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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "S3 Epitome"

"S3 Epitome", Proposed Redevelopment of Plot bearing C.S. No. 1B/161 of Lower Parel Division, Sunmill Road, S J Marg, Lower Parel (West), Mumbai, PIN - 400 013, State - Maharashtra, Country – India

Latitude Longitude: 18°59'45.9"N 72°49'40.5"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 :

- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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Vastu/SBI/Mumbai/01/2025/13605/2310105

18/08-224-V

Date: 18.01.2025

MASTER VALUATION REPORT OF "S3 Epitome "

"S3 Epitome", Proposed Redevelopment of Plot bearing C.S. No. 1B/161 of Lower Parel Division, Sunmill Road, S J Marg, Lower Parel (West), Mumbai, PIN - 400 013, State - Maharashtra, Country - India

Latitude Longitude: 18°59'45.9"N 72°49'40.5"E

NAME OF DEVELOPER: M/s. S3 Smart Spaces Pvt. Ltd.

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 **16th January 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"S3 Epitome"**, Proposed Redevelopment of Plot bearing C.S. No. 1B/161 of Lower Parel Division, Sunmill Road, S J Marg, Lower Parel (West), Mumbai, PIN - 400 013, State - Maharashtra, Country - India. It is about 220 Mtr. travel distance from Lower Parel Railway Station of Central Railway. Surface transport to the property is by buses, 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 Higher class & developed.

2. Developer Details:

Name of builder	M/s. S3 Smart Spaces Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	S3 Epitome	P51900055535
Register office address	M/s. S3 Smart Spaces Pvt. Ltd. Address: Office at 7 th Floor, "Dhiraj Chambers" , Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai, PIN - 400 001, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Indrajeet Kokne (Sales Head - Mobile No. 9892531067) Rashmi Kokate (Builder Person - Mobile No. 9920230084)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	SJ Marg & Lodha Vista
On or towards South	internal Road & Sunmill Compound
On or towards East	Sun Mill Compound Road & Open Plot
On or towards West	Indu Baug Chawl



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- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

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

To,
The Branch Manager,
State Bank of India
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 : 16.01.2025
	b)	Date on which the valuation is made : 18.01.2025
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Adv. Abhay D. Parab date 24.01.2023	
	2. Copy of MAHARERA certificate No. P51900055535 issued by Maharashtra real Estate Regulatory Authority. Date 02.04.2024	
	3. Copy of Deed of Conveyance date 11.08.2022 b/w. Sanghvi Premises Pvt. Ltd. (the Vendor) AND M/s. S3 Smart Spaces Pvt. Ltd. (the Purchaser)	
	4. Copy of Agreement for sale date 15.12.2021 b/w. M/s. Sanghvi Premises Pvt. Ltd. (the Vendor) AND M/s. S3 Smart Spaces Pvt. Ltd. (the Purchaser)	
	5. Copy of Deed of Conveyance date 28.03.2007 b/w. Mr. Rajendra M. Shah & others (the Vendors) AND Sanghvi Premises Pvt. Ltd. (the Purchaser)	
	6. Copy of Fire NOC No. P-15354 / 2023 / (1B/161) / G / South / Lower Parel / CFO / 1 / New 11.03.2023 issued by Mumbai Fire Brigade, MCGM	
	7. Copy of Commencement Certificate No. P -15354 / 2023 / (1B/161) / G / South / Lower Parel / CC / 1 / NEW dated 20.02.2023 issued by Municipal Corporation of Greater Mumbai. Issue On : 30 Nov 2023 Valid Upto 29 Nov 2024 Application Number P-15354/2023/(1B/161)/G/South/LOWER PAREL/CC/1/New Remark : This CC is issued up to Plinth Level as per the IOD U/No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated- 31 May 2023	
	8. Copy of IOD Certificate No. P -15354 / 2023 / (1B/161) / G / South / Lower Parel / IOD / 1 / NEW dated 31.05.2023 issued by Municipal Corporation of Greater Mumbai	
	9. Copy of IOD Plan No. P -15354 / 2023 / (1B/161) / G / South / Lower Parel / IOD / 1 / NEW dated 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11)	
	Wing	Number of Floors
	A	Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors.



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	Project Name (with address & phone nos.)	:	"S3 Epitome", Proposed Redevelopment of Plot bearing C.S. No. 1B/161 of Lower Parel Division, Sunmill Road, S J Marg, Lower Parel (West), Mumbai, PIN - 400 013, State - Maharashtra, Country - India										
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>M/s. S3 Smart Spaces Pvt. Ltd.</p> <p>Address: Office at 7th Floor, "Dhiraj Chambers", Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai, PIN - 400 001, State - Maharashtra, Country - India.</p> <p>Contact Person: Mr. Indrajeet Kokne (Sales Head - Mobile No. 9892531067) Rashmi Kokate (Builder Person - Mobile No. 9920230084)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>About "S3 Epitome" Project: S3 Epitome is a luxurious property Lower Parel, Mumbai, offers seamless connectivity to all business avenues. The property in Lower Parel is located in a prime location and equipped with numerous amenities. Making it perfect for those who want a convenient and well-connected environment. The S3 Epitome project offers luxurious smart 1 & 2 BHK apartments in Lower Parel. Each apartment at S3 Epitome Lower Parel property boasts a fantastic array of amenities and a beautiful view to allow its residents to unwind after a long day. One of the finest projects in Mumbai, these apartments are spacious, airy, and well-lit and provide a pleasant living environment. The Project current status is New Launch. It has 64 Units. The Apartment units are available in various configurations like 1 BHK, 2 BHK Flats. S3 Epitome Mumbai South is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51900055535</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 19th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors. Hence we have considered the area upto Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors only for the purpose of valuation.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RCC work upto 4th floor slab is in progress.</td> <td>16%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2028 (As per RERA Certificate)</p>	Wing	Number of Floors	A	Proposed Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 19 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors. Hence we have considered the area upto Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 th Upper Floors only for the purpose of valuation.	Wing	Present stage of Construction	Percentage of work completion	A	RCC work upto 4 th floor slab is in progress.	16%
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Wing	Present stage of Construction	Percentage of work completion											
A	RCC work upto 4 th floor slab is in progress.	16%											

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

- Italina Marble flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Kids' Play Area
- Indoor Games
- Power Back Up
- Children's Play Area
- Indoor Games Room
- Senior Citizen Corner Area
- Yoga Area / Meditation Area
- Swimming Pool
- Gymnasium
- Club House
- Meditation Zone
- Board Game
- Basketball Court
- Recycle Zone
- Jogging Track
- Cycle Track
- Basketball Court
- Badminton Court

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.S. No. 1B/161
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.S. No. 1B/161 of Lower Parel Division
	d) Ward / Taluka	:	G / S -Ward
	e) Mandal / District	:	Mumbai
7.	Postal address of the property	:	"S3 Epitome", Proposed Redevelopment of Plot bearing C.S. No. 1B/161 of Lower Parel Division, Sunmill Road, S J Marg, Lower Parel (West), Mumbai, PIN - 400 013, State - Maharashtra, Country - India
8.	City / Town	:	Lower Parel (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	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, Lower Parel Division	
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	Sitaram Jadhav Marg	Sitaram Jadhav Marg	SJ Marg & Lodha Vista
	South	Sunmill Lane	Sunmill Lane	Internal Road & Sunmill Compound
	East	Sunmill Lane	Sunmill Lane	Sun Mill Compound Road & Open Plot
	West	Indu Baug Chawl	Indu Baug Chawl	Indu Baug Chawl
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	:	18°59'45.9"N 72°49'40.5"E	
14.	Extent of the site	:	Plot area – 1733.45 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 – 1733.45 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	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Higher Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For Residential & Commercial	
8.	Any usage restriction	:	Residential & Commercial	

	Is plot in town planning approved layout?	:	Copy of IOD Approval of Plan No. P -15354 / 2023 / (1B/161) / G / South / Lower Parel / IOD / 1 / NEW dated 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11) Approved Upto:						
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 th Upper Floors.		
Wing	Number of Floors								
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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.	:	09.00 M. wide Existing 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 – 1733.45 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)	:	₹ 2,83,440.00 per Sq. M. for Residential ₹ 1,19,060.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1733.45</td> <td>119060</td> <td>20,63,84,557.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1733.45	119060	20,63,84,557.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
1733.45	119060	20,63,84,557.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial						
	b) Type of construction (Load bearing / RCC / Steel	:	N.A. Building Construction work is in						

	Framed)		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	:					
	Wing		Number of Floors				
	A		Proposed Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 19 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 th Upper Floors. Hence we have considered the area upto Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 th Upper Floors only for the purpose of valuation.				
	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 IOD Approval of Plan No. P -15354 / 2023 / (1B/161) / G / South / Lower Parel / IOD / 1 / NEW dated 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eleven – Sheet No. 1/11 to 11/11)				
	h) Approved map / plan issuing authority	:	Approved Upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st to 4th Floors (Podiums) + 5th to 15th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 th Upper Floors.
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A	Basement + Ground + 1 st to 4 th Floors (Podiums) + 5 th to 15 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	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF IOD APPROVAL OF PLAN NO. P -15354 / 2023 / (1B/161) / G / SOUTH / LOWER PAREL / IOD / 1 / NEW DATED 31.05.2023 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	1 BHK	416	458	46800	1,94,68,800	2,23,89,120	1,55,75,040	56000	16,01,600
2	502	5	2 BHK	587	646	46800	2,74,71,600	3,15,92,340	2,19,77,280	79000	22,59,950
3	503	5	1 BHK	522	574	46800	2,44,29,600	2,80,94,040	1,95,43,680	70000	20,09,700
4	504	5	1 BHK	522	574	46800	2,44,29,600	2,80,94,040	1,95,43,680	70000	20,09,700
5	505	5	2 BHK	585	644	46800	2,73,78,000	3,14,84,700	2,19,02,400	78500	22,52,250
6	506	5	1 BHK	413	454						15,90,050
Land Owner's Share											
7	601	6	1 BHK	416	458	46800	1,94,68,800	2,23,89,120	1,55,75,040	56000	16,01,600
8	602	6	2 BHK	587	646	46800	2,74,71,600	3,15,92,340	2,19,77,280	79000	22,59,950
9	603	6	1 BHK	522	574	46800	2,44,29,600	2,80,94,040	1,95,43,680	70000	20,09,700
10	604	6	1 BHK	522	574	46800	2,44,29,600	2,80,94,040	1,95,43,680	70000	20,09,700
11	605	6	2 BHK	585	644	46800	2,73,78,000	3,14,84,700	2,19,02,400	78500	22,52,250
12	606	6	1 BHK	413	454	46800	1,93,28,400	2,22,27,660	1,54,62,720	55500	15,90,050
13	701	7	1 BHK	416	458	47120	1,96,01,920	2,25,42,208	1,56,81,536	56500	16,01,600
14	702	7	2 BHK	587	646	47120	2,76,59,440	3,18,08,356	2,21,27,552	79500	22,59,950
15	703	7	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700
16	704	7	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
17	706	7	1 BHK	413	454	47120	1,94,60,560	2,23,79,644	1,55,68,448	56000	15,90,050
18	801	8	1 BHK	416	458	47120	1,96,01,920	2,25,42,208	1,56,81,536	56500	16,01,600
19	802	8	2 BHK	587	646	47120	2,76,59,440	3,18,08,356	2,21,27,552	79500	22,59,950
20	803	8	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700
21	804	8	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700
22	805	8	2 BHK	585	644	47120	2,75,65,200	3,16,99,980	2,20,52,160	79000	22,52,250
23	806	8	1 BHK	413	454	47120	1,94,60,560	2,23,79,644	1,55,68,448	56000	15,90,050
24	901	9	1 BHK	416	458	47120	1,96,01,920	2,25,42,208	1,56,81,536	56500	16,01,600
25	902	9	2 BHK	587	646	47120	2,76,59,440	3,18,08,356	2,21,27,552	79500	22,59,950
26	903	9	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700
27	904	9	1 BHK	522	574	47120	2,45,96,640	2,82,86,136	1,96,77,312	70500	20,09,700
28	905	9	2 BHK	585	644	47120	2,75,65,200	3,16,99,980	2,20,52,160	79000	22,52,250
29	906	9	1 BHK	413	454	47120	1,94,60,560	2,23,79,644	1,55,68,448	56000	15,90,050
30	1001	10	1 BHK	416	458	47440	1,97,35,040	2,26,95,296	1,57,88,032	56500	16,01,600
31	1002	10	2 BHK	587	646	47440	2,78,47,280	3,20,24,372	2,22,77,824	80000	22,59,950
32	1003	10	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
33	1004	10	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
34	1005	10	2 BHK	585	644	47440	2,77,52,400	3,19,15,260	2,22,01,920	80000	22,52,250
35	1006	10	1 BHK	413	454	47440	1,95,92,720	2,25,31,628	1,56,74,176	56500	15,90,050
36	1101	11	1 BHK	416	458	47440	1,97,35,040	2,26,95,296	1,57,88,032	56500	16,01,600
37	1102	11	2 BHK	587	646	47440	2,78,47,280	3,20,24,372	2,22,77,824	80000	22,59,950
38	1103	11	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
39	1104	11	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
40	1105	11	2 BHK	585	644	47440	2,77,52,400	3,19,15,260	2,22,01,920	80000	22,52,250
41	1106	11	1 BHK	413	454	47440	1,95,92,720	2,25,31,628	1,56,74,176	56500	15,90,050
42	1201	12	1 BHK	416	458	47440	1,97,35,040	2,26,95,296	1,57,88,032	56500	16,01,600
43	1202	12	2 BHK	587	646	47440	2,78,47,280	3,20,24,372	2,22,77,824	80000	22,59,950
44	1203	12	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
45	1204	12	1 BHK	522	574	47440	2,47,63,680	2,84,78,232	1,98,10,944	71000	20,09,700
46	1205	12	2 BHK	585	644	47440	2,77,52,400	3,19,15,260	2,22,01,920	80000	22,52,250
47	1206	12	1 BHK	413	454	47440	1,95,92,720	2,25,31,628	1,56,74,176	56500	15,90,050
48	1301	13	1 BHK	416	458	47760	1,98,68,160	2,28,48,384	1,58,94,528	57000	16,01,600
49	1302	13	2 BHK	587	646	47760	2,80,35,120	3,22,40,388	2,24,28,096	80500	22,59,950
50	1303	13	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700
51	1304	13	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700
52	1305	13	2 BHK	585	644	47760	2,79,39,600	3,21,30,540	2,23,51,680	80500	22,52,250
53	1306	13	1 BHK	413	454	47760	1,97,24,880	2,26,83,612	1,57,79,904	56500	15,90,050
54	1401	14	1 BHK	416	458	47760	1,98,68,160	2,28,48,384	1,58,94,528	57000	16,01,600
55	1402	14	2 BHK	587	646	47760	2,80,35,120	3,22,40,388	2,24,28,096	80500	22,59,950
56	1403	14	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700
57	1404	14	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700
58	1406	14	1 BHK	413	454	47760	1,97,24,880	2,26,83,612	1,57,79,904	56500	15,90,050
59	1501	15	1 BHK	416	458	47760	1,98,68,160	2,28,48,384	1,58,94,528	57000	16,01,600
60	1502	15	2 BHK	587	646	47760	2,80,35,120	3,22,40,388	2,24,28,096	80500	22,59,950
61	1503	15	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700

Sl. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
62	1504	15	1 BHK	522	574	47760	2,49,30,720	2,86,70,328	1,99,44,576	71500	20,09,700
63	1505	15	2 BHK	585	644	47760	2,79,39,600	3,21,30,540	2,23,51,680	80500	22,52,250
64	1506	15	1 BHK	413	454	47760	1,97,24,880	2,26,83,612	1,57,79,904	56500	15,90,050
Total				32325	35558		1,51,02,72,000	1,73,68,12,800	1,20,82,17,600		12,44,51,250

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
Sale Flat	1 BHK - 43 2 BHK - 20	63	31912	35103	1,51,02,72,000.00	1,73,68,12,800.00	1,20,82,17,600.00
Land Owner's Share	1 BHK - 01	01	413	454	0	0	0
Total		64	32325	35558	1,51,02,72,000.00	1,73,68,12,800.00	1,20,82,17,600.00

Typical Refuge Floor – 7th & 14th Floors - Flat No. 5

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,51,02,72,000.00
Final Realizable Value After Completion in ₹	1,73,68,12,800.00
Distress Sale Value as on date in ₹	1,20,82,17,600.00
Cost of Construction (Total Built up area x Rate) 35558 Sq. Ft. x ₹ 3500.00	12,44,51,250.00

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 ₹		:	₹ 1,51,02,72,000.00
Final Realizable Value After Completion in ₹		:	₹ 1,73,68,12,800.00
Distress Sale Value as on date in ₹		:	₹ 1,20,82,17,600.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 45,000.00 to ₹ 49,000.00 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 ₹ 46,800.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



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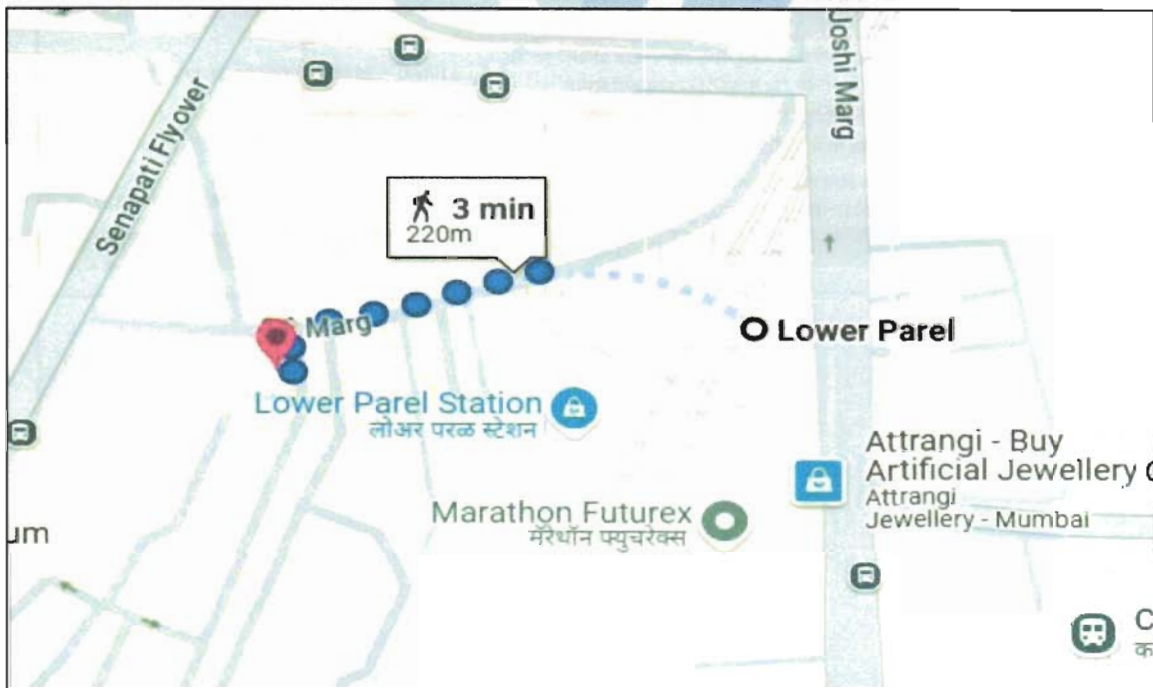


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°59'45.9"N 72°49'40.5"E

Note: The Blue line shows the route to site from nearest Railway station (Lower Parel – 220 Mtr.)

Ready Reckoner Rate

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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiMain

Select Village: लोअर परेल डिस्ट्रीक्ट

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	12/90B-भुभाग- उत्तरेस पांडुरंग बुधकर मार्ग, दक्षिणेस एच.आर.दिवेकर मार्ग व पुर्वेस वाघमारे मार्ग.	113230	246270	283210	318300	254500	चौ. मीटर
SurveyNo	12/91-भुभाग- उत्तरेस एच.आर.दिवेकर मार्ग,पुर्वेस शिवराम सेठ अमृतवार मार्ग व शकरराव नरम पथ,दक्षिणेस गणपतराव मार्ग व पश्चिमेस गणपत जाधव मार्ग.	112730	260630	299720	325790	260630	चौ. मीटर
SurveyNo	12/91 E-भुभाग : उत्तरेस गणपतराव क्रदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोनेस रोड वामघील त्रिकाणाकृती भुभाग	119060	283440	325950	354290	283440	चौ. मीटर
SurveyNo	12/91FA-भुभाग- पुर्वेस मध्य रेल्व लाईन,उत्तरेस बालभठ माधुरकर मार्ग (कारल रोड) पश्चिमेस ना.म.जोशी मार्ग,दक्षिणेस रेल्वे ब्राड	60500	0	0	0	0	चौ. मीटर
SurveyNo	12/87-रस्ता: लाला लजपतराव रोड, विभागाची दक्षिण हद्द (वत्सलादाई देसाई चौक ते रजनी पटेल चौक पर्यंत)दक्षिणेस विभाग हुद्दीपामून रजनी पटेल चौकापर्यंत)	218610	405320	466120	561500	405320	चौ. मीटर
1234567							

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
359 / 2025	08.01.2025	2,92,92,288.00	57.09	615.00	47,666.00

359508 08-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 359/2025 नोंदणी : Regn:63m
गावाचे नाव : लोअर परेल			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	29292288		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23637968.09		
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन :सदनिका नं: 1403, माळा नं: 14वा मजला, इमारतीचे नाव: लोदा लोअर परेल प्रोजेक्ट,ए.विंग, ब्लॉक नं: लोदा विस्टा श्री शांतीनाथ जैन टेम्पल समोर, रोड : एस जे मार्ग,नियर हाय स्टीट फिनिक्स,मुंबई, इतर माहिती: सोबत एक कार पार्किंग ***** नोटीफीकेशन क्रमांक- शासन आदेश क्र मुद्रांक-2021/अनौ.सं.क.12/प्र.क्र.107 /म-1 (धोरण)दि.31.3.2021 अन्वये महिलासाठी 1 टक्के सुट((C.T.S. Number : 1/157 व दस्तात नमुद केल्याप्रमाणे ;))		
(5) क्षेत्रफळ	62.80 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:-मॅकरोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. शैलेश मोरे वय:-35 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान बैबर कवसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोवसेन परसी भगवान् वय:-42, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 7 प्रेम कोर्ट पेडर रोड कुंबाला हिल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AGFPB7067H 2): नाव:-पिलू परसी भगवान् वय:-68, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 7 प्रेम कोर्ट पेडर रोड कुंबाला हिल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AAOPB4284D		
(9) दस्तऐवज करून दिव्याचा दिनांक	08/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	359/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1465000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)धोरण			
मूल्यांकनासाठी विचारात घेतलेला नमुद			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
24971 / 2024	08.12.2024	9,81,00,000.00	1976.00	200.34	45,492.00

गावाचे नाव : लोअर परेल	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	98100000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	81780628.04
(4) धू.मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. रेसिडेन्शियल युनिट नं. ई- 1602, माळा नं: ईस्ट विंग, 16, इमारतीचे नाव: वर्ल्ड क्रिस्ट सी एच एस लिमिटेड,द वर्ल्ड टॉवर्स, ब्लॉक नं: सेनापती बापट मार्ग,लोअर परेल, रोड : मुंबई - 400013, इतर माहिती: सदनिकेचे क्षेत्रफळ 1976 चौरस फूट कार्पेट सोबत 3x4 व्हीलर)कार पार्किंग स्पेस. पी 5 - 98 / पी 5 - 99 / पी 5 - 105(पोडीयम) ...इतर माहिती दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 446, 444, 443, 443P (now 2 / 445) ;))
(5) क्षेत्रफळ	220.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव:-आशुतोष चौधरी वय:-50 पत्ता:-प्लॉट नं. 15, माळा नं. 4, इमारतीचे नाव: लक्ष्मी भवन, ब्लॉक नं. मरीन ड्राइव्ह, डी रोड, रोड नं. मुंबई - महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-AATPC9078R 2). नाव:-रचना चौधरी वय:-49 पत्ता:-प्लॉट नं. 15, माळा नं. 4, इमारतीचे नाव: लक्ष्मी भवन, ब्लॉक नं. मरीन ड्राइव्ह, डी रोड, रोड नं. मुंबई - महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-AGKPC8670Q 3). नाव:-अदित्य चौधरी वय:-24 पत्ता:-प्लॉट नं. 15, माळा नं. 4, इमारतीचे नाव: लक्ष्मी भवन, ब्लॉक नं. मरीन ड्राइव्ह, डी रोड, रोड नं. मुंबई - महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-BLTPC1080K 4). नाव:-अखिलेश चौधरी वय:-21 पत्ता:-प्लॉट नं. 15, माळा नं. 4, इमारतीचे नाव: लक्ष्मी भवन, ब्लॉक नं. मरीन ड्राइव्ह, डी रोड, रोड नं. मुंबई - महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-CFKPC7766L
(8) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव:-रूपल विपुल शाह वय:-58, पत्ता:-प्लॉट नं. 301, माळा नं. - इमारतीचे नाव: रेविका सोल्यर्स लिमिटेड, ब्लॉक नं. दुसरा दादीसेठ लेन, बाबुलनाथ, रोड नं. मुंबई - महाराष्ट्र, मुंबई, पिन कोड:-400007 पॅन नं:-AANPS8233L 2). नाव:-विपुल कुमुदचंद्र शाह वय:-60, पत्ता:-प्लॉट नं. 300, माळा नं. - इमारतीचे नाव: रेविका सोल्यर्स लिमिटेड, ब्लॉक नं. दुसरा दादीसेठ लेन, बाबुलनाथ, रोड नं. मुंबई - महाराष्ट्र, मुंबई, पिन कोड:-400007 पॅन नं:-AABPS9759H
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/12/2024
(11) अनुक्रमांक, खड व घुघू	24971/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5886000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) नोंदणी	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
19969 / 2024	09.12.2024	5,45,65,000.00	109.09	1174.00	46,468.00

19969509 12-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 19969/2024 नोंदणी : Regn:83m
गावाचे नाव : परेल		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	54565000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	44945677.4	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं. 1705,17 वा मजला.टॉवर 2 कासा ग्रांड.सेनापती बापट मार्ग,लोअर परेल पश्चिम मुंबई 400013,सोबत दोन कार पार्किंग..((C.T.S. Number : 249 ;))	
(5) क्षेत्रफळ	120 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:-नीश फायनान्शियल सर्विसेस प्रायव्हेट लिमिटेड चे तर्फे मनोज प्रेमचंद्र शुक्ला . वय:-47 पत्ता:-प्लॉट नं: कार्यालय क्रमांक 01 ., माळा नं: . इमारतीचे नाव: मितासू एन्क्लेव्ह., ब्लॉक नं.: बोरिवली पश्चिम, मुंबई . रोड नं: टीपीएस-3, कोरा केंद्र रोड, चिक्वाडी., महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AACCN0485H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-पुष्पा अग्रवाल वय:-82; पत्ता:-प्लॉट 601 . ., जीएच 54, हरियाणा, सेक्टर-20, पंचकुला, पाराईण्यार: HARYANA, AMBALA, Non-Government. पिन कोड:-134117 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	09/12/2024	
(11) अनुक्रमांक.खंड व पृष्ठ	19969/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3273900	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	522.00	2,30,00,000.00	44,000.00

HOUSING.COM
Download App

786.00 sq.ft
convert unit
Built Up Area
₹29.26 K/sq.ft
Avg. Price
2 BHK
Configuration
18th Dec, 2026
Possession status
Middle of 22 floors
North-West facing
Facing
Unfurnished
Furnishing

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

Property Highlights

- Fire Fighting Systems
- Gymnasium
- Power Backup
- Service Lift

Property Location
S3 Epitome, Lower Parel, Mumbai

Around This Property

School
Dr. Babasaheb Ambedkar
Municipal School

2 mins
(0.9 km)

Hospital
Siddhachal Hospitals

5 mins
(2.1 km)

View more on Maps

Property Overview

<p>Project Name S3 Epitome</p> <p>Price ₹2.3 Cr</p> <p>Bedrooms 2</p> <p>Parking 1 Covered Parking</p>	<p>Brokerage No Charge Access Zero Brokerage Properties ></p> <p>Carpet Area 522 sq.ft</p> <p>Bathrooms 2</p> <p>Balcony No Balcony</p>
--	--

Great choice! Nice neighborhood around

Contact Seller

Property Concierge
Housing Expert Pro
+9179771....

Please share your contact

+91 ▾

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.

Share



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	587.00	2,55,00,000.00	43,444.00

HOUSING.COM Buy In Mumbai Lower Parel x + Add

880.00 sq.ft
[convert unit](#)
Built Up Area

₹28.98 K/sq.ft
Avg. Price

2 BHK
Configuration

18th Dec, 2026
Possession status

Middle
of 22 floors

North-West facing
Facing

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

Property Highlights

● Gymnasium

● Fire Fighting Systems

● Power Backup

● Service Lift

📍

Property Location

S3 Epitome, Lower Parel, Mumbai

Around This Property

🎓

School

Dr. Babasaheb Ambedkar
Municipal School

2 mins
(0.9 km)

🏥

Hospital

Siddhachal Hospitals

5 mins
(2.1 km)

View more on Maps

Property Overview

Project Name	Brokerage
<u>S3 Epitome</u>	No Charge Access Zero Brokerage Properties >
Price	Carpet Area
₹2.55 Cr	587 sq.ft
Bedrooms	Bathrooms
2	2

Get Contact Details

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

Share

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	414.00	1,75,00,000.00	42,270.00

HOUSING.COM Buy in Mumbai Lower Parel + Add Download App List Property Saved

621.00 sq.ft Built Up Area convert unit ₹28.18 K/sq.ft Avg. Price 1 BHK Configuration 18th Dec, 2026 Possession status Higher of 22 floors North-East facing Facing Unfurnished Furnishing

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

Property Highlights

- Fire Fighting Systems
- Service Lift
- Gymnasium
- Power Backup

Property Location
S3 Epitome, Lower Parel, Mumbai

Around This Property

- School: Dr. Babasaheb Ambedkar Municipal School (2 mins)
- Hospital: Siddhachal Hospitals (5 mins)

[View more on Maps](#)

Property Overview

Project Name S3 Epitome	Brokerage No Charge Access Zero Brokerage Properties
Price ₹1.75 Cr	Carpet Area 414 sq.ft
Bedrooms 1	Bathrooms 1

Contact Seller
Property Concierge
Housing Expert Pro
+9179771.....
Please share your contact
Name
+91 Phone
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.
[Share](#)

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	416.00	1,85,00,000.00	44,470.00

HOUSING.COM Buy in Mumbai Download App

19 more

624.00 sq.ft
[View Unit](#)
Built Up Area

₹29.65 K/sq.ft
Avg. Price

1 BHK
Configuration

18th Dec, 2026
Possession status

Higher of 22 floors

North-East facing Facing

Unfurnished Furnishing

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

★ Awesome! Better priced property in this area

Property Highlights

- Fire Fighting Systems
- Gymnasium
- Power Backup
- Service Lift

Property Location

S3 Epitome, Lower Parel, Mumbai

Around This Property

🎓 School

Dr Babasaheb Ambedkar Municipal School

🏥 Hospital

Siddhachal Hospitals

2 mins (0.9 km)

📍 5 mins (2.1 km)

View more on Maps

Contact Seller

Property Concierge
Housing Expert Pro
+9197771...

Please share your contact

Name

+91 Phone

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

Share

Property Overview

Project Name

S3 Epitome

Price

₹1.85 Cr

Brokerage

No Charge

Carpet Area

416 sq.ft

[Access Zero Brokerage Properties](#)



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	squareyards.com	414.00	1,75,00,000.00	42,271.00
2 BHK	squareyards.com	522.00	2,20,00,000.00	42,146.00

Sanghvi S3 Epitome
1 Bedroom 414 Sq.Ft. Apartment in Lower Parel Mumbai
 Listing ID #7751171
₹ 1.75 Cr.
 1 Bedroom
 Unfurnished
 2 Bathroom
 414 Sq Ft. (Carpet Area)
 13th Floor out of 22 Floors

Agent: **KISHAN KUMAR GUPTA**

Sanghvi S3 Epitome
2 Bedroom 522 Sq.Ft. Apartment in Lower Parel Mumbai
 Listing ID #7669593
₹ 2.2 Cr.
 2 Bedrooms
 Unfurnished
 2 Bathroom
 522 Sq Ft. (Carpet Area)
 Road View
 18th Floor out of 22 Floors

Agent: **Omkar Dwarkanath Dalvi**



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	416.00	1,98,00,000.00	47,600.00
2 BHK	housing.com	587.00	2,80,00,000.00	47,700.00

HOUSING.COM Buy in Mumbai Lower Parel Add Download App List Property Saved

Home / Mumbai / Mumbai South / Lower Parel / S3 Epitome Last updated Jan 4, 2025

S3 Epitome RERA By S3 FORMEET REALTORS LLP

Sunmill Road, Lower Parel, Mumbai South, Mumbai

₹1.98 Cr - 2.8 Cr | ₹47.71 K/sq.ft
EMI starts at ₹98.06 K
Price excludes maintenance, floor rise... See More

Contact Sellers

Cover Image SHARE SAVE Project Tour

1, 2 BHK Apartments Configurations

Dec, 2028 Possession Starts

₹47.71 K/sq.ft Avg. Price

414.00 - 587.00 sq.ft
convert unit (Carpet Area) Sizes



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Price Indicators Projects nearby Locality






Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	440.00	2,05,00,000.00	46,590.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Lower Parel > Apartment in Lower Parel > 1 BHK > 440 Sqft

₹ 2.05 Cr EMI - ₹ 92k | [Can I afford it?](#) PREMIUM LOCALITY

1 BHK Flat For Sale in Siddhivinayak Nivara, [Lower Parel, Mumbai](#)

🛏 1 Bed 🚿 2 Baths 🏠 Furnished

Carpet Area 440 sqft ~ ₹ 46,591/sqft	Project Siddhivinayak Nivara	Floor 5 (Out of 7 Floors)	Transaction Type New Property
Status Ready to Move	Facing East	Furnished Status Furnished	Type Of Ownership Freehold

✔ East Facing Property
✔ Newly Constructed Property

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 2.05 Cr
Address	Siddhivinayak Niwara Cooperative Housing Society Ltd Sitaram Jadhav Marg Lower Parel W Mumbai 400013, Lower Parel, Mumbai - South Mumbai, Maharashtra
Landmarks	Lower Parel West Railway Station And Shah Nahar Industries

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	826.00	3,60,00,000.00	43,584.00

The screenshot shows a real estate listing for 'Simana The Urban Oasis' on the housing.com website. The listing includes the following details:

- Project Name:** Simana The Urban Oasis
- By:** BHOOM GROUP
- Location:** Western India Mills Compound, G D Ambekar Marg, Parel, Central Mumbai Suburbs, Mumbai
- Price:** ₹3.6 Cr - 9.17 Cr
- EMI:** starts at ₹1.79 Lacs
- Configuration:** 2, 3, 4, 5 BHK Apartments
- Possession:** Dec. 2025
- Price:** Price on request (Avg. Price)
- Carpet Area:** 826.00 - 2104.00 sq.ft

The listing also features a large image of the project, a 'Project Tour' video, and navigation options like 'Overview/Home', 'Highlights', 'Around This Project', 'More About Project', 'About Project', 'Floor Plan', and 'Tour This Proj'.



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Price Indicators




Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	405.00	2,10,00,000.00	51,852.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.10 Cr EMI - ₹.95k | [Can I afford it?](#) PREMIUM LOCALITY ✓ VERIFIED ON SITE

1 BHK 405 Sq-ft Flat For Sale [Lower Parel, Mumbai](#)

1 Bed
2 Baths
1 Covered Parking
Furnished

Carpet Area 405 sqft * ₹ 51,852/sqft	Developer Soundlines Realty Pvt. Ltd.	Project Florence	Floor 12(Out of 22 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4

✓ East Facing Property

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

More Details

Price Breakup	₹21 Cr ₹10,50,000 Approx. Registration Charges ₹3,500 Monthly
Booking Amount	₹11.0 Lac
Address	Lower Parel, Mumbai, Lower Parel, Mumbai - South Mumbai, Maharashtra
Landmarks	Lower Parel East

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Ghar.tv	680.00	3,27,00,000.00	48,088.00
2 BHK	Ghar.tv	740.00	3,73,00,000.00	50,400.00

Select City -
Search

Property in Mumbai / Property in Lower Parel / Property in Sitaram Jadhav Marg / 2 BHK Flat for Sale in Lodha Vista Last updated on 23 Nov 2024

2 BHK Flat for Sale in Lodha Vista

Sitaram Jadhav Marg, Lower Parel, Mumbai - 400013

Building Lodha Vista

RERA
 Verified
 0% Brokerage

**This is a dummy image for representation
Not actual image

<p style="font-size: 0.8em;">Configuration</p> <p>2 BHK Flat</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p>680 Sq.ft</p>	<p style="font-size: 0.8em;">Possession</p> <p>New Launch - Possession Around April 2023</p>
<p style="font-size: 0.8em;">Bedroom</p> <p>2</p>	<p style="font-size: 0.8em;">Bathroom</p> <p>2</p>	<p style="font-size: 0.8em;">Floor Number</p> <p>15 of 30</p>
<p style="font-size: 0.8em;">Furnishing</p> <p>Un-Furnished</p>	<p style="font-size: 0.8em;">Property Code</p> <p>GHARL213154</p>	

Luxury

₹ 3.27 Cr (Negotiable)

₹ 48088 / Sq.ft

Allwyn Borde
Agent
Deal Maker Agent

Connect Now

Is there any error or missing information?

Report Error / Add Missing Information

Select City -
Search

Property in Mumbai / Property in Lower Parel / Property in Sitaram Jadhav Marg / 2 BHK Flat for Sale in Lodha Vista Last updated on 24 Nov 2024

2 BHK Flat for Sale in Lodha Vista

Sitaram Jadhav Marg, Lower Parel, Mumbai - 400013

Building Lodha Vista

RERA
 Verified
 0% Brokerage

**This is a dummy image for representation
Not actual image

<p style="font-size: 0.8em;">Configuration</p> <p>2 BHK Flat</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p>740 Sq.ft</p>	<p style="font-size: 0.8em;">Possession</p> <p>Under Construction - Possession Around December 2022</p>
<p style="font-size: 0.8em;">Bedroom</p> <p>2</p>	<p style="font-size: 0.8em;">Bathroom</p> <p>2</p>	<p style="font-size: 0.8em;">Balcony</p> <p>1</p>
<p style="font-size: 0.8em;">Floor Number</p> <p>20 of 33</p>	<p style="font-size: 0.8em;">Furnishing</p> <p>Un-Furnished</p>	<p style="font-size: 0.8em;">Property Code</p> <p>GHARL84510</p>

Luxury

₹ 3.73 Cr (Negotiable)

₹ 50405 / Sq.ft

Allwyn Borde
Agent
Deal Maker Agent

Connect Now

Is there any error or missing information?



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	373.00	1,35,00,000.00	36,193.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾



Home > Property in Mumbai > Lower Parel > Apartment in Lower Parel > 1 BHK > 420 Sq-ft

₹1.35 Cr

EMI - ₹ 61k | [Can I afford it?](#) PREMIUM LOCALITY

⋮

1 BHK 420 Sq-ft Flat For Sale [Lower Parel, Mumbai](#)

+10 Photos

🛏 1 Bed
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

Carpet Area	Developer	Project
373 sqft ₹ 36,193/sqft	The Baya Company	The Baya Centrai
Floor	Transaction Type	Status
9 (Out of 20 Floors)	New Property	Ready to Move
Facing	Lifts	Furnished Status
East	4	Unfurnished

✔ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.35 Cr ₹ 6,75,000 Approx. Registration Charges ₹ 3,500 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51900021103
Address	Lower Parel, Mumbai, Lower Parel, Mumbai - South Mumbai, Maharashtra
Landmarks	Located walking distance from the Lower Parel West Railway station

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	543.00	2,20,00,000.00	40,516.00



magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property in Mumbai > Lower Parel > Apartment in Lower Parel > 1 BHK > 75-Sq.ft

₹ 2.20 Cr
EMI - ₹ 99k
| [How much loan can I get?](#)
PREMIUM LOCALITY

1 BHK Flat For Sale in Neumec Elegance, Lower Parel, Mumbai

1 Bed
2 Baths
Furnished
Visitor Park...
Intercom Fac...

Carpet Area	Developer	Project	Floor
543 sqft + ₹ 40.516/sqft	Neumec Group	Neumec Elegance	8 (Out of 19 Floors)
Transaction Type	Status	Furnished Status	Age Of Construction
Resale	Ready to Move	Furnished	Less than 5 years

Contact Owner
Get Phone No.

More Details

Price Breakup	₹ 2.2 Cr
Address	Veer Santaji Lane, Lower Parel West, Mumbai 400013, Lower Parel, Mumbai - South Mumbai, Maharashtra

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: 18.01.2025

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: 2025.01.18 17:33:15 +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 18.01.2025 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 16.01.2025. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. S3 Smart Spaces Pvt. Ltd.
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 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 – 16.01.2025 Valuation Date – 18.01.2025 Date of Report – 18.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.01.2025
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 **18th January 2025** 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. S3 Smart Spaces Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. S3 Smart Spaces Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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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.

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.



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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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.18 17:32:57 +05'30'

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