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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "One Meraki Wing E"

"One Meraki Wing E", Building No. 1, Proposed on Property Bearing Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village – Borla, VN Purav Marg, Chembur (West), Mumbai, PIN Code – 400 071, Maharashtra, India.

Latitude Longitude: 19°02'53.7"N 72°54'29.4"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

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



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Regd. Office

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

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Vastu/SBI/Mumbai/02/2025/14479/2310788

28/08-438-BHV

Date: 28.02.2025

MASTER VALUATION REPORT OF "One Meraki Wing E"

"One Meraki Wing E", Building No. 1, Proposed on Property Bearing Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village – Borla, VN Purav Marg, Chembur (West), Mumbai, PIN Code – 400 071, Maharashtra, India.

Latitude Longitude: 19°02'53.7"N 72°54'29.4"E

NAME OF DEVELOPER: M/s. Meraki Habitats 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 **28th February 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"One Meraki Wing E"**, Building No. 1, Proposed on Property Bearing Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village – Borla, VN Purav Marg, Chembur (West), Mumbai, PIN Code – 400 071, Maharashtra, India. It is about 1.6 Km. travelling distance from Govandi Railway Station of Central Railway & 600 Mtr. Walking distance from R. K. Studio Bus Stop. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

2. Developer Details:

Name of builder	M/s. Meraki Habitats LLP	
Project Registration Number	Project	RERA Project Number
	One Meraki Wing E	P51800077475
Register office address	M/s. Meraki Habitats LLP	
	Address: Office No. 501, 5 th Floor, Meraki Arena, Motibaug, Opp. R. K. Studio, V.N Purav Marg, Chembur (West), Mumbai – 400 071, Maharashtra, India	
Contact Numbers	Contact Person: Prajkta Jawrat (Sales Office - Mobile No. 8591851675) Mr. Prayush (Sales Person – Mobile No. 8080700006) Mr. Akshay Patani (Builder Person -Mobile No. 98206 20783)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Wing C & D
On or towards South	Platania Building & Internal Road
On or towards East	Under construction Building
On or towards West	Meraki Arena Building



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General							
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.						
2.	a)	Date of inspection	: 22.02.2025						
	b)	Date on which the valuation is made	: 28.02.2025						
3.	List of documents produced for perusal								
	1. Copy of Legal Title Report issued by J Low Associates dated 08.08.2024								
	2. Copy of MAHARERA Certificate No. P51800077475 issued by Maharashtra real Estate Regulatory Authority. Date 16.08.2024								
	3. Copy of Engineer's certificate date 25.06.2024 issued by Ashish H. Rajput (As per RERA Certificate)								
	4. Copy of Architect's Certificate No. AKR / 3009 / 2024 date 04.07.2024 issued by AAKAR Architect & Consultant (As per RERA Certificate)								
	5. Copy of NOC Fire Brigade Letter No. CHE / ES / 0782 / M / W / 337 (NEW) / CFO / 1 / Amend dated 30.11.2022 issued by Municipal Corporation of Greater Mumbai								
	6. Copy of Commencement Certificate No. CHE / ES / 0840 / M / W / 337 (NEW) / FCC / 5 / Amend dated 20.05.2011 issued by Municipal Corporation of Greater Mumbai.								
	<table border="1" style="width: 100%;"> <tr> <td>Issue On : 23 Jan 2025</td> <td>Valid Upto : 01 Jan 2026</td> </tr> <tr> <td>Application Number :</td> <td>CHE/ES/0840/M/W/337(NEW)/FCC/5/Amend</td> </tr> <tr> <td>Remark :</td> <td>Full C.C for wing "E" and re-endorsement of C.C of Wing C & D as per approved amended plans dated 16.10.2024.</td> </tr> </table>			Issue On : 23 Jan 2025	Valid Upto : 01 Jan 2026	Application Number :	CHE/ES/0840/M/W/337(NEW)/FCC/5/Amend	Remark :	Full C.C for wing "E" and re-endorsement of C.C of Wing C & D as per approved amended plans dated 16.10.2024.
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Application Number :	CHE/ES/0840/M/W/337(NEW)/FCC/5/Amend								
Remark :	Full C.C for wing "E" and re-endorsement of C.C of Wing C & D as per approved amended plans dated 16.10.2024.								
	7. Copy of Amended Plan Approval Letter No. CHE/ES/0840/M/W/337(NEW)/337/5/Amend dated 16.10.2024 issued by Municipal Corporation of Greater Mumbai								
	8. Copy of Approved Plan No. CHE / ES / 0840 / M / W / 337 (NEW) dated 16.10.2024 issued by Executive Engineer / Municipal Corporation of Greater Mumbai. (Number of Copies – Twenty Six – Sheet No. 1/16 to 16 / 16)								
	Approved Upto:								
	Building No. / Wing	Number of Floors							



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	1 / E	3 Basements + Ground + 1 st to 16 th upper floors.											
	Project Name (with address & phone nos.)	:	"One Meraki Wing E", Building No. 1, Proposed on Property Bearing Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village – Borla, VN Purav Marg, Chembur (West), Mumbai, PIN Code – 400 071, Maharashtra, India										
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Meraki Habitats LLP Address: Office No. 501, 5 th Floor, "Meraki Arena", Motibaug, Opp. R. K. Studio, V.N Purav Marg, Chembur (West), Mumbai – 400 071, Maharashtra, India. Contact Person: Prajka Jawrat (Sales Office - Mobile No. 8591851675 Mr. Prayush (Sales Person – Mobile No. 8080700006) Mr. Akshay Patani (Builder Person -Mobile No. 98206 20783)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "One Meraki" Project: One Meraki, Mumbai on Chembur West is an upcoming residential property featuring Tower of 16-storey towers. It offers 5-BHK apartments with spacious balconies M/s. Meraki Habitats LLP launched One Meraki in Chembur, Mumbai. It offers ample number of facilities for residents. The project was launched in August 2024. The address of One Meraki is Chembur. Own a home in One Meraki today! This is a RERA registered project with RERA ID P51800077475 and fulfils all conditions placed by the state regulatory body. This project has been developed by M/s. Meraki Habitats LLP Chembur is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / E</td> <td>Proposed 3 Basements + Ground + 1st to 16th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / E</td> <td>RCC work upto 11th slab is completed</td> <td>38%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p>				Building No. / Wing	Number of Floors	1 / E	Proposed 3 Basements + Ground + 1 st to 16 th upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / E	RCC work upto 11 th slab is completed	38%
Building No. / Wing	Number of Floors												
1 / E	Proposed 3 Basements + Ground + 1 st to 16 th upper floors.												
Building No. / Wing	Present stage of Construction	Percentage of work completion											
1 / E	RCC work upto 11 th slab is completed	38%											

	<ul style="list-style-type: none"> ➤ Italian marble Flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Power Back Up ➤ Swimming Pool ➤ Gymnasium ➤ Indoor Games Room ➤ Meditation Area ➤ Mini Cinema Theatre ➤ Health club with Steam / Jacuzzi ➤ Guest Accommodation ➤ Jogging Track ➤ Gents and Ladies Salon ➤ Kids Play Areas / Sand Pits 		
6.	Location of property		:
	a)	Plot No. / Survey No.	: Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village - Borla
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village - Borla
	d)	Ward / Taluka	: 'MW' Ward, Taluka – Kurla
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property		: "One Meraki Wing E", Building No. 1, Proposed on Property Bearing Old CTS No. 619/14, 619 / 15, 619 / 21A, 619 / 21B & New C.T.S. No. 667 A / 2A, 667 A / 2B, 667 A / 2C, 667 A / 2D of Village – Borla, VN Purav Marg, Chembur (West), Mumbai, PIN Code – 400 071, Maharashtra, India
8.	City / Town		: Chembur (West), Mumbai
	Residential area		: Yes
	Commercial area		: No
	Industrial area		: No
9.	Classification of the area		:
	i) High / Middle / Poor		: High Class
	ii) Urban / Semi Urban / Rural		: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Municipal Corporation of Greater Mumbai, Village – Borla
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		: N.A.

	plots is contemplated			
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	C.T.S. No. 646	C.T.S. No. 646	Wing C & D
	South	C.T.S. No. 667A 1	C.T.S. No. 667A 1	Platania Building & Internal Road
	East	C.T.S. No. 350	C.T.S. No. 350	Under construction Building
	West	C.T.S. No. 667 B	C.T.S. No. 667 B	Meraki Arena 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°02'53.7"N 72°54'29.4"E	
14.	Extent of the site		: Total Plot area – 19916.05 Sq. M. (As per Approved Plan) Plot area – 1100.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 19916.05 Sq. M. (As per Approved Plan) Plot area – 1100.00 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Higher 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. CHE / ES / 0840 / M / W / 337 (NEW) dated 16.10.2024 issued by Municipal	



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			Corporation of Greater Mumbai. (Number of Copies – Twenty Six – Sheet No. 1/26 to 26 / 26) Approved Upto:															
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / E</td> <td>3 Basements + Ground + 1st to 16th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / E	3 Basements + Ground + 1 st to 16 th upper floors.											
Building No. / Wing	Number of Floors																	
1 / E	3 Basements + Ground + 1 st to 16 th upper floors.																	
9.	Corner plot or intermittent plot?	:	Intermittent															
10.	Road facilities	:	Yes															
11.	Type of road available at present	:	B. T. Road															
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	9.15 M. wide Existing Road															
13.	Is it a Land – Locked land?	:	No															
14.	Water potentiality	:	Municipal Water supply															
15.	Underground sewerage system	:	Connected to Municipal sewer															
16.	Is Power supply is available in the site	:	Yes															
17.	Advantages of the site	:	Located in developed area															
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No															
Part – A (Valuation of land)																		
1	Size of plot	:	Total Plot area – 19916.05 Sq. M. (As per Approved Plan) Plot area – 1100.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report															
	North & South	:	-															
	East & West	:	-															
2	Total extent of the plot	:	As per table attached to the report															
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.															
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,62,880.00 per Sq. M. for Residential ₹ 83,100.00 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</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>19916.05</td> <td>83100</td> <td>165,50,23,755.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	19916.05	83100	165,50,23,755.00	As per RERA			Land Area in	Rate in Sq. M.	Value in (₹)
As per Approved Plan																		
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																
19916.05	83100	165,50,23,755.00																
As per RERA																		
Land Area in	Rate in Sq. M.	Value in (₹)																

		Sq. M.						
		1100.00	83100	9,14,10,000.00				
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	:						
	Building No. / Wing	Number of Floors						
	1 / E	Proposed 3 Basements + Ground + 1st to 16th upper floors						
	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. CHE / ES / 0840 / M / W / 337 (NEW) dated 16.10.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Twenty Six – Sheet No. 1/26 to 26 / 26)					
	1. Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / E</td> <td>3 Basements + Ground + 1st to 16th upper floors.</td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	1 / E	3 Basements + Ground + 1 st to 16 th upper floors.
Building No. / Wing	Number of Floors							
1 / E	3 Basements + Ground + 1 st to 16 th upper floors.							
	2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
	3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.					

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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



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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. CHE / ES / 0840 / M / W / 337 (NEW) DATED 16.10.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:

1) Building No. 1, Wing -E:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total 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	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
2	201	2	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
3	301	3	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
4	401	4	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
5	501	5	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
6	601	6	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
7	701	7	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
8	801	8	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
9	901	9	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
10	1001	10	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
11	1101	11	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
12	1201	12	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
13	1301	13	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
14	1401	14	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total 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 ₹
15	1501	15	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
16	1601	16	5 BHK	3984	4382	42500	16,93,20,000	19,13,31,600	13,54,56,000	478500	1,31,47,200
Total				63744	70118		2,70,91,20,000	3,06,13,05,600	2,16,72,96,000		21,03,55,200

Summary of the Project:

Wing	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 ₹
E	5 BHK – 16	16	63744	70118	2,70,91,20,000.00	3,06,13,05,600.00	2,16,72,96,000.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,70,91,20,000.00
Final Realizable Value After Completion in ₹	3,06,13,05,600.00
Distress Sale Value as on date in ₹	2,16,72,96,000.00
Cost of Construction (Total Built up area x Rate) 70118 Sq. Ft. x ₹ 3000.00	21,03,55,200.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
E	38%	70118	21,03,55,200.00	7,99,34,976.00

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 ₹		:	₹ 2,70,91,20,000.00
Final Realizable Value After Completion in ₹		:	₹ 3,06,13,05,600.00
Distress Sale Value as on date in ₹		:	₹ 2,16,72,96,000.00

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 ₹ 41,500.00 to ₹ 44,500.00 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 ₹ 42,500.00 per Sq. Ft. on Carpet Area for valuation.



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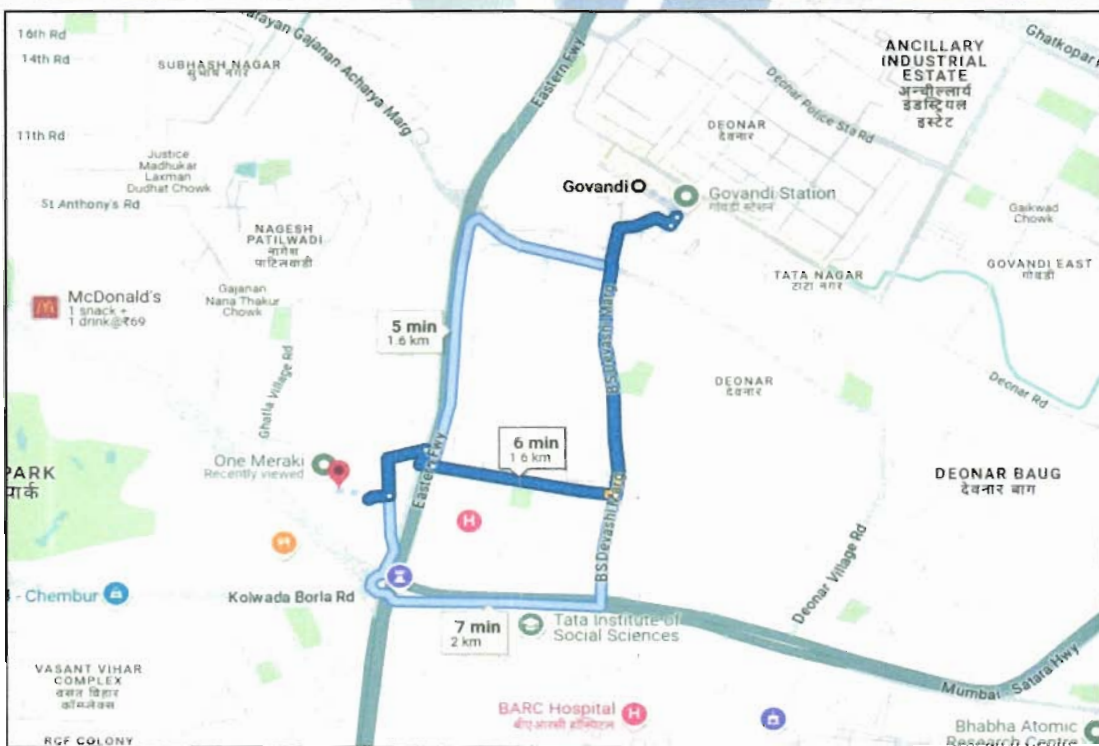
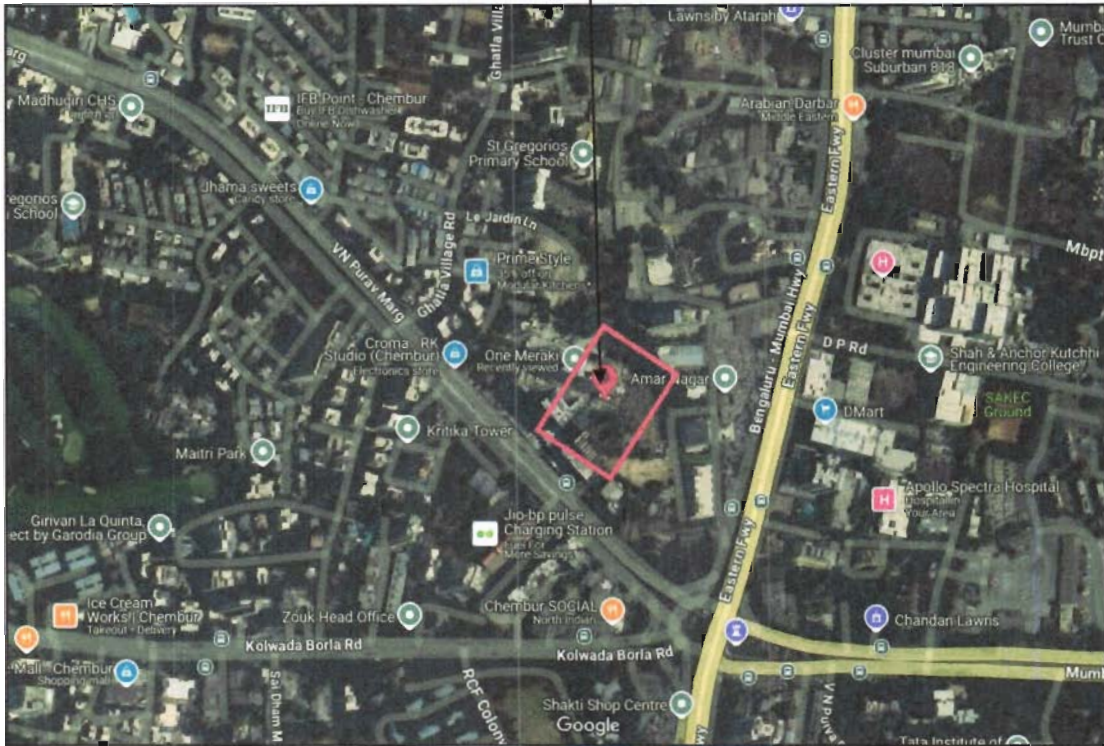


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°02'53.7"N 72°54'29.4"E

Note: The Blue line shows the route to site from nearest Railway station (Govandi– 1.6 Km)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

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

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: बोरला - कुर्ला

Search By: Survey No. Location

Enter Survey No: 667 Search

उपविभाग	सुनी जमीन	निवासी मदनिहा	मॉडीस दुकाने	शैबोपिक	एकक (Rs./)	Attribute
99/459-मुभाग. उत्तरेस रेल्वे लाईन, पुर्वेस वामन तुकाराम पाटील मार्ग, दक्षिणेस व्ही.एन.पुरव मार्ग व पश्चिमेस गावाची हद्द.	83100	162880	187320	210300	162880	चौ. मीटर सि.टी.एच. नंबर
99/465-रस्ता. व्ही.एन.पुरव मार्ग- सुमननगर ते शिवाजी महाराज चौक.	67680	137740	152860	224800	137740	चौ. मीटर सि.टी.एच. 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.
30374/2024	16.11.2024	5,14,00,000.00	113.00	1221	42,000.00

गावाचे नाव : बोरला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	51400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22447307.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्र 1702.ए विंग, 17 वा मजला, वन मेराकी, मोती बाग, सायन ट्रॉम्बे रोड, चेंबूर मुंबई 400071....सदनिकेचे एकूण क्षेत्रफळ 108.14 चौ मी रेरा कारपेट व सोबत डेक चे क्षेत्रफळ 5.30 आणि सोबत 2 कव्हर्ड कारपार्किंग स्पेस ((C.T.S. Number : 667A/2A,667A/2B,667A/2C,667A/2D ;))
(5) क्षेत्रफळ	118.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेराकी हॅबिटॅट्स एलएलपी पूर्वीचे नाव शिव सबरी डेव्हलपर्स चे भागीदार समीर भरत सावला तर्फे मुखत्यार नयना महेश कमजु वय:-32 पत्ता:-प्लॉट नं: ऑफिस नं 505 , माळा नं: 5 वा मजला , इमारतीचे नाव: मेराकी अरेना , ब्लॉक नं: चेंबूर, मुंबई , रोड नं: सायन ट्रॉम्बे रोड, आर के स्टुडीओ समीर , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ABGFS9495N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अपर्णा ललित खुराना वय:-52; पत्ता:-प्लॉट नं: 1106 , माळा नं: दफ्फोडील विंग , इमारतीचे नाव: निळकंठ गार्डन्स को ऑप हौ सो ली , ब्लॉक नं: गोवंडी पूर्व मुंबई , रोड नं: भक्तकवी शिवाजीभाई, देवशी रोड, ऑप जेन मंदिर , महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ABZPK6961G 2): नाव:-ललित मुनीश्वर खुराना वय:-52; पत्ता:-प्लॉट नं: 1106 , माळा नं: दफ्फोडील विंग , इमारतीचे नाव: निळकंठ गार्डन्स को ऑप हौ सो ली , ब्लॉक नं: गोवंडी पूर्व मुंबई , रोड नं: भक्तकवी शिवाजीभाई, देवशी रोड, ऑप जेन मंदिर , महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-ADGPK4218F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	30374/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	3084000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
3098/2025	03.02.2025	4,81,00,000.00	108.14	1164.00	41,376.00

3098520 05-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुयम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक 3098/2025 नोंदणी Regn:63m
गावाचे नाव : बोरला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	48100000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24578510.56
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन . इतर माहिती: सदनिका क्र 1802,ए विंग,18 वा मजला,वन मेराकी,मोती बाग,सायन टॉम्बे रोड,चेंबूर मुंबई 400071.....सदनिकेचे एकूण क्षेत्रफळ 108.14 चौ मी रेरा कारपेट व सोबत डेक चे क्षेत्रफळ 5.30 आणि सोबत 2 कवर्ड कारपार्किंग स्पेस चे क्षेत्र 27.5 चौ मी((C.T.S. Number : 667A/2A.667A/2B.667A/2C.667A/2D :))
(5) क्षेत्रफळ	118.95 चौ.मीटर
(6) आकारणी किंवा जुडी: देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेराकी हॅबिटेस एलएलपी पूर्वीचे नाव शिव सबरी डेव्हलपर्स चे भागीदार समीर भरत सावला तर्फे मुखत्यार नयना महेश कमजूर वय:-32 पत्ता:-प्लॉट नं: ऑफिस नं 505 , माळा नं: 5 वा मजला , इमारतीचे नाव: मेराकी अरेना , ब्लॉक नं: चेंबूर मुंबई , रोड नं: सायन टॉम्बे रोड,आर के स्टुडीओ समोर , महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-ABGFS9495N
(8) दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इन्मडगू ओडिसेषा रेव्ही वय:-47; पत्ता:-प्लॉट नं: 802, माळा नं: . इमारतीचे नाव: डूक्स ह्योरीझोन , ब्लॉक नं: देवनार मुंबई , रोड नं: वामन तुकाराम पाटील मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AANPIS478F
(9) दस्तावेज करून दिल्याचा दिनांक	03/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3098/2025
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	2886000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acers.com	1,221.00	5,10,00,000.00	41,769.00.

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Chembur > 3 BHK Flats in Chembur

₹5.1 Cr @ 41,769 per sq. ft. **3BHK 3Baths**
 Estimated EMI ₹ 4,07,339
 Flat/Apartment for Sale
 in One Meraki, Chembur, Mumbai

VERIFIED **RERA STATUS REGISTERED** Registration No: P51800011606 Website: https://mahanera.maharashtra.gov.in

Mukesh Daryenani
 REAL ESTATE BROKER
 Member Since Nov, 2014

Contact Dealer FREE

Ready to move Property | Posted on Jan 23, 2025

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (15) Society (25)

Area
 Carpet area: 1221 sq. ft. (11343 sq. ft.)

Price
 ₹ 5.1 Cr+ Govt. Charges & Tax
 @ 41,769 per sq. ft. (Negotiable)

Floor Number
 6th of 19 Floors

Overlooking
 Park/Garden, Pool

Address
 One Meraki
 Chembur, Mumbai

Facing
 East

Property Age
 1 to 5 Year Old View Construction Status

Places nearby
 Chembur East, Chembur, Mumbai

Govandi Railway Station Vivo Ghatkopar K Star Mall Mumbai Agra Highway Eastern Freeway St Gregorios

Properties you can trust
 Properties in One Meraki are RERA approved. Now, buy with confidence!

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	772.00	3,00,00,000.00	42,650.00

HOUSING.COM Buy in Mumbai

Chembur Add

Download App List Property Saved

Home / Mumbai / Mumbai Harbour / Chembur / ONE MERAKI

ONE MERAKI REERA

By MERAKI HABITATS LLP

VN Purav Marg, opposite R K Studios, Chembur, Mumbai Harbour, Mumbai

₹3.0 Cr - 8.5 Cr | ₹38.86 K - 42.65 K/sq.ft
EMI starts at ₹1.49 Lacs

Price excludes maintenance, floor rise c. See More

★ 4.7 Write a Review

Contact Sellers

Cover Image

SHARE SAVE

2, 3, 4 BHK Apartments Configurations

Mar. 2024 Possession Starts

₹38.86 K - 42.65 K/sq.ft Avg. Price

772 - 1993 sq.ft. (Builtup Area) Sizes

+ 41 more



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
5 BHK	Housed.com	3850.00	15,50,00,000.00	40,260.00

Project Overview of One Meraki Chembur East, Mumbai

- Property Type: Apartment
- Project Area: 5 Acres
- Ownership: Freehold
- Towers / Floor: 2 Towers / 19 Floors
- Property View: Open View
- Parking: Two Wheeler, Four Wheeler

Step into One Meraki, a transformative gated community in the heart of Chembur, Mumbai, where modern urban living meets nature. This esteemed project spans an impressive 5 acres and features a lush 30,000 sq. ft. garden, offering residents a refreshing escape from the urban hustle with its strategi...

Key Features of One Meraki Chembur East, Mumbai

- Gated Community
- Lush Green Surroundings
- Thoughtfully Designed
- Premium Amenities
- Innovative Architecture
- Strategically Located



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
5 BHK	Squareyard.com	1221.00	5,00,00,000.00	40,950.00

The screenshot displays the Square Yards website for the 'One Meraki' project. The main heading is 'One Meraki' located in Chembur, Mumbai. The price range is listed as ₹3.00 Cr - 5.00 Cr. Project size is 212 units on 5 Acres. Configurations include 2, 3 BHK Flats with 772 Sq. Ft. to 1221 Sq. Ft. (Car). The page also features a 'Why you should consider One Meraki?' section with bullet points: 'Near Eastern Express Highway, enhanced connectivity', 'Easy access to Eastern Freeway, commute-friendly', and 'Luxurious living near Sion Trombay Road, Chembur'. A contact form for 'Contact our Real Estate Experts' is visible on the right, with fields for Name, Email ID, and Phone Number, and a 'Contact Now' button.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	Squareyard.com	1770.00	7,25,00,000.00	40,960.00

One Meraki
3 Bedroom 1770 Sq.Ft. Apartment in Chembur Mumbai
 Listing ID #7644515
₹ 7.25 Cr.
 3 Bedrooms • Pooja Room
 Semi-Furnished
 3 Bathroom
 1770 Sq.Ft. (Carpet Area)
 Road View
 10th Floor out of multi storey tower Floors

Recent Registered Sale: ₹ 4.2 Cr. (140 Sq Ft)

Get a CIBIL Linked Home Loan Estimate
 Interiors Package
 Professional Valuation Report in ₹999
 Are you Looking to Advertise a Property

Key Highlights
 Breakthrough Price, Reputed Builder, Family, Schools in vicinity, Tasteful Interiors

Introducing an impeccable apartment in Chembur Mumbai, available for sale at a breakthrough price of 7.25 Cr.
 • This semi-furnished 3 BHK apartment in the renowned project "One Meraki" is the perfect home for your family. Spread across an expansive area of 1770 square feet, this apartment offers tasteful interiors that are both luxurious and comfortable.
 • The apartment boasts of a mesmerizing road view, allowing you to enjoy the scenic beauty right from the comfort of your living space. One Meraki is built by a reputed builder and provides a range of top-notch amenities for the complete well-being of its residents.

Enjoy ₹25,000 Off on Interior Services for a Limited Time.
 • Lowest Prices Guaranteed
 • 10-Year Warranty
 • Timely Delivery Assurance
 Get Offer



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1681.00	7,06,00,000.00	42,000.00

99acres Buy Enter Locality / Project / Society / Landmark

₹7.06 Cr @ 42,000 per sq.ft. **3BHK 3Baths**
 Flat/Apartment for Sale
 in Tridhaatu Aranya, Deonar, Chembur East

REGA STATUS REGISTERED Registration No: #51900005629 Website: http://maharara.maharashtra.gov.in/

Under Construction Property | Posted on Oct 01, 2024

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (5) Society (17)

Area
Carpet area: 1681 sq.ft. (156.17sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, 1 Balcony

Price
₹ 7.06 Crore+ Govt Charges & Tax @ 42,000 per sq.ft. (Negotiable)

Address
Tridhaatu Aranya
Deonar, Chembur East

Floor Number
6th of 33 Floors

Facing
East

Overlooking
Main Road, Park/Garden, Others

Property Age
Under Construction [View Construction Status](#)

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	nobroker.com	4325.00	15,79,00,000.00	36,510.00

NOBROKER

4+ BHK Flat In Godrej Rks For Sale In Chembur

₹ 15.79 Crores ₹ 9.05 Lacs/Month 4,325 Sq Ft

4 Bedroom, 4 Bathroom, 3 Balcony

Godrej Rks, Chembur East

Age of Building: Under Construction

Ownership Type: Self Owned

Maintenance Charges: NA

Flooring: Vitrified Tiles

Activity On This Property: 39 Unique Views, 0 Shortlists, 0 Contacted



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Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	magicbricks.com	2000.00	9,00,00,000.00	45,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Log in ▾ Post

Posted on: Feb 06, 25

₹ 9.0 Cr [EMI - ₹ 4.06L](#) | [Can I afford it?](#)

4 BHK 2667 Sq-ft Flat For Sale [Chembur, Mumbai](#)



4 Beds 4 Baths 2 Balconies 2 Covered Parking

Carpet Area 2000 sqft - ₹ 45,000/sqft	Developer Godrej Properties	Project Godrej Serenity Mumbai	Floor 8(Out of 15 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Study Room	Facing North - East

Walking Distance to Upcoming Metro Station and Mumbais Largest Dmart

Contact Agent
Get Phone No.


Contact Agent

Pankaj Dembra

Get PH

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Mukesh Estates Hu

View Profile

More Details

Price Breakup	₹ 9 Cr ₹ 45,00,000 Approx. Registration Charges ₹ 20,000 Monthly
Booking Amount	₹ 45.0 Lac
Address	Off Sion Trombay road Dattaguru Society, Govandi East Mumbai, Maharashtra, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Walking Distance to Upcoming Metro Station and Mumbais Largest Dmart
Furnishing	Semi-Furnished
Flooring	Marble, Marbonite, Vitrified
Loan Offered	Estimated EMI: ₹ 405911 📄 Apply for Home Loan

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	magicbricks.com	1354.00	6,00,00,000.00	44,313.00

magicbricks Buy Rent Sell Home Loans Login Post

Posted on: Feb 07 25

₹6.0 Cr EMI: ₹3271 [Can I afford it?](#)

4 BHK 1354 Sq-Ft Flat For Sale [Chembur, Mumbai](#)

GOLF PUTTING GREEN
Nothing releases you like a game of golf. Head to The Green, our specially-designed putting range. Fine-tune your golfing skills before the weekend rendezvous with your friends.

4 Beds 4 Baths 1 Balcony 2 Covered Parking Visitor Parking

Carpet Area 1354 sqft + ₹=212/sqft	Developer Purvankara Ltd.	Project Purva Clermont	Floor 10(Out of 20 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East	Lifts 3

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹6 Cr ₹5,000 Monthly
Booking Amount	₹10.0 Lac
RERA ID	RERA
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Semi-Furnished
Flooring	Vitrified

Contact Agent
ANKIT -91-991000
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[Downloa...](#)
Top Agent in this Lo...
[View Profile](#)

Price Indicators

Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1320.00	6,13,00,000.00	46,442.00

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur > 3 BHK Flats for Sale in Chembur > 1560 Sq-ft

₹ 6.13 Cr
EMI - ₹ 2.76L
Get Loan offers from 34+ banks
PREMIUM PROJECT

3 BHK 1560 Sq-ft Flat For Sale [Chembur, Mumbai](#)

3 Beds
4 Baths
2 Balconies
Unfurnished

Carpet Area
1320 sqft ~
₹ 46,442/sqft

Furnished Status
Unfurnished

Developer
[Godrej Properties](#)

Age Of Construction
Under Construction

Project
[Godrej Sky Terraces](#)

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹ 6.13 Cr

Address Chembur, Mumbai - Harbour Line, Maharashtra

Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	magicbricks.com	2200.00	9,50,00,000.00	43,180.00

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post

Posted on Jan 28, 25

₹9.50 Cr EMI - ₹4,28,000 | [Can I afford it?](#)

4 BHK 2150 Sq-ft Flat For Sale [Chembur, Mumbai](#)



4 Beds | 3 Baths | 1 Balcony | 2 Covered Parking | Visitor Parking


Carpet Area: 2200 sqft - ₹43180/sqft	Developer: Raheja Universal Pvt. Ltd.	Project: Raheja Acropolis	Floor: 14 (Out of 18 Floors)
Transaction Type: Resale	Status: Ready to Move	Additional Rooms: 1 Store Room	Facing: North - East

Contact Agent

Saee Shinde - 9809000000

[Get Phone No.](#)

Top Agent in this Locality



Mukesh
Estates H...

18 PROPERTIES FOR SALE

21 PROPERTIES FOR RENT

[View Profile](#)

More Details

Price Breakup	₹9.5 Cr ₹47,50,000	Approx. Registration Charges
Booking Amount	₹20.0 Lac	
Address	Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra	
Landmarks	Near Telecom Factory	

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: 28.02.2025

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.28 15:53:24 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.02.2025 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 22.02.2025. 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Meraki Habitats 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 Barkat – Valuation Engineer Bhavika Chavan– Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.02.2025 Valuation Date – 28.02.2025 Date of Report – 28.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.02.2025
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 **28th January 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.28 15:53:07 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3



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