



Ravindra R. Bhutada
M.E. (Structure), F.I.V.

■ CHARTERED ENGINEER
■ TECHNICAL CONSULTANT
■ GOVT. REGD. APPROVED VALUER
IOV Regd. No. F-23070
IBBI Regd. No. IBBI/RV/04/2020/12983

Latur Office : 1) Shop No. 61, New Adarsh Colony Shopping Complex, AUSA Road, Latur - 413531

☎ 9422071531, 9373842968 E-mail : ravindrabhutadaltr@yahoo.com

2) Flat No. 101, 1st Floor, "Shriniwas Chambers-A", Naik Chowk, Ring Road, Latur - 413531 ☎ 7588114531

Pune Office : Office No. 04, Ground Floor, Swami Samarth Complex, Nana Peth Pune - 411011

☎ 9850158949

Mumbai Office : Flat No. 501, 5th Floor, Building No. 15, "D.B. Ozone", Near Thakur Mall, Mahajanwadi, Dahisar (East),
Mumbai - 400068. ☎ 7744889655

REF: -TN-JULY-2024-2025/22

To,
State Bank of India
Andheri RACPC.

VALUATION REPORT

(IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

| | | | | |
|-------------------|---|---|--|-----------------------|
| | Name of the Valuer | Ravindra R. Bhutada M.E. (Structure), F.I.V. Registered Valuer & Chartered Engineer Registration No.: IBBI/RV/04/2020/12983 Chartered Engineer: IEI R.No.M-1705355 | | |
| I. GENERAL | | | | |
| 1. | Purpose for which the valuation is made | To estimate Realizable Value of property for Bank Loan Purpose | | |
| 2. | a) Date of inspection | : | 17th July 2024 | |
| | b) Date on which the valuation is made | : | 17th July 2024 | |
| 3. | List of documents produced for perusal | | | |
| | i) Copy of Draft Agreement For Sale | : | Dated : /2024 | |
| | ii) Copy of Full OC Certificate No. | : | CHE/7127/BP(WS)/AP/OCC/2/New | Dated: 9/July/2021 |
| 4. | Name of the owner(s)/ Intended purchasers and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : | Proposed Buyer: Mr. Sudhanshu Sah Regd. Owners: Ferani Developers | |
| 5. | Brief description of the property | : | Residential Flat | |
| 6. | Location of property | : | Residential Flat Premises, Flat No. 1902 on 19th Floor, Wing 'H', "Raheja Residency", Situated at C.T.S No. 827A/1A & Others, General Arun Kumar Vaidya Marg, Malad (East) at Village Malad, Dist. Mumbai 400097, Within limits of MCGM. | |
| | Landmark | : | General Arun Kumar Vaidya Marg, Malad (East) | |
| | a) Plot No. / Survey No. | : | C.T.S No. 827A/1A & Others | |
| | b) Door No. | : | Flat No. 1902 | |
| | c) T. S. No. / Village | : | Malad | |
| | d) Ward / Taluka | : | Borivali | |
| | e) Mandal / District | : | Mumbai | |

| | | | | |
|--------------------------|----|---|---|---|
| | f) | Date of issue and validity of layout of approved map / plan | : | CHE/7127/BP(WS)/AP/SR |
| | g) | Approved map / plan issuing authority | : | MCGM |
| | h) | Whether genuineness or authenticity of approved map / plan is verified | : | No |
| | i) | Any other comments by our empaneled valuers on authentic of approved plan | : | NA |
| 7. | | Postal address of the property | : | Residential Flat Premises, Flat No. 1902 on 19th Floor, Wing 'H', " Raheja Residency ", Situated at C.T.S No. 827A/1A & Others, General Arun Kumar Vaidya Marg, Malad (East) at Village Malad, Dist. Mumbai 400097, Within limits of MCGM. |
| 8. | | City / Town | : | Malad |
| | | Residential Area | : | Yes Residential |
| | | Commercial Area | : | NA |
| | | Industrial Area | : | NA |
| 9 | | Coming under Corporation limit / Village Panchayat / Municipality | : | MCGM |
| 10 | | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | : | NO |
| 11 | | Boundaries of the property | | As per site visit |
| | | East | : | Internal Road |
| | | West | : | Tarmat Company |
| | | South | : | Raheja Residency 2 Building |
| | | North | : | Under Construction Project By Raheja |
| 12 | | Dimensions of the site | | |
| | | East | : | --- |
| | | West | : | --- |
| | | South | : | --- |
| | | North | : | --- |
| 13 | | Extent of the site | : | Carpet area is 730.00 Sq. Ft. (67.81 Mt.) (62.89 Mt. Carpet + 4.92 Mt. Balcony) |
| 14 | | Latitude, Longitude & Co-ordinates of flat | : | 19°10'41.9"N 72°52'32.0"E |
| 15 | | Extent of the site considered for valuation (least of 13 A & 13 B) | : | Carpet area is 730.00 Sq. Ft. (67.81 Mt.) (62.89 Mt. Carpet + 4.92 Mt. Balcony) |
| 16 | | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : | Vacant |
| II. FLAT BUILDING | | | | |
| 1. | | Nature of the Flat | : | Residential Flat Is 2 BHK |
| 2. | | Location | : | Malad |
| | | T. S. No. | : | C.T.S No. 827A/1A & Others |
| | | Block No. | : | --- |
| | | Ward No. | : | --- |
| | | Village/ Municipality / Corporation | : | MCGM |
| | | Door No., Street or Road (Pin Code) | : | Flat No. 1902 (400 097) |

| | | | |
|-----------------|--|---|---|
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2021 |
| 5. | Number of Floors | : | P + 20 Floors |
| 6. | Type of Structure | : | RCC Framed Structure |
| 7. | Number of Dwelling units in the building | : | Per floor 4 flats |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10 | Maintenance of the Building | : | Good |
| 11 | Facilities Available | | |
| | Lift | : | Yes |
| | Protected Water Supply | : | Yes |
| | Underground Sewerage | : | Yes |
| | Car Parking - Open/ Covered | : | Yes |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building | : | Yes |
| III FLAT | | | |
| 1 | The floor on which the flat is situated | : | 19th Floor, |
| 2 | Door No. of the flat | : | Flat No. 1902 |
| 3 | Specifications of the flat | | |
| | Roof | : | RCC Slab |
| | Flooring | : | Vitrified tiles flooring, Imported Granite kitchen platform with glazed tiles as dado |
| | Doors | : | Wooden flush door |
| | Windows | : | Aluminum section/Glass windows |
| | Fittings | : | Superior |
| | Finishing | : | Sand face plaster with cement paint from out side |
| | House Tax | : | --- |
| 4 | Assessment No. | : | NA |
| | Tax paid in the name of | : | --- |
| | Tax amount | : | --- |
| 5 | Electricity Service Connection no. | : | --- |
| | Meter Card is in the name of | : | --- |
| 6 | How is the maintenance of the flat? | : | --- |
| 7 | Sale Deed executed in the name of | : | Proposed Buyer: Mr. Sudhanshu Sah Regd. Owners: Ferani Developers |
| 8 | What is the undivided area of land as per Sale Deed? | : | NA |
| 9 | What is the plinth area of the flat? | : | Documented Carpet area is 730.00 Sq. Ft. (67.81 Mt.) (62.89 Mt. Carpet + 4.92 Mt. Balcony) Built up area – 81.372 Sq. Mtr. |
| 10 | What is the floor space index (app.) | : | As per D.P. Plan Applicable |
| 11 | What is the Carpet Area of the flat? | : | Carpet area is 730.00 Sq. Ft. (67.81 Mt.) (62.89 Mt. Carpet + 4.92 Mt. Balcony) |
| 12 | Is it Posh/ I class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential |

| | | | |
|---|---|---|---|
| 14 | Is it Owner-occupied or let out? | : | Vacant |
| IV MARKETABILITY | | | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Nothing Specific |
| 3 | Any negative factors are observed which affect the market value in general? | : | Not Observed |
| V RATE | | | |
| 1 | After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas) | : | Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details). | : | Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings |
| Break - up for the rate | | | |
| 3 | i) Building + Services | : | Rs. 3,000/- Per Sq.Ft. |
| | ii) Land + Others | : | Rs. 32,750/- Per Sq.Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | i) Rs. 1,21,520/- per Sq. Mtr. Built up Area 81.372 Sq. Mtr. X Rs. 1,21,520/- = Rs. 98,88,325/- |
| VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | | |
| a. | Depreciated building rate | : | - |
| | Age of the building | : | 03 Years |
| | Estimated future life of building | : | 57 Years |
| | Depreciation percentage assuming the salvage value as - | : | NA |
| | Total composite rate arrived for valuation | : | |
| | Building rate | : | Rs. 3,000/- Per Sq.Ft. |
| b. | Rate for Land & other | : | Rs. 32,750/- Per Sq.Ft. |
| | Total Composite Rate | : | Rs. 35,750/- per Sq. Ft. on Carpet area |

Details of Valuation:

| C) VALUATION DETAILS: | | | | |
|------------------------------|------------------------------------|---------------------|-----------------|--------------------------|
| Sr. No | DESCRIPTION | Quantity In Sq. Ft. | Rate Rs/Sq. Ft. | Present value (Rs.) |
| 1. | Carpet area | 730.00 Sq. Ft. | Rs. 35,750/- | Rs. 2,60,97,500/- |
| | 1 Car Parking | | | Rs. 12,00,000/- |
| 2. | Superfine finish & Furniture | | | ---- |
| 3. | Interior decorations | | | ---- |
| 4. | Potential Value, if any? | | | ---- |
| 5. | Share of common amenities, if any? | | | ---- |
| | TOTAL (After Completion) | | | Rs. 2,72,97,500/- |
| | | | Say | Rs. 2,73,00,000/- |
| Realizable Value | | | | Rs. 2,59,35,000/- |
| Distress Value | | | | Rs. 2,04,75,000/- |
| Govt. Value | | | | Rs. 98,88,325/- |
| Rental value (Per month) | | | | Rs. 70,000/- |

There is no specific definition of realizable value in International Valuation Standards; hence we have considered the Market Value as Realizable Value.

(Note: The realizable value mentioned in the report is inclusive of GST payable on under construction flat & exclusive of Stamp duty & Registration charges.)

The Approach for Valuation is Market Approach & method adopted is comparable listing/Transaction method as per International Valuation Standards. The rate for valuation is estimated by market survey & by comparing offer rates/transacted rates of comparable properties in the vicinity of the subject property & making suitable Adjustments w.r.t. parameters/aspects such as physical, social, economic, legal and technical aspects.

Photograph of owner/representative with property in background is enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
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 specifications is

Rs. 2,73,00,000/- (Rupees Two Crore Seventy Three Lacs Only).

Date: 17th July 2024

Place: Mumbai

**Signature, Ravindra R. Bhutada (Panel Valuer)
(Name and Official Seal of the Approved Valuer)**

The undersigned has inspected the property detailed in the Valuation Report dated 17th July 2024, we are satisfied that the fair and realizable market value of the property.

Rs. 2,73,00,000/- (Rupees Two Crore Seventy Three Lacs Only).

Date: 17th July 2024

(Name of the Branch Manager with office Seal)

Encl: Photographs & Location map of the property

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

ANNEXURE - IV
DECLARATION – CUM – UNDERTAKING

I, Ravindra R. Bhutada, son of Ramniwas R. Bhutada 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 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) The subject property has been personally inspected by our representative. 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 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 number / GST number as applicable is ACLPB3488Q
- 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 assets class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w) My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- x) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

Date: 17th July 2024

Place: Mumbai.

Further, I hereby provide the following information.

| Sr. No. | Particulars | Valuer comment |
|----------------|---|--|
| 1 | Background information of the asset being valued; | Residential Flat |
| 2 | Purpose of valuation and appointing authority | Residential Loan Purpose & SBI |
| 3 | Identity of the valuer and any other experts involved in the valuation; | Ravindra R. Bhutada (Panel Valuer) |
| 4 | Disclosure of valuer interest or conflict, if any; | NA |
| 5 | 1. Date of appointment 2. Valuation / inspection date 3. Date of report | 17th July 2024 |
| 6 | Inspections and/or investigations undertaken; | Visual Inspection |
| 7 | Nature and sources of the information used or relied upon; | For Area details: Ownership documents provided by clients. For Rates: Website Instances, i.e. Magicbricks, 99 acres, Housing.com, etc. |
| 8 | Procedures adopted in carrying out the valuation and valuation standards followed; | Visual Inspection, followed by market survey, inspecting documents & drafting report IVS |
| 9 | Restrictions on use of the report, if any; | For Bank Purpose Only |
| 10 | Major factors that were taken into account during the valuation; | 1. Actual Site Inspection 2. Market Survey 3. Comparable Listings/ Transactions |
| 11 | Major factors that were not taken into account during the valuation; | NA |
| 12 | 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. | It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience& is based on the documents given by bank / client & as per observation at the time of visit. |

Date:17th July 2024
Place: Mumbai.

Ravindra R. Bhutada

(Annexure – V)
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 relationship.
3. A valuer shall endeavour to ensure that he / it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his / its professional dealings by ensuring that his / its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he / it or any of his / its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his / its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he / it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuation" 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 inspection and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization 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 organization 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 organization 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.

Site Visit



READY RECKONER

DIVISION / VILLAGE : MALAD EAST
Commence From 1st April 2023 To 31st March 2024

| | | | |
|------------------------|--|------------------------|-----------------------|
| Type of Area | Urban | Local Body Type | Corporation "A" Class |
| Local Body Name | Municipal Corporation of Greater Mumbai | | |
| Land Mark | Terrain: Part of Ward Boundary to the North and Part of Village Boundary to the East, Village Boundary to the South, and Pathan Wadi to the North Road, Express Highway to the West. | | |

Rate of Land + Building in ₹ per sq. m. Built-Up

| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
|------|----------|-------|-------------|--------|--------|------------|
| 62 | 62/292 | 51260 | 121520 | 139260 | 151900 | 121520 |

740A, 740B/2, 740B/1, 741, 742, 743, 744, 745, 746, 747A, 747B, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774C, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811PT, 811A/5, 811A/7, 811C, 811E, 812PT, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827A, 827/1B, 827A/2, 827A/3A, 827A/3B, 827A/3C, 827A/4B, 827A/4C/1, 827A/4D, 827A/4E, 827A/7, 827/A/8, 827/A/9, 827A/1A/1, 827A/1A/2, 827A/4A/1, 827B/1A/1, 827B/1A/2, 827B/2, 827C/20, 827D/2, 827PT, 829, 839, 840, 841, 842

GOOGLE LOCATION MAP

The screenshot shows a Google Maps interface with the following details:

- Search Bar:** 19.178318, 72.875566
- Coordinates:** 19°10'41.9"N 72°52'32.0"E
- Map Labels:** RAHEJA RESIDENCY 2, RAHEJA HEIGHTS, RAHEJA MANSION, RAHEJA MANOR, RAHEJA MANTRA, RAHEJA MANTRA 2, RAHEJA MANTRA 3, RAHEJA MANTRA 4, RAHEJA MANTRA 5, RAHEJA MANTRA 6, RAHEJA MANTRA 7, RAHEJA MANTRA 8, RAHEJA MANTRA 9, RAHEJA MANTRA 10, RAHEJA MANTRA 11, RAHEJA MANTRA 12, RAHEJA MANTRA 13, RAHEJA MANTRA 14, RAHEJA MANTRA 15, RAHEJA MANTRA 16, RAHEJA MANTRA 17, RAHEJA MANTRA 18, RAHEJA MANTRA 19, RAHEJA MANTRA 20, RAHEJA MANTRA 21, RAHEJA MANTRA 22, RAHEJA MANTRA 23, RAHEJA MANTRA 24, RAHEJA MANTRA 25, RAHEJA MANTRA 26, RAHEJA MANTRA 27, RAHEJA MANTRA 28, RAHEJA MANTRA 29, RAHEJA MANTRA 30, RAHEJA MANTRA 31, RAHEJA MANTRA 32, RAHEJA MANTRA 33, RAHEJA MANTRA 34, RAHEJA MANTRA 35, RAHEJA MANTRA 36, RAHEJA MANTRA 37, RAHEJA MANTRA 38, RAHEJA MANTRA 39, RAHEJA MANTRA 40, RAHEJA MANTRA 41, RAHEJA MANTRA 42, RAHEJA MANTRA 43, RAHEJA MANTRA 44, RAHEJA MANTRA 45, RAHEJA MANTRA 46, RAHEJA MANTRA 47, RAHEJA MANTRA 48, RAHEJA MANTRA 49, RAHEJA MANTRA 50, RAHEJA MANTRA 51, RAHEJA MANTRA 52, RAHEJA MANTRA 53, RAHEJA MANTRA 54, RAHEJA MANTRA 55, RAHEJA MANTRA 56, RAHEJA MANTRA 57, RAHEJA MANTRA 58, RAHEJA MANTRA 59, RAHEJA MANTRA 60, RAHEJA MANTRA 61, RAHEJA MANTRA 62, RAHEJA MANTRA 63, RAHEJA MANTRA 64, RAHEJA MANTRA 65, RAHEJA MANTRA 66, RAHEJA MANTRA 67, RAHEJA MANTRA 68, RAHEJA MANTRA 69, RAHEJA MANTRA 70, RAHEJA MANTRA 71, RAHEJA MANTRA 72, RAHEJA MANTRA 73, RAHEJA MANTRA 74, RAHEJA MANTRA 75, RAHEJA MANTRA 76, RAHEJA MANTRA 77, RAHEJA MANTRA 78, RAHEJA MANTRA 79, RAHEJA MANTRA 80, RAHEJA MANTRA 81, RAHEJA MANTRA 82, RAHEJA MANTRA 83, RAHEJA MANTRA 84, RAHEJA MANTRA 85, RAHEJA MANTRA 86, RAHEJA MANTRA 87, RAHEJA MANTRA 88, RAHEJA MANTRA 89, RAHEJA MANTRA 90, RAHEJA MANTRA 91, RAHEJA MANTRA 92, RAHEJA MANTRA 93, RAHEJA MANTRA 94, RAHEJA MANTRA 95, RAHEJA MANTRA 96, RAHEJA MANTRA 97, RAHEJA MANTRA 98, RAHEJA MANTRA 99, RAHEJA MANTRA 100.
- Map Features:** Restaurants, Hotels, Things to do, Transit, Parking, Pharmacies, ATMs.
- Map Controls:** Directions, Save, Nearby, Send to phone, Share.
- Map Layers:** Layers

SALE INSTANCE

7032324

06-05-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली ।

दस्त क्रमांक : 7032/2024

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 22900000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 8924750.87 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1001, माळा नं: 10, इमारतीचे नाव: बिल्डिंग-एच,रहेजा रेसिडेन्सी, ब्लॉक नं: दिंडोशी मालाड पूर्व,मुंबई 400097, रोड : ऐट ऑफ जन ए के वैद्य मार्ग, इतर माहिती: सदनिकेचे क्षेत्रफळ 62.89 चौ.मी.कार्पेट बाल्कनी क्षेत्रफळ 4.92 चौ.मी.सोबत कार पार्किंग नं-बी0052...महिला खरेदीदार असल्यामुळे शासन परि क्र. मुद्रांक 2021 अ.नौ.सं.क्र 12/प्र.कं/107/म-1/दि 31 मार्च 2021 अन्वये मुद्रांक शुल्कात 1% माफी दिली आहे.((C.T.S. Number : 827A/1A ;)) |
| (5) क्षेत्रफळ | 62.89 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:-फेरानी डेव्हलपर्स डिव्ही.ऑफ फेरानी हॉटेल्स प्रा.ली.तर्फे संचालक संदीप रहेजा तर्फे मुखत्यार गोपाळ सूर्यवंशी वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कन्स्ट्रक्शन हाउस-बी, ब्लॉक नं: खार पश्चिम,मुंबई, रोड नं: लिन्किंग रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAACF0693B 2): नाव:-नसली नेव्हीले वाडिया अॅडमिनिस्ट्रेटर तर्फे संदीप रहेजा तर्फे मुखत्यार गोपाळ सूर्यवंशी -- वय:-54 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कन्स्ट्रक्शन हाउस-बी, ब्लॉक नं: खार पश्चिम,मुंबई, रोड नं: लिन्किंग रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAEPD8394A |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-प्रियांका श्रीधरन वय:-30; पत्ता:-प्लॉट नं: हाऊस नं-११०२, माळा नं: -, इमारतीचे नाव: मोन्ट्रेल अपार्टमेंट,साईआकाश दीप सोसायटी, ब्लॉक नं: एव्हरशार्इन नगर,मालाड पश्चिम,मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-FBDPS2337R 2): नाव:-पद्मिनी श्रीधरन वय:-60; पत्ता:-प्लॉट नं: हाऊस नं-११०२, माळा नं: -, इमारतीचे नाव: मोन्ट्रेल अपार्टमेंट,साईआकाश दीप सोसायटी, ब्लॉक नं: एव्हरशार्इन नगर,मालाड पश्चिम,मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAKPS8223P |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/04/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 26/04/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 7032/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1145200 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |

| | | |
|---|--|------------------------------------|
| Agreement Value | Rs. 2,29,00,000/- | Carpet Area- 730.00 sq .ft. |
| Sale Instance Carpet Rate | Rs. 31,370/- sq.ft (Rs. 3,37,541/- sq.mtr.) | With Out Car Parking |
| Consider market rate (All Inclusive) | Rs. 37,800/- sq.ft | With Out Car Parking |

1.WEB INSTANCE: Carpet Rate Rs. 40,000/- Per Sq. Ft.

magicbricks.com/propertyDetails/3-BHK-1490-Sq-ft-Multistorey-Apartment-FOR-Sale-Malad-East-in-Mumbai&id=4d423638383532383033


magicbricks Buy Rent Sell Home Loans Login Post Property (FREE)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad East > 3 BHK Flats for Sale in Malad East > 1490 Sq-ft

Posted on: Oct 14, 23 Property ID: 68852803

₹3.80 Cr EMI - ₹1.7L | [Get pre-approved loan](#)

3 BHK 1490 Sq-ft Flat For Sale **Malad East, Mumbai**



3 Beds 3 Baths 2 Balconies 2 Covered Parking Hilltop Concierge Se...

| | | | |
|--|--------------------------------------|---|--------------------------------------|
| Carpet Area 948 sqft ₹40,084/sqft | Developer K. Raheja Realty | Project Raheja Residency | Floor 7 (Out of 20 Floors) |
| Transaction Type New Property | Status Ready to Move | Additional Rooms 1 Store Room | Facing West |

Contact Agent
✓ RERA REGISTERED
Rakesh Singh +91-98XXXXXXX
[Get Phone No.](#)

[Download Brochure](#)

2.WEB INSTANCE: Carpet Area Rate Rs, 37,000/-

99acres.com/3-bhk-bedroom-apartment-flat-for-sale-in-k-raheja-residency-malad-east-mumbai-andheri-dahisar-945-sq-ft-sp-id-Y71779786

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Malad East > 3 BHK Flats in Malad East


Posted on Oct 11, 2023 | Ready to move

₹3.5 Cr @ 37,037 per sq.ft. **3BHK 3Baths**
Estimated EMI ₹2,79,546
Flat/Apartment for Sale
in K Raheja Residency, Malad East, Mumbai Andheri-Dahisar, Mumbai

RERA STATUS: NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (0) Society (13)



Video (1/2) Photos (10) Floor Plan (1)

| | |
|--|---|
| Area Carpet area: 945 sq.ft. (87.79 sq.m.) | Configuration 3 Bedrooms, 3 Bathrooms, No Balcony |
| Price ₹3.5 Crore+ Govt Charges & Tax @ 37,037 per sq.ft. | Address K Raheja Residency Malad East, Mumbai Andheri-Dahisar |
| Floor Number 12 th of 20 Floors | Facing East |
| Overlooking Park/Garden, Main Road | Property Age 0 to 1 Year Old |

Deal with Trustee
RERA Certified Deal property!

Specimen Copy
Draft without Prejudice

DATED THIS _____ DAY OF _____ 2024

Ferani Developers
(a division of Ferani Hotels Private Limited)
Registered Office :
Construction House 'B', 2nd Floor,
Opp. Khar Telephone Exchange,
623, Linking Road, Khar (W),
Mumbai - 400052.

AND

Mr. Nusli Neville Wadia
412, Churchgate Chambers,
5, Sir Vitthal Das Thakersey Marg,
Mumbai - 400 020.

AND

Mr. Sudhanshu Sah
Address :
Flat No.1701, B Wing, Ruchi Heights,
Riddhi Garden, Film City Road,
Malad (East), Mumbai-400 097.

AGREEMENT

(for sale of Flat No. 1902 on 10th Floor in Building "H" in
RAHEJA RESIDENCY on CTS No. 827A/1A at off General
Arun Kumar Valdia Marg, Dindoshi, Malad (East), Mumbai-
400 097.

Mr. Deepak Shegokar
Advocate, High Court,
3rd Floor, Tulsi Building,
Jn. of P. D. Hinduja Marg & 14th Road,
Khar (West), Mumbai-400 052.

Specimen Copy
Draft without Prejudice

from or in the said Premises without prior written consent of the Builders. The Purchaser hereby agrees, confirms and covenants with the Builders that the Purchaser shall not change the user of the said Premises and/or make any additions and alterations (including structural alterations) and/or construct any additional structures, mezzanine floors whether temporary or permanent in the said Premises. Failure to comply with the provisions of this clause will render this Agreement liable to be terminated by the Builders.

- 6) The Builders shall sell to the Purchaser and the Purchaser shall acquire from the Builders, the said Premises viz, a constructed flat being Flat No.1902 on the 19th floor of Building H as shown bounded and hatched red on the floor plan thereof hereto annexed and marked Annexure 'B') for the purchase price of **Rs.2,29,00,000/- (Rupees Two Crores Twenty Nine Lakhs Only)** and the said Flat is more particularly described in the Fourth Schedule hereunder written. The Carpet area of the said Premises is **62.89** square metres (RERA). The said Premises is having the area of balconies of **4.92** square metres exclusive for the use of the said Premises and the same is shown bounded and hatched blue on the said floor plan Annexure 'B' hereto.
- 7) The Purchaser acknowledges and agrees that the carpet area of the said Premises is **62.89** sq. mtrs. The Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). The Carpet area is subject to tolerance of +/-3 percent on account of structural, design and construction variances. In case of any dispute on the measurement of the carpet area, the same shall be physically measured after removing all finishes upto plaster surface that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Purchaser who has raised the dispute in relation to the measurement of the carpet area. The Builders and the Purchaser agree that the area statement issued by the Architect of the Builders with regard to said Premises shall be final and binding on the parties hereto.
- 8) The common areas and facilities and the limited common areas and facilities for Building H/ the said Premises, the percentage of the undivided interest of the said Premises in the common areas and facilities of Building H and the percentage of the undivided interest of the said Premises in the limited common areas and facilities are as per the particulars thereof as given in the Annexure hereto annexed and marked ANNEXURE "E". The aforesaid percentages are tentative and liable to be increased or decreased in the event of there being changes in the Building plans hereafter. The Purchaser hereby expressly consents to such increase or decrease, if any, in the said share and hereby irrevocably and expressly authorises the Builders to so increase or decrease the said share of the said Premises in the said common areas and facilities and limited common areas and facilities of Building H and/or segment-2 and hereby irrevocably agrees to accept the said share as changed as aforesaid.
- 9(A) The Purchaser shall pay to the Builders and the Owner the aggregate sum of **Rs.2,29,00,000/- (Rupees Two Crores Twenty Nine Lakhs Only)** as the composite purchase price in respect of the said Premises. The aforesaid composite purchase price is made up of two components, namely:-
- (i) **Rs.2,01,52,000/- (Rupees Two Crores One Lakh Fifty Two Thousand Only)** being the portion of the said purchase price (i.e.88%) receivable by the Builders directly from the Purchaser and to belong to the Builders.
 - (ii) **Rs.27,48,000/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Only)** being the portion of the said purchase price (i.e.12%) receivable by the Owner directly from the

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Residential Flat No.1902 admeasuring **62.89** square metres carpet area, on the 19th floor of the Building H constructed on a portion of segment-2 more particularly described in the First Schedule hereinabove written, is bounded as under that is to say on or towards:

THE NORTH : Partly by Portion of CTS. No. 827A/1A and

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THE WEST : Partly by Flat No. 1901 and

Partly by Corridor

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/7127/BPWS/AP/OCC/2/New of 09 July 2021]

To,
M/s. Ferani Hotels Pvt. Ltd(Developer) C.A. To Owner
Construction House 'B',623, Linking Road, Opp. Khar Telephone Exchange,Khar (West), Mumbai – 400 052..

Dear Applicant/Owners,

The full development work of Residential building comprising of Building F,G,H and Full OCC for the building 'H' comprising of common existing basement + Stilt + 1st to 20th upper floors along with completion for 96 Nos. of covered car parkings on plot bearing C.S.No./CTS No. 827A/1A of village MALAD-E at RAHEJA RESIDENCY is completed under the supervision of Shri. PRASHANT S. VAKILNA, Licensed Surveyor, Lic. No. V/117/LS, Shri. NIKHIL SURESH SHANGHVI, RCC Consultant, Lic. No. STR/S/193 and Shri. RAJEEV .V.JOSHI, Site supervisor, Lic.No. J/51/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/7127/BPWS/AP/CFO/2/Amend dated 19 January 2020. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/N Ward
 2. A.A. & C., P/N Ward
 3. EE (V), Western Suburb II
 4. M.I., P/N Ward
 5. A.E.W.W., P/N Ward
 6. Licensed Surveyor, PRASHANT S. VAKILNA, Construction House 'B', 623, Linking Road, opp. Khar telephone exchange, Khar (W)
- For information please



Name: ANIL PRABHAKAR
DHIWAR
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 09-Jul-2021 10:45:11



Ravindra R. Bhutada
M.E. (Structure), F.I.V.

- CHARTERED ENGINEER
 - TECHNICAL CONSULTANT
 - GOVT. REGD. APPROVED VALUER
- IOV Regd. No. F-23070
IBBI Regd. No. IBBI/RV/04/2020/12983

Latur Office : 1) Shop No. 61, New Adarsh Colony Shopping Complex, AUSA Road, Latur - 413531

☎ 9422071531, 9373842968 E-mail : ravindrabhutadaltr@yahoo.com

2) Flat No. 101, 1st Floor, "Shrinivas Chambers-A", Naik Chowk, Ring Road, Latur - 413531 ☎ 7588114531

Pune Office : Office No. 04, Ground Floor, Swami Samarth Complex, Nana Peth Pune - 411011

☎ 9850158949

Mumbai Office : Flat No. 501, 5th Floor, Building No. 15, "D.B. Ozone", Near Thakur Mall, Mahajanwadi, Dahisar (East), Mumbai - 400068. ☎ 7744889655

Bill

INVOICE NO. : REF: -TN-JULY-2024-2025/22

Date: - 17th July 2024

To,
State Bank of India
Andheri RACPC.

| | |
|----------------------|--|
| SUBJECT | Valuation (Immovable Properties) Bill |
| CLIENT NAME : | Proposed Buyer: Mr. Sudhanshu Sah Regd. Owners: Ferani Developers |
| ADDRESS: | Residential Flat Premises, Flat No. 1902 on 19th Floor, Wing 'H', "Raheja Residency", Situated at C.T.S No. 827A/1A & Others, General Arun Kumar Vaidya Marg, Malad (East) at Village Malad, Dist. Mumbai 400097, Within limits of MCGM. |

Dear Sir / Madam,

We thank you for giving us an opportunity to work on this assignment and look forward to receive further assignments from you.

Professional Fees: -

| Sr.No. | Name of Property | Name of Area | FMV in Rs. | Professional Fees in Rs. |
|--------|------------------------------------|--------------|-------------------|--------------------------|
| 1 | Proposed Residential Flat Premises | Malad | Rs. 2,73,00,000/- | Rs. 2,950/- |
| | | | Total Fees | Rs. 2,950/- |

Please Transfer Bill in This Account Details

Bank A/c Detail's: -

Name:- Ravindra Ramniwas Bhutada

Bank Name :- SBI

Account No. :- 41828101436

IFSC :- SBIN0020037

Branch : Chandranagar,Latur

Signature,
Ravindra Bhutada (Panel Valuer)