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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "RDK Vivanta"**

"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.

**Latitude Longitude: 19°04'26.0"N 72°54'25.0"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

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

Valuation Report Prepared For: State Bank of India / Administrative Office South Mumbai / RDK Vivanta / (13706/2310202)

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Vastu/SBI/Mumbai/01/2025/13706/2310202  
24/02-321-SOV  
Date: 24.01.2025

**MASTER VALUATION REPORT  
OF  
“RDK Vivanta”**

**“RDK Vivanta”, Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.**

**Latitude Longitude: 19°04'26.0"N 72°54'25.0"E**

**NAME OF DEVELOPER: M/s. RDK Construction**

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 **23<sup>rd</sup> January 2025** for approval of Advance Processing Facility.

**1. Location Details:**

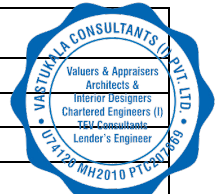
The property is situated at **“RDK Vivanta”**, Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India. It is about 1.5 Km. travelling distance from Ghatkopar 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 higher class & developed.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. RDK Construction.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>RDK Vivanta</b>	<b>P51800055705</b>
<b>Register office address</b>	<b>M/s. RDK Construction</b>	
	<b>Address:</b> Unit No. 1, Ground Floor, Velji Shivaji Wadi, Opp. Jian Vpashray, Hingwale Lane, Ghatkopar (E), Mumbai – 400 077, State - Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Mayank Dhanuka (Consultants) Mobile No. 8451801881 Mr. Deep Samant (Staff) Mobile No. 9930064096	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Jeevan Tarang Apartment
On or towards South	Nath Pai Nagar Road
On or towards East	Asha Usha Society
On or towards West	Balaji Building



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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	: 17.01.2025
	b)	Date on which the valuation is made	: 24.01.2025
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report issued by Jinita Shah (B.L.S., L.L.B.) Advocate & Solicitor dated 27.12.2023		
	2. Copy of RERA Certificate No. P51800055705 dated 15.04.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).		
	3. Copy of Developer Agreement dated 28.03.2023 between M/s. Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developers) through registered agreement vide No. KRL-5-6481-2023.		
	4. Copy of Power of Attorney from Mr. Sachin Katariya Chairman of Jeevan Tarang Co-Operative Housing Society Limited (The Society) TO Mr. Rakesh R Kanani (M/s. RDK Construction) through registered agreement vide No. Kurla – 5/6485/2023. Dated 27.03.2023.		
	5. Copy of Permanent Alternate Accommodation Agreement dated 31.10.2023 between Jeevan Tarang Co-Operative Housing Society Limited (The Society) and M/s. RDK Constructions (The Developer) and Mr. Mihir Narayan Ghodke (The Member) through registered agreement vide No. KRL-5-23352-2023 dated 31.10.2023.		
	6. Copy of Engineer's Certificate for Quality Assurance date 05.07.2024 issued by Deep T. Sampat (As per RERA Certificate)		
	7. Copy of Engineer's Certificate date 05.07.2024 issued by Deep T. Sampat (As per RERA Certificate)		
	8. Copy of Sale of FSI / PTC Agreement dated 15.07.2024 between M/s. Shree Sai Realtors (First Part) and M/s. RDK Constructions (Second Part) through Notary.		
	9. Copy of NOC of Height Clearance Doc. No. SNCR/WEST/B/062322/678808 dated 21.09.2022 Valid till 20.09.2030 issued by Airports Authority of India.		
	10. Copy of LOI Certificate Letter Doc. No. N/PVT/0116/20230606/LOI dated 27.07.2023 issued by Slum Rehabilitation Authority (SRA).		
	11. Copy of IOA Letter for Plan No. N/PVT/0116/20230606/AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA).		
	12. Copy of Sewerage NOC Certificate No. AE/E/32866/N Misc. dated 01.11.2023 issued by Municipal Corporation of Greater Mumbai.		




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	13. Copy of HE's NOC Certificate No. HE/424/EEWW(P & R)/NOC dated 06.10.2023 issued by Municipal Corporation of Greater Mumbai.									
	14. Copy of CA Certificate dated 07.08.2024 issued by M/s. S. M. Bhat & Associates									
	15. Copy of Fire NOC Certificate dated 17.05.2023 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.									
	16. Copy of Geotechnical Investigation Report No. GG/23-24/10/SIG/209 dated 10.10.2023 issued by M/s. Global Geotechnics.									
	17. Copy of Tree NOC Certificate dated 13.09.2023 issued by Green Solutions.									
	18. Copy of Commencement Certificate No. N / PVT / 0116 / 20230606 dated 20.12.2023 issued Slum Rehabilitation Authority (SRA)  The C.E.O. (SRA) has appointed <u>Shri M.A.Wani</u> Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.C is granted for work up to <u>Plinth Level.</u>  For and on behalf of Local Authority <b>The Slum Rehabilitation Authority</b>   Executive Engineer (SRA) FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)  Scanned with CamScanner									
	19. Copy of Approved Plan No. N / PVT / 0116 /20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA). <b>Approved Upto:</b>									
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**About "RDK Vivanta" Project:** RDK Vivanta, Mumbai on Ghatkopar East is an upcoming residential property featuring 1 Tower of G+20-storeys towers. It offers 1, 2 and 3-BHK apartments with spacious balconies. M/s. RDK Construction launched RDK Vivanta in Ghatkopar, Mumbai. A residential project spread over 836.01 Sq. Mtr. It offers ample number of facilities for residents. The project was launched in April 2024. It offers Under Construction units. The possession date of RDK Vivanta is May, 2029. The address of RDK Vivanta is Ghatkopar. Own a home in RDK Vivanta today! This is a RERA registered project with RERA ID P51800055705 and fulfils all conditions placed by the state regulatory body. This project has been developed by M/s Shanaya Star Ghatkopar 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.

**TYPE OF THE BUILDING:**

Project	Number of Floors
RDK Vivanta	Proposed Basement + Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Residential Upper Floors

**LEVEL OF COMPLETION:**

Project	Present stage of Construction	Percentage of work completion
RDK Vivanta	R.C.C. work upto 6 <sup>th</sup> floor Slab is in progress.	20%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **May – 2029 (As per MAHARERA Certificate)**

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

**PROPOSED PROJECT AMENITIES:**

- Vitrified Tiles Flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Fire Fighting System
- Power Back Up
- Reserved Parking
- Visitor Parking
- Intercom
- Senior Citizen Area
- Indoor Games
- Cycle Track

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 193, CTS No. 195 / 191 of Village – Ghatkopar
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 195 / 191 of Village – Ghatkopar
	d) Ward / Taluka	:	'N' Ward, Taluka – Kurla
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of

			Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.	
8.	City / Town	:	Ghatkopar, Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority (SRA), Village Ghatkopar	
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	Plot No. 179 & 180	Plot No. 179 & 180	Jeevan Tarang Apartment
	South	Road – Dr. Ajay Ahuja Marg	Dr. Ajay Ahuja Marg	Nath Pai Nagar Road
	East	Plot No. 192	Plot No. 192	Asha Usha Society
	West	Plot No. 192	Plot No. 194	Balaji Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°04'26.0"N 72°54'25.0"E	
14.	Extent of the site	:	Plot area – 836.01 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 – 836.01 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	
<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. N / PVT / 0116 / 20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA). <b>Approved Upto:</b>									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>RDK Vivanta</td> <td>Basement + Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Residential Upper Floors</td> </tr> </tbody> </table>	Project	Number of Floors	RDK Vivanta	Basement + Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Residential Upper Floors					
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9.	Corner plot or intermittent plot?	:	Intermittent Plot									
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.	:	15.00 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.	<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 – 836.01 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)	:	₹ 1,70,980.00 per Sq. M. for Residential ₹ 79,850.00 per Sq. M. for Land ₹ 2,32,800.00 per Sq. M. for Commercial Shop									
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 Approved Plan &amp; RERA</th> </tr> <tr> <th>Land Area in</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in	Rate in Sq. M.	Value in (₹)			
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Land Area in	Rate in Sq. M.	Value in (₹)										

		Sq. M.						
		836.01	79,850.00	6,67,55,399.00				
<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 is in progress					
	c) Year of construction	:	N.A. Building Construction work is in progress					
	d) Number of floors and height of each floor including basement, if any	:						
	<b>Project</b>		<b>Number of Floors</b>					
	<b>RDK Vivanta</b>		<b>Proposed Ground (Part) Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</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 is in progress					
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. N / PVT / 0116 / 20230606 / AP dated 21.08.2023 issued by Slum Rehabilitation Authority (SRA)					
	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>RDK Vivanta</td> <td>Basement + Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Residential Upper Floors</td> </tr> </tbody> </table>		Project	Number of Floors	RDK Vivanta	Basement + Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Residential Upper Floors
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	2. Whether genuineness or authenticity of approved map / plan is verified	:	Verified					
	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 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.	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	<b>Electrical installation</b>	:	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.	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. N / PVT / 0116 / 20230606 / AP DATED 21.08.2023 ISSUED BY SLUM REHABILITATION AUTHORITY (SRA):**

#### 1) RDK Vivanta:

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	101	1	3 BHK	1069	1176						35,27,700
2	201	2	3 BHK	1069	1176						35,27,700
3	202	2	1 BHK	467	514	38000	1,77,46,000	1,95,20,600	1,41,96,800	49000	15,41,100
4	203	2	2 BHK	756	832						24,94,800
5	301	3	3 BHK	1069	1176						35,27,700
6	302	3	1 BHK	467	514						15,41,100
7	303	3	2 BHK	756	832						24,94,800
8	401	4	3 BHK	1069	1176						35,27,700
9	402	4	1 BHK	467	514						15,41,100
10	403	4	2 BHK	756	832						24,94,800
11	501	5	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
12	502	5	1 BHK	467	514						15,41,100
13	503	5	2 BHK	756	832						24,94,800
14	601	6	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
15	602	6	1 BHK	467	514						15,41,100
16	603	6	2 BHK	756	832						24,94,800
17	701	7	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
18	702	7	1 BHK	467	514						15,41,100
19	703	7	2 BHK	756	832						24,94,800

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 ₹
20	801	8	2 BHK	915	1007	38000	3,47,70,000	3,82,47,000	2,78,16,000	95500	30,19,500
21	803	8	2 BHK	756	832		Land Owner's Share				24,94,800
22	901	9	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
23	902	9	1 BHK	467	514		Land Owner's Share				15,41,100
24	903	9	2 BHK	756	832		Land Owner's Share				24,94,800
25	1001	10	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
26	1002	10	1 BHK	467	514		Land Owner's Share				15,41,100
27	1003	10	2 BHK	756	832		Land Owner's Share				24,94,800
28	1101	11	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
29	1102	11	1 BHK	467	514		Land Owner's Share				15,41,100
30	1103	11	2 BHK	756	832		Land Owner's Share				24,94,800
31	1201	12	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
32	1202	12	1 BHK	467	514	38000	1,77,46,000	1,95,20,600	1,41,96,800	49000	15,41,100
33	1203	12	2 BHK	756	832		Land Owner's Share				24,94,800
34	1301	13	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
35	1302	13	1 BHK	499	549		Reserved for Society				16,46,700
36	1303	13	2 BHK	756	832		Land Owner's Share				24,94,800
37	1401	14	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
38	1402	14	1 BHK	499	549	38000	1,89,62,000	2,08,58,200	1,51,69,600	52000	16,46,700
39	1403	14	2 BHK	794	873		Reserved for Society				26,20,200
40	1501	15	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
41	1503	15	2 BHK	794	873	38000	3,01,72,000	3,31,89,200	2,41,37,600	83000	26,20,200
42	1601	16	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
43	1602	16	1 BHK	499	549	38000	1,89,62,000	2,08,58,200	1,51,69,600	52000	16,46,700
44	1603	16	2 BHK	794	873	38000	3,01,72,000	3,31,89,200	2,41,37,600	83000	26,20,200
45	1701	17	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
46	1702	17	1 BHK	499	549	38000	1,89,62,000	2,08,58,200	1,51,69,600	52000	16,46,700
47	1703	17	2 BHK	794	873	38000	3,01,72,000	3,31,89,200	2,41,37,600	83000	26,20,200
48	1801	18	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
49	1802	18	1 BHK	499	549	38000	1,89,62,000	2,08,58,200	1,51,69,600	52000	16,46,700
50	1803	18	2 BHK	794	873	38000	3,01,72,000	3,31,89,200	2,41,37,600	83000	26,20,200
51	1901	19	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
52	1902	19	1 BHK	499	549	38000	1,89,62,000	2,08,58,200	1,51,69,600	52000	16,46,700
53	1903	19	2 BHK	794	873	38000	3,01,72,000	3,31,89,200	2,41,37,600	83000	26,20,200
54	2001	20	3 BHK	1069	1176	38000	4,06,22,000	4,46,84,200	3,24,97,600	111500	35,27,700
55	2003	20	3 BHK	956	1052	38000	3,63,28,000	3,99,60,800	2,90,62,400	100000	31,54,800
<b>Total</b>				<b>43682</b>	<b>48050</b>		<b>96,15,90,000</b>	<b>1,05,77,49,000</b>	<b>76,92,72,000</b>		<b>14,41,50,600</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	1 BHK – 07 2 BHK – 06 3 BHK – 16	29	25305	27836	96,15,90,000.00	1,05,77,49,000.00	76,92,72,000.00
Land Owner's Share	1 BHK – 08 2 BHK – 12 3 BHK – 04	24	17084	18792	0	0	0
Reserved for Society	1 BHK – 01 2 BHK – 01	02	1293	1422	0	0	0
<b>Total</b>		<b>55</b>	<b>43682</b>	<b>48050</b>	<b>96,15,90,000.00</b>	<b>1,05,77,49,000.00</b>	<b>76,92,72,000.00</b>

**Typical Refuge Floors – 8<sup>th</sup> & 15<sup>th</sup> Floor – Flat No. 2**

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>96,15,90,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,05,77,49,000.00</b>
<b>Distress Sale Value as on date in ₹</b>	<b>76,92,72,000.00</b>
<b>Cost of Construction (Total Built up area x Rate) 48050 Sq. Ft. x ₹ 3000.00</b>	<b>14,41,50,600.00</b>

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

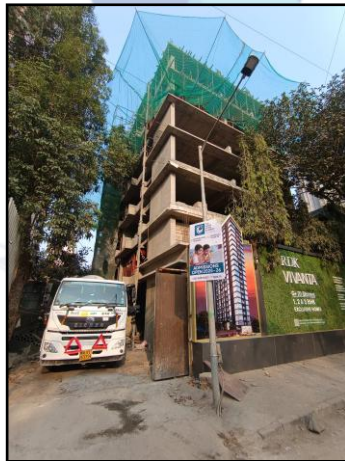
Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 96,15,90,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,05,77,49,000.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 76,92,72,000.00</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 ₹ 35,000.00 to ₹ 40,000.00 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 ₹ 38,000.00 per Sq. Ft. on Carpet Area for valuation.

## Actual Site Photographs

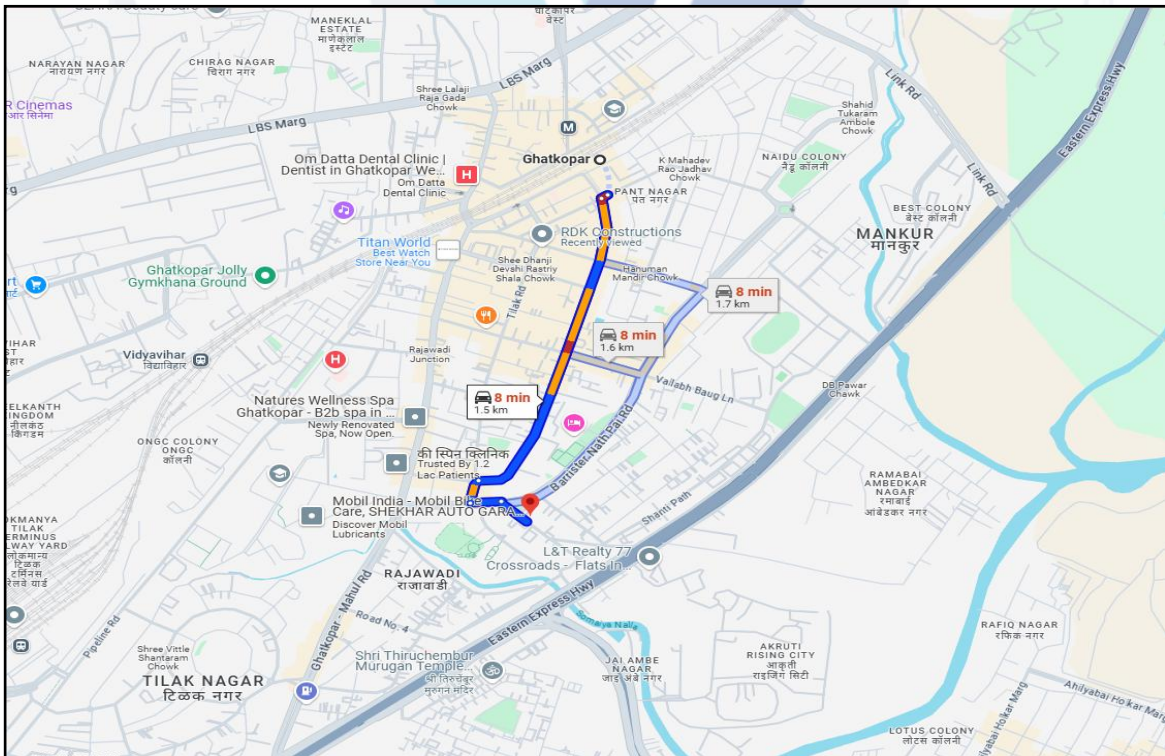
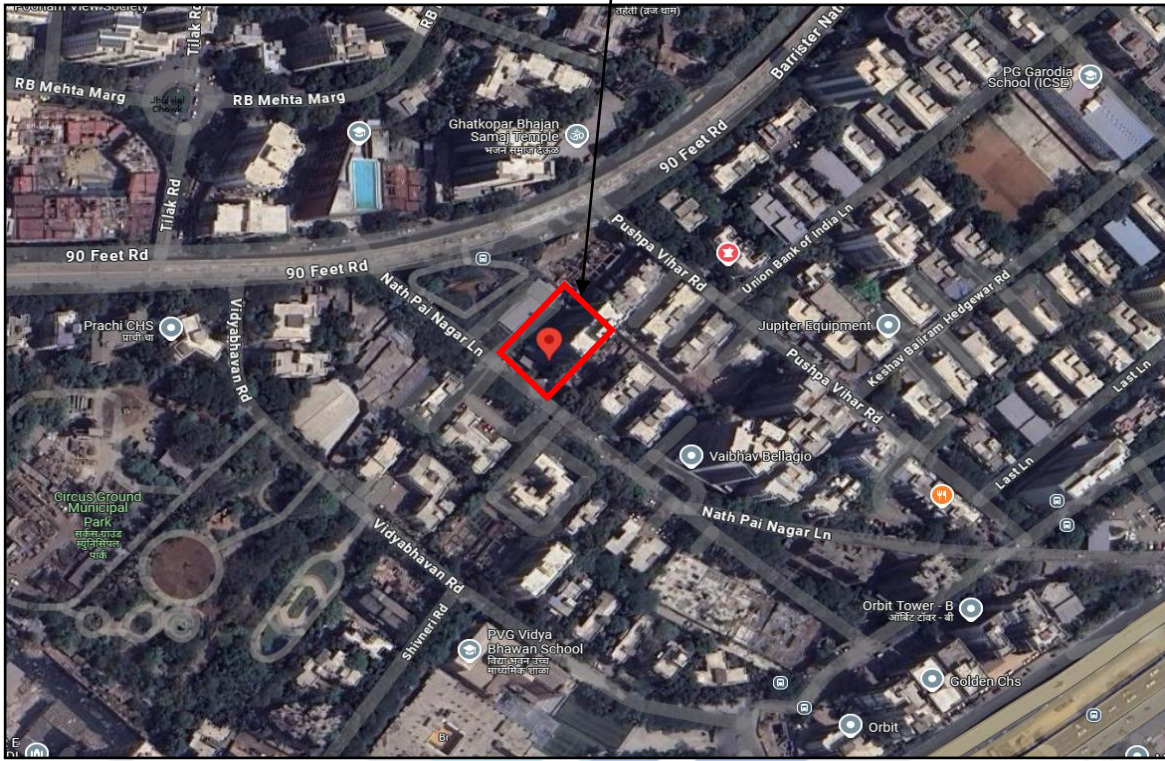


## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°04'26.0"N 72°54'25.0"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Ghatkopar – 1.5 Km.)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
102/484-भुभाग: उत्तरेस 27.45 मी रस्ता व अंशतः गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस द्रुतगती मार्ग व पश्चिमेस गाव हद्द.	79850	170980	196630	232800	170980	चौ. मीटर सि.टी.एस. नंबर



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
1492/2025	17.01.2025	1,55,00,000.00	4032	434.00	35,715.00

908520 13-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 908/2025 नोदणी : Regn:63m
<b>गावाचे नाव : किरोळ</b>			
(1)विलेखाचा प्रकार	ट्रान्सफर डीड		
(2)मोबदला	15500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6807460		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 108, माळा नं: पहिला, इमारतीचे नाव: विंध्याचल को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: नीलकंठ वेल्ली,घाटकोपर ईस्ट,मुंबई - 400077, रोड : सातवा रोड राजावाडी, इतर माहिती: क्षेत्र 434 चौ. फु. कारपेट....( ( C.T.S. Number : 495 ; ))		
(5) क्षेत्रफळ	48.40 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:-अमिष महेंद्र शाह - - वय:-40 पत्ता:-प्लॉट नं: फ्लॉट नं. 107/108 , माळा नं: -, इमारतीचे नाव: विंध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALGPM4680H 2): नाव:-मेहुल महेंद्र मेशेरी - - वय:-38 पत्ता:-प्लॉट नं: फ्लॉट नं. 107/108 , माळा नं: -, इमारतीचे नाव: विंध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALHPM1260G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय भूपेंद्र शाह - - वय:-59; पत्ता:-प्लॉट नं: फ्लॉट नं. 103/104 , माळा नं: -, इमारतीचे नाव: विंध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALKPS4393M 2): नाव:-सौमिल संजय शाह - - वय:-27; पत्ता:-प्लॉट नं: फ्लॉट नं. 103/104 , माळा नं: -, इमारतीचे नाव: विंध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-HKCPS8702L		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	908/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	930000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मूल्यांकनासाठी विचारात घेतलेला			

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
907 / 2025	13.01.2025	1,45,00,000.00	37.53	404.00	35,890.00

गावाचे नाव : किरोल	
(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मोबदला	14500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6336282.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 107, माळा नं: पहिला, इमारतीचे नाव: विध्याचल को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: नीलकंठ वेल्ली,घाटकोपर ईस्ट,मुंबई - 400077, रोड : सातवा रोड राजावाडी, इतर माहिती: क्षेत्र 404 चौ. फु. कारपेट....( ( C.T.S. Number : 495 ; ) )
(5) क्षेत्रफळ	45.05 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:-मेहुल महेंद्र मैशेरी - - वय:-38 पत्ता:-प्लॉट नं: फ्लॉट नं. 107/108 , माळा नं: -, इमारतीचे नाव: विध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALHPM1260G 2): नाव:-अमिष महेंद्र शाह - - वय:-40 पत्ता:-प्लॉट नं: फ्लॉट नं. 107/108 , माळा नं: -, इमारतीचे नाव: विध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALGPM4680H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौमिल संजय शाह - - वय:-27; पत्ता:-प्लॉट नं: फ्लॉट नं. 103/104 , माळा नं: -, इमारतीचे नाव: विध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-HKCPS8702L 2): नाव:-संजय भूपेंद्र शाह - - वय:-59; पत्ता:-प्लॉट नं: फ्लॉट नं. 103/104 , माळा नं: -, इमारतीचे नाव: विध्याचल सीएचएसएल, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: नीलकंठ वेल्ली, राजावाडी सातवा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALKPS4393M
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	907/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	870000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
1376 / 2025	16.01.2025	2,75,00,000.00	72.00	775.00	35,490.00

1376520 16-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 1376/2025 नोंदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	27500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19647326.65		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 41, माळा नं: 4 था मजला,विंग नं. 3जी,कल्पतरू औरा, इमारतीचे नाव: कल्पतरू औरा बिल्डिंगनं.3एफ,जी.एच.आय को ऑप ही सो लि, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड : मुंबई 400086, इतर माहिती: मौजे घाटकोपर,सदनिकेचे क्षेत्रफळ 775 चौ फूट कारपेट व सोबत एक बेसमेंट कार स्पेस नं. बी/594 सहित( ( C.T.S. Number : 168A/A, 168 A/1 to 28, 168 A/31, 168A/33 and 168G Part ; )		
(5) क्षेत्रफळ	86.43 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:-पियुष नागर वय:-45 पत्ता:-प्लॉट नं: 41, माळा नं: विंग नं. 3जी, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ADLPN9242P 2): नाव:-रितू पारीख तर्फे मुखत्यार पियुष नागर वय:-45 पत्ता:-प्लॉट नं: 41, माळा नं: विंग नं. 3जी, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AMKPP2666H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश अमृतलाल छाडवा वय:-58; पत्ता:-प्लॉट नं: , माळा नं: 1 ला मजला , इमारतीचे नाव: साऊथ साईड,तुलसी भुवन , ब्लॉक नं: एम जी. रोड, कपोल वाडी समोर, घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AABPC1060F 2): नाव:-निशा प्रकाश छाडवा वय:-53; पत्ता:-प्लॉट नं: , माळा नं: 1 ला मजला , इमारतीचे नाव: साऊथ साईड,तुलसी भुवन , ब्लॉक नं: एम जी. रोड, कपोल वाडी समोर, घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AAGPC9127J		
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	1376/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1650000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	955.00	3,65,00,000.00	38,220.00
3 BHK	99acres.com	1061.00	3,40,00,000.00	32,000.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Garodia Nagar > 3 BHK Flats in Garodia Nagar Posted on Dec 04, 2024 | Under Construction

₹3.65 Cr

@ 38,219 per sq.ft.

Estimated EMI ₹2,91,527

3BHK 3Baths

Flat/Apartment for Sale

in Neelsidhi Jaybandhu, Garodia Nagar, Ghatkopar East

Contact Dealer FREE  
Shortlist

RERA STATUS REGISTERED
Registration No: P51800045951
Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >

Videos (1)
Property (8)
Society (8)

Area

Carpet area: 955 sq.ft. ▾  
(88.72 sq.m.)

Configuration

3 Bedrooms , 3 Bathrooms, No Balcony with Others

[View Floor Plan](#)

Price

₹ 3.65 Crore

@ 38,219 per sq.ft. (All inclusive, Negotiable)

Address

Neelsidhi Jaybandhu  
Garodia Nagar, Ghatkopar East

Floor Number

9<sup>th</sup> of 14 Floors

Facing

West

Overlooking

Others, Main Road

Property Age

Under Construction

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Garodia Nagar > 3 BHK Flats in Garodia Nagar Posted on Dec 13, 2024 | Under Construction

₹3.4 Cr

@ 32,038 per sq.ft.

Estimated EMI ₹2,71,559

3BHK 3Baths

Flat/Apartment for Sale

in Maverick Sarvasya, Garodia Nagar, Ghatkopar East

Contact Dealer FREE  
Shortlist

RERA STATUS REGISTERED
Registration No: P51800046693
Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >

Videos (1)
Property (5)
Society (7)

Area

Carpet area: 1061.22 sq.ft. ▾  
(98.59 sq.m.)

Configuration

3 Bedrooms , 3 Bathrooms, 1 Balcony

Price

₹ 3.4 Crore+ Govt Charges & Tax

@ 32,038 per sq.ft. (All inclusive, Negotiable)

Address

Maverick Sarvasya  
Garodia Nagar, Ghatkopar East

Floor Number

10<sup>th</sup> of 13 Floors

Facing

North-East

Overlooking

Others, Main Road

Possession in

Within 6 months

## Price Indicators



### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	789.00	2,65,00,000.00	33,590.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 2.65 Cr** EMI - ₹ 1.20L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 789 Sq-ft Flat For Sale [Ghatkopar East, Mumbai](#)

🛏 2 Beds
🛁 2 Baths
🏡 1 Balcony
🏠 Unfurnished

Carpet Area  
789 sqft  
₹ 33,592/sqft

Developer  
**Ajmera Realty & Infra India Ltd.**

Project  
**Ajmera Eden**

Transaction Type  
**New Property**

Furnished Status  
Unfurnished

Age Of Construction  
Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup      ₹ 2.65 Cr

Address              Ghatkopar East, Mumbai - Central Mumbai, Maharashtra

Furnishing            Unfurnished

Age of Construction    Under Construction

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	638.00	2,25,00,000.00	35,270.00
2 BHK	housing.com	400.00	1,10,00,000.00	27,500.00

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Ghatkopar East > 2 BHK Flats in Ghatkopar East

**₹2.25 Cr** @ 22,500 per sq.ft.

Estimated EMI ₹ 1,79,708

**2BHK 2Baths**

Flat/Apartment for Sale

In Rajshree 11 East, Ghatkopar East, Mumbai

**Suneil Narang**

HALLMARK HOMES  
FEATURED DEALER  
Member Since Mar, 2016

[Contact Dealer FREE](#)

**RERA STATUS** REGISTERED | Registration No: P51800030117 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Locality Reviews

Videos (1) | Property (16) | Society (12)

**Area**

Super Built up area 1000 sq.ft. (92.9 sq.m.)

Built Up area: 860 sq.ft. (79.9 sq.m.)

Carpet area: 638 sq.ft. (59.27 sq.m.)

---

**Price**

₹ 2.25 Crore

@ 22,500 per sq.ft. (All inclusive, Negotiable)

[View Price Details](#)

---

**Floor Number**

19<sup>th</sup> of 21 Floors

---

**Overlooking**

Main Road, Park/Garden

**Configuration**

2 Bedrooms, 2 Bathrooms, No Balcony with Store Room

---

**Address**

Rajshree 11 East  
Ghatkopar East, Mumbai

---

**Facing**

East

---

**Property Age**

Under Construction

HOUSING.COM
Buy in Mumbai

Home / Mumbai / Central Mumbai Suburbs / Ghatkopar East / 77 Crossroads

**77 Crossroads**

By L&T REALTY

Ghatkopar East, Central Mumbai Suburbs, Mumbai

**₹1.1 Cr - 1.55 Cr**

EMI starts at ₹54.61 K

All Inclusive Prices

[Contact Sellers](#)

Project Tour

1, 2 BHK Apartments Configurations

Jun, 2027 Possession Starts

Price on request  
Avg. Price

400.00 - 628.00 sq.ft

[convert unit](#)  
(Carpet Area) Sizes

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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	650.00	2,40,00,000.00	36,923.00





magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹ 2.40 Cr** EMI - ₹ 1.08L | [Can I afford it?](#)

🔗 Calculate property value using AI

2 BHK Flat For Sale in Aaradhya One Earth, Garodia Nagar, Mumbai



🛏️ 2 Beds
🛁 2 Baths
🏠 Unfurnished

🚗
Visitor Parking

Carpet Area <b>650 sqft</b> ₹ 36.923/sqft	Project <b>Aaradhya One Earth</b>	Floor <b>11 (Out of 16 Floors)</b>	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>2</b>

✔️ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.4 Cr   ₹ 5,000 Monthly
Address	Aaradhya One Earth Pant Nagar Ghatkopar East Mumbai Maharashtra 400075, Garodia Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Acharya Aatre Maidan

## Price Indicators



### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	953.00	3,06,00,000.00	32,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹3.06 Cr EMI - ₹1.38L | [Can I afford it?](#) PREMIUM PROJECT

2 BHK 1076 Sq-ft Flat For Sale [Ghatkopar East, Mumbai](#)

2 Beds
3 Baths
1 Balcony
Unfurnished

Carpet Area 953 sqft ₹32,205/sqft	Developer <a href="#">Adani Realty</a>	Project <a href="#">Adani The Views</a>	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹3.06 Cr
Address	Ghatkopar East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished



## Price Indicators



### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	660.00	2,50,00,000.00	37,880.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹2.50 Cr** EMI - ₹1.13L | [Get pre-approved loan](#)

2 BHK Flat For Sale in Drushti Embassy, [Naidu Colony, Mumbai](#)

2 Beds
2 Baths
Furnished

Carpet Area	Developer	Project	Floor
660 sqft ~ ₹37,879/sqft	<a href="#">Drushti Group</a>	<a href="#">Drushti Embassy</a>	13(Out of 16 Floors)
Transaction Type	Status	Furnished Status	Type Of Ownership
New Property	Ready to Move	Furnished	Freehold

✓ Newly Constructed Property

Contact Owner
Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹2.5 Cr
Address	dhrusti embassy naidu colony pant nagar, Naidu Colony, Mumbai - Central Mumbai, Maharashtra

## Price Indicators


### Projects nearby Locality





Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	670.00	2,45,00,000.00	36,570.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.45 Cr EMI - ₹1.10L | [Get Loan offers from 34+ banks](#)

2 BHK Flat For Sale in Shubham Atria, Ghatkopar East, Mumbai



🛏️ 2 Beds
🚿 2 Baths
🏠 Semi-Furnished

Super Built-Up Area <b>670 sqft</b> + ₹ 36,567/sqft.	Developer <b>Mahima Real Estate Pvt. Ltd.</b>	Project <b>Shubham Atria</b>	Floor <b>6(Out of 15 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Furnished Status <b>Semi-Furnished</b>	

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup ₹2.45 Cr

Address Ghatkopar East, Mumbai., Ghatkopar East, Mumbai - Central Mumbai, Maharashtra

## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	544.00	1,50,00,000.00	27,580.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.50 Cr** [EMI - ₹ 68k](#) | [Get pre-approved loan](#)

2 BHK 544 Sq-ft Flat For Sale [Garodia Nagar, Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area	Developer	Project
544 sqft ₹27,574/sqft	<b>MICL Group</b>	<b>Aaradhya Nine</b>
Floor	Transaction Type	Additional Rooms
5(Out of 16 Floors)	<b>New Property</b>	<b>1 Study Room</b>
Facing	Lifts	Furnished Status
North - East	<b>2</b>	<b>Unfurnished</b>

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.5 Cr   ₹7,50,000 Approx. Registration Charges   ₹7 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800000229
Address	Aaradhya Nine, Ghatkopar Avenue, Naidu Colony, Pant Nagar, Ghatkopar East, Mumbai, Maharashtra, Garodia Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Garodia Nagar

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: 24.01.2025

**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



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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 24.01.2025 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 17.01.2025. 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

- 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 M/s. RDK Construction.
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 Sonal Shivgan– 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 – 17.01.2025 Valuation Date – 24.01.2025 Date of Report – 24.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.01.2025
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 **24<sup>th</sup> 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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



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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

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

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### **Confidentiality**

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

### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

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

**Director**

**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.**



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