

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1713/20-21	Dated 1-Mar-21
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) STATE BANK OF INDIA HOME LOAN SALES, Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : agm@r.lhomum@sbi.co.in, cmpac.lhomum@sbi.co.in	Dispatch Doc No. 34711/19328	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Particulars	HSN/SAC	GST Rate	Amount
VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	10,500.00
			CGST
			SGST
			945.00
			945.00
Total			₹ 12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value		Central Tax		State Tax		Total Tax Amount
	Value	Rate	Amount	Rate	Amount		
997224	10,500.00	9%	945.00	9%	945.00	1,890.00	
Total	10,500.00		945.00		945.00	1,890.00	

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:
 "Ramdev Ritu Heights", Building No. 2, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft Road, Behind Western Hotel, Mira Road (East), Taluka & Dist - Thane, PIN Code - 401 107, State - Maharashtra, Country - India - M/s Shree Ramdev Ritu Developers (Project Valuation)

Company's Service Tax No. : **AADCV4303RSD001**
 Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd



[Signature]
 Authorised Signatory

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Ramdev Ritu Heights"

"Ramdev Ritu Heights", Building No. 2, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft. Road, Behind Western Hotel, Mira Road (East), Taluka & Dist. - Thane, PIN Code - 401 107, State - Maharashtra, Country - India

Latitude Longitude: 19°16'47.4"N 72°53'04.3"E

Think Innovate. Create

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051 State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

**MASTER VALUATION REPORT
OF****"Ramdev Ritu Heights"**

"Ramdev Ritu Heights", Building No. 2, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft. Road, Behind Western Hotel, Mira Road (East), Taluka & Dist. - Thane, PIN Code - 401 107, State - Maharashtra, Country - India

Latitude Longitude: 19°16'47.4"N 72°53'04.3"E

NAME OF DEVELOPER: M/s. Shree Ramdev Ritu Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **26th February 2021** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Ramdev Ritu Heights"**, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft. Road, Behind Western Hotel, Mira Road (East), Taluka & Dist. - Thane, PIN Code - 401 107, State - Maharashtra, Country - India. It is about 4.7 Km. distance from Mira Road railway station of Western railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the nearby locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s Shree Ramdev Ritu Developers		
Project Registration Number	Building No.	RERA Project Number	
	2	P51700019982	
Register office address	M/s. Shree Ramdev Ritu Developers Shop No. 23 & 24, "Pushpa Niketan", Near Maxus Mall, Temba Road, Bhayander (West), Taluka & Dist - Thane, PIN Code - 401 101, State - Maharashtra, Country - India		
Contact Numbers	Contact Person : Mr. Raju Bhati - (Site Person) - 9820055063 / 02228110028 Mr. Arjun Purohit - 8291829159		
E - mail ID	rituinfrastructure@gmail.com purohitarjun77@gmail.com		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Arkade Art Complex Building No. 4
On or towards South	Open Plot & Arkade Art Complex Building No. 4
On or towards East	Open Plot & Mira Bhayander Road
On or towards West	Inaternal Road

Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

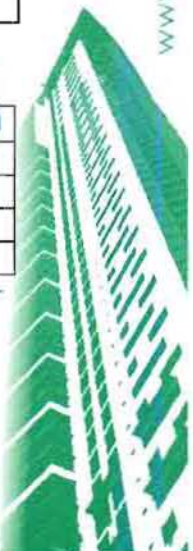
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051, 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, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 26.02.2021
	b)	Date on which the valuation is made : 01.03.2021
3.	List of documents produced for perusal	
	1. Copy of Agreement for sale with Sub Registrar No. TNN / 4 / 5781 / 2017 dated 11.12.2017 between M/s. RNA Corp Pvt. Ltd. (the Vendor) AND Mr. Manoj M. Purohit (the Purchaser)	
	2. Copy of Agreement for sale with Sub Registrar No. TNN / 10 / 3125 / 2016 dated 26.02.2016 between M/s. RNA Corp Pvt. Ltd. (the Vendor) AND Mr. Manoj M. Purohit (the Purchaser)	
	3. Copy of Title Certificate from Adv. R. R. Jollani date 10.04.2018	
	4. Copy of Encumbrance Certificate date 19.02.2019 issued by M/s. Shree Ramdev Ritu Developers	
	5. Copy of Search Report from Adv. R. R. Jollani date 30.06.2018	
	6. Copy of Charater Account Certificate issued by Vipin Kumar Sanklecha Chartered Accounts date 26.12.2020	
	7. Copy of Affidavit Cum Declaration of Shri Manoj Motaji Purohit partners of M/s. Shree Ramdev Ritu Developers date 15.02.2019	
	8. Copy of Architect Flat Numbering Change Letter No. AR - 140/2020 date 06.11.2020 issued by Tej's Consultants Consulting Civil Engineers & Asst. Architects	
	9. Copy of MAHARERA Registration Certificate of Project No. P51700019982 issued by Maharashtra Real Estate Regulatory Authority	
	10. Copy of Commencement Certificate No. MB / MNP / NR / 4428 / 2019 - 20 dated 05.12.2019 issued by Mira Bhayander Municipal Corporation. Approved upto:	
	Building No.	Number of Floors
	2	Ground + 1st + 14th (part) upper floors
	11. Copy of Approved Plan No. MBMNP / NR / 4428 / 2019 - 20 dated 05.12.2019 issued by Mira Bhayander Municipal Corporation (Number of Copies - Nine - Sheet No. 1/9 to 9/9) Approved upto:	
	Building No.	Number of Floors
	2	Ground + 1st + 14th (part) upper floors



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

	Project Name (with address & phone nos.)	: "Ramdev Ritu Heights", Building No.2, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft. Road, Behind Western Hotel, Mira Road (East), Taluka & Dist. - Thane, PIN Code - 401 107, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Shree Ramdev Ritu Developers Address: Shop No. 23 & 24, "Pushpa Niketan", Near Maxus Mall, Temba Road, Bhayander (West), Taluka & Dist - Thane, PIN Code - 401 101, State - Maharashtra, Country - India Contact Person : Mr. Raju Bhati - (Site Person) - 9820055063 / 02228110028 Mr. Arjun Purohit - 8291829159										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Ramdev Ritu Heights" Project: Shree Ramdev Ritu Heights is a luxurious Project developed by one of the Mumbai well known Developers Shree Ramdev Ritu Developers. It is spread across 0.83 acre. The various configurations in which the flat units are available on sale in this project are 1 BHK flats & 2 BHK flats. The Project is perfectly located in Mira Bhayandar, Mira Road And Beyond and well connected by major road(s) like Western Express Highway. The Project has 91 Units. The Status of the Project is Early Stage. This is a meticulously designed 2 BHK resale apartment located in Mira Road East, Mira Road And Beyond. It is a freehold property. The flat is a spacious property and is under construction. Possession of the property is expected by 2024. Located in an integrated society of Ramdev Ritu Heights, it has 2 bathroom(s) and 3 balcony(s). This is a feng shui/vaastu compliant property and has vitrified flooring. It is an east facing property it is located on the 6th floor. Full power back up. It is a corner unit located in a gated society. The property offers specifications such as lift(s), park, rain water harvesting, intercom facility and security/fire alarm.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="304 1429 1422 1599"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Proposed Ground + 1st to 20th upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 14th (part) upper floors. Hence we have considered the area upto Ground + 1st to 14th (part) upper floors for the purpose of valuation.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="300 1693 1342 1890"> <thead> <tr> <th>Building No.</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>RCC work upto 14th floor slab is completed. Brick work upto 7th floor, Internal / External plaster work upto 3rd floor, Flooring work upto 2nd floor is completed.</td> <td>60%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE:</p>			Building No.	Number of Floors	2	Proposed Ground + 1 st to 20 th upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 14th (part) upper floors. Hence we have considered the area upto Ground + 1st to 14th (part) upper floors for the purpose of valuation.	Building No.	Present stage of Construction	Percentage of work completion	2	RCC work upto 14th floor slab is completed. Brick work upto 7th floor, Internal / External plaster work upto 3rd floor, Flooring work upto 2nd floor is completed.	60%
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2	RCC work upto 14th floor slab is completed. Brick work upto 7th floor, Internal / External plaster work upto 3rd floor, Flooring work upto 2nd floor is completed.	60%										



Expected completion date as informed by builder is December - 2024 (As per MAHARERA Certificate)			
PROPOSED PROJECT AMENITIES:			
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Anodized aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Swimming Pool ➤ Jogging / Cycle Track ➤ Badminton Court(s) 			
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 109 / 4 & Survey No. 110 / 2
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey No. 109 / 4 & Survey No. 110 / 2, Village - Ghodbunder
	d)	Ward / Taluka	: Taluka - Thane
	e)	Mandal / District	: Dist. - Thane
7.	Postal address of the property	:	"Ramdev Ritu Heights", Building No. 2, Survey No. 109 / 4 & Survey No. 110 / 2 at Village - Ghodbunder, Next to J P North Corner, 60 Ft. Road, Behind Western Hotel, Mira Road (East), Taluka & Dist. - Thane, PIN Code - 401 107, State - Maharashtra, Country - India
8.	City / Town	:	Mira Road
	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	:	Mira Bhayander Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA



	North	Survey No. 25 and 18 Mtr. DP Road	Survey No. 25 and 18 Mtr. DP Road	Internal Road & Arkade Art Complex Building No. 1
	South	Survey No. 109	Survey No. 109	Open Plot & Arkade Art Complex Building No. 4
	East	Survey No. 111 & 18 Mtr. DP Road	Survey No. 111 & 18 Mtr. DP Road	Open Plot & Mira Bhayander Road
	West	Survey No. 224 & 18 Mtr. DP Road	Survey No. 224 & 18 Mtr. DP Road	Inaternal Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°16'47.4"N 72°53'04.3"E	
14.	Extent of the site		: Plot area - 3373.94 Sq. M. Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area - 3373.94 Sq. M.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		: 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	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. MBMNP / NR / 4428 / 2019 - 20 dated 05.12.2019 issued by Mira Bhayander Municipal Corporation (Number of Copies - Nine - Sheet No. 1/9 to 9/9)	
			Approved upto:	
			Building No.	Number of Floors
			2	Ground + 1st + 14th (part) upper floors
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	
12.	Type of road available at present		: B.T. Road	



13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 M. wide DP Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area - 3373.94 Sq. M.
	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 (an evidence thereof to be enclosed)	:	₹ 81,100.00 per Sq. M.
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	N.A. Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	Building No.	Number of Floors	
	2	Proposed Ground + 1 st to 20 th upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 14 th (part) upper floors. Hence we have considered the area upto Ground + 1 st to 14 th (part) upper floors for the purpose of valuation.	
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MBMNP / NR 4428 / 2019 - 20 dated 05.12.2019 issued by
	h) Approved map / plan issuing authority	:	Mira Bhayander Municipal Corporation (Number of Copies - Nine - Sheet No. 1/9 to



		9/9) Approved upto:				
		<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Ground + 1st + 14th (part) upper floors</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Ground + 1st + 14th (part) upper floors
Building No.	Number of Floors					
2	Ground + 1st + 14th (part) upper floors					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Copy of Commencement Certificate No. MB / MNP / NR / 4428 / 2019 - 20 dated 05.12.2019 issued by Mira Bhayander Municipal Corporation. Approved upto:				
		<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Ground + 1st + 14th (part) upper floors</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Ground + 1st + 14th (part) upper floors
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2	Ground + 1st + 14th (part) upper floors					
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	:
4.	Plumbing installation	
	a) No. of water closets and their type	:
	b) No. of wash basins	: N.A. Building Construction work is in progress



c)	No. of urinals	:	
d)	No. of bath tubs	:	
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**General Remarks:**

The flat numbers as per revised plan are not correct.

As per project Architect M/s Tej's Consultant's letter No. AR - 140 / 2020 date 06.11.2020 :

This is to state that the building "Ramdev Ritu Hights", is situated on Plot bearing Suvey No. 109/4, Survey No. 110/2, Village - Ghodbunder, Taluka & District - Thane bearing developed by M/s. Shree Ramdev Ritu Developers. The plan is approved by Mira Bhayander Municipal Corporation vide CC order No. MNP / NR / 6441 / 2018 - 19 dated 02.02.2019 and revised approval is obtained after loading DRC vide CC order No. MNP / NR / 4428 / 2019 - 20 dated 05.12.2019.

This is to further state that while obtaining revised approval from Mira Bhayander Municipal Corporation by mistakenly we have changed the flat number in the plan. We further say that we will keep the flat Number same as per previous approval dated 02.02.2019. We will get it changed the flat numbers at the time of obtaining Occupancy Certificate.

As per project Architect's letter stated above, there is variation in the approved plan in the numbering of flats as mentioned below: We have considered the flats numbering as requested by project Architect

As per Approved Plan No. MBMNP / NR / 6441 / 2018-19 dated 02.02.2019	As per Revised Approved Plan No. MBMNP / NR / 4428 / 2019 - 20 dated 05.12.2019
Flat No. 1 - 1 BHK	Flat No. 1 - 2 BHK
Flat No. 2 - 1 BHK	Flat No. 2 - 1 BHK
Flat No. 3 - 2 BHK	Flat No. 3 - 1 BHK
Flat No. 4 - 1 BHK	Flat No. 4 - 1 BHK
Flat No. 5 - 1 BHK	Flat No. 5 - 2 BHK
Flat No. 6 - 1 BHK	Flat No. 6 - 1 BHK
Flat No. 7 - 2 BHK	Flat No. 7 - 1 BHK
Flat No. 8 - 1 BHK	Flat No. 8 - 1 BHK
Flat No. 9 - 1 BHK	Flat No. 9 - 1 BHK

1) Building No. 2:

Sr. No.	Flat No.	Floor No.	Comp.	As per CA Certificate Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	101	1	1 BHK	374	23	397	437	13200	52,40,400.00	47,16,360.00	11000
2	102	1	1 BHK	354	42	396	436	13200	52,27,200.00	47,04,480.00	11000
3	103	1	1 BHK	354	42	396	436	13200	52,27,200.00	47,04,480.00	11000
4	104	1	1 BHK	374	23	397	437	13200	52,40,400.00	47,16,360.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per CA Certificate Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
5	201	2	1 BHK	374	23	397	437	13230	52,52,310.00	47,27,079.00	11000
6	202	2	1 BHK	354	42	396	436	13230	52,39,080.00	47,15,172.00	11000
7	203	2	2 BHK	529	34	563	619	13230	74,48,490.00	67,03,641.00	15500
8	204	2	1 BHK	354	42	396	436	13230	52,39,080.00	47,15,172.00	11000
9	205	2	1 BHK	354	42	396	436	13230	52,39,080.00	47,15,172.00	11000
10	206	2	1 BHK	354	42	396	436	13230	52,39,080.00	47,15,172.00	11000
11	207	2	2 BHK	529	34	563	619	13230	74,48,490.00	67,03,641.00	15500
12	208	2	1 BHK	354	42	396	436	13230	52,39,080.00	47,15,172.00	11000
13	209	2	1 BHK	374	23	397	437	13230	52,52,310.00	47,27,079.00	11000
14	301	3	1 BHK	374	23	397	437	13260	52,64,220.00	47,37,798.00	11000
15	302	3	1 BHK	354	42	396	436	13260	52,50,960.00	47,25,864.00	11000
16	303	3	2 BHK	529	34	563	619	13260	74,65,380.00	67,18,842.00	15500
17	304	3	1 BHK	354	42	396	436	13260	52,50,960.00	47,25,864.00	11000
18	305	3	1 BHK	354	42	396	436	13260	52,50,960.00	47,25,864.00	11000
19	306	3	1 BHK	354	42	396	436	13260	52,50,960.00	47,25,864.00	11000
20	307	3	2 BHK	529	34	563	619	13260	74,65,380.00	67,18,842.00	15500
21	308	3	1 BHK	354	42	396	436	13260	52,50,960.00	47,25,864.00	11000
22	309	3	1 BHK	374	23	397	437	13260	52,64,220.00	47,37,798.00	11000
23	401	4	1 BHK	374	23	397	437	13290	52,76,130.00	47,48,517.00	11000
24	402	4	1 BHK	354	42	396	436	13290	52,62,840.00	47,36,556.00	11000
25	403	4	2 BHK	529	34	563	619	13290	74,82,270.00	67,34,043.00	15500
26	404	4	1 BHK	354	42	396	436	13290	52,62,840.00	47,36,556.00	11000
27	405	4	1 BHK	354	42	396	436	13290	52,62,840.00	47,36,556.00	11000
28	406	4	1 BHK	354	42	396	436	13290	52,62,840.00	47,36,556.00	11000
29	407	4	2 BHK	529	34	563	619	13290	74,82,270.00	67,34,043.00	15500
30	408	4	1 BHK	354	42	396	436	13290	52,62,840.00	47,36,556.00	11000
31	409	4	1 BHK	374	23	397	437	13290	52,76,130.00	47,48,517.00	11000
32	501	5	1 BHK	374	23	397	437	13320	52,88,040.00	47,59,236.00	11000
33	502	5	1 BHK	354	42	396	436	13320	52,74,720.00	47,47,248.00	11000
34	503	5	2 BHK	529	34	563	619	13320	74,99,160.00	67,49,244.00	15500
35	504	5	1 BHK	354	42	396	436	13320	52,74,720.00	47,47,248.00	11000
36	505	5	1 BHK	354	42	396	436	13320	52,74,720.00	47,47,248.00	11000
37	506	5	1 BHK	354	42	396	436	13320	52,74,720.00	47,47,248.00	11000
38	507	5	2 BHK	529	34	563	619	13320	74,99,160.00	67,49,244.00	15500
39	508	5	1 BHK	354	42	396	436	13320	52,74,720.00	47,47,248.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per CA Certificate Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
40	509	5	1 BHK	374	23	397	437	13320	52,88,040.00	47,59,236.00	11000
41	601	6	1 BHK	374	23	397	437	13350	52,99,950.00	47,69,955.00	11000
42	602	6	1 BHK	354	42	396	436	13350	52,86,600.00	47,57,940.00	11000
43	603	6	2 BHK	529	34	563	619	13350	75,16,050.00	67,64,445.00	15500
44	604	6	1 BHK	354	42	396	436	13350	52,86,600.00	47,57,940.00	11000
45	605	6	1 BHK	354	42	396	436	13350	52,86,600.00	47,57,940.00	11000
46	606	6	1 BHK	354	42	396	436	13350	52,86,600.00	47,57,940.00	11000
47	607	6	2 BHK	529	34	563	619	13350	75,16,050.00	67,64,445.00	15500
48	608	6	1 BHK	354	42	396	436	13350	52,86,600.00	47,57,940.00	11000
49	609	6	1 BHK	374	23	397	437	13350	52,99,950.00	47,69,955.00	11000
50	701	7	1 BHK	374	23	397	437	13380	53,11,860.00	47,80,674.00	11000
51	702	7	1 BHK	354	42	396	436	13380	52,98,480.00	47,68,632.00	11000
52	703	7	2 BHK	529	34	563	619	13380	75,32,940.00	67,79,646.00	15500
53	704	7	1 BHK	354	42	396	436	13380	52,98,480.00	47,68,632.00	11000
54	705	7	1 BHK	354	42	396	436	13380	52,98,480.00	47,68,632.00	11000
55	707	7	2 BHK	529	34	563	619	13380	75,32,940.00	67,79,646.00	15500
56	708	7	1 BHK	354	42	396	436	13380	52,98,480.00	47,68,632.00	11000
57	709	7	1 BHK	374	23	397	437	13380	53,11,860.00	47,80,674.00	11000
58	801	8	1 BHK	374	23	397	437	13410	53,23,770.00	47,91,393.00	11000
59	802	8	1 BHK	354	42	396	436	13410	53,10,360.00	47,79,324.00	11000
60	803	8	2 BHK	529	34	563	619	13410	75,49,830.00	67,94,847.00	15500
61	804	8	1 BHK	354	42	396	436	13410	53,10,360.00	47,79,324.00	11000
62	805	8	1 BHK	354	42	396	436	13410	53,10,360.00	47,79,324.00	11000
63	806	8	1 BHK	354	42	396	436	13410	53,10,360.00	47,79,324.00	11000
64	807	8	2 BHK	529	34	563	619	13410	75,49,830.00	67,94,847.00	15500
65	808	8	1 BHK	354	42	396	436	13410	53,10,360.00	47,79,324.00	11000
66	809	8	1 BHK	374	23	397	437	13410	53,23,770.00	47,91,393.00	11000
67	901	9	1 BHK	374	23	397	437	13440	53,35,680.00	48,02,112.00	11000
68	902	9	1 BHK	354	42	396	436	13440	53,22,240.00	47,90,016.00	11000
69	903	9	2 BHK	529	34	563	619	13440	75,66,720.00	68,10,048.00	16000
70	904	9	1 BHK	354	42	396	436	13440	53,22,240.00	47,90,016.00	11000
71	905	9	1 BHK	354	42	396	436	13440	53,22,240.00	47,90,016.00	11000
72	906	9	1 BHK	354	42	396	436	13440	53,22,240.00	47,90,016.00	11000
73	907	9	2 BHK	529	34	563	619	13440	75,66,720.00	68,10,048.00	16000
74	908	9	1 BHK	354	42	396	436	13440	53,22,240.00	47,90,016.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per CA Certificate Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
75	909	9	1 BHK	374	23	397	437	13440	53,35,680.00	48,02,112.00	11000
76	1001	10	1 BHK	374	23	397	437	13470	53,47,590.00	48,12,831.00	11000
77	1002	10	1 BHK	354	42	396	436	13470	53,34,120.00	48,00,708.00	11000
78	1003	10	2 BHK	529	34	563	619	13470	75,83,610.00	68,25,249.00	16000
79	1004	10	1 BHK	354	42	396	436	13470	53,34,120.00	48,00,708.00	11000
80	1005	10	1 BHK	354	42	396	436	13470	53,34,120.00	48,00,708.00	11000
81	1006	10	1 BHK	354	42	396	436	13470	53,34,120.00	48,00,708.00	11000
82	1007	10	2 BHK	529	34	563	619	13470	75,83,610.00	68,25,249.00	16000
83	1008	10	1 BHK	354	42	396	436	13470	53,34,120.00	48,00,708.00	11000
84	1009	10	1 BHK	374	23	397	437	13470	53,47,590.00	48,12,831.00	11000
85	1101	11	1 BHK	374	23	397	437	13500	53,59,500.00	48,23,550.00	11000
86	1102	11	1 BHK	354	42	396	436	13500	53,46,000.00	48,11,400.00	11000
87	1103	11	2 BHK	529	34	563	619	13500	76,00,500.00	68,40,450.00	16000
88	1104	11	1 BHK	354	42	396	436	13500	53,46,000.00	48,11,400.00	11000
89	1105	11	1 BHK	354	42	396	436	13500	53,46,000.00	48,11,400.00	11000
90	1106	11	1 BHK	354	42	396	436	13500	53,46,000.00	48,11,400.00	11000
91	1107	11	2 BHK	529	34	563	619	13500	76,00,500.00	68,40,450.00	16000
92	1108	11	1 BHK	354	42	396	436	13500	53,46,000.00	48,11,400.00	11000
93	1109	11	1 BHK	374	23	397	437	13500	53,59,500.00	48,23,550.00	11000
94	1201	12	1 BHK	374	23	397	437	13530	53,71,410.00	48,34,269.00	11000
95	1202	12	1 BHK	354	42	396	436	13530	53,57,880.00	48,22,092.00	11000
96	1203	12	2 BHK	529	34	563	619	13530	76,17,390.00	68,55,651.00	16000
97	1204	12	1 BHK	354	42	396	436	13530	53,57,880.00	48,22,092.00	11000
98	1205	12	1 BHK	354	42	396	436	13530	53,57,880.00	48,22,092.00	11000
99	1207	12	2 BHK	529	34	563	619	13530	76,17,390.00	68,55,651.00	16000
100	1208	12	1 BHK	354	42	396	436	13530	53,57,880.00	48,22,092.00	11000
101	1209	12	1 BHK	374	23	397	437	13530	53,71,410.00	48,34,269.00	11000
102	1301	13	1 BHK	374	23	397	437	13560	53,83,320.00	48,44,988.00	11000
103	1302	13	1 BHK	354	42	396	436	13560	53,69,760.00	48,32,784.00	11000
104	1303	13	2 BHK	529	34	563	619	13560	76,34,280.00	68,70,852.00	16000
105	1304	13	1 BHK	354	42	396	436	13560	53,69,760.00	48,32,784.00	11000
106	1305	13	1 BHK	354	42	396	436	13560	53,69,760.00	48,32,784.00	11000
107	1306	13	1 BHK	354	42	396	436	13560	53,69,760.00	48,32,784.00	11000
108	1307	13	2 BHK	529	34	563	619	13560	76,34,280.00	68,70,852.00	16000
109	1308	13	1 BHK	354	42	396	436	13560	53,69,760.00	48,32,784.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per CA Certificate Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
110	1309	13	1 BHK	374	23	397	437	13560	53,83,320.00	48,44,988.00	11000
111	1401	14	MP Room	232	23	255	281	13590	34,65,450.00	31,18,905.00	7000
112	1402	14	1 BHK	354	42	396	436	13590	53,81,640.00	48,43,476.00	11000
113	1403	14	2 BHK	529	34	563	619	13590	76,51,170.00	68,86,053.00	16000
114	1404	14	1 BHK	354	42	396	436	13590	53,81,640.00	48,43,476.00	11000
115	1405	14	1 BHK	354	42	396	436	13590	53,81,640.00	48,43,476.00	11000
116	1406	14	1 BHK	354	42	396	436	13590	53,81,640.00	48,43,476.00	11000
117	1407	14	2 BHK	529	34	563	619	13590	76,51,170.00	68,86,053.00	16000
118	1408	14	1 BHK	354	42	396	436	13590	53,81,640.00	48,43,476.00	11000
Total				46720	4235	50955	56050		68,28,40,830.00	61,45,56,747.00	

Summary of the Project:

Building No.	Total Number of Flats	Compoition of Flat	Carpet area in Sq. Ft.	Built up area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
1.	2.	3.	4.	5.	6.	7.
2	118	1 BHK - 91 2 BHK - 26 MP Room - 1 Total = 118	50955	56050	68,28,40,830.00	61,45,56,747.00
Typical Refuge Floors - 7th & 12th Floor - Flat No. 6 & Terrace Floor - 14th Floor - Flat No. 9						

Particulars	Market Value (₹)
Full Faire Market Value After Completion	68,28,40,830.00
Realizable Value After Completion	61,45,56,747.00
Cost of Construction (Total Built up area x Rate) 56050 Sq. Ft. x ₹ 2600	14,57,31,300.00

Building No.	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1.	2.	3.	4.	5.
2	60	56050	14,57,31,300.00	8,74,38,780.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	



5. Extra steel / collapsible gates	:	
Total		

Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum hand rails	:	
10. False ceiling	:	
Total		

Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

Total abstract of the entire property

Part – A	Land	:	
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	As per table attached to the report
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Total Fair Market Value After Completion	:	₹ 68,28,40,830.00
	Total Realizable Value After Completion	:	₹ 61,45,56,747.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property.



Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000 to ₹ 14,000.00 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 ₹ 13,200.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



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Actual Site Photographs



Route Map of the property



Latitude Longitude: 19°16'47.4"N 72°53'04.3"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 4.7 Km.)



Ready Reckoner

 **Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20202021 **Language** English

Annual Statement of Rates

Selected District ठाणे
Select Taluka ठाणे
Select Village मीत्रे [गांव] थोडवंदर
Search By Survey No Location
Enter Survey No 110

उपविभाग	सुनी बनीम	निवासी वदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8/34-यु-2) मु-विभाग थोडवंदर गावातील मु-भाग यु-1 वरळता गावातील सर्व मिकळती संश्ले इमांक	26030	81100	82500	103600	82500	चौ मीटर	सर्व्हे नंबर



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53.0 Lac

1 BHK 675 Sq-ft Flat

[See Other Charges](#)

For Sale in [Vjay Nagar, Mumbai](#)


Agent Name: Shailesh Tiwari (100+ Buyers Served)

Certified Agent

[Trustworthy](#) [Genuine Listings](#) [Market Knowledge](#)

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PROPERTY DETAILS



6 photos

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on Aug 26, 21

Bedroom	Bedrooms	Balconies	Store Room		
1 See Dimension	2	3	1		
Super area	Carpet area	Loading (%)			
675 sqft - 21.681/sqft	470 sqft - 21.112/sqft	30%			
Project: Shree Ramdev Ritu Heights					
Transaction type	Floor	Car parking	Furnished status		
New Property	10 (Out of 20 Floors)	1 Open	Unfurnished		

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54.5 Lac

1 BHK 675 Sq-ft Flat

[See Other Charges](#)

For Sale in [Shree Nagar Mira Road, Mumbai](#)


Agent Name: Vicky Jain (500+ Buyers Served)

Certified Agent

[Trustworthy](#) [Genuine Listings](#) [Market Knowledge](#)

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PROPERTY DETAILS



3 photos

PROJECT DETAILS

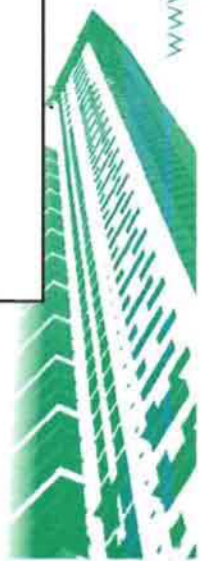
LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on Feb 28, 21

Bedroom	Bedrooms	Balconies			
1 See Dimension	2	3			
Super area	Carpet area	Loading (%)			
675 sqft - 21.681/sqft	450 sqft - 21.112/sqft	33%			
Project: Shree Ramdev Ritu Heights					
Transaction type	Floor	Car parking	Furnished status		
New Property	9 (Out of 23 Floors)	1 Covered, 1 Open	Unfurnished		



Price Indicators

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₹ 74.0 Lac

2 BHK 990 Sq-ft Flat

[See Other Charges](#)

For Sale [Wagle Nagar, Mumbai](#)

Agent Name: **Mano Vohra** 2500+ Buyers Served

✔ **Certified Agent** ✔ **Locality Superstar**

Maximum amount in last 30 days

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PROPERTY DETAILS


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Posted on: Feb 27 '21



5 photos

Bedrooms	Bathrooms	Balconies	
2 See Dimensions	4	4	
Super area	Carpet area	Loading (%)	
990 sqft • ± 1.47% sqft	660 sqft • ± 1.21% sqft	33%	
Project			
Shree Ramdev Ritu Heights			
Transaction type	Floor	Car parking	Furnished status
New Property	7 (Out of 14 Floors)	1 Open	Unfurnished

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₹ 75.0 Lac

2 BHK 990 Sq-ft Flat

[See Other Charges](#)

For Sale [Mira Road East, Mumbai](#)

Agent Name: **Satvik Realty** 100+ Buyers Served

✔ **Certified Agent** ✔ **Locality Superstar**

Maximum amount in last 30 days

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PROPERTY DETAILS


PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Feb 27 '21



12 photos

Bedrooms	Bathrooms	Balconies	
2 See Dimensions	2	4	
Super area	Carpet area	Loading (%)	
990 sqft • ± 1.07% sqft	675 sqft • ± 1.11% sqft	31%	
Project			
Shree Ramdev Ritu Heights			
Transaction type	Floor	Car parking	Furnished status
New Property	10 (Out of 14 Floors)	1 Covered	Unfurnished

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Price Indicators

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Projects (2) 1485740

78.0 Lac

2 BHK 990 Sq-ft Flat

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For Sale [Shree Ramdev Ritu Heights, Mumbai](#)

Agent Name: [Sudhir Pandey](#) 100+ Buyers Served

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1 photo

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Feb 26, 21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS	
Bedrooms: 2	Super area: 990 sqft - 11.878/sqft	Bedrooms: 2	Bathrooms: 2	Balconies: 4	Store Room: 1
		Carpet area: 645 sqft - 12.008/sqft		Loading: 34%	
	Project: Shree Ramdev Ritu Heights				
Transaction type: Resale			Floor: 8 (Out of 14 Floors)	Car parking: None	Furnished status: Unfurnished

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Projects (2) 1289172

57.0 Lac

1 BHK 675 Sq-ft Flat

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For Sale [Mira Road East, Mumbai](#)

Agent Name: [Sudhir Pandey](#) 100+ Buyers Served

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PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Posted on: Feb 26, 21

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS	
Bedroom: 1	Super area: 675 sqft - 8.444/sqft	Bedroom: 1	Bathrooms: 2	Balconies: 3	Store Room: 1
		Carpet area: 430 sqft - 13.256/sqft		Loading: 36%	
	Project: Shree Ramdev Ritu Heights				
Transaction type: Resale			Floor: 3 (Out of 14 Floors)	Car parking: None	Furnished status: Unfurnished

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USP East Facing Property

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Price Indicators

square yards

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Compare

Shree Ramdev Ritu Heights

Mira Bhayandar, Mumbai

₹ 52.26 Lac to 90.00 Lac

EMI starts at ₹32,039 Intt. Rate 6.85% Onwards

Get Instant Home Loan from ICICI Bank


Status: Early Stage Construction

7894 Views
13 Enquiries

GET A CALL BACK

- 1 BHK-2 BHK Flat from 397 Sq. Ft. to 963 Sq. Ft. Carpet
- Spread across 0.83 acres
- Total -91 units
- Located On Main Road
- Perfect Combination of Contemporary Architecture and

3 Photos



All Cities Special Rates Available, 0% brokerage


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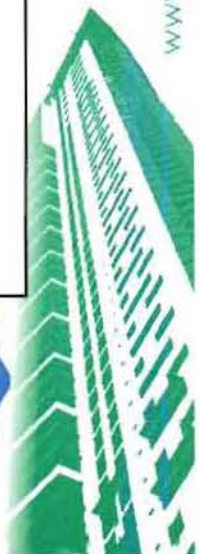
Ramdev Ritu Heights Mira Road East

₹ 54 Lac - 74 Lac

[View on Map](#)

Mira Road East





Price Indicators

Shree Ramdev Ritu Heights
 By SHREE RAMDEV RITU DEVELOPERS
 Mira Road East, near SBI North corner KashiBaba Vinay Park, Mira Road East, Mumbai

₹55 L - 87.82 L
 EMI starts at ₹4,50 K

Project Images

1, 2 BHK Apartments
 Dec. 2024
 ₹3.60 K/sq.ft
 397.00 sq.ft. - 563.00 sq. (Carpet Area)

Location: Mira Road East | Price Range: ₹ 54 Lac - 74 Lac | Carpet Area: 471 - 655

PROPERTY TYPES

Property For	Property	Saleable Area	Carpet Area	Price	More Information	View Full Details
Sale	2 BHK, Flat / Apartment	975 Sq Ft	655 Sq Ft	₹ 74.00 Lac	Click To Know More	View Detail
Sale	1 BHK, Flat / Apartment	675 Sq Ft	471 Sq Ft	₹ 64.00 Lac	Click To Know More	View Detail



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 : 01.03.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala
org, c=IN
Date: 2021.03.01 11:56:31 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 01.03.2021 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 26.02.2021. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.



z. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Ramdev Ritu Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Jigar – Valuation Engineer Vinita Surve – Processing Officer
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 - 25.02.2021 Valuation Date - 01.03.2021 Date of Report - 01.03.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.02.2021
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

Date: 01.03.2021
Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cm@vastukala.org,
c=IN
Date: 2021.03.01 11:36:44 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2017-18/942/178



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 01st March 2021 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. Shree Ramdev Ritu Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Shree Ramdev Ritu Developers**. 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.

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.

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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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



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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.
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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on 01st March 2021.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=India, email=sharad@vastukala.com,
c=IN
Date: 2021.03.01 11:57:03 +0530

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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Architect Letter

Tej's
CONSULTANTS

Ref. No. AG-140/2020

BASAVARAJ S. GADEKAR
BE (Civl)
VIJAYALAXMI B. GADEKAR
D.Arch.
**Consulting Civil Engineers
& Asst. Architects**
Mob: 0220192711
Off: 9619002711
E-mail: consultingpractise02@gmail.com

Date: 6/11/2020

TO WHOM SO EVER IT MAY CONCERN

This is to state that the building "Ramdev Ritu Heights", is situated on plot bearing (Old) Survey No. 109/4; Survey No. 110/2, Village - Ghodbunder, Taluka & District - Thane, being developed by 'M/s. Sree Ramdev Ritu Developers'. The plan is approved by MBMC's vide C.C. order No. MNP/NR/6441/2018-19, dated: 02/02/2019, and revised approval is obtained after loading DRC vide C.C. order No. MNP/NR/4428/2019-20, dated: 05/12/2019.

This is to further state that while obtaining revised approval from M.B.M.C. by mistakenly we have changed the flat numbers in the plan. We further say that we will keep the flat numbers same as per previous approval dated: 02/02/2019 we will get it changed the flat numbers at the time of obtaining occupation certificate.

For **TEJ'S CONSULTANTS**


CONSULTING CIVIL ENGINEER
(BASAVARAJ S. GADEKAR)
MNP/NR/5135/2020-21

1002, Teakshtra Tower, Behind Balaji Hospital, Golden Nest Circle,
Mira Road (East), Dist. Thane - 401 107.

Scanned with CamScanner

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

