



## Libra Valuers

TEJAS DAVE - BE-Civil, MBA-(Fin),  
MVAL-Real Estate, MRICS, FIV, FIE, CE, PETA, CVSRT  
Shop No.12, Shanti Garden CHS, Sec-5, Building No.7,  
Mira Road (E), Mumbai 401107.

Off : 9769070154  
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### VALUATION REPORT FORMAT FOR LAP/BT/TOP UP /SELF CONST

#### A.GENERAL DETAILS

Report Date

12-05-2022

1	Prospect Number	
2	Type of Loan	LAP
3	Name of the Customer	Dhruv
4	Name of Property Owner as per draft deed / ownership documents	
5	Property Address as per site	101, a wing Evershine Cosmic CHSL, Near Monarch Qureshi Compound, 90 Feet Road, Joges
6	Legal address of property	101, a wing Evershine Cosmic CHSL, Near Monarch Qureshi Compound, 90 Feet Road, Joges
7	Contact no of the Owner	101, A wing Evershine Cosmic CHSL, CTS No 5
		Name of Tenant if Applicable
8	Technical documents made available for verification	Documents Not Provided
9	Landmark	100 FEET ROAD,
10	Date of Technical Visit	12-05-2022
11	Property Usage	As per doc
		Residential
		On site
		Residential
12	Occupancy	
13	Property falls in demolition list of local authority	Low
14	Marketability	
15	Front Side Road Width	15 Feet Approximately

#### B. SURROUNDING LOCALITY DETAILS

1	Ward No/ Municipal land No	NA
2	Type of locality	Upper Class
3	Type of the Property	
4	Distance From City Centre	3.7 km from Mahalaxmi Railway Station
5	Site Access	
6	Approving Authority:	

	Corporation Limit	Yes	Municipal Limit/DA		MCGM		
7	Town Panchayat	NA	Village Panchayat		NA		
	Conditions of Approach Road	Good	Main Road				
C. PROPERTY DETAILS							
1	No of Floors Constructed	Ground + 4th Floor					
2	Floor Wise Usage						
3	Age of the property	35 Years (As Per Site Information)	Residual age		50 Years		
4	Side Boundaries						
		As per document	As per site		As per plan		
	North	Documents Not Provided	Simla Nagar		Documents Not Provided		
	South	Documents Not Provided	Ashiana Building		Documents Not Provided		
	East	Documents Not Provided	Hill Side Building		Documents Not Provided		
	West	Documents Not Provided	Open Space		Documents Not Provided		
5	Boundaries are matching or not	NA					
6	Property Identified through						
7	Plot Demarcated at site	YES					
8	Amenities						
D.STRUCTURAL DETAILS							
1	Type of Structure		No of Floors Approved		Ground + 4th Floor		
2	No of wings	Single Building					
3	No. of flats on each floor	2 Flats On Each Floor					
4	Quality of construction						
5	Structural observation	Average, No Cracks					
6	Configuration	1 BHK					
E. INTERIORS							
1	Flooring & finishing	Vitrified Tiles Flooring					
2	Roofing and terracing	RCC Flat Roof					
3	Quality of fixtures & Settings	Concealed Fittings					
4	Doors & Windows						
F.PLAN APPROVAL DETAILS							
1	Construction as per approved / sanctioned plans	Yes					
2	Details of approved plan with approval no & date	Sanctioned Plan Not Provided					

3	Construction permission Number and date.	CC Not Provided, OC Not Provided				
4	Violations Observed if Any or is there any risk of Demolition in case of Violation	Low				
5	If plans not available then is the structure confirming to the local byelaws	Yes				
G.DEVIATION DETAILS						
	FLOOR DETAILS	Deviation in sqft			Deviation in %	
	Floor	NA			NA	
	Ground floor	AT SITE	AT SITE	AT SITE		
	First Floor	NA	NA	NA		
	Second Floor	NA	NA	NA		
		NA	NA	NA		
H. Self construction case						
	Architect certified estimate available or not		NA			
	Construction Amount certified		NA			
	Others		NA			
I.FAIR MARKET VALUE						
1	Valuation Methodology		Comparison Approach(Flat, Office, Showroom)			
2	Particulars		Description	Area (in Sft)	Rate (per sft)	Total Value
	Plot Area		NA		NA	NA
	Carpet area as per document		NA	NA	NA	NA
	Carpet area as per approved plan		NA	NA	NA	NA
	Built up area		NA		NA	NA
	Super Built up area				NA	NA
	No of parking(open/stilt parking)		NA	NA		1000000
	Terrace (open / attached)		NA	NA	NA	NA
	Amenities value		NA	NA	NA	NA
	Depreciation amount		NA	NA	NA	NA
	Carpet area as per measurement					
	Fair market value of the property					
	Realizable value of the property		0			
	Distress value (70%)					
	Insurable Value					
3	FLOORWISE DETAILS OF USAGE AND RENTAL VALUE					
	Floor	Usage	Units	Value	If Tenanted, Year of Current Tenancy	Rental Assessment
	1st floor			NA		
	2nd floor			NA		
4	Stage of construction		Completed:100% , Recommended:100%			

5	Govt. Guideline value	NA
6	Demolition Risk	
7	Latitude & longitude of property	19.141384 72.835711
8	Which seismic zone property is located in?	
9	Which cyclone area is the building is located in?	
10	Which flood area is the building is located in?	
11	Which land slide is the building is located in?	

#### Remarks :

This is a private case for Measurement Purpose only.,  
The property under consideration is 3 BHK flat in Ground+4th storied residential building without lift.,  
As per site observation access to the building is as per norms and road width is 30 feet approx.,  
During our visit we have not observed society name board.,  
Detailed measurement is mentioned in the annexure.,  
As per site total measured carpet area is 2490 sqft.,,,,,,,,,,,,,,

#### Declaration:-

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#### Sign & Stamp:



For Libra Valuers

Scan to Reach Location

Place:

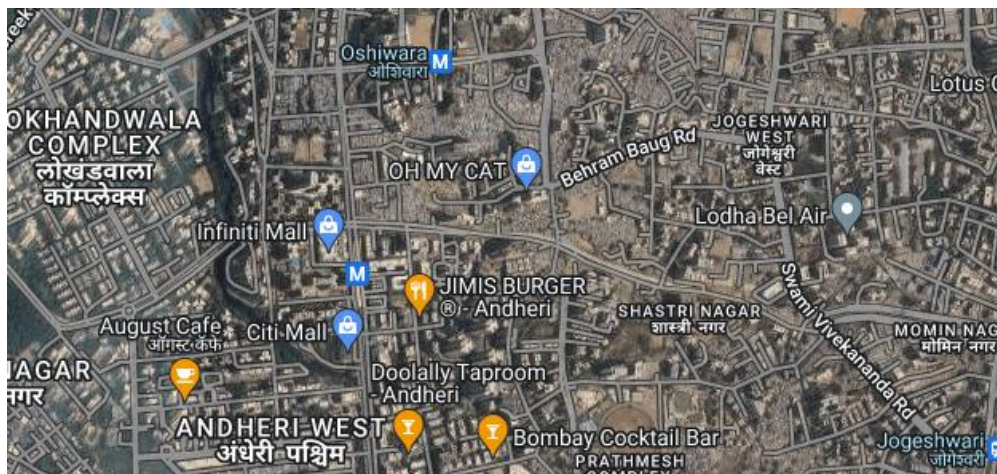
Mumbai

Date:

17-05-2022



Location with coordinates



Longitude, Latitude: 72.835711 , 19.141384 & sounding development: 45%

Bank Name:-

Private-Mira road

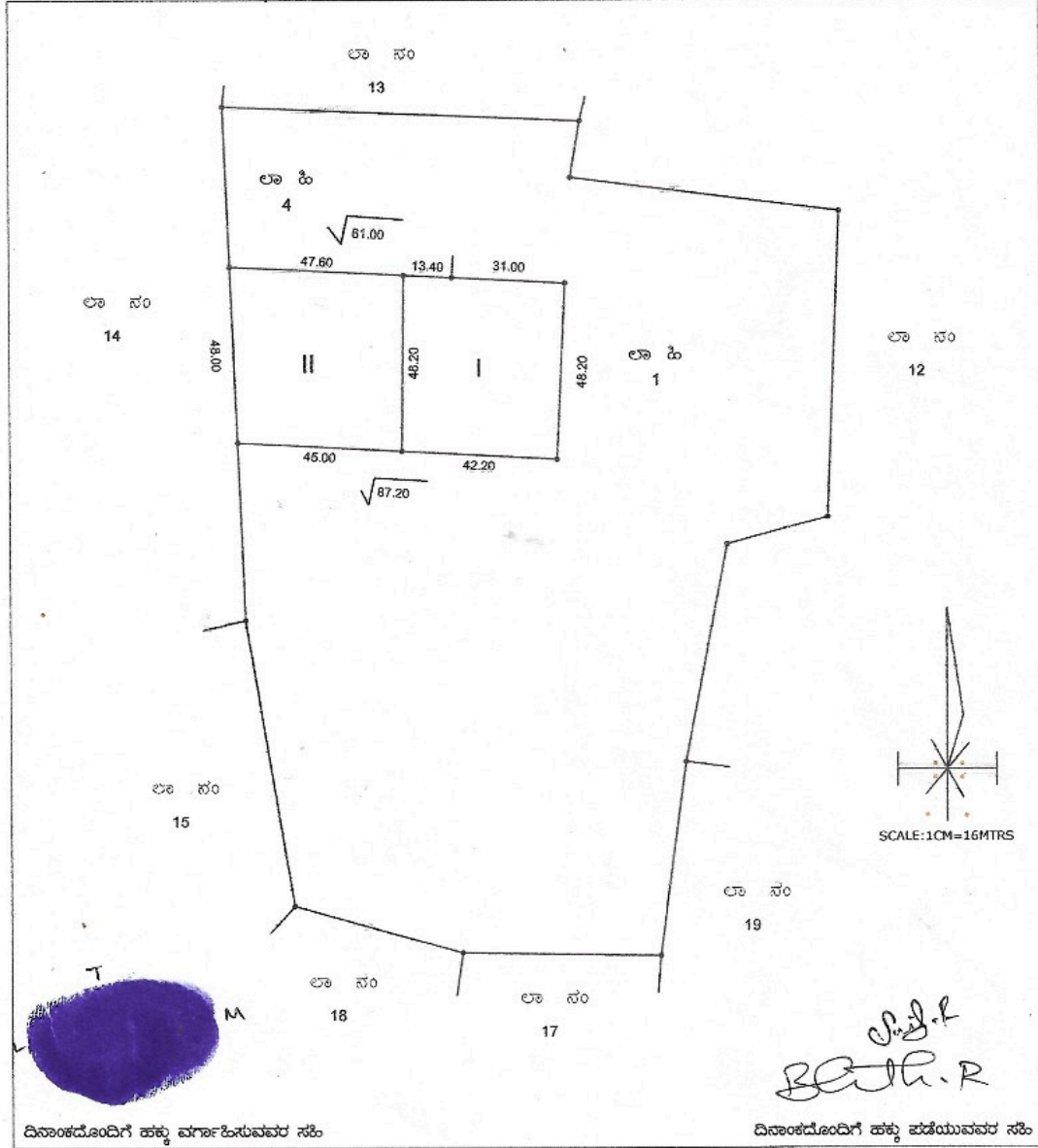
Customer Name:-	Surendra Warden(NIL report)
Postal Address:-	Flat No. 3, West Hill, Near Bank Of Baroda, Nepeansea Road, Malabar Hill, Mumbai - 400036

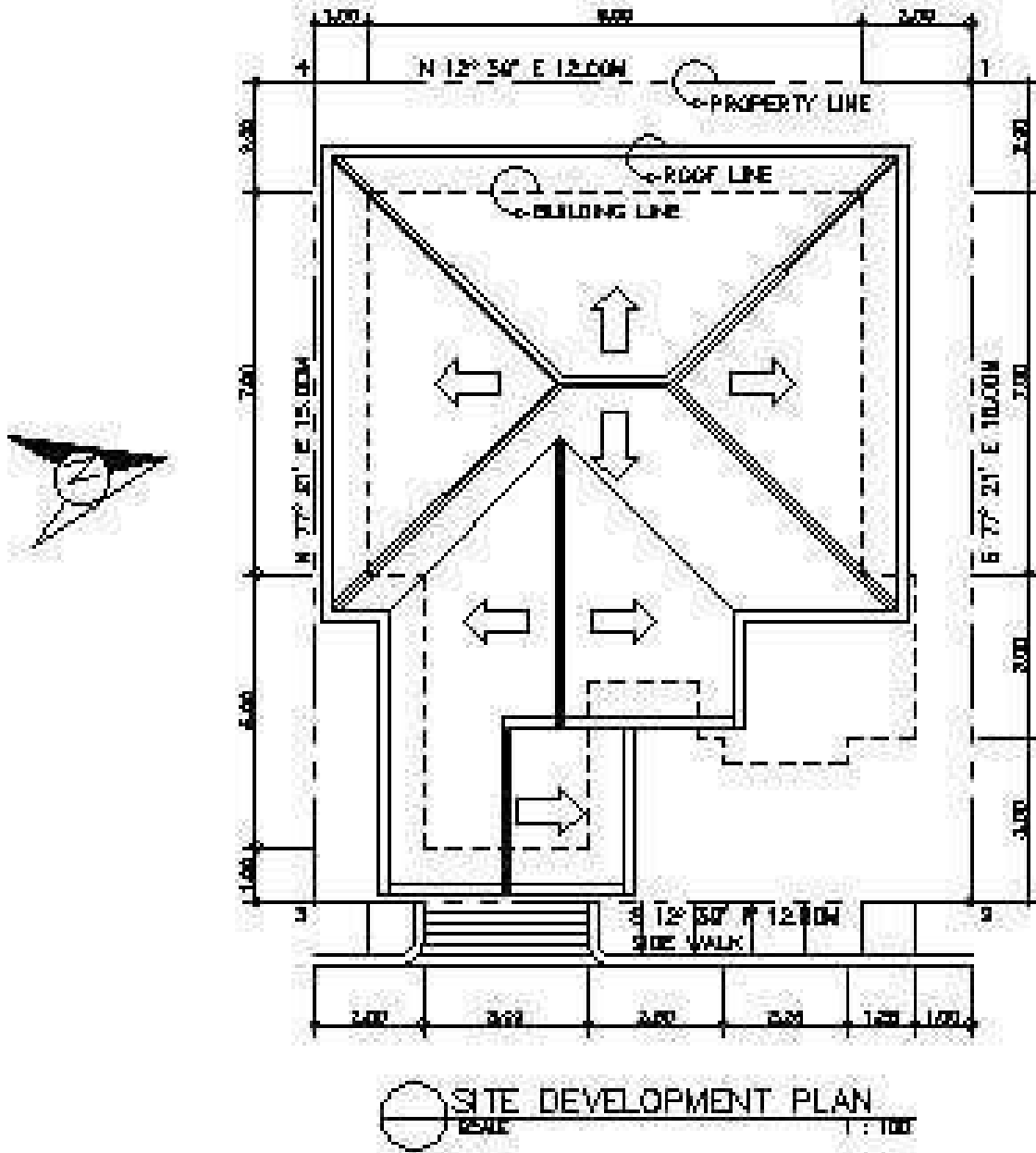
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900007257**

**Project: OCEAN STAR I , Plot Bearing / CTS / Survey / Final Plot No.:FP 1198 - 1199 at GNorth-400028, Ward GNorth, Mumbai City, 400028;**

1. **Suraj Estate Developers Pvt Ltd** having its registered office / principal place of business at *Tehsil: Ward GNorth, District: Mumbai City, Pin: 400016.*
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - ◊ The Registration shall be valid for a period commencing from **17/08/2017** and ending with **30/06/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 23:35:42

Dated: **09/09/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: OCEAN STAR, I Plot Bearing / CTS / Survey / Final Plot No.: FP 1198 - 1199 at GNorth-400028, Ward GNorth, Mumbai City, 400028* registered with the regulatory authority vide project registration certificate bearing No **P51900007257** of

1. **Suraj Estate Developers Ltd** having its registered office / principal place of business at *Tehsil: Ward GSouth District: Mumbai City, Pin: 400025.*
2. This renewal of registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - ◊ The registration shall be valid up to **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
  - ◊ If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: **14/07/2023**

Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 14-07-2023 12:29:56  
Maharashtra Real Estate Regulatory Authority





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/093021/626030

मालिक का नाम एवं पता Suraj Estate Developers Private Limited दिनांक/DATE: 10-11-2021  
OWNERS Name & Address 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp Bengal Chemicals, Prabhadevi, वैधता/ Valid Up to: 09-11-2029  
Mumbai - 400025

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।  
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/093021/626030 ✓
आवेदक का नाम / Applicant Name*	Aerodynamiks
स्थल का पता / Site Address*	F.P. No.1198, 1199 and 1200, TPS IV, Mahim Division, Kashinath Dhuru Marg, Dadar (West), Mumbai 400028, Dadar West, Mumbai suburban, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 01 11.05N 72 49 46.21E, 19 01 10.29N 72 49 46.88E, 19 01 10.83N 72 49 47.27E, 19 01 10.66N 72 49 47.60E, 19 01 12.29N 72 49 47.61E, 19 01 10.92N 72 49 47.87E, 19 01 11.20N 72 49 48.11E, 19 01 11.04N 72 49 48.32E, 19 01 11.66N 72 49 48.33E, 19 01 10.93N 72 49 48.49E, 19 01 11.10N 72 49 48.66E, 19 01 11.05N 72 49 48.71E, 19 01 11.28N 72 49 48.76E, 19 01 11.19N 72 49 48.85E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	5.26 M ✓
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	166.53 M (Restricted) ✓

30/11/2021



क्षेत्रीय मुख्यालय, पश्चिमी क्षेत्र, पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई - 400099 दूरभाष संख्या : 91-22-28300606  
Regional Headquarters Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606