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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Jaydeep Icon"

"Jaydeep Icon", Proposed Redevelopment of Building on Plot bearing Survey No. 94 & 96, CTS No. 1070A of Mulund (East) of MHADA Layout at Building No. 4, 5, 6, Mithaghar Road, Nanepada Road, Mulund (East), Mumbai, Pin Code – 400 081, State – Maharashtra, Country – India.

Latitude Longitude: 19°09'44.5"N 72°57'22.8"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

Our Pan India Presence at :

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Regd. Office

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

+91 2247495919

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MASTER VALUATION REPORT OF "Jaydeep Icon"

"Jaydeep Icon", Proposed Redevelopment of Building on Plot bearing Survey No. 94 & 96, CTS No. 1070A of Mulund (East) of MHADA Layout at Building No. 4, 5, 6, Mithaghar Road, Nanepada Road, Mulund (East), Mumbai, Pin Code – 400 081, State – Maharashtra, Country – India.

Latitude Longitude: 19°09'44.5"N 72°57'22.8"E

NAME OF DEVELOPER: M/s. Jaydeep Realspace LLP

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd February 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "**Jaydeep Icon**", Proposed Redevelopment of Building on Plot bearing Survey No. 94 & 96, CTS No. 1070A of Mulund (East) of MHADA Layout at Building No. 4, 5, 6, Mithaghar Road, Nanepada Road, Mulund (East), Mumbai, Pin Code – 400 081, State – Maharashtra, Country – India. It is about 1.4 Km. travelling distance from Mulund 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:

Name of builder	M/s. Jaydeep Realspace LLP.	
Project Registration Number	Project	RERA Project Number
	Jaydeep Icon	P51900053526
Register office address	M/s. Jaydeep Realspace LLP	
	Address: Office No. 501, 5 th Floor, " Jaydeep Emphases ", Plot No. A9, Road No. 01, Near Datta Mandir, Wagle Estate, Thane – 400 604, Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Molla (Sale Person – Mobile No. 77108172300) Mr. Suraj (Builder Person – Mobile No. 7738203822)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sagardeep Apartment
On or towards South	Nanepada Road
On or towards East	VB Phadake Road & Open Plot
On or towards West	Gangagiri Elanza Building




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-  Indore
-  Jaipur

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

To,
The Branch Manager,
State Bank of India
Administrative Office South Mumbai
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
Mumbai Samachar Marg, Fort,
Mumbai, Pin – 400 001,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General		
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 20.02.2025
	b)	Date on which the valuation is made	: 22.02.2025
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 15.09.2023 issued by Mehta & Co.		
	2. Copy of RERA Certificate No. P51900053526 dated 10.11.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).		
	3. Copy of LLP Agreement date 23.11.2021 b/w. Mr. Murji D. Minat & others fifty part under the name and style of KDM Construction LLP and the party of the first part and second part to this deed were mutually desirous to change the name of LLP from KDM Construction LLP to Jaydeep Realspace LLP		
	4. Copy of Indenture of Mortgage date 10.09.2024.		
	5. Copy of Re-development agreement date 29.06.2022 b/w. Mulund Shree Ganesh CHSL (the Society) AND Jaydeep Realspace LLP (the Developers)		
	6. Copy of Deed of Cancellation date 29.06.2022 b/w. Aditya Enterprises (the Developers) AND Mulund Shree Ganesh (M.I.G.) CHSL (the Society)		
	7. Copy of Fresh Certificate of Incorporation Consequent Upon Change of name KDM Construction LLP changed to Jaydeep Realspace LLP date 17.10.2017 issued by Government of India Ministry of Corporate Affairs		
	8. Copy of Engineer's Certificate for Quality Assurance date 06.04.2024 issued by Zuber D Jagirdar (As per RERA Certificate)		
	9. Copy of Engineer's Certificate date 30.06.2024 issued by Er. Abhijit Phatarpekar – M/s. AVP Structural Consultant (As per RERA Certificate)		
	10. Copy of Architect's Certificate date 05.08.2024 issued by Ar. Rohit Parmar		
	11. Copy of NOC for Hight Clearance Certificate No. SNCR / WEST / B / 091423 / 789247 date 13.10.2023 issued by Airports Authority of India		
	12. Copy of Fire		
	13. Copy of Offer Letteer No. CO / MB / REE / NOC / F- 1438 / 1949 / 2023 date 14.06.2023 issued by MHADA		
	14. Copy of Fire NOC Certificate No. P-19507 / 2023 (1070A / T-Ward / Mulund / - E / MHADA – CFO / 1 / New dated 01.12.2023 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.		
	15. Copy of Further Commencement Certificate No. MH / EE / (BP) / GM / MHADA – 13 / 1333 / 2025 / FCC / 1 / NEW dated 20.02.2025 issued by Building Permission Cell, Greater Mumbai / MHADA		



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	<p>Issue On : 20 February, 2025</p> <p>Application No. : MH/EE/(BP)/GM/MHADA-13/1333/2025/FCC/1/New</p> <p>Remark :</p> <p>Re-endorsed plinth C.C. and Further extend from Ground floor (pt)for D. G. set area, letter box area, fire control room, meter room, stilt (pt)for puzzle parking ,parking tower, entrance lobby (double height),servant toilet, security cabin +1st floor(pt) for society office ,puzzle parking, & entrance lobby +2nd to 11th floor for residential use and parking tower touching to building. The BUA is permissible for C.C. is 2877.39 Sq. Mt.as per last approved plans issued by MHADA vide u/no. MH/EE/B.P.Cell/GM/MHADA-13/1333/2024 dtd.26/11/2024.</p>	Valid Upto : 26 September, 2025
	16. Copy of Amended Intimation of Approval (IOA) No. MH / EE / (B.P.) / GM / MHADA – 13 / 1333 / 2024 date 26.11.2024 issued by Executive Engineer Building Permission Cell, Greater Mumbai / MHADA	
	17. Copy of Approved Plan No. MHADA – 13 / 1333 / 2024 date 26.11.2024 issued by Executive Engineer Building Permission Cell, Greater Mumbai / MHADA (Number of Copies –Nine – Sheet No. 1/9 to 9/9)	
	Approved Upto:	
	Project	Number of Floors
	Jaydeep Icon	Basement + Ground + Upper Ground + 1st Floor (Puzzle Parking / Society Office) + 2nd floor (Part Parking / Part Residential) + 3rd to 35th Upper Floors.
	Project Name (with address & phone nos.)	: "Jaydeep Icon", Proposed Redevelopment of Building on Plot bearing Survey No. 94 & 96, CTS No. 1070A of Mulund (East) of MHADA Layout at Building No. 4, 5, 6, Mithaghar Road, Nanepada Road, Mulund (East), Mumbai, Pin Code – 400 081, State – Maharashtra, Country – India
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Jaydeep Realspace LLP Address: Office No. 501, 5 th Floor, "Jaydeep Emphases", Plot No. A9, Road No. 01, Near Datta Mandir, Wagle Estate, Thane – 400 604, Maharashtra, Country – India. Contact Person: Mr. Molla (Sale Person – Mobile No. 77108172300) Mr. Suraj (Builder Person – Mobile No. 7738203822)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:

About "Jaydeep Icon" Project: The Jaydeep Icon Mulund project offers a luxurious smart home with 2 BHK flats in Mulund. Each apartment at Jaydeep Icon Mulund boasts a fantastic array of amenities and a beautiful view to allow its residents to unwind after a long day. One of the finest projects in Mumbai, these apartments are spacious, airy, and well-lit and provide a pleasant living environment. This elegant G+34-storey tower.

TYPE OF THE BUILDING:

Project	Number of Floors
Jaydeep Icon	Proposed Basement + Ground + Upper Ground + 1 st Floor (Puzzle Parking / Society Office) + 2 nd floor (Part Parking / Part Residential) + 3 rd to 35 th Upper Floors.

LEVEL OF COMPLETION:

Project	Present stage of Construction	Percentage of work completion
Jaydeep Icon	R.C.C. work upto 2 nd floor Slab is completed.	18%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **March – 2027 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified Tiles Flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Fire Fighting System
- Power Back Up
- Reserved Parking
- Visitor Parking
- Intercom
- Senior Citizen Area
- Indoor Games
- Cycle Track
- Kid's Area
- Garden
- Tennis Court
- Badminton Court
- Basketball Court
- Swimming Pool
- Meditation Zone
- Indoor games
- Yoga Zone
- Gymnasium

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 94 & 96
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	CTS No. 1070A of Village – Mulund (East)

	d)	Ward / Taluka	:	'T' Ward,
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Jaydeep Icon", Proposed Redevelopment of Building on Plot bearing Survey No. 94 & 96, CTS No. 1070A of Mulund (East) of MHADA Layout at Building No. 4, 5, 6, Mithaghar Road, Nanepada Road, Mulund (East), Mumbai, Pin Code – 400 081, State – Maharashtra, Country – India
8.	City / Town		:	Mulund (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Building Permission Cell, Greater Mumbai / MHADA Village – Mulund (East)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	CTS No. 1072	CTS No. 1072	Sagardeep Apartment
	South	Layout Road	Layout Road	Nanepada Road
	East	DP Road	DP Road	VB Phadake Road & Open Plot
	West	CTS No. 1070A	CTS No. 1070A	Gangagiri Elanza Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		:	19°09'44.5"N 72°57'22.8"E
14.	Extent of the site		:	Plot area – 1314.10 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 – 1314.10 Sq. M. (As per Approved Plan & RERA Certificate)

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress				
II	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				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA – 13 / 1333 / 2024 date 26.11.2024 issued by Executive Engineer Building Permission Cell, Greater Mumbai / MHADA (Number of Copies –Nine – Sheet No. 1/9 to 9/9). Approved Upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaydeep Icon</td> <td>Basement + Ground + Upper Ground + 1st Floor (Puzzle Parking / Society Office) + 2nd floor (Part Parking / Part Residential) + 3rd to 35th Upper Floors</td> </tr> </tbody> </table>	Project	Number of Floors	Jaydeep Icon	Basement + Ground + Upper Ground + 1 st Floor (Puzzle Parking / Society Office) + 2 nd floor (Part Parking / Part Residential) + 3 rd to 35 th Upper Floors
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9.	Corner plot or intermittent plot?	:	Intermittent Plot				
10.	Road facilities	:	Yes				
11.	Type of road available at present	:	B. T. Road				
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 M. wide Road				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developed area				
18.	Special remarks, if any like threat of acquisition of land for publics 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 – 1314.10 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	:	As per table attached to the report				

	least two latest deals / transactions with respect to adjacent properties in the areas)		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)	:	₹ 1,33,330.00 per Sq. M. for Residential ₹ 67,520.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & 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>1314.10</td> <td>67520</td> <td>8,87,28,032.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1314.10	67520	8,87,28,032.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1314.10	67520	8,87,28,032.00										
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)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	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. MHADA – 13 / 1333 / 2024 date 26.11.2024 issued by Executive Engineer Building Permission Cell, Greater Mumbai / MHADA (Number of Copies –Nine – Sheet No. 1/9 to 9/9).									
	1. Approved map / plan issuing authority	:	<p>Executive Engineer Building Permission Cell, Greater Mumbai / MHADA (Number of Copies –Nine – Sheet No. 1/9 to 9/9).</p> <p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jaydeep Icon</td> <td>Basement + Ground + Upper Ground + 1st Floor (Puzzle Parking / Society Office) + 2nd floor (Part Parking / Part Residential) + 3rd to 35th Upper Floors</td> </tr> </tbody> </table>	Project	Number of Floors	Jaydeep Icon	Basement + Ground + Upper Ground + 1 st Floor (Puzzle Parking / Society Office) + 2 nd floor (Part Parking / Part Residential) + 3 rd to 35 th Upper Floors					
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	2. Whether genuineness or authenticity of approved map / plan is verified	:	Verified									
	3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. MHADA - 13 / 1333 / 2024 DATE 26.11.2024 ISSUED BY EXECUTIVE ENGINEER BUILDING PERMISSION CELL, GREATER MUMBAI / MHADA (NUMBER OF COPIES -NINE - SHEET NO. 1/9 TO 9/9)

1) Jaydeep Icon:

Sr. No.	Flat No.	(As Per Builder) Floor No.	(As Per Plan) Floor No.	Comp. As per Builder	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2	2 BHK	695	765	27000	1,87,65,000	2,15,79,750	1,50,12,000	54000	22,93,500
2	102	1	2	2 BHK	700	770	27000	1,89,00,000	2,17,35,000	1,51,20,000	54500	23,10,000
3	103	1	2	2 BHK	525	578						17,32,500
4	104	1	2	2 BHK	525	578						17,32,500
5	201	2	3	2 BHK	695	765	27080	1,88,20,600	2,16,43,690	1,50,56,480	54000	22,93,500
6	202	2	3	2 BHK	700	770	27080	1,89,56,000	2,17,99,400	1,51,64,800	54500	23,10,000
7	203	2	3	2 BHK	525	578						17,32,500
8	204	2	3	2 BHK	525	578						17,32,500
9	205	2	3	2 BHK	525	578						17,32,500
10	301	3	4	2 BHK	695	765	27160	1,88,76,200	2,17,07,630	1,51,00,960	54500	22,93,500
11	302	3	4	2 BHK	700	770	27160	1,90,12,000	2,18,63,800	1,52,09,600	54500	23,10,000
12	303	3	4	2 BHK	525	578						17,32,500
13	304	3	4	2 BHK	525	578						17,32,500
14	305	3	4	2 BHK	525	578						17,32,500
15	401	4	5	2 BHK	695	765	27240	1,89,31,800	2,17,71,570	1,51,45,440	54500	22,93,500
16	402	4	5	2 BHK	700	770	27240	1,90,68,000	2,19,28,200	1,52,54,400	55000	23,10,000
17	403	4	5	2 BHK	525	578						17,32,500
18	404	4	5	2 BHK	525	578						17,32,500
19	405	4	5	2 BHK	525	578						17,32,500
20	501	5	6	2 BHK	695	765	27320	1,89,87,400	2,18,35,510	1,51,89,920	54500	22,93,500
21	502	5	6	2 BHK	700	770	27320	1,91,24,000	2,19,92,600	1,52,99,200	55000	23,10,000
22	503	5	6	2 BHK	525	578						17,32,500
23	504	5	6	2 BHK	525	578						17,32,500
24	505	5	6	2 BHK	525	578						17,32,500
25	601	6	7	2 BHK	695	765	27400	1,90,43,000	2,18,99,450	1,52,34,400	54500	22,93,500
26	602	6	7	2 BHK	700	770	27400	1,91,80,000	2,20,57,000	1,53,44,000	55000	23,10,000
27	603	6	7	2 BHK	525	578						17,32,500
28	604	6	7	2 BHK	525	578						17,32,500
29	605	6	7	2 BHK	525	578						17,32,500
30	701	7	8	2 BHK	695	765	27480	1,90,98,600	2,19,63,390	1,52,78,880	55000	22,93,500
31	702	7	8	3 BHK	940	1034	27480	2,58,31,200	2,97,05,880	2,06,64,960	74500	31,02,000
32	705	7	8	2 BHK	525	578						17,32,500
33	801	8	9	2 BHK	695	765	27560	1,91,54,200	2,20,27,330	1,53,23,360	55000	22,93,500
34	802	8	9	2 BHK	700	770	27560	1,92,92,000	2,21,85,800	1,54,33,600	55500	23,10,000
35	803	8	9	2 BHK	525	578						17,32,500
36	804	8	9	2 BHK	525	578						17,32,500
37	805	8	9	2 BHK	525	578						17,32,500
38	901	9	10	2 BHK	695	765	27640	1,92,09,800	2,20,91,270	1,53,67,840	55000	22,93,500
39	902	9	10	2 BHK	700	770	27640	1,93,48,000	2,22,50,200	1,54,78,400	55500	23,10,000
40	903	9	10	2 BHK	525	578						17,32,500
41	904	9	10	2 BHK	525	578						17,32,500

Sr. No.	Flat No.	(As Per Builder) Floor No.	(As Per Plan) Floor No.	Comp. As per Builder	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
42	905	9	10	2 BHK	525	578		Land Owner's Share				17,32,500
43	1001	10	11	2 BHK	695	765	27720	1,92,65,400	2,21,55,210	1,54,12,320	55500	22,93,500
44	1002	10	11	2 BHK	700	770	27720	1,94,04,000	2,23,14,600	1,55,23,200	56000	23,10,000
45	1003	10	11	2 BHK	525	578		Land Owner's Share				17,32,500
46	1004	10	11	2 BHK	525	578		Land Owner's Share				17,32,500
47	1005	10	11	2 BHK	525	578		Land Owner's Share				17,32,500
48	1101	11	12	2 BHK	695	765	27800	1,93,21,000	2,22,19,150	1,54,56,800	55500	22,93,500
49	1102	11	12	2 BHK	700	770	27800	1,94,60,000	2,23,79,000	1,55,68,000	56000	23,10,000
50	1103	11	12	2 BHK	525	578		Land Owner's Share				17,32,500
51	1104	11	12	2 BHK	525	578		Land Owner's Share				17,32,500
52	1105	11	12	2 BHK	525	578		Land Owner's Share				17,32,500
53	1201	12	13	2 BHK	695	765	27880	1,93,76,600	2,22,83,090	1,55,01,280	55500	22,93,500
54	1202	12	13	2 BHK	700	770	27880	1,95,16,000	2,24,43,400	1,56,12,800	56000	23,10,000
55	1203	12	13	2 BHK	525	578		Land Owner's Share				17,32,500
56	1204	12	13	2 BHK	525	578		Land Owner's Share				17,32,500
57	1205	12	13	2 BHK	525	578		Land Owner's Share				17,32,500
58	1301	13	14	2 BHK	695	765	27960	1,94,32,200	2,23,47,030	1,55,45,760	56000	22,93,500
59	1302	13	14	2 BHK	700	770	27960	1,95,72,000	2,25,07,800	1,56,57,600	56500	23,10,000
60	1303	13	14	2 BHK	525	578		Land Owner's Share				17,32,500
61	1304	13	14	2 BHK	525	578		Land Owner's Share				17,32,500
62	1305	13	14	2 BHK	525	578		Land Owner's Share				17,32,500
63	1401	14	15	2 BHK	695	765	28040	1,94,87,800	2,24,10,970	1,55,90,240	56000	22,93,500
64	1402	14	15	3 BHK	940	1034	28040	2,63,57,600	3,03,11,240	2,10,86,080	76000	31,02,000
65	1405	14	15	2 BHK	525	578		Land Owner's Share				17,32,500
66	1501	15	16	2 BHK	695	765	28120	1,95,43,400	2,24,74,910	1,56,34,720	56000	22,93,500
67	1502	15	16	2 BHK	700	770	28120	1,96,84,000	2,26,36,600	1,57,47,200	56500	23,10,000
68	1503	15	16	2 BHK	525	578		Land Owner's Share				17,32,500
69	1504	15	16	2 BHK	525	578		Land Owner's Share				17,32,500
70	1505	15	16	2 BHK	525	578		Land Owner's Share				17,32,500
71	1601	16	17	2 BHK	695	765	28200	1,95,99,000	2,25,38,850	1,56,79,200	56500	22,93,500
72	1602	16	17	2 BHK	700	770	28200	1,97,40,000	2,27,01,000	1,57,92,000	57000	23,10,000
73	1603	16	17	2 BHK	525	578		Land Owner's Share				17,32,500
74	1604	16	17	2 BHK	525	578		Land Owner's Share				17,32,500
75	1605	16	17	2 BHK	525	578		Land Owner's Share				17,32,500
76	1701	17	18	2 BHK	695	765	28280	1,96,54,600	2,26,02,790	1,57,23,680	56500	22,93,500
77	1702	17	18	2 BHK	700	770	28280	1,97,96,000	2,27,65,400	1,58,36,800	57000	23,10,000
78	1703	17	18	2 BHK	525	578		Land Owner's Share				17,32,500
79	1704	17	18	2 BHK	525	578		Land Owner's Share				17,32,500
80	1705	17	18	2 BHK	525	578		Land Owner's Share				17,32,500
81	1801	18	19	2 BHK	695	765	28360	1,97,10,200	2,26,66,730	1,57,68,160	56500	22,93,500
82	1802	18	19	2 BHK	700	770	28360	1,98,52,000	2,28,29,800	1,58,81,600	57000	23,10,000
83	1803	18	19	2 BHK	525	578		Land Owner's Share				17,32,500

Sr. No.	Flat No.	(As Per Builder) Floor No.	(As Per Plan) Floor No.	Comp. As per Builder	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
84	1804	18	19	2 BHK	525	578						17,32,500
85	1805	18	19	2 BHK	525	578						17,32,500
86	1901	19	20	2 BHK	695	765	28440	1,97,65,800	2,27,30,670	1,58,12,640	57000	22,93,500
87	1902	19	20	2 BHK	700	770	28440	1,99,08,000	2,28,94,200	1,59,26,400	57000	23,10,000
88	1903	19	20	2 BHK	525	578						17,32,500
89	1904	19	20	2 BHK	525	578						17,32,500
90	1905	19	20	2 BHK	525	578						17,32,500
91	2001	20	21	2 BHK	695	765	28520	1,98,21,400	2,27,94,610	1,58,57,120	57000	22,93,500
92	2002	20	21	2 BHK	700	770	28520	1,99,64,000	2,29,58,600	1,59,71,200	57500	23,10,000
93	2003	20	21	2 BHK	525	578						17,32,500
94	2004	20	21	2 BHK	525	578						17,32,500
95	2005	20	21	2 BHK	525	578						17,32,500
96	2101	21	22	2 BHK	695	765	28600	1,98,77,000	2,28,58,550	1,59,01,600	57000	22,93,500
97	2102	21	22	3 BHK	940	1034	28600	2,68,84,000	3,09,16,600	2,15,07,200	77500	31,02,000
98	2105	21	22	2 BHK	525	578						17,32,500
99	2201	22	23	2 BHK	695	765	28680	1,99,32,600	2,29,22,490	1,59,46,080	57500	22,93,500
100	2202	22	23	2 BHK	700	770	28680	2,00,76,000	2,30,87,400	1,60,60,800	57500	23,10,000
101	2203	22	23	2 BHK	525	578						17,32,500
102	2204	22	23	2 BHK	525	578						17,32,500
103	2205	22	23	2 BHK	525	578						17,32,500
104	2301	23	24	2 BHK	695	765	28760	1,99,88,200	2,29,86,430	1,59,90,560	57500	22,93,500
105	2302	23	24	2 BHK	700	770	28760	2,01,32,000	2,31,51,800	1,61,05,600	58000	23,10,000
106	2303	23	24	2 BHK	660	726	28760	1,89,81,600	2,18,28,840	1,51,85,280	54500	21,78,000
107	2304	23	24	2 BHK	660	726	28760	1,89,81,600	2,18,28,840	1,51,85,280	54500	21,78,000
108	2305	23	24	2 BHK	525	578						17,32,500
109	2401	24	25	2 BHK	695	765	28840	2,00,43,800	2,30,50,370	1,60,35,040	57500	22,93,500
110	2402	24	25	2 BHK	700	770	28840	2,01,88,000	2,32,16,200	1,61,50,400	58000	23,10,000
111	2403	24	25	2 BHK	525	578	28840	1,51,41,000	1,74,12,150	1,21,12,800	43500	17,32,500
112	2404	24	25	2 BHK	525	578	28840	1,51,41,000	1,74,12,150	1,21,12,800	43500	17,32,500
113	2405	24	25	2 BHK	525	578	28840	1,51,41,000	1,74,12,150	1,21,12,800	43500	17,32,500
114	2501	25	26	2 BHK	695	765	28920	2,00,99,400	2,31,14,310	1,60,79,520	58000	22,93,500
115	2502	25	26	2 BHK	700	770	28920	2,02,44,000	2,32,80,600	1,61,95,200	58000	23,10,000
116	2503	25	26	2 BHK	525	578	28920	1,51,83,000	1,74,60,450	1,21,46,400	43500	17,32,500
117	2504	25	26	2 BHK	525	578	28920	1,51,83,000	1,74,60,450	1,21,46,400	43500	17,32,500
118	2505	25	26	2 BHK	525	578	28920	1,51,83,000	1,74,60,450	1,21,46,400	43500	17,32,500
119	2601	26	27	2 BHK	695	765	29000	2,01,55,000	2,31,78,250	1,61,24,000	58000	22,93,500
120	2602	26	27	2 BHK	700	770	29000	2,03,00,000	2,33,45,000	1,62,40,000	58500	23,10,000
121	2603	26	27	2 BHK	525	578	29000	1,52,25,000	1,75,08,750	1,21,80,000	44000	17,32,500
122	2604	26	27	2 BHK	525	578	29000	1,52,25,000	1,75,08,750	1,21,80,000	44000	17,32,500
123	2605	26	27	2 BHK	525	578	29000	1,52,25,000	1,75,08,750	1,21,80,000	44000	17,32,500
124	2701	27	28	2 BHK	695	765	29080	2,02,10,600	2,32,42,190	1,61,68,480	58000	22,93,500
125	2702	27	28	2 BHK	700	770	29080	2,03,56,000	2,34,09,400	1,62,84,800	58500	23,10,000

Sr. No.	Flat No.	(As Per Builder) Floor No.	(As Per Plan) Floor No.	Comp. As per Builder	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
126	2703	27	28	2 BHK	525	578	29080	1,52,67,000	1,75,57,050	1,22,13,600	44000	17,32,500
127	2704	27	28	2 BHK	525	578	29080	1,52,67,000	1,75,57,050	1,22,13,600	44000	17,32,500
128	2705	27	28	2 BHK	525	578	29080	1,52,67,000	1,75,57,050	1,22,13,600	44000	17,32,500
129	2801	28	29	2 BHK	695	765	29160	2,02,66,200	2,33,06,130	1,62,12,960	58500	22,93,500
130	2802	28	29	2 BHK	700	770	29160	2,04,12,000	2,34,73,800	1,63,29,600	58500	23,10,000
131	2803	28	29	2 BHK	660	726	29160	1,92,45,600	2,21,32,440	1,53,96,480	55500	21,78,000
132	2805	28	29	2 BHK	625	688	29160	1,82,25,000	2,09,58,750	1,45,80,000	52500	20,62,500
133	2901	29	30	2 BHK	695	765	29240	2,03,21,800	2,33,70,070	1,62,57,440	58500	22,93,500
134	2902	29	30	2 BHK	700	770	29240	2,04,68,000	2,35,38,200	1,63,74,400	59000	23,10,000
135	2903	29	30	2 BHK	660	726	29240	1,92,98,400	2,21,93,160	1,54,38,720	55500	21,78,000
136	2904	29	30	2 BHK	660	726	29240	1,92,98,400	2,21,93,160	1,54,38,720	55500	21,78,000
137	2905	29	30	2 BHK	625	688	29240	1,82,75,000	2,10,16,250	1,46,20,000	52500	20,62,500
138	3001	30	31	2 BHK	695	765	29320	2,03,77,400	2,34,34,010	1,63,01,920	58500	22,93,500
139	3002	30	31	2 BHK	700	770	29320	2,05,24,000	2,36,02,600	1,64,19,200	59000	23,10,000
140	3003	30	31	2 BHK	660	726	29320	1,93,51,200	2,22,53,880	1,54,80,960	55500	21,78,000
141	3004	30	31	2 BHK	660	726	29320	1,93,51,200	2,22,53,880	1,54,80,960	55500	21,78,000
142	3005	30	31	2 BHK	625	688	29320	1,83,25,000	2,10,73,750	1,46,60,000	52500	20,62,500
143	3101	31	32	2 BHK	695	765	29400	2,04,33,000	2,34,97,950	1,63,46,400	58500	22,93,500
144	3102	31	32	2 BHK	700	770	29400	2,05,80,000	2,36,67,000	1,64,64,000	59000	23,10,000
145	3103	31	32	2 BHK	660	726	29400	1,94,04,000	2,23,14,600	1,55,23,200	56000	21,78,000
146	3104	31	32	2 BHK	660	726	29400	1,94,04,000	2,23,14,600	1,55,23,200	56000	21,78,000
147	3105	31	32	2 BHK	625	688	29400	1,83,75,000	2,11,31,250	1,47,00,000	53000	20,62,500
148	3201	32	33	2 BHK	695	765	29480	2,04,88,600	2,35,61,890	1,63,90,880	59000	22,93,500
149	3202	32	33	2 BHK	700	770	29480	2,06,36,000	2,37,31,400	1,65,08,800	59500	23,10,000
150	3203	32	33	2 BHK	660	726	29480	1,94,56,800	2,23,75,320	1,55,65,440	56000	21,78,000
151	3204	32	33	2 BHK	660	726	29480	1,94,56,800	2,23,75,320	1,55,65,440	56000	21,78,000
152	3205	32	33	2 BHK	625	688	29480	1,84,25,000	2,11,88,750	1,47,40,000	53000	20,62,500
153	3303	33	34	2 BHK	745	820	29560	2,20,22,200	2,53,25,530	1,76,17,760	63500	24,58,500
154	3304	33	34	2 BHK	755	831	29560	2,23,17,800	2,56,65,470	1,78,54,240	64000	24,91,500
155	3305	33	34	2 BHK	625	688	29560	1,84,75,000	2,12,46,250	1,47,80,000	53000	20,62,500
156	3403	34	35	2 BHK	615	677	29640	1,82,28,600	2,09,62,890	1,45,82,880	52500	20,29,500
157	3404	34	35	2 BHK	620	682	29640	1,83,76,800	2,11,33,320	1,47,01,440	53000	20,46,000
158	3405	34	35	2 BHK	625	688	29640	1,85,25,000	2,13,03,750	1,48,20,000	53500	20,62,500
Total					97530	107283		1,88,50,70,400	2,16,78,30,960	1,50,80,56,320		32,18,49,000

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
Sale Flat	2 BHK – 95 3 BHK – 03	98	66030	72633	1,88,50,70,400.00	2,16,78,30,960.00	1,50,80,56,320.00
Land Owner's Share	2 BHK – 60	60	31500	34650	0	0	0
Total		158	97530	107283	1,88,50,70,400.00	2,16,78,30,960.00	1,50,80,56,320.00
Typical Refuge Floors – 7th, 14th & 21st Floor – Flat Nos. 3 & 4							

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,88,50,70,400.00
Final Realizable Value After Completion in ₹	2,16,78,30,960.00
Distress Sale Value as on date in ₹	1,50,80,56,320.00
Cost of Construction (Total Built up area x Rate) 107283 Sq. Ft. x ₹ 3000.00	32,18,49,000.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Jaydeep Icon	18%	107283	32,18,49,000.00	5,79,32,820.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,88,50,70,400.00
Final Realizable Value After Completion in ₹		₹ 2,16,78,30,960.00
Distress Sale Value as on date in ₹		₹ 1,50,80,56,320.00

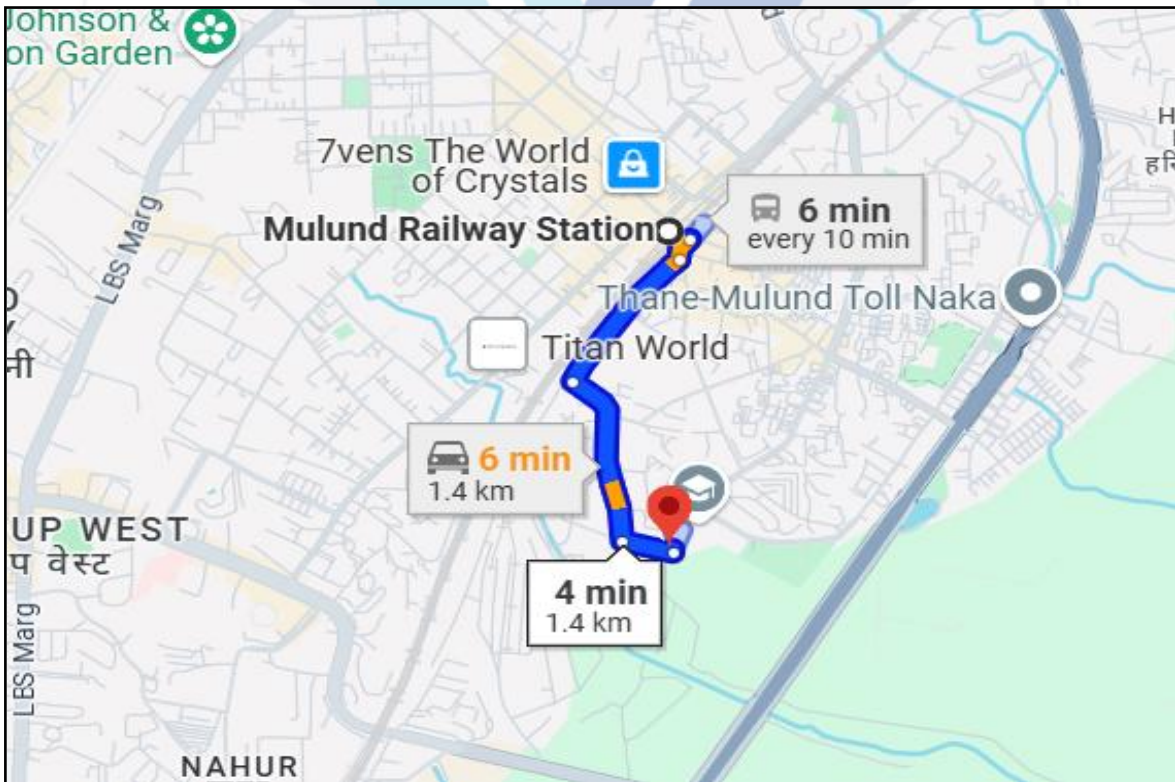
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 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 ₹ 25,000.00 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 ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°09'44.5"N 72°57'22.8"E

Note: The Blue line shows the route to site from nearest Railway station (Mulund – 1.4 Km.)




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महाराष्ट्र शासन



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

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Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
124/570 -धुभाग: रेल्वे लाईन व पूर्वे द्रुतगती मार्ग यामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
3008/2025	06.02.2025	2,10,00,000.00	76.18	820.00	25,610.00

गावाचे नाव : मुलुंड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13311975.775
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.2901,29 वा मजला, गगनगिरी एलान्डा, मिठागर रोड स्वप्नपुर्ती को. ऑप. हौ. सो. लि., मिठागर रोड, केळकर कॉलेज जवळ, मुलुंड पूर्व, मुंबई -400081. क्षेत्रफळ 76.17 चौ.मी(820 चौ.फूट) रेरा कारपेट व सोबत एक कारपार्किंग स्पेस नं. जीआर-07. सदर मिळकतीबाबतचा करारनामा दस्त क्र. करल-4/5703/2022. दि. 21/03/2022 अन्वये बाजारभाव रु. 1,44,86,664.875/- व मोबदला रु. 1,96,69,020/- व त्यावर मु शु रु. 9,83,500/- व नोंदणी फी रु. 30,000/- भरून नोंदविला असून सदर मिळकतीचे आज रोजी बाजारमुल्य रु. 13311975.775/- व मोबदला रु. 2,10,00,000/- यावर येणारे एकूण मुद्रांक शुल्क रु. 12,60,000/- मधुन रु. 983400/- समायोजित करून आर्टिकल 5जी(ए2) प्रमाणे मु शु रु. 2,78,000/- दि. 06/02/2025 रोजी भरले आहे((C.T.S. Number : 1070(PART) ;)
(5) क्षेत्रफळ	820 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:- भूषण चंद्रसेन गांवकर वय:-42 पत्ता:- प्लॉट नं: फ्लॅट नं: .801, माळा नं: 8, इमारतीचे नाव: राम रतन, ब्लॉक नं: गव्हाणपाडा, व्ही.बी फडके मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AKJPG7961P 2): नाव:- अर्चना चंद्रसेन गांवकर वय:-71 पत्ता:- प्लॉट नं: फ्लॅट नं: .801, माळा नं: 8, इमारतीचे नाव: राम रतन, ब्लॉक नं: गव्हाणपाडा, व्ही.बी फडके मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ACHPG1548A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सतीश मनोहर पेटकर वय:-44; पत्ता:- प्लॉट नं: फ्लॅट नं: 603, माळा नं: 6 वा मजला, इमारतीचे नाव: स्वामी समर्थ को. ऑप. हौ. सो. लि., ब्लॉक नं: प्लॉट नं: इ/1-सी, सेक्टर 12, रोड नं: खारघर, रायगड, महाराष्ट्र, राईगाड: (ः). पिन कोड:-410210 पॅन नं:-AJYPP2125Q 2): नाव:- स्मिता सतीश पेटकर वय:-44; पत्ता:- प्लॉट नं: फ्लॅट नं: 603, माळा नं: 6 वा मजला, इमारतीचे नाव: स्वामी समर्थ को. ऑप. हौ. सो. लि., ब्लॉक नं: प्लॉट नं: इ/1-सी, सेक्टर 12, रोड नं: खारघर, रायगड, महाराष्ट्र, राईगाड: (ः). पिन कोड:-410210 पॅन नं:-AGGPD1384C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3008/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	278000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2663 / 2025	07.02.2025	1,79,67,905.00	63.27	681.00	26,385.00

2663370 20-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मुंबई 28 दस्त क्रमांक : 2663/2025 नोदणी : Regn:63m	
गावाचे नाव : मुलुंड					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	17967905				
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11471366.61				
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 1102, माळा नं: 11 वा मजला, इमारतीचे नाव: रुपारेल सेलेस्टीया, ब्लॉक नं: मुलुंड पूर्व,मुंबई 400081, रोड : नवघर रोड, इतर माहिती: रेरा कार्पेट एरिया 681 चौ फूट,सोबत बाल्कनी एरिया 47 चौ फूट,सोबत एक कार पार्किंग,इतर माहिती दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 714/4 ;))				
(5) क्षेत्रफळ	69.62 चौ.मीटर				
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आदर्श डेव्हलपर्स चे भागीदार श्री अमित महेंद्र रुपारेल यांच्या वतीने कुलमुखत्यार म्हणून समीर अशोक खाडे वय:-43 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 14 वा मजला, इमारतीचे नाव: रुपारेल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं-273, सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AALFA7277N				
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पद्मनाभ मनोहर सोमण वय:-45; पत्ता:-प्लॉट नं: ए-1/503, माळा नं: -, इमारतीचे नाव: राजर्षी शाहू कोऑप हौसिंग सोसायटी, ब्लॉक नं: नवघर, 90 फीट रोड, मुलुंड पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BGEPS6423A 2): नाव:-पल्लवी पद्मनाभ सोमण वय:-40; पत्ता:-प्लॉट नं: ए-1/503, माळा नं: -, इमारतीचे नाव: राजर्षी शाहू कोऑप हौसिंग सोसायटी, ब्लॉक नं: नवघर, 90 फीट रोड, मुलुंड पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AVDPK7997C				
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/02/2025				
(10)दस्त नोंदणी केल्याचा दिनांक	07/02/2025				
(11)अनुक्रमांक,खड व पृष्ठ	2663/2025				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1078100				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2705 / 2025	04.02.2025	1,94,96,000.00	66.89	720.00	27,000.00

गावाचे नाव : मुलुंड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19496000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10650096.935
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं. सी-602, माळा नं: 6 वा मजला, इमारतीचे नाव: सी विंग,गणेशधाम को ऑप ही सो लि., ब्लॉक नं: गव्हाणपाडा, रोड : मुलुंड पूर्व,मुंबई - 400081, इतर माहिती: सदनिका नं: फ्लॅट नं. सी-602, माळा नं: 6 वा मजला, इमारतीचे नाव: सी विंग,गणेशधाम को ऑप ही सो लि., ब्लॉक नं: गव्हाणपाडा, रोड नं: मुलुंड पूर्व,मुंबई - 400081, इतर माहिती: सदनिकेचे क्षेत्रफळ 677 चौ. फुट. रेरा कारपेट,अधिक डेक एरिया 43 चौ. फुट., 1 कार पार्किंग सहित क्षेत्रफळ 10.35 चौ मीटर,सी टी एस नं. 10,व्हिलेज मुलुंड -पुर्व.((C.T.S. Number : 10 ;))
(5) क्षेत्रफळ	720 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेहता अँड शिरोडकर डेव्हलपर्स तर्फे पार्टनर्स मनोहर काशीनाथ शिरोडकर तर्फे कबुलीजवाबा करिता मुखत्यार म्हणून सुनील आत्माराम सार्वत वय:-65 पत्ता:-प्लॉट नं: ऑफिस नं 5-बी, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट नं. 3, ब्लॉक नं: चाफेकर बंधु मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400081 पॅन नं:-ABSFM4974G 2): नाव:-मेहता अँड शिरोडकर डेव्हलपर्स तर्फे पार्टनर्स रोहन मनोहर शिरोडकर तर्फे कबुलीजवाबाकरिता मुखत्यार म्हणून सुनील आत्माराम सार्वत वय:-65 पत्ता:-प्लॉट नं: ऑफिस नं 5-बी, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट नं. 3, ब्लॉक नं: चाफेकर बंधु मार्ग, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400081 पॅन नं:-ABSFM4974G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सदानंद आत्माराम नागुळकर वय:-55; पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: मुलुंड गायत्री कृपा को ऑपरेटीव्ह होसिंग सोसायटी, ब्लॉक नं: एम पी रोड,गव्हाणपाडा, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400081 पॅन नं:-ABUPN3475D 2): नाव:-रूपाली सदानंद नागुळकर वय:-50; पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: मुलुंड गायत्री कृपा को ऑपरेटीव्ह होसिंग सोसायटी, ब्लॉक नं: एम पी रोड,गव्हाणपाडा, रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ADQPN0118D
(9) दस्तऐवज करून दिल्याचा दिनांक	04/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2705/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1169760
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	square.com	625.00	1,63,00,000.00	26,000.00
2 BHK	square.com	700.00	1,82,00,000.00	26,000.00

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+12 Photos

Jaydeep Icon

Mulund East, Mumbai [📍 See on Map](#)

₹1.63 Cr - 1.82 Cr

RERA Updates >
📈 Price Insights >

Project Size

🏠 83 units 🏠 0.32 Acres

Configurations

🏠 2 BHK Flats 🏠 625 Sq. Ft. to 700 Sq. Ft. (C

📞 Request More Information or a Callback

About Project
Project Overview
Floor Plans
Rera Details
Properties & Top Sellers
Price Insights
Project Sales Trend
Am

About Jaydeep Icon

Project Overview

Price List

Jaydeep Icon is an elegant Project by Jaydeep Group who are one of the renowned developers in Mumbai. It is located in Mulund East, Mumbai Central Suburbs and well connected by major road(s) like Eastern Express Highway, LBS Marg. Jaydeep Icon is spread across 0.32 acre. The Project has 83 Units. The status of the Project is New Launch. The flat units on sale are available in various configurations like 2 BHK Flats at a minimum price of Rs 1.62 Cr and maximum price of Rs 1.82 Cr with Property Size ranging from 625 Sqft to 700 Sqft.

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	590.00	1,62,00,000.00	27,457.00
2 BHK	housing.com	700.00	1,81,00,000.00	25,857.00

The screenshot shows a real estate listing for 'Jaydeep Icon' on the Housing.com website. The listing includes the following details:

- Project Name:** Jaydeep Icon (with BERA logo)
- Developer:** JAYDEEP REALSPACE LLP
- Location:** MHB Colony, Mithagar Road, Mulund East, Mulund, Mumbai
- Price:** ₹1.62 Cr - 1.81 Cr | 25.84 K - ₹27.43 K/sq.ft
- EMI:** EMI starts at ₹80.36 K (All Inclusive Price)
- Configuration:** 2 BHK Apartment
- Possession Starts:** Mar, 2027
- Avg. Price:** 25.84 K - ₹27.43 K/sq.ft
- Carpet Area:** 590.00 - 700.00 sq.ft

The listing also features a 'Contact Developer' button and a gallery of images showing the project's architecture and surrounding area.


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	695.00	1,63,00,000.00	23,512.00

magicbricks
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₹1.63 Cr EMI - ₹74k | [How much loan can I get?](#)

2 BHK 695 Sq-ft Flat For Sale **Mulund East, Mumbai**



2 Photos

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 695 sqft ₹23,512/sqft	Developer Jaydeep Group	Project Jaydeep Icon
Floor 9 (Out of 34 Floors)	Transaction Type New Property	Facing East
Lifts 5	Furnished Status Unfurnished	Type Of Ownership Freehold

✔ East Facing Property

Contact Agent

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.63 Cr ₹8,17,050 Approx. Registration Charges ₹7,000 Monthly
Booking Amount	₹16.0 Lac
RERA ID	P5190053526
Address	Mulund East, Mumbai, Mulund East, Mumbai - Central Mumbai, Maharashtra
Landmarks	90 ft. road


Price Indicators





Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	590.00	1,25,00,000.00	21,186.00

magicbricks
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₹1.25 Cr [EMI - ₹ 56k](#) | [Get pre-approved loan](#)

2 BHK 590 Sq-ft Flat For Sale **Mulund East, Mumbai**



 2 Beds
  2 Baths
  1 Balcony
  Unfurnished

Carpet Area	Developer	Project
590 sqft ₹21,186/sqft	Jaydeep Group	Jaydeep Icon
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction



Contact Agent

Get Phone No.


More Details

Price Breakup	₹1.25 Cr
Address	Mulund East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Mulund East, Mumbai. Covered area is 590.0 Sq-ft. This property belongs to "Jaydeep Icon".

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	nobroker.com	590.00	1,25,00,000.00	21,186.00
2 BHK	housing.com	700.00	1,55,00,000.00	22,143.00



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Home / Mumbai / Jaydeep Group / Jaydeep Icon

Jaydeep Icon

Near Galaxy Superspecialty Hospital, LIC Housing Colony, Mulund East, Mumbai.

21.78 k sq.ft.

150 units

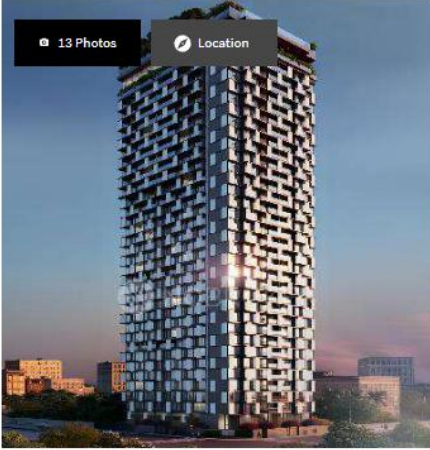


2 bedrooms

₹1.25 Crores - ₹1.55 Crores

EMI starts from ₹1.10 Lakh / Month

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Top Benefits of Jaydeep Icon

- Iconic Landmark Mulund & Sky view Lawn
- Near to Mulund Station
- Premium and Eco Friendly Apartments
- Rooftop Amenities

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Jaydeep Icon Overview

2 BHK Unit Configuration	Bike and Car Parking	Apartment Property Type	Corporation and Borewell Water Supply
Jaydeep Group Builder	1 Tower	150 Units	590 sqft Min Flat Size
700 sqft Max Flat Size	0.50 acres Project Area	₹1.47 Cr Min. Price	March 2027 Possession Date Show Interest

Natasha ×

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TEV Consultants
Lender's Engineer
U/120 MH2010 PTC231789

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housiey.com	590.00	1,48,00,000.00	25,000.00
2 BHK	housiey.com	700.00	1,84,00,000.00	26,286.00



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Jaydeep Icon Mulund East

By Jaydeep Group | Mulund East

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02-22-2025 10:00 AM

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- ✓ Visit your selected 3 projects in one Tour
- ✓ Just Visit & decide later

Book Site Visit

Overview
Location
Amenities
Master & Floor Plan
Pricing & Unit Plans
Payment Scheme
Bank

Jaydeep Icon Overview & Description
Brochure

<p style="font-size: 0.8em; margin: 0;">0.39 Land Parcel</p>	<p style="font-size: 0.8em; margin: 0;">1 Towers</p>	<p style="font-size: 0.8em; margin: 0;">G+34 Floors</p>	<p style="font-size: 0.8em; margin: 0;">2BHK Config</p>
<p style="font-size: 0.8em; margin: 0;">590-700 Sq.ft Carpet Area</p>	<p style="font-size: 0.8em; margin: 0; color: #28a745;">P51900053526 RERA No.</p>	<p style="font-size: 0.8em; margin: 0;">March 2027 Target Possession</p>	<p style="font-size: 0.8em; margin: 0;">March 2027 RERA Possession</p>




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Lender's Engineer
U/1120 MH2010 PTC237839

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	655.00	1,70,00,000.00	25,954.00

magicbricks
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₹1.70 Cr EMI - ₹77k | [Get Loan offers from 34+ banks](#)




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2 BHK Flat For Sale in Om Siddhivinayak Apartment, **Tata Colony Mulund East, Mumbai**



🛏 2 Beds
🚿 2 Baths
🏠 Semi-Furnished

Carpet Area 655 sqft ₹25,954/sqft	Project <u>Om Siddhivinayak Apartment</u>	Floor 7(Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Facing East
Furnished Status Semi-Furnished	Type Of Ownership Freehold	Age Of Construction 10 to 15 years

+4 Photos

✓ East Facing Property

Contact Owner
Get Phone No.

More Details

Price Breakup	₹1.7 Cr
Address	Mulund East, Mumbai, Tata Colony Mulund East, Mumbai - Central Mumbai, Maharashtra
Landmarks	3 mins from EE highway and 10-12 mins walking from Mulund station
Furnishing	Semi-Furnished

Price Indicators

Projects nearby Locality




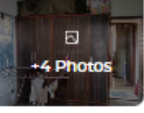
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	648.00	1,78,00,000.00	27,469.00

magicbricks
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₹1.78 Cr EMI - ₹80k | [Get pre-approved loan](#)

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2 BHK Flat For Sale in Shree Vardhan, **Mulund East, Mumbai**

+4 Photos

2 Beds
2 Baths
Semi-Furnished

Carpet Area	Developer	Project
648 sqft ₹27,469/sqft	Neelam Realtors Pvt. Ltd.	Shree Vardhan
Floor	Transaction Type	Status
7(Out of 12 Floors)	Resale	Ready to Move
Furnished Status	Age Of Construction	
Semi-Furnished	New Construction	

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.78 Cr
Address	Mulund East, Mumbai, Maharashtra, INDIA., Mulund East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Semi-Furnished
Age of Construction	New Construction

Contact Owner

Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	728.00	2,02,00,000.0	27,777.00

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Posted on: Feb 19, 25

₹2.02 Cr EMI - ₹91k | [How much loan can I get?](#)

2 BHK 728 Sq-ft Flat For Sale **Mulund East, Mumbai**



2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area 728 sqft ₹27,777/sqft	Developer Ruparel Realty	Project Ruparel Celestia	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.
Last contact made 1 day ago

Contact Agent

+91-70XXXXXXX

Get Phone

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JB Jagdish Bhar Bhanushali Est

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Price Breakup	₹2.02 Cr
Address	Mulund East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	1180.00	3,06,00,000.00	25,930.00

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Posted on: Feb 20, 25

₹3.06 Cr EMI - ₹1.38L | [Get pre-approved loan](#)

3 BHK 1180 Sq-ft Flat For Sale **Mulund East, Mumbai**



3 Beds
4 Baths
2 Balconies
Unfurnished

Carpet Area 1180 sqft ₹25,932/sqft	Developer Jaydeep Realspace LLP	Project Jaydeep Mark	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

Contact Agent

+91-82XXXXXXX

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Ankit Gad
Laxmi Agen

48

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Price Breakup	₹3.06 Cr
Address	Mulund East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Mulund East, Mumbai. Covered area is 1180.0 Sq-ft. This property belongs to "Jaydeep Mark".

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	625.00	2,45,00,000.00	28,000.00

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₹1.75 Cr [EMI - ₹79k](#) | [Can I afford it?](#)

2 BHK 625 Sq-ft Flat For Sale **Mulund East, Mumbai**



🛏 2 Beds | 🚿 2 Baths | 🚗 1 Covered Parking | 🏠 Unfurnished

<p>Carpet Area 625 sqft ▼ ₹28,000/sqft</p>	<p>Project Ganesh Dham</p>	<p>Transaction Type New Property</p>
<p>Facing East</p>	<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>
<p>Car Parking 1 Covered</p>	<p>Type Of Ownership Freehold</p>	<p>Age Of Construction Under Construction</p>

📍 East Facing Property

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

More Details

Price Breakup	₹1.75 Cr ₹8,75,000 Approx. Registration Charges ₹10 Monthly
Booking Amount	₹5.0 Lac
Address	Ganesh dham, mulund east, Mulund East, Mumbai - Central Mumbai, Maharashtra
Landmarks	Hariom sweet.
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	<p>Estimated EMI: ₹78927 ^①</p> <p>Apply for Home Loan</p> <p style="text-align: center;">Indiabulls</p>

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	875.00	2,05,00,000.00	23,500.00






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Posted on: Feb 20, 25

₹ 2.05 Cr EMI - ₹ 93k | [How much loan can I get?](#) PREMIUM PROJECT

3 BHK 1000 Sq-ft Flat For Sale [Mulund East, Mumbai](#)

3 Beds
2 Baths
1 Balcony
1 Covered Parking
Service/Goods ...

Carpet Area 875 sqft ~ ₹ 23,500/sqft	Developer Palan Realty Private Limited	Project Gangangiri Ekta	Floor 16(Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property
 Near Kelkar College, Mulund East

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

Contact Agent

✔ Certified Agent
Gayatri Kambli

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JB Jagdish B Bhanushal

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Price Breakup **₹ 2.05 Cr | ₹ 10,28,125** Approx. Registration Charges | **₹ 14,000** Monthly

Booking Amount **₹ 20.0 Lac**

RERA ID **P51800052661**

Address **Mulund East, Mumbai, Mulund East, Mumbai - Central Mumbai, Maharashtra**

Landmarks **Near Kelkar College, Mulund East**

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	974.00	2,65,00,000.00	27,200.00

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Posted on: Feb 20, 25

₹ 2.65 Cr EMI - ₹ 1.20L | [How much loan can I get?](#)

3 BHK 974 Sq-ft Flat For Sale [Mulund East, Mumbai](#)



3 Beds
3 Baths
1 Balcony
1 Covered Parking

Health club...
Jogging and ...

Carpet Area 974 sqft ₹ 27,207/sqft	Developer Swastik Realtors	Project Swastik Divine	Floor 17 (Out of 20 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 2

East Facing Property

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

Contact Agent

● Certified Agent
Bhavin Chavda

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JB Jagdish Bh
Bhanushall B

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More Details

Price Breakup	₹ 2.65 Cr ₹ 8 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800046801
Address	Tata Colony, Mulund East, Mumbai - Central Mumbai, Maharashtra
Landmarks	Walkable distance from Mulund station and Eastearn Express Highway

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: 22.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 22.02.2025 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 20.02.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Jaydeep Realspace LLP
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 Vaibhav Bhagat – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 20.02.2025 Valuation Date – 22.02.2025 Date of Report – 22.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.02.2025
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 **22nd February 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. Jaydeep Realspace LLP**. 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. Jaydeep Realspace LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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

Director

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



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