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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Sayba Samriddhi"**

"Sayba Samriddhi", Proposed Redevelopment of Existing Building No. 32 Known as Chembur Nishant Co. Op. Hsg. Soc. Ltd. on Plot Bearing Survey No. 67 to 71, CTS No. 826 (Pt) of Village Chembur situated at MHADA Subhash Nagar, Chembur (East), Mumbai Suburban, PIN – 400 071, Maharashtra, India.

Latitude Longitude: c

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

### **Regd. Office**

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

+91 2247495919

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

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



Vastu/SBI/Mumbai/01/2025/13730/2310174

22/23-293-SOV

Date: 18.01.2025

## MASTER VALUATION REPORT OF "Sayba Samridhi"

**"Sayba Samridhi", Proposed Redevelopment of Existing Building No. 32 Known as Chembur Nishant Co. Op. Hsg. Soc. Ltd. on Plot Bearing Survey No. 67 to 71, CTS No. 826 (Pt) of Village Chembur situated at MHADA Subhash Nagar, Chembur (East), Mumbai Suburban, PIN – 400 071, Maharashtra, India.**

**Latitude Longitude: 19°03'31.4"N 72°54'22.8"E**

**NAME OF DEVELOPER: M/s. Shanaya Star**

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 **22<sup>nd</sup> January 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Sayba Samridhi"**, Proposed Redevelopment of Existing Building No. 32 Known as Chembur Nishant Co. Op. Hsg. Soc. Ltd. on Plot Bearing Survey No. 67 to 71, CTS No. 826 (Pt) of Village Chembur situated at MHADA Subhash Nagar, Chembur (East), Mumbai Suburban, PIN – 400 071, Maharashtra, India. It is about 900 Mtr. Walking distance from Chembur Railway Station of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Shanaya Star.</b>	
<b>Project Registration Number</b>	<b>Project</b> Sayba Samridhi	<b>RERA Project Number</b> P51800078403
<b>Register office address</b>	<b>M/s. Shanaya Star</b>  <b>Address:</b> Office at 3 <sup>rd</sup> Floor, <b>"Star Heights"</b> , Bharat Cinema, Near Kurla Railway Station, Chhadva Nagar, Kurla (West), Mumbai - 400 070, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Sabiya Mulnai (Sales Person - Mobile No. – 8422972922)	
<b>E – mail ID</b>		

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Nishva (Under Construction Project) & Narayan Gajanan Acharya Marg
On or towards South	Under Construction Project
On or towards East	Sunbhash Nagar Mian Street
On or towards West	Jayalaxmi CHSL



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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 : 18.01.2025
	b)	Date on which the valuation is made : 22.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Kamal S. Chaudhary Advocate, High Court dated 13.09.2024.
	2.	Copy of Development agreement between Chembur Nishant Co-Operative Housing Society Ltd. (Society) and M/s. Shanaya Star (Developer) and Members of the Society (Existing Members) dated 25.05.2024.
	3.	Copy of Deed of Partnership between Mr. Kunal Vihay Dhawale (1 <sup>st</sup> party) and Mr. Abdulrahim Payak (2 <sup>nd</sup> Party) and Mr. Jitendra Govind Dewoolkar (3 <sup>rd</sup> Party) and Mr. Harsh Rajendra Dewoolkar (4 <sup>th</sup> Party) and Mr. Nitesh Rajhans Singh (5 <sup>th</sup> Party) dated 28.09.2023
	4.	Copy of Chartered Account's Certificate dated 11.11.2024 issued by Neelesh Jain & Associates.
	5.	Copy of Deed of Sale between Maharashtra Hosing and Area Development Authority (MHADA) (The Authority) and Chembur Nishant Co-Op. Hsg. Soc. Ltd. (The Purchaser) dated 28.06.1999
	6.	Copy of MAHARERA certificate No. P51800078403 issued by Maharashtra real Estate Regulatory Authority. Date 11.12.2024.
	7.	Copy of Engineer's certificate date 01.01.2024 issued by ER. R. F. Consultants (As per RERA Certificate)
	8.	Copy of Architect's Certificate date 12.11.2024 issued by Ellora Project Consultants Pvt. Ltd. (As per RERA Certificate)
	9.	Copy of GST Certificate GST Registration Certificate No. 27AFFFS7914B1Z0 issued by Government of India
	10.	Copy of Certificate of Registration No. 27442395800P dated 21.08.2024 issued by DS Maharashtra Goods and Services Tax Department 01
	11.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 092324 / 1241920 dated 21.10.2024 Valid up to dated 23.10.2032 issued by Airport Authority of India
	12.	Copy of NOC Fire Brigade Letter No. P- 21720 / 2024 / (826) / M / W Ward / CHEMBUR - W/MHADA -CFO / 1 / New dated 30.07.2024 issued by Municipal Corporation of Greater Mumbai
	13.	Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA – 29 / 1627 / 2024 / CC / 1 / New dated 06.11.2024 issued by Building Permission Cell, Greater Mumbai / MHADA.



Since 1989

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<p>This CC is valid upto 05 November, 2025</p> <p><b>Remarks :</b> This C.C. is granted for work upto top of Plinth level as per approved IOA plan dt. 11.10.2024.</p> <p>Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 &amp; Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.</p> <p>Copy submitted in favour of information please</p>					
14. Copy of Intimation of Approval (IOA) No. MH / EE (B.P) / GM / MHADA -29 / 1627 / 2024 dated 11.10.2024 issued by Building Permission Cell, Greater Mumbai / MHADA.					
15. Copy of Approved Plan No. MHADA-29 / 1627 / 2024 dated 11.10.2024 issued by Ex. Eng. Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Five – Sheet No. 5/5)					
<b>Approved Upto:</b>					
<b>Project</b>	<b>Number of Floors</b>				
<b>Sayba Samridhi</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</b>				
Project Name (with address & phone nos.)	: <b>"Sayba Samridhi"</b> , Proposed Redevelopment of Existing Building No. 32 Known as Chembur Nishant Co. Op. Hsg. Soc. Ltd. on Plot Bearing Survey No. 67 to 71, CTS No. 826 (Pt) of Village Chembur situated at MHADA Subhash Nagar, Chembur (East), Mumbai Suburban, PIN – 400 071, Maharashtra, India.				
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Shanaya Star</b>  <b>Address:</b> Office at 3 <sup>rd</sup> Floor, <b>"Star Heights"</b> , Bharat Cinema, Near Kurla Railway Station, Chhadva Nagar, Kurla (West), Mumbai - 400 070, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Sabiya Mulnai (Sales Person - Mobile No. – 8422972922)				
5. Brief description of the property (Including Leasehold / freehold etc.)	:				
<p><b>About "Sayba Samridhi" Project:</b> Sayba Samridhi, Mumbai on Chembur East is an upcoming residential property featuring 1 Tower of 16-storey towers. It offers 1, and 2-BHK apartments with spacious balconies. M/s. Shanaya Star launched Sayba Samridhi in Chembur, Mumbai. A residential project spread over 896.98 Sq. Mtr. It offers ample number of facilities for residents. The project was launched in December 2024. It offers Under Construction units. The possession date of Sayba Samridhi is June, 2027. The address of Sayba Samridhi is Chembur. Own a home in Sayba Samridhi today! This is a RERA registered project with RERA ID P51800078403 and fulfils all conditions placed by the state regulatory body. This project has been developed by M/s Shanaya Star Chembur is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <tr> <td><b>Project</b></td> <td><b>Number of Floors</b></td> </tr> <tr> <td><b>Sayba Samridhi</b></td> <td><b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</b></td> </tr> </table>		<b>Project</b>	<b>Number of Floors</b>	<b>Sayba Samridhi</b>	<b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</b>
<b>Project</b>	<b>Number of Floors</b>				
<b>Sayba Samridhi</b>	<b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</b>				

<b>LEVEL OF COMPLETION:</b>		
Project	Present stage of Construction	Percentage of work completion
Sayba Samridhi	Excavation work is in Progress.	0%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>June - 2027 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
<ul style="list-style-type: none"> <li>➤ Vitrified Tiles Flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Power Back Up</li> <li>➤ Reserved Parking</li> <li>➤ Visitor Parking</li> <li>➤ Intercom</li> <li>➤ Jogging Track</li> <li>➤ Senior Citizen Area</li> <li>➤ Indoor Games</li> <li>➤ Landscape Garden</li> <li>➤ Cycle Track</li> </ul>		
6.	Location of property	:
a)	Plot No. / Survey No.	: Survey No. 67 to 71
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: CTS No. 826 (Part) of Village - Chembur
d)	Ward / Taluka	: 'M' West Ward, Taluka – Kurla
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: <b>"Sayba Samridhi"</b> , Proposed Redevelopment of Existing Building No. 32 Known as Chembur Nishant Co. Op. Hsg. Soc. Ltd. on Plot Bearing Survey No. 67 to 71, CTS No. 826 (Pt) of Village Chembur situated at MHADA Subhash Nagar, Chembur (East), Mumbai Suburban, PIN – 400 071, Maharashtra, India.
8.	City / Town	: Chembur, 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 /	: Building Permission Cell, Greater Mumbai /

	Municipality		MHADA, Village – Chembur
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>
	North	D. P. Garden	Building No. 31 and Building No. 28
	South	D. P. Road & Building No. 33	D. P. Road and Building No. 50
	East	D. P. Road & Building No. 28	D. P. Road and Building No. 51
	West	D. P. Road & Building No. 15	D. P. Garden and Building No. 15
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'31.4"N 72°54'22.8"E
14.	Extent of the site	:	Plot area – 896.98 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 – 896.98 Sq. M. (As per Approved Plan & RERA Certificate)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle Class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA-29 /

			1627 / 2024 dated 11.10.2024 issued by Ex. Eng. Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Five – Sheet No. 5/5) <b>Approved Upto:</b>									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Sayba Samridhi</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Sayba Samridhi	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 16 <sup>th</sup> upper floors.					
Project	Number of Floors											
Sayba Samridhi	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 16 <sup>th</sup> upper floors.											
9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 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 – 896.98 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)	:	₹ 1,85,190.00 per Sq. M. for Residential ₹ 92,500.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>896.98</td> <td>92,500.00</td> <td>8,29,70,650.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	896.98	92,500.00	8,29,70,650.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
896.98	92,500.00	8,29,70,650.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started									
	c) Year of construction	:	N.A. Building Construction work not yet									

			started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Project</b>		<b>Number of Floors</b>				
	<b>Sayba Samridhi</b>		<b>Proposed Ground (Part) Stilt (Part) + 1st to 16th 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 not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MHADA-29 / 1627 / 2024 dated 11.10.2024 issued by Ex. Eng. Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Five – Sheet No. 5/5)				
	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>Sayba Samridhi</td> <td>Proposed Ground (Part) Stilt (Part) + 1<sup>st</sup> to 16<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Sayba Samridhi	Proposed Ground (Part) Stilt (Part) + 1 <sup>st</sup> to 16 <sup>th</sup> upper floors.
Project	Number of Floors						
Sayba Samridhi	Proposed Ground (Part) Stilt (Part) + 1 <sup>st</sup> to 16 <sup>th</sup> upper floors.						
	2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started



	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN  
NO. MHADA-29 / 1627 / 2024 DATED 11.10.2024 ISSUED BY EX. ENG. BUILDING PERMISSION CELL,  
GREATER MUMBAI / MHADA:**

**1) Sayba Samridhhi:**

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	2 BHK	586	645						19,33,800
2	102	1	2 BHK	585	644						19,30,500
Land Owner's Share											
3	103	1	1 BHK	468	515	28000	1,31,04,000	1,40,21,280	1,04,83,200	35000	15,44,400
4	104	1	2 BHK	638	702	28000	1,78,64,000	1,91,14,480	1,42,91,200	48000	21,05,400
5	105	1	2 BHK	584	642						19,27,200
6	106	1	2 BHK	584	642						19,27,200
Land Owner's Share											
7	107	1	2 BHK	649	714	28000	1,81,72,000	1,94,44,040	1,45,37,600	48500	21,41,700
8	108	1	2 BHK	679	747	28000	1,90,12,000	2,03,42,840	1,52,09,600	51000	22,40,700
9	201	2	2 BHK	586	645						19,33,800
10	202	2	2 BHK	585	644						19,30,500
Land Owner's Share											
11	203	2	1 BHK	468	515	28000	1,31,04,000	1,40,21,280	1,04,83,200	35000	15,44,400
12	204	2	2 BHK	638	702	28000	1,78,64,000	1,91,14,480	1,42,91,200	48000	21,05,400
13	205	2	2 BHK	584	642						19,27,200
Land Owner's Share											
14	206	2	2 BHK	584	642						19,27,200
15	207	2	2 BHK	649	714	28000	1,81,72,000	1,94,44,040	1,45,37,600	48500	21,41,700
16	208	2	2 BHK	679	747	28000	1,90,12,000	2,03,42,840	1,52,09,600	51000	22,40,700
17	301	3	2 BHK	586	645						19,33,800
18	302	3	2 BHK	585	644						19,30,500
Land Owner's Share											
19	303	3	1 BHK	468	515	28000	1,31,04,000	1,40,21,280	1,04,83,200	35000	15,44,400
20	304	33	2 BHK	638	702	28000	1,78,64,000	1,91,14,480	1,42,91,200	48000	21,05,400
21	305	3	2 BHK	584	642						19,27,200
Land Owner's Share											
22	306	3	2 BHK	584	642						19,27,200
23	307	3	2 BHK	649	714	28000	1,81,72,000	1,94,44,040	1,45,37,600	48500	21,41,700
24	308	3	2 BHK	679	747	28000	1,90,12,000	2,03,42,840	1,52,09,600	51000	22,40,700
25	401	4	2 BHK	586	645						19,33,800
26	402	4	2 BHK	585	644						19,30,500
Land Owner's Share											

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 ₹
27	403	4	1 BHK	468	515	28000	1,31,04,000	1,40,21,280	1,04,83,200	35000	15,44,400
28	404	4	2 BHK	638	702	28000	1,78,64,000	1,91,14,480	1,42,91,200	48000	21,05,400
29	405	4	2 BHK	584	642						19,27,200
30	406	4	2 BHK	584	642						19,27,200
31	407	4	2 BHK	649	714	28000	1,81,72,000	1,94,44,040	1,45,37,600	48500	21,41,700
32	408	4	2 BHK	679	747	28000	1,90,12,000	2,03,42,840	1,52,09,600	51000	22,40,700
33	501	5	2 BHK	586	645						19,33,800
34	502	5	2 BHK	585	644						19,30,500
35	503	5	1 BHK	468	515	28000	1,31,04,000	1,40,21,280	1,04,83,200	35000	15,44,400
36	504	5	2 BHK	638	702	28000	1,78,64,000	1,91,14,480	1,42,91,200	48000	21,05,400
37	505	5	2 BHK	584	642						19,27,200
38	506	5	2 BHK	584	642						19,27,200
39	507	5	2 BHK	649	714	28000	1,81,72,000	1,94,44,040	1,45,37,600	48500	21,41,700
40	508	5	2 BHK	679	747	28000	1,90,12,000	2,03,42,840	1,52,09,600	51000	22,40,700
41	601	6	2 BHK	586	645						19,33,800
42	602	6	2 BHK	585	644						19,30,500
43	603	6	1 BHK	468	515	28400	1,32,91,200	1,42,21,584	1,06,32,960	35500	15,44,400
44	604	6	2 BHK	638	702	28400	1,81,19,200	1,93,87,544	1,44,95,360	48500	21,05,400
45	605	6	2 BHK	584	642						19,27,200
46	606	6	2 BHK	584	642						19,27,200
47	607	6	2 BHK	649	714	28400	1,84,31,600	1,97,21,812	1,47,45,280	49500	21,41,700
48	608	6	2 BHK	679	747	28400	1,92,83,600	2,06,33,452	1,54,26,880	51500	22,40,700
49	701	7	2 BHK	586	645						19,33,800
50	702	7	2 BHK	585	644						19,30,500
51	703	7	1 BHK	468	515	28400	1,32,91,200	1,42,21,584	1,06,32,960	35500	15,44,400
52	704	7	2 BHK	638	702	28400	1,81,19,200	1,93,87,544	1,44,95,360	48500	21,05,400
53	705	7	2 BHK	584	642						19,27,200
54	706	7	2 BHK	584	642						19,27,200
55	707	7	2 BHK	649	714	28400	1,84,31,600	1,97,21,812	1,47,45,280	49500	21,41,700
56	708	7	2 BHK	679	747	28400	1,92,83,600	2,06,33,452	1,54,26,880	51500	22,40,700
57	803	8	1 BHK	468	515	28400	1,32,91,200	1,42,21,584	1,06,32,960	35500	15,44,400
58	804	8	2 BHK	638	702	28400	1,81,19,200	1,93,87,544	1,44,95,360	48500	21,05,400
59	805	8	2 BHK	584	642						19,27,200
60	806	8	2 BHK	584	642						19,27,200
61	807	8	2 BHK	649	714	28400	1,84,31,600	1,97,21,812	1,47,45,280	49500	21,41,700
62	808	8	1 BHK	503	553	28400	1,42,85,200	1,52,85,164	1,14,28,160	38000	16,59,900
63	902	9	2 BHK	585	644						19,30,500
64	903	9	1 BHK	468	515	28400	1,32,91,200	1,42,21,584	1,06,32,960	35500	15,44,400
65	904	9	2 BHK	638	702	28400	1,81,19,200	1,93,87,544	1,44,95,360	48500	21,05,400
66	905	9	2 BHK	584	642						19,27,200
67	1002	10	2 BHK	585	644	28400	1,66,14,000	1,77,76,980	1,32,91,200	44500	19,30,500
68	1003	10	1 BHK	468	515	28400	1,32,91,200	1,42,21,584	1,06,32,960	35500	15,44,400
69	1004	10	2 BHK	638	702	28400	1,81,19,200	1,93,87,544	1,44,95,360	48500	21,05,400
70	1005	10	2 BHK	584	642						19,27,200
71	1102	11	2 BHK	585	644	28800	1,68,48,000	1,80,27,360	1,34,78,400	45000	19,30,500

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 ₹
72	1103	11	1 BHK	468	515	28800	1,34,78,400	1,44,21,888	1,07,82,720	36000	15,44,400
73	1104	11	2 BHK	638	702	28800	1,83,74,400	1,96,60,608	1,46,99,520	49000	21,05,400
74	1105	11	2 BHK	584	642	28800	1,68,19,200	1,79,96,544	1,34,55,360	45000	19,27,200
75	1202	12	2 BHK	585	644	28800	1,68,48,000	1,80,27,360	1,34,78,400	45000	19,30,500
76	1203	12	1 BHK	468	515	28800	1,34,78,400	1,44,21,888	1,07,82,720	36000	15,44,400
77	1204	12	2 BHK	638	702	28800	1,83,74,400	1,96,60,608	1,46,99,520	49000	21,05,400
78	1205	12	2 BHK	584	642	28800	1,68,19,200	1,79,96,544	1,34,55,360	45000	19,27,200
79	1302	13	2 BHK	585	644	28800	1,68,48,000	1,80,27,360	1,34,78,400	45000	19,30,500
80	1303	13	1 BHK	468	515	28800	1,34,78,400	1,44,21,888	1,07,82,720	36000	15,44,400
81	1304	13	2 BHK	638	702	28800	1,83,74,400	1,96,60,608	1,46,99,520	49000	21,05,400
82	1305	13	2 BHK	584	642	28800	1,68,19,200	1,79,96,544	1,34,55,360	45000	19,27,200
83	1402	14	2 BHK	585	644	28800	1,68,48,000	1,80,27,360	1,34,78,400	45000	19,30,500
84	1403	14	1 BHK	468	515	28800	1,34,78,400	1,44,21,888	1,07,82,720	36000	15,44,400
85	1404	14	2 BHK	638	702	28800	1,83,74,400	1,96,60,608	1,46,99,520	49000	21,05,400
86	1405	14	2 BHK	584	642	28800	1,68,19,200	1,79,96,544	1,34,55,360	45000	19,27,200
87	1502	15	2.5 BHK	669	736	28800	1,92,67,200	2,06,15,904	1,54,13,760	51500	22,07,700
88	1504	15	2 BHK	638	702	28800	1,83,74,400	1,96,60,608	1,46,99,520	49000	21,05,400
89	1505	15	2 BHK	584	642	28800	1,68,19,200	1,79,96,544	1,34,55,360	45000	19,27,200
90	1602	16	2 BHK	585	644	29200	1,70,82,000	1,82,77,740	1,36,65,600	45500	19,30,500
91	1603	16	1 BHK	468	515	29200	1,36,65,600	1,46,22,192	1,09,32,480	36500	15,44,400
92	1604	16	2 BHK	638	702	29200	1,86,29,600	1,99,33,672	1,49,03,680	50000	21,05,400
93	1605	16	2 BHK	584	642	29200	1,70,52,800	1,82,46,496	1,36,42,240	45500	19,27,200
<b>Total</b>				<b>54653</b>	<b>60118</b>		<b>1,00,55,44,000</b>	<b>1,07,59,32,080</b>	<b>80,44,35,200</b>		<b>18,03,54,900</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 – 16 2 BHK – 43 2.5 BHK - 01	60	35359	38895	1,00,55,44,000.00	1,07,59,32,080.00	80,44,35,200.00
Land Owner's Share	2 BHK – 33	33	19294	21223	-	-	-
<b>Total</b>		<b>93</b>	<b>54653</b>	<b>60118</b>	<b>1,00,55,44,000.00</b>	<b>1,07,59,32,080.00</b>	<b>80,44,35,200.00</b>

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>1,00,55,44,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,07,59,32,080.00</b>
<b>Distress Sale Value as on date in ₹</b>	<b>80,44,35,200.00</b>
<b>Cost of Construction (Total Built up area x Rate) 60118 Sq. Ft. x ₹ 3000.00</b>	<b>18,03,54,900.00</b>

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

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



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**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,00,55,44,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,07,59,32,080.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 80,44,35,200.00</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 ₹ 26,500.00 to ₹ 30,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 28,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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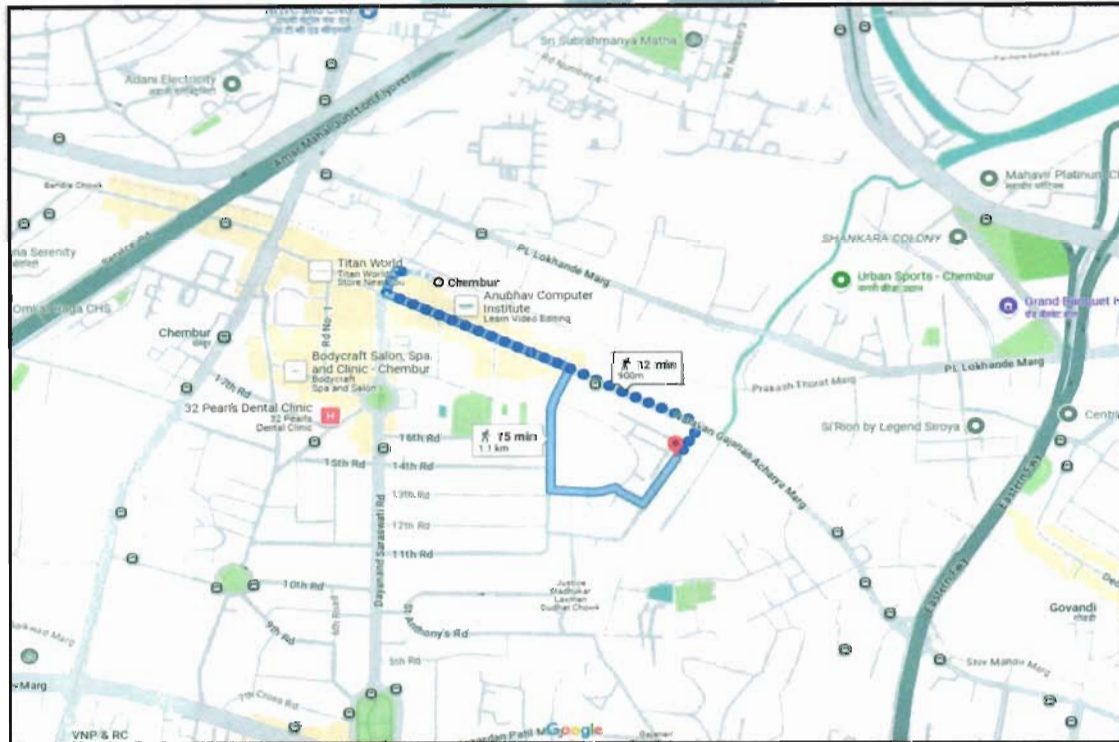
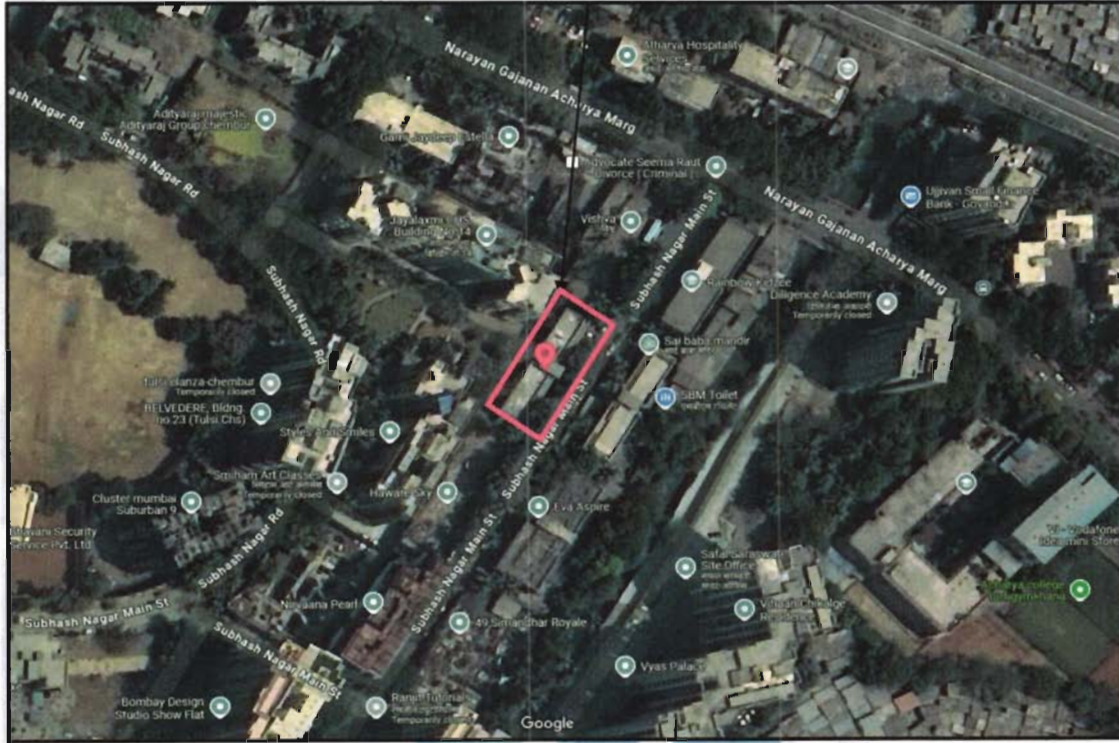
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## Actual Site Photographs



## Route Map of the property Site u/r



**Latitude Longitude: 19°03'31.4"N 72°54'22.8"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Chembur – 900 Mtr.)




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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 )

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

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: चेंबूर - कुर्ला

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
<a href="#">SurveyNo</a>	98/445-भुभाग: उत्तरेस रेल्वे, पुर्वेस गाव हद्द, दक्षिणेस व्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग.	92500	185190	212960	275200	185190	चौ मीटर
<a href="#">SurveyNo</a>	98/446-भुभाग: व्ही.एन.पुरव भागाच्या दक्षिणेकडील भाग, गाव सीमा व रामकृष्ण चेंबूरकर मार्ग यांनी वेढलेला भाग.	69600	157260	180460	196570	157260	चौ मीटर
<a href="#">SurveyNo</a>	98/447-भुभाग: वॉर्ड हद्द, मालवाहतूक रेल्वे मार्ग व गाव सीमा यांनी वेढलेला भाग.	29040	76090	83680	91270	76090	चौ मीटर
<a href="#">SurveyNo</a>	98/448-रस्ता: व्ही.एन.पुरव मार्ग- सुमननगर ते शिवाजी महाराज चौक.	114570	195330	224630	352100	195330	चौ मीटर
<a href="#">SurveyNo</a>	98/449-रस्ता: आचार्य उद्यान (डायमंड गार्डन) सर्कल ते चेंबूर रेल्वे स्टेशन जोडणारा सेंट्रल अँव्हेन्यू रोड (स्टेशन रोड)	117130	199640	229590	261800	199640	चौ मीटर

1 2 3 4



**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
1492/2025	17.01.2025	1,69,00,000.00	58.74	632.00	26,730.00

गावाचे नाव : चेंबूर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11221601.82
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सी-100 विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: रिडिपरा(विंग सी)त्रिशभ श्री ब्लॉक नं: चेंबूर नाका,ऑफ. आर.सी. मार्ग, रोड : चेंबूर पूर्व,मुंबई - 400071 माहिती: क्षेत्रफळ 58.74 चौ. मीटर्स म्हणजेच 632.28 चौ. फूट रेरा कार्पेट एक मेकॅनाईझ्ड स्टॅक कार पार्किंग ओपन स्पेस मध्ये( ( C.T.S. Number 1674, 1675-A, 1676, 1677, 1677/1 to 4 ; ) )
(5) क्षेत्रफळ	64.64 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:-मेसर्स रिषभ इंटरप्रायजेस तर्फे भागीदार सुरेंद्र एच. जैन ह्यांच्या तर्फे मुखत्यार म्ह जयदीप हरिकिशन पटेल वय:-46 पत्ता:-प्लॉट नं: ऑफिस नं. 4, माळा नं. -, इमारतीचे नाव शॉपिंग सेंटर, ब्लॉक नं: व्हीएनपी आणि आरसी मार्ग मॉनोरेल स्टेशनच्या जवळ, रोड नं: चेंबूर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAGFR9715F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्षा अवनीद नायर वय:-35; पत्ता:-प्लॉट नं: हाऊस नं. 22, माळा नं: -, इमारती विनायक कॉटेज, ब्लॉक नं: -, रोड नं: 6 वा रोड, गुरु गंगेश्वर मार्ग, खार पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AONPH0552B 2): नाव:-अवनिद भरत नायर वय:-38; पत्ता:-प्लॉट नं: हाऊस नं. 22, माळा नं: -, इमारती विनायक कॉटेज, ब्लॉक नं: -, रोड नं: 6 वा रोड, गुरु गंगेश्वर मार्ग, खार पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AEQPN4680P
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1492/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1014000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

**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
1022 / 2025	12.01.2025	1,98,00,000.00	70.05	754.00	26,260.00

गावाचे नाव : चेंबूर	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	19800000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12692899
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.403, माळा नं: 4 था मजला,एस 5,विंग, इमारतीचे नाव: प्राईम टॉवर्स एस1-एस9 को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: गोदरेज प्राईम,सहकार नगर रोड नं.3, रोड : शेल कॉलनी, चेंबूर पूर्व, मुंबई 400071, इतर माहिती: मोजे चेंबूर,सदनिकेचे क्षेत्रफळ 753.58 चौ.फूट कारपेट,सोबत एक अंडर ग्राऊंड कार पार्किंग स्पेस बेअरिंग नं.210 बेसमेंट लेव्हल 2,मूळ दस्त क्रमांक करल2-14890-2024 दिनांक 12-07-2024 चे फायनल सेल डीड,दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : 52 (Part), 53 (Part) ; ) )
(5) क्षेत्रफळ	753.58 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राधिका प्रधान वय:-44 पत्ता:-फ्लॉट नं: सी-19, माळा नं: .. इमारतीचे नाव: कर्नाटक सोसायटी, ब्लॉक नं: गंगा विहार रेस्टॉरंट जवळ,माहिम, रोड नं: मोगल लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AOUPP0498R 2): नाव:-रोहन नारायण वय:-44 पत्ता:-फ्लॉट नं: सी-19, माळा नं: .. इमारतीचे नाव: कर्नाटक सोसायटी, ब्लॉक नं: गंगा विहार रेस्टॉरंट जवळ,माहिम, रोड नं: मोगल लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AEEPR6861E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वैकीटेश्वरन सौतारामन अश्वर वय:-75; पत्ता:-फ्लॉट नं: बी/16, माळा नं: .. इमारतीचे नाव: एन्व्हेर को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: मुलुंड पूर्व, रोड नं: विद्यालय मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AAQPI5683K 2): नाव:-विजयलक्ष्मी वैकीटेश्वरन अश्वर वय:-68; पत्ता:-फ्लॉट नं: बी/16, माळा नं: .. इमारतीचे नाव: एन्व्हेर को.ऑप.हो.सो.लिमिटेड, ब्लॉक नं: मुलुंड पूर्व, रोड नं: विद्यालय मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AAQPI8471B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	12/01/2025
(11) अनुक्रमांक, संड व पृष्ठ	1022/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेंस	


**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
1260 / 2025	15.01.2025	2,12,50,000.00	73.39	790.00	26,900.00

गावाचे नाव : चेंबूर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21250000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14557919.57
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: एस 8/1403, माळा नं: 14 वा मजला, इमारतीचे नाव: ए.ऑन टॉवर, प्राईम टॉवर्स एस1 ते एस 9 सीएचएस लि., ब्लॉक नं: टिळक नगर स्टेशन जवळ, सहकार नगर - 2, रोड : चेंबूर पूर्व मुंबई- 400071, इतर माहिती: एक कार पार्किंग स्पेस सहित, सदरील सदनिकेचे एकूण क्षेत्रफळ 73.39 चौ.मी कारपेट ( ( C.T.S. Number : 52, 53 ; ) )
(5) क्षेत्रफळ	88.06 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:- हर्ष भुगी वय:- 33 पत्ता:- प्लॉट नं: 5-डी-6, माळा नं: -, इमारतीचे नाव: तीन बत्ती सर्कल जवळ, ब्लॉक नं: महावीर नगर एक्सटेंशन, रोड नं: दबाबडी कोटा, राजस्थान, राजस्थान, KOTA. पिन कोड:- 324009 पॅन नं:- CLPPS6187N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- आशुतोष केडिया वय:- 31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ब्रह्म बाबा क्रि गली, वार्ड नं: 19, रोड नं: रोबर्टसगंज, सोनभद्रा, उत्तर प्रदेश, उत्तर प्रदेश, SONBHADRA. पिन कोड:- 231216 पॅन नं:- DMTPK7150K 2): नाव:- यशिका गौर वय:- 35; पत्ता:- प्लॉट नं: जे-3/101, माळा नं: 1 ला मजला, इमारतीचे नाव: डीडीए प्लॉट्स, ब्लॉक नं: कालकाजी, रोड नं: दक्षिण दिल्ली, दिल्ली, SOUTH DELHI. पिन कोड:- 110019 पॅन नं:- AWFPG8522J
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1260/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1275000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housed.com	600.00	1,50,00,000.00	25,000.00.


Buy in Mumbai
Project Locality Builder

Home > Flats for Sale in Mumbai > Flats for Sale in Chembur East > Sayba Samridhi



### Sayba Samridhi Affordable

Sayba Samridhi, Near Swami Muktananda Highschool, Subhash Nagar, Chembur East, Mumbai 400071

BHK  
**2 BHK**

Possession  
**30-Jun-2027**

Carpet Area  
**600 - 700 Sq Ft**

No. of Units  
**93Units**

**₹ 1.5 Cr - 1.6 Cr**

[Get Brochure](#) [View Gallery](#)

Rera No.: P51800078403  
Developed By: Sayba Group

#### Project Overview of Sayba Samridhi Chembur East, Mumbai

Property Type  
**Apartment**

No. of Towers  
**1 Towers**

Project Area  
**0.22 Acres**

No. of Floor  
**16 Floors**

Ownership  
**Freehold**

Parking  
**Two Wheeler, Four Wheeler**

Sayba Samridhi, located in the thriving locale of Chembur East, is a prestigious residential project that redefines modern living. Designed with a perfect blend of comfort and style, the project caters to diverse needs, ensuring that every resident finds their ideal home. The units are thoughtfully...

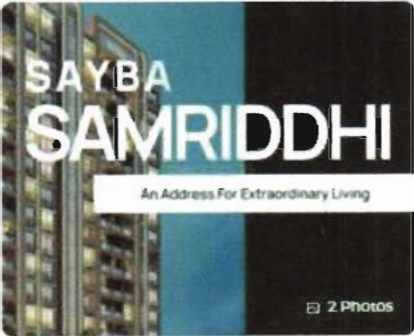
## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	640.00	1,83,00,000.00	28,700.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.83 Cr** EMI - ₹83k | [Can I afford it?](#)

2 BHK 822 Sq-ft Flat For Sale subhash nagar, Mumbai



SAYBA  
SAMRIDDI

An Address For Extraordinary Living

2 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking

<b>Carpet Area</b> 640 sqft ~ ₹28,700/sqft	<b>Developer</b> <a href="#">Sayba Group</a>	<b>Project</b> <a href="#">Sayba Samridhi</a>
<b>Floor</b> 8(Out of 16 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 2	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.83 Cr   ₹9,18,650 Approx. Registration Charges   ₹5,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	AS1900001761
Address	Trimurti Building, Narayan Gajanan Acharya Marg, Chembur West, Chembur, Mumbai, Maharashtra 400071, Chembur East, Mumbai - Harbour Line, Maharashtra
Landmarks	Sayba Samridhi is 0.88 Km away from the railway station


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	679.00	1,82,00,000.00	26,800.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.82 Cr** [EMI - ₹ 82k](#) | [Get pre-approved loan](#)

2 BHK 679 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



2 Photos

🛏️ 2 Beds
🚿 2 Baths
🏠 1 Balcony
🏠 Unfurnished

Carpet Area 679 sqft ~ ₹26,800/sqft	Developer <b>Sayba Group</b>	Project <b>Sayba Samridhi</b>
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.82 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	649.00	1,73,00,000.00	26,656.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.73 Cr** EMI - ₹ 78k | [Get pre-approved loan](#)

2 BHK 649 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



🛏️ 2 Beds
🚿 2 Baths
🏡 1 Balcony
🏠 Unfurnished

Carpet Area	Developer	Project
649 sqft - ₹26,656/sqft	<a href="#">Sayba Group</a>	<a href="#">Sayba Samridhi</a>
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.73 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	679.00	1,62,00,000.00	24,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.62 Cr** [EMI - ₹73k](#) | [Get pre-approved loan](#)

2 BHK 679 Sq-ft Flat For Sale [Chembur, Mumbai](#)



🛏️ 2 Beds
🚿 2 Baths
🏠 1 Balcony
🚗 1 Covered Parking

<b>Carpet Area</b> 679 sqft ~ ₹24,000/sqft	<b>Developer</b> <a href="#">Sayba Group</a>	<b>Project</b> <a href="#">Sayba Samridhi</a>
<b>Floor</b> 6(Out of 16 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 2	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.62 Cr   ₹8,14,800 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800078403
Address	Chembur East, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Subhash Nagar, Chembur East, Near Chembur Rly Stn




## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	585.00	1,45,00,000.00	24,786.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.45 Cr** EMI - ₹ 65k | [Get pre-approved loan](#)

2 BHK 585 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



2 Photos

2 Beds
2 Baths
Unfurnished

<p>Carpet Area</p> <p>585 sqft</p> <p>₹ 24,786/sqft</p>	<p>Developer</p> <p><a href="#">Sayba Group</a></p>	<p>Project</p> <p><a href="#">Sayba Samridhi</a></p>
<p>Transaction Type</p> <p>New Property</p>	<p>Furnished Status</p> <p>Unfurnished</p>	<p>Age Of Construction</p> <p>Under Construction</p>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.45 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	584.00	1,55,00,000.00	26,540.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.55 Cr** [EMI - ₹ 70k](#) | [How much loan can I get?](#)

2 BHK 584 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



2 Photos

🛏 2 Beds
🚿 2 Baths
🏡 1 Balcony
🏠 Unfurnished

Carpet Area	Developer	Project
584 sqft * ₹26,541/sqft	<b>Sayba Group</b>	<b>Sayba Samridhi</b>
Transaction Type	Furnished Status	Age Of Construction
<b>New Property</b>	<b>Unfurnished</b>	<b>Under Construction</b>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.55 Cr
Address	Chembur East, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	638.00	1,70,00,000.00	26,646.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.70 Cr** [EMI - ₹77k](#) | [Can I afford it?](#)

2 BHK 638 Sq-ft Flat For Sale [Chembur East, Mumbai](#)



2 Photos

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area	Developer	Project
638 sqft ₹26646/sqft	<a href="#">Sayba Group</a>	<a href="#">Sayba Samridhi</a>
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.7 Cr
Address	Chembur East, Mumbai - Harbour Line, 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.
1 BHK	magicbricks.com	413.00	1,07,00,000.00	25,900.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property in Mumbai > Chembur East > Apartment in Chembur East > 1 BHK > 413 Sq-ft

₹1.07 Cr

EMI - ₹48k | [Get pre-approved loan](#)

1 BHK 413 Sq-ft Flat For Sale [Chembur East, Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished



+8 Photos

<p style="font-size: 0.8em;">Carpet Area</p> <p style="font-weight: bold;">413 sqft</p> <p style="font-size: 0.8em;">₹25,900/sqft</p>	<p style="font-size: 0.8em;">Developer</p> <p style="font-weight: bold;">V Laxmi Estate Developers Private Limited</p>	<p style="font-size: 0.8em;">Project</p> <p style="font-weight: bold;">V Laxmi Queens Park</p>
<p style="font-size: 0.8em;">Floor</p> <p style="font-weight: bold;">5(Out of 16 Floors)</p>	<p style="font-size: 0.8em;">Transaction Type</p> <p style="font-weight: bold;">New Property</p>	<p style="font-size: 0.8em;">Facing</p> <p style="font-weight: bold;">East</p>
<p style="font-size: 0.8em;">Lifts</p> <p style="font-weight: bold;">3</p>	<p style="font-size: 0.8em;">Furnished Status</p> <p style="font-weight: bold;">Unfurnished</p>	<p style="font-size: 0.8em;">Car Parking</p> <p style="font-weight: bold;">1 Covered</p>

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.07 Cr    ₹5,35,000 Approx. Registration Charges    ₹8 Per sq. Unit Monthly
Booking Amount	₹20 Lac
Address	Chembur East, Mumbai, Chembur East, Mumbai - Harbour Line, Maharashtra
Landmarks	Chembur Cynkhana, Chembur east
Furnishing	Unfurnished

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	470.00	1,10,00,000.00	23,400.00

**magicbricks** Buy Rent Sell Home Loans

Home » Property in Mumbai » Chembur » Apartment in Chembur » 1 BHK » 470 Sq-ft

**₹1.10 Cr** EMI - ₹ 50k | [Get pre-approved loan](#)

1 BHK 470 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Photos

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area 470 sqft ~ ₹23,404/sqft	Developer <b>Gami &amp; Jaydeep Group</b>	Project <b>Estella</b>
Floor 9(Out of 16 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 1 day ago

### More Details

Price Breakup	₹1.1 Cr   ₹5,50,000 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800054781
Address	Chembur East, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Gami jaydeep estella, Chembur East
Furnishing	Unfurnished

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	435.00	1,30,00,000.00	29,885.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Mumbai » Chembur » Apartment in Chembur » 1 BHK » 600 Sq-ft

₹1.30 Cr EMI - ₹59k | [Get pre-approved loan](#)

1 BHK 600 Sq-ft Flat For Sale [Chembur, Mumbai](#)



2 Photos

1 Bed
2 Baths
1 Covered Parking
Semi-Furnished

Carpet Area	Developer	Project
435 sqft ~ ₹29,885/sqft	<b>Ayush Group</b>	<b>Aayush Ayaansh</b>
Floor	Transaction Type	Facing
5(Out of 11 Floors)	<b>New Property</b>	<b>East</b>
Lifts	Furnished Status	Car Parking
2	<b>Semi-Furnished</b>	<b>1 Covered</b>

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.3 Cr   ₹6,50,000 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800051964
Address	Chembur East, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Chembur Station, Chembur Gymkhana, Chembur East
Furnishing	Semi-Furnished

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	475.00	1,10,00,000.00	23,160.00
2 BHK	housing.com	955	2,52,00,000.00	26,387.00

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Home / Mumbai / Mumbai Harbour / Chembur / Gami and Jaydeep Estella Last updated: Nov 8, 2024

### Gami and Jaydeep Estella RERA



By REAL INFRASTRUCTURE CO

Building 31, Narayan Gajanan Acharya Marg, Subhash Nagar, Acharya College Road, Chembur, Mumbai Harbour, Mumbai

OFFER
Avail Best Offers in Pre-launch [Know More](#)



1, 2, 3 BHK Apartments Configurations
Mar, 2027 Possession Starts
₹23.16 K - 26.39 K/sq.ft Avg. Price

+ 13 more

₹1.1 Cr - 2.52 Cr

₹23.16 K - 26.39 K/sq.ft

EMI starts at ₹54.61 K

All Inclusive Price

[Contact Sellers](#)



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## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	420.00	1,15,00,000.00	27,380.00
2 BHK	housing.com	715.00	2,04,00,000.00	28,530.00

**Mohite Mrugank** ✓ RERA ID

By **MOHITE REALTORS**

Building No 1, Sahakar Nagar - 5, Opp Godrej Central Shell Colony Road, Chembur, Mumbai Harbour, Mumbai

₹1.15 Cr - 2.04 Cr | ₹27.89 K/sq.ft  
EMI starts at ₹56.9 K  
All Inclusive Price

[Contact Developer](#)

1, 2 BHK Apartments Configurations

Sep. 2026 Possession Starts

₹27.89 K/sq.ft Avg. Price

420.00 - 715.00 sq.ft (Carpet Area) Sizes



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	392.00	1,20,00,000.00	30,610.00
2 BHK	housing.com	1248.00	3,73,00,000.00	29,888.00

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Home / Mumbai / Mumbai Harbour / Chembur / Roha Eva Aria

**Roha Eva Aria** RERA

By **ROHA REALTY PRIVATE LIMITED**

Chembur, Mumbai Harbour, Mumbai

₹1.2 Cr - 3.73 Cr | ₹30.25 K/sq.ft  
EMI starts at ₹59.58 K  
All Inclusive Price

[Contact Sellers](#)

1. 2. 3. 3.5. 4 BHK Apartment... Configurations

Dec, 2027 Possession Starts

₹30.25 K/sq.ft Avg. Price

392.00 - 1248.00 sq.ft  
[View all sizes](#) (Carpet Area) Sizes



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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: 22.01.2025

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: 2025.01.22 18:21:43 +05'30'

**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 22.01.2025 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 17.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Shanaya Star.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat – Valuation Engineer 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 – 22.01.2025 Date of Report – 22.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.01.2025
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 **22<sup>nd</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. Shanaya Star**. 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. Shanaya Star**. 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.



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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



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**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
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: 2025.01.22 18:21:29 +05'30'

**Auth. Sign.**



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