,824	83,500	37,91,700
44	1204	12	3 BHK	865	952	25720	2,22,47,800	2,51,40,014	1,77,98,240	63,000	28,54,500
45	1301	13	3 BHK	893	982	25810	2,30,48,330	2,60,44,613	1,84,38,664	65,000	29,46,900
46	1302	13	3 BHK	1232	1355	25810	3,17,97,920	3,59,31,650	2,54,38,336	90,000	40,65,600
47	1303	13	3 BHK	1149	1264	25810	2,96,55,690	3,35,10,930	2,37,24,552	84,000	37,91,700
48	1304	13	3 BHK	865	952	25810	2,23,25,650	2,52,27,985	1,78,60,520	63,000	28,54,500
49	1401	14	3 BHK	893	982	25900	2,31,28,700	2,61,35,431	1,85,02,960	65,500	29,46,900
50	1402	14	3 BHK	1232	1355						40,65,600
51	1403	14	3 BHK	1149	1264	25900	2,97,59,100	3,36,27,783	2,38,07,280	84,000	37,91,700
52	1404	14	3 BHK	865	952	25900	2,24,03,500	2,53,15,955	1,79,22,800	63,500	28,54,500
53	1501	15	3 BHK	893	982	25990	2,32,09,070	2,62,26,249	1,85,67,256	65,500	29,46,900
54	1502	15	3 BHK	1232	1355	25990	3,20,19,680	3,61,82,238	2,56,15,744	90,500	40,65,600
55	1503	15	3 BHK	1149	1264	25990	2,98,62,510	3,37,44,636	2,38,90,008	84,500	37,91,700
56	1504	15	3 BHK	865	952	25990	2,24,81,350	2,54,03,926	1,79,85,080	63,500	28,54,500
57	1601	16	3 BHK	893	982	26080	2,32,89,440	2,63,17,067	1,86,31,552	66,000	29,46,900
58	1602	16	3 BHK	1232	1355	26080	3,21,30,560	3,63,07,533	2,57,04,448	91,000	40,65,600
59	1603	16	3 BHK	1149	1264	26080	2,99,65,920	3,38,61,490	2,39,72,736	84,500	37,91,700
60	1604	16	3 BHK	865	952	26080	2,25,59,200	2,54,91,896	1,80,47,360	63,500	28,54,500
61	1701	17	3 BHK	893	982						29,46,900
62	1702	17	3 BHK	1232	1355	26170	3,22,41,440	3,64,32,827	2,57,93,152	91,000	40,65,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
63	1703	17	3 BHK	1149	1264	26170	3,00,69,330	3,39,78,343	2,40,55,464	85,000	37,91,700
64	1704	17	3 BHK	865	952	26170	2,26,37,050	2,55,79,867	1,81,09,640	64,000	28,54,500
65	1801	18	3 BHK	893	982	26260	2,34,50,180	2,64,98,703	1,87,60,144	66,000	29,46,900
66	1802	18	3 BHK	1232	1355	26260	3,23,52,320	3,65,58,122	2,58,81,856	91,500	40,65,600
67	1803	18	3 BHK	1149	1264	26260	3,01,72,740	3,40,95,196	2,41,38,192	85,000	37,91,700
68	1804	18	3 BHK	865	952	26260	2,27,14,900	2,56,67,837	1,81,71,920	64,000	28,54,500
69	1901	19	3 BHK	893	982	26350	2,35,30,550	2,65,89,522	1,88,24,440	66,500	29,46,900
70	1902	19	3 BHK	1232	1355	26350	3,24,63,200	3,66,83,416	2,59,70,560	91,500	40,65,600
71	1903	19	3 BHK	1149	1264	26350	3,02,76,150	3,42,12,050	2,42,20,920	85,500	37,91,700
<b>Total</b>				<b>73637</b>	<b>81001</b>		<b>1,38,52,49,680</b>	<b>1,56,53,32,141</b>	<b>1,10,81,99,744</b>		<b>24,30,02,100</b>

### 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	3 BHK – 49	49	53932	59325	1,38,52,49,680.00	1,56,53,32,141.00	1,10,81,99,744.00
Land Owner's Share	3 BHK - 22	22	19705	21676	-	-	-
<b>Total</b>		<b>71</b>	<b>73637</b>	<b>81001</b>	<b>1,38,52,49,680.00</b>	<b>1,56,53,32,141.00</b>	<b>1,10,81,99,744.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,38,52,49,680.00
Final Realizable Value After Completion in ₹	1,56,53,32,141.00
Distress Sale Value as on date in ₹	1,10,81,99,744.00
Cost of Construction (Total Built up area x Rate) 81001 Sq. Ft. x ₹ 3000.00	24,30,02,100.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

### Total abstract of the entire property

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,38,52,49,680.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,56,53,32,141.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 1,10,81,99,744.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 24,000.00 to ₹ 27,000.00 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 ₹ 25,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



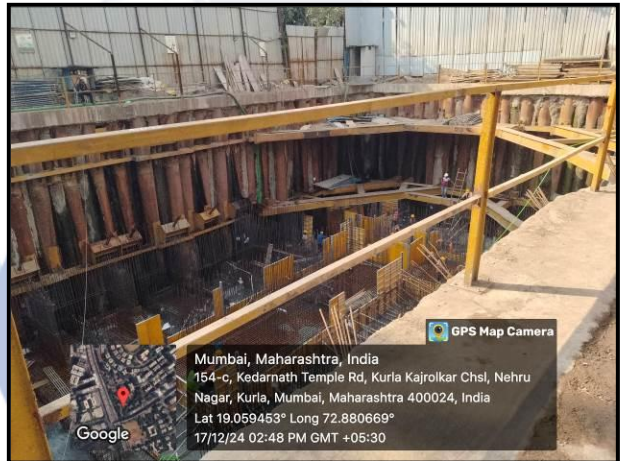
Since 1989

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

An ISO 9001 : 2015 Certified Company

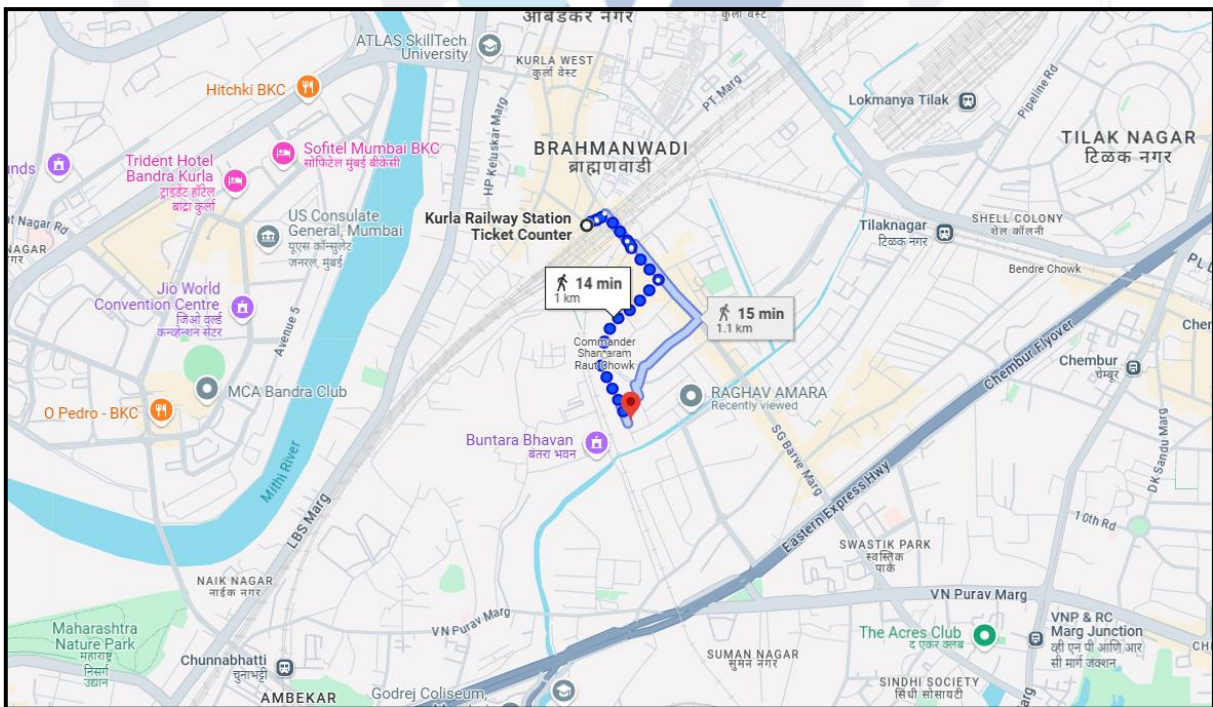
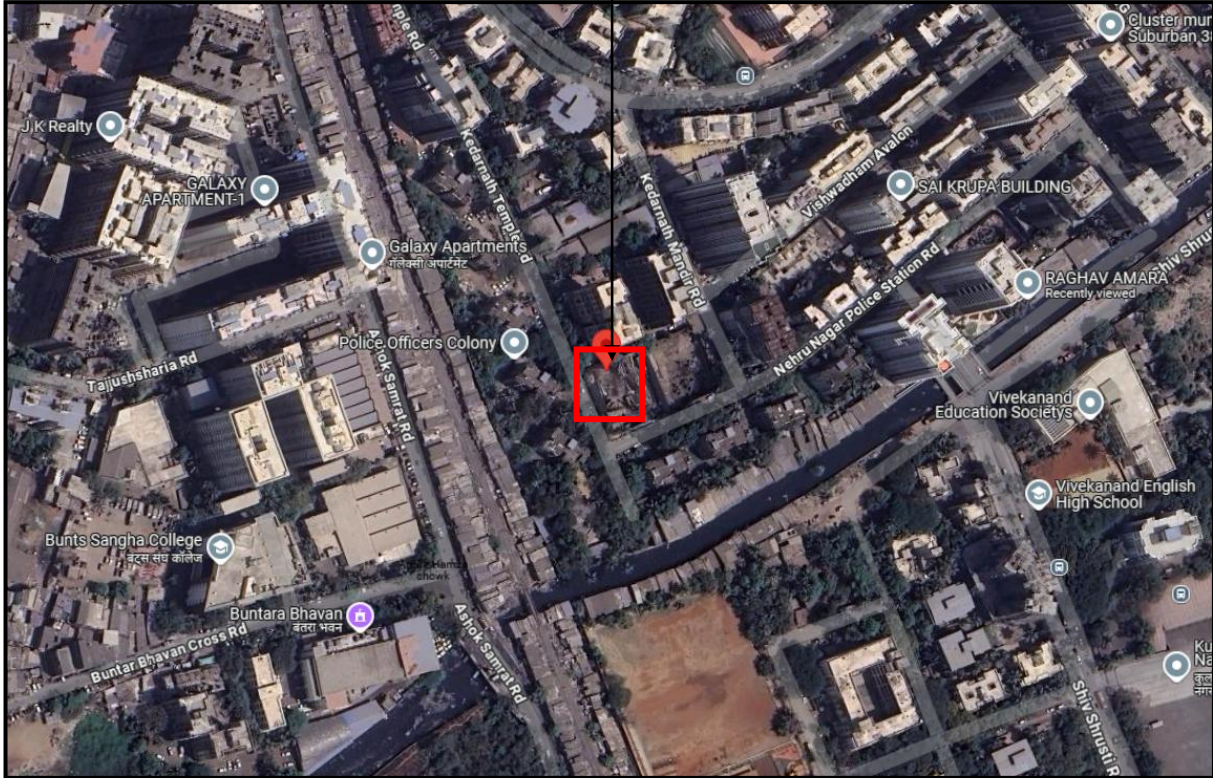


## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°03'34.2"N 72°52'50.5"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Kurla – 1.1 Km)




Since 1989

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

An ISO 9001 : 2015 Certified Company




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
107/514 -भुभाग: स.गो.वर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.	49960	125170	143940	178000	125170	चौ. मीटर	सि.टी.एस. नंबर

## Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6019/2024	21.03.2024	1,20,00,000.00	45.76	493.00	24,360.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7367381.03
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1602, माळा नं: 16 वा मजला, इमारतीचे नाव: राघव अमारा, ब्लॉक नं: कुर्ला पूर्व,मुंबई 400024, रोड : 114,नेहरू नगर पोलिस स्टेशन रोड, इतर माहिती: सोबत 1 कारपार्किंग( ( C.T.S. Number : 12 ; ) )
(5) क्षेत्रफळ	50.34 चौ.मीटर
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा.या.लिहून ठेवणा.या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे राघव राज बिल्डर्स अँड डेव्हलपर्स एल एल पी चे भागीदार सुधांशु अगरवाल तर्फे मुखत्यार राजकुमार पाल वय:-30 पत्ता:-प्लॉट नं: ऑफिस ए 710, माळा नं: , इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ ईन्व्हीनीटी मॉल न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AARFR8278E
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश वसंत जाधव वय:-42; पत्ता:-प्लॉट नं: रूम नं.204, माळा नं: बिल्डींग नं.56,बी विंग, इमारतीचे नाव: नेहरू नगर, ब्लॉक नं: कुर्ला पूर्व,मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-AJLPJ4781H 2): नाव:-वैशाली नितेश जाधव वय:-41; पत्ता:-प्लॉट नं: रूम नं.204, माळा नं: बिल्डींग नं.56,बी विंग, इमारतीचे नाव: नेहरू नगर, ब्लॉक नं: कुर्ला पूर्व,मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-BOUPM8336N
(9) दस्तावेज करून दिव्याचा दिनांक	21/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6019/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
21138/2024	02.08.2024	88,00,000.00	35.48	382.00	23,000.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	8800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4888780.71
(4) भू.मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.1201, माळा नं: 12 वा,ई - विंग, इमारतीचे नाव: गुलराज टॉवर सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड : मुंबई-400024-मौजे-कुर्ला-3( ( Survey Number : 229&267 ; C.T.S. Number : 4&6(Part) ; ) )
(5) क्षेत्रफळ	39.03 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:-विजया सुनिल डांगळे वय:-52 पत्ता:-फ्लॉट नं: फ्लॉट नं.1201, माळा नं: 12 वा, ई विंग, इमारतीचे नाव: गुलराज टॉवर सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-ANWPD6778R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साज्जेदा तन्वीर अहमद अन्सारी वय:-35; पत्ता:-फ्लॉट नं: फ्लॉट नं.904, माळा नं: 9 वा,ई-विंग, इमारतीचे नाव: कासा एडुयाना ,एपीक डाउनटाउन ,पलावा फेज 2, ब्लॉक नं: कल्याण शिल रोड ,सेक्टर 5 ,डॉबीवली पूर्व , रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AVRPA7502M 2): नाव:-तन्वीर अहमद शब्बीर अहमद अन्सारी वय:-36; पत्ता:-फ्लॉट नं: फ्लॉट नं.904, माळा नं: 9 वा,ई-विंग, इमारतीचे नाव: कासा एडुयाना ,एपीक डाउनटाउन ,पलावा फेज 2, ब्लॉक नं: कल्याण शिल रोड ,सेक्टर 5 ,डॉबीवली पूर्व , रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-ATTPA8515A
(9) दस्तऐवज करून दिल्याचा दिनांक	02/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21138/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	528000
(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.

## Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
7703 / 2024	21.03.2024	1,01,90,476.00	39.56	426.00	23,930.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10190476
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4955166.92
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॉट नं.1601.16 वा मजला,राघव पारिजात,बिल्डिंग नं. 72,नेहरू नगर,कुर्ला पूर्व,मुंबई-400024,मोजे कुर्ला 3,सदनिकेचे क्षेत्रफळ 36.53 चौ.मी रेशा कारपेट आणि बाल्कनीचे क्षेत्रफळ 3.03 चौ. मी रेशा कारपेट.----31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12व्य.क्र.107 /म-1(धोरण)या नुसार दस्तावेजास 'महिला' खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे. ( ( C.T.S. Number : 12 (pt), Survey No. 229 And 267 (pt) ; ) )
(5) क्षेत्रफळ	39.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स राघव रियल्टी डेव्हलपर्स चे भागीदार सुधांशु अगरवाल तर्फे कु मु म्हणून रिषभ अरुण गोयल वय:-23 पत्ता:-प्लॉट नं. ऑफिस नं. ए.७१०, माळा नं. -, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: इन्फिनिटी मॉल समोर, न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ABEFR2586H
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लिजीना चव्हाण वय:-33; पत्ता:-प्लॉट नं: फ्लॉट नं. बी-१४०२, माळा नं: १४ वा मजला, इमारतीचे नाव: दोस्ती बेल्लेशा को ऑप होसिंग सोसा लि, ब्लॉक नं: जी डी आंबेडकर मार्ग, पटेलवाडी, फरेल व्हिलेज, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AYAPB3104G
(9) दस्तावेज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7703/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	509524
(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.

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	391.00	97,75,000.00	25,000.00
2 BHK	housing.com	737.00	1,86,000.00	25,237.00

HOUSING.COM Buy In Mumbai Kurla East X + Add
Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Ruparel Crest Last updated: Sep 30, 2024

### Ruparel Crest RERA

By RUPAREL REALTY


S G Barve Marge, Opposite East Point Mall, Kurla, Central Mumbai Suburbs, Mumbai

**₹97.75 L - 2.17 Cr** | ₹25 K/sq.ft



EMI starts at ₹48.53 K

All Inclusive

Contact Seller



SHARE SAVE

1, 2, 3 BHK Apartments Configurations

Dec, 2025 Possession Starts

₹25 K/sq.ft Avg. Price

391 - 870 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai Kurla East X + Add
Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Raghav One45 Last updated: Jul 6, 2024

### Raghav One45 RERA

By RAGHAV RAJ BUILDERS AND DEVELOPERS LLP

145, Ashta Vinayak Marg, Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai


Become the first to Rate

**₹85.63 L - 1.86 Cr** | ₹25.19 K/sq.ft



EMI starts at ₹42.51 K

Basic Price

Contact Seller



SHARE SAVE

1, 2 BHK Apartments Configurations

Feb, 2023 Possession Starts

₹25.19 K/sq.ft Avg. Price

340 - 737 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	426.00	1,08,00,000.00	25,350.00


**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Mumbai » Nehru Nagar Kurla » Apartment in Nehru Nagar Kurla » 1 BHK » 526 Sq-ft

**₹1.08 Cr** EMI - ₹ 49k | [Get pre-approved loan](#)

1 BHK 526 Sq-ft Flat For Sale **Nehru Nagar Kurla, Mumbai**

1 Bed | 2 Baths | 1 Balcony | Furnished



Carpet Area  
**426 sqft** ▼  
₹ 25,352/sqft

Developer  
**Raghav Realty Developers**

Project  
**Raghav Parijat**

Floor  
**16(Out of 19 Floors)**

Transaction Type  
**New Property**

Facing  
**North - East**

Lifts  
**3**

Furnished Status  
**Furnished**

Car Parking  
**1 Open**

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.08 Cr   ₹5,40,000 Approx. Registration Charges   ₹4,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800050808
Address	Nehru Nagar, Kurla East, Nehru Nagar Kurla, Mumbai - Central Mumbai, Maharashtra
Landmarks	Nehru Nagar Kurla east
Furnishing	Furnished
Flooring	Vitrified

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	530.00	1,35,00,000.00	25,472.00
2 BHK	99acres.com	720.00	1,75,00,000.00	24,300.00

HOUSING.COM
Buy in Mumbai

Kurla East

Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Deraiya Iconico Last updated: Jun 27, 2024

### Deraiya Iconico

By DERAIYA REALTORS PRIVATE LIMITED


Cts No 12 Part, Survey Nos 229 And 267 At Kurla, Kurla, Mumbai

**₹89.92 L - 1.35 Cr** | ₹21.16 K - 25.47 K/sq.ft

EMI starts at ₹44.64 K

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

Contact Seller



1, 2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹21.16 K - 25.47 K/sq.ft Avg. Price

425 - 530 sq.ft. (Carpet Area) Sizes

99acres

Buy

Enter Locality / Project / Society / Landmark

Post property Free

Home > Property in Mumbai > Flats in Mumbai > Flats in Kurla > Flats in Nehru Nagar,Kurla > 2 BHK Flats in Nehru Nagar,Kurla Posted on Oct 30, 2024 | Ready to move

**₹1.75 Cr** @ 24,305 per sq.ft.

Estimated EMI ₹ 1,39,773

### 2BHK 2Baths

Flat/Apartment for Sale

in Raghav Marvel, Nehru Nagar,Kurla, Mumbai


Contact Dealer Free

Shortlist

RERA STATUS REGISTERED
Registration No: P51800045396
Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (0) Society (2)



**Area**

Carpet area: 720 sq.ft. (66.89 sq.m.)

**Price**

₹ 1.75 Crore+ Govt Charges & Tax @ 24,305 per sq.ft. (Negotiable)

**Floor Number**

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

**Overlooking**

Pool, Park/Garden, Club, Main Road

**Configuration**

2 Bedrooms , 2 Bathrooms, 1 Balcony with Study Room

**Address**


Raghav Marvel  
Nehru Nagar, Kurla, Mumbai

**Facing**

East

**Property Age**

1 to 5 Year Old




**VASTUKALA**  
Unlocking Excellence

Since 1989

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

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201709




## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	828.00	2,22,00,000.00	26,900.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹ 2.22 Cr** EMI - ₹1.00L | [Get pre-approved loan](#)

2 BHK 825 Sq-ft Flat For Sale in **Nehru Nagar Kurla, Mumbai**

2 Beds
2 Baths
2 Balconies
1 Covered Parking
Smart Home
Visitor Parkin...

Carpet Area 828 sqft ₹ 26.902/sqft	Floor Ground(Out of 13 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.22 Cr   ₹11,13,750 Approx. Registration Charges   ₹15 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800054464
Address	Nehru Nagar, Kurla East, Nehru Nagar Kurla, Mumbai - Central Mumbai, Maharashtra
Landmarks	Prime Connectivity Points in Kurla East

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	619.00	1,47,00,000.00	23,748.00
2 BHK	housing.com	845.00	1,86,00,000.00	22,012.00

HOUSING.COM
Buy in Mumbai

Kurla East

Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Satyadeep Hareshwar Pride Last updated: Dec 9, 2024


### Satyadeep Hareshwar Pride ✓ RERA

By SATYADEEP REALTORS


Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai

₹98.0 L - 1.47 Cr | ₹21.63 K - 23.75 K/sq.ft  
 EMI starts at ₹48.65 K  
All Inclusive Price

Contact Sellers




1, 1.5, 2 BHK Apartments Configurations



Dec, 2026 Possession Starts

₹21.63 K - 23.75 K/sq.ft Avg. Price



453 - 619 sq.ft. (Carpet Area) Sizes

HOUSING.COM
Buy in Mumbai

Kurla East

Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Gagangiri 45 Last updated: Dec 9, 2024


### Gagangiri 45 ✓ RERA

By GAGANGIRI DEVELOPERS


Kurla, Central Mumbai Suburbs, Mumbai

₹99.0 L - 1.86 Cr | ₹22 K/sq.ft  
 EMI starts at ₹49.15 K  
Price excludes maintenance, floor rise c... [See More](#)

Contact Seller

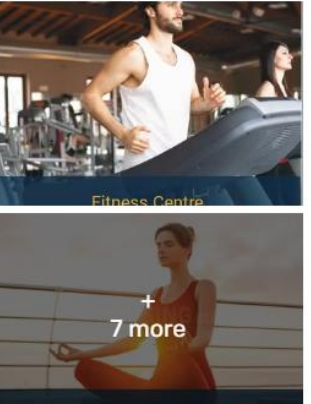


1, 3 BHK Apartments Configurations



Dec, 2025 Possession Starts

₹22 K/sq.ft Avg. Price



450 - 845 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	383.00	94,57,000.00	24,692.00
2 BHK	housing.com	539.00	1,28,00,000.00	23,748.00

HOUSING.COM
Buy In Mumbai

Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Puneet Kalpavriksha Last updated: Dec 10, 2024

### Puneet Kalpavriksha

By PUNEET URBAN SPACES


Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai

**₹94.57 L - 1.08 Cr** | ₹24.69 K/sq.ft


EMI starts at ₹46.95 K

Price includes everything except stamp. See More

[Contact Sellers](#)



1.5 BHK Apartment Configuration
Jun, 2025 Possession Starts
₹24.69 K/sq.ft Avg. Price
383 - 437 sq.ft. (Carpet Area) Sizes



+  
2 more

HOUSING.COM
Buy In Mumbai

Download App
List Property Free
Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Vatika Roha Palash Last updated: Sep 2, 2024

### Vatika Roha Palash

By ROHA REALTY PRIVATE LIMITED

S NO 229 AND 267 PT CTS NO 02 PT Village Kurla, Maharashtra, Central Mumbai Suburbs, Mumbai


[Become the first to Rate](#)

**₹88.36 L - 1.28 Cr** | ₹23.69 K/sq.ft

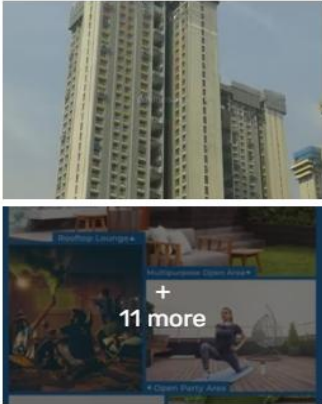
EMI starts at ₹43.87 K

Basic Price

[Contact Seller](#)



1. 2 BHK Apartments Configurations
Mar, 2024 Possession Starts
₹23.69 K/sq.ft Avg. Price
373 - 539 sq.ft. (Carpet Area) Sizes



+  
11 more



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	536.00	1,41,00,000.00	26,300.00
2 BHK	housing.com	395.00	92,98,000.00	23,579.00

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Kurla > Flats in Nehru Nagar,Kurla > 2 BHK Flats in Nehru Nagar,Kurla Posted on Oct 06, 2024 | Under Construction

### ₹1.41 Cr

@ 26,305 per sq.ft.  
Estimated EMI ₹1,12,617

## 2BHK 2Baths

Flat/Apartment for Sale  
In Sayba Heritage, Nehru Nagar,Kurla, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS REGISTERED | Registration No: P51800033318 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Property (11) Society (10)

Photos (1/11)

Area

Carpet area: 536 sq.ft. (49.8 sq.m.)

Price

₹ 1.41 Crore+ Govt Charges & Tax @ 26,305 per sq.ft. (All inclusive, Negotiable)

Floor Number

17<sup>th</sup> of 19 Floors

Overlooking

Park/Garden, Main Road, Pool

Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies with Others

Address

Sayba Heritage  
Nehru Nagar,Kurla, Mumbai

Facing

East

Property Age

Under Construction

HOUSING.COM
Download App | List Property FREE | Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Sayba Orchid Last updated: Dec 18, 2024

## Sayba Orchid

By SAYBA GROUP

Building number 76 Nehru Nagar Opp to Kiran Ghar Shop Near Kurla East, Kurla, Mumbai

### ₹92.98 L - 1.41 Cr

₹23.54 K/sq.ft  
EMI starts at ₹46,16 K

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

Contact Seller

SHARE SAVE

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹23.54 K/sq.ft Avg. Price

395 - 598 sq.ft. (Carpet Area) Sizes

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 19.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

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

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.12.2024 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 17.12.2024. 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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Raghav Raj Builders &amp; Developers LLP.</b>
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 Barkat – 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 – 15.12.2024 Valuation Date – 19.12.2024 Date of Report – 19.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.12.2024
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 **19<sup>th</sup> 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Raghav Raj Builders & 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Property Title

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

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

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

### **Confidentiality**

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

### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Director**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

**Auth. Sign.**



Since 1989

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

An ISO 9001 : 2015 Certified Company

