

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Bliss"

"Godrej Bliss", Proposed Slum Redevelopment on Plot bearing CTS No. 163-A/2 (pt) of Village – Akurli, Akurli Cross Road / NL Cross Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country - India

Latitude Longitude: 19°11'44.2"N 72°52'06.6"E

Valuation Done for: **State Bank of India**

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



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 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

MASTER VALUATION REPORT OF "Godrej Bliss"

**"Godrej Bliss", Proposed Slum Redevelopment on Plot bearing CTS No. 163-A/2 (pt) of Village – Akurli,
Akurli Cross Road / NL Cross Road, Kandivali (East), Mumbai, PIN - 400 101,
State - Maharashtra, Country - India**

Latitude Longitude: 19°11'44.2"N 72°52'06.6"E

NAME OF DEVELOPER: M/s. Shivam Developes

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **29th June 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Godrej Bliss"**, Proposed Slum Redevelopment on Plot bearing CTS No. 163-A/2 (pt) of Village – Akurli, Akurli Cross Road / NL Cross Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country – India. It is about 11.2 Km. travel distance from Kandivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Shivam Developes	
Project Registration Number	Project	RERA Project Number
	Godrej Bliss	P51800051172
Register office address	M/s. Shivam Developes Office at 218, Ground Floor, "Prem Baug", Sir Bhalchandra Road, Matunga C.R. Near Colony Nursing Home, Ruia College, Matunga, Mumbai - 400 019, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Deep Arora (GM Sales & Marketing - Mobile No. 9820377975 / 9870911243)	
E – mail ID & Website	deep.arora@shivamrealty.com www.shivamrealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Vesta Building
On or towards South	Open Plot
On or towards East	Spring Grove Uno Society
On or towards West	Akurli Cross Road & Godrej Tranquil 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**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General							
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.						
2.	a)	Date of inspection : 29.06.2023						
	b)	Date on which the valuation is made : 03.07.2023						
3.	List of documents produced for perusal							
	1.	Copy of Legal Title Report from Adv. Vijay M. Vaghela dated 03.05.2023						
	2.	Copy of Supplement Deed of Partnership date 30.10.2015 b/w. Mr. Samir N. Jani & others						
	3.	Copy of Deed of Retirement date 01.04.2021 b/w. Mr. Samir N. Jani & Others (the Continuing Partners) AND						
	4.	Copy of MAHARERA Registration Certificate of Project No. P51800051172 issued by Maharashtra Real Estate Regulatory Authority date 01.06.2023. Last Modified date 28.05.2023						
	5.	Copy of Environment Clearance Certificate File No. SEAC – 2010 / CR -280 / TC -2 date 08.09.2010 issued by Government of Maharashtra						
	6.	Copy of Commencement Certificate No. R-S / MHADA / 0018 / 20060720 / AP / S dated 21.08.2019 issued by Executive Engineer Slum Rehabilitation Authority This C.C. is re-endorsed and granted for work upto Plinth level of Wing – E, F & G of the sale building S2 as per amended plan date 24.03.2023. This C.C. is valid upto 25.05.2023.						
	7.	Copy of Amended Plan of Sale Building No. S-2 Letter No. R-S / MHADA / 0018 / 20060720 / AP / S dated 24.03.2023 issued by Executive Engineer Slum Rehabilitation Authority						
	8.	Copy of Approved Plan No. R-S / MHADA / 0018 / 20060720 / AP / S dated 24.03.2023 issued by Executive Engineer Slum Rehabilitation Authority Approved upto:						
		<table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>S-2 / E</td> <td>1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Part Residential & Part Fitness Center) + 8th to 39th upper floors.</td> </tr> <tr> <td>S-2 / F</td> <td>1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Fitness Center) + 8th (Part Fitness Center & Part Residential) + 9th to 39th upper floors.</td> </tr> </tbody> </table>	Building / Wing	Number of Floors	S-2 / E	1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Part Residential & Part Fitness Center) + 8 th to 39 th upper floors.	S-2 / F	1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Fitness Center) + 8 th (Part Fitness Center & Part Residential) + 9 th to 39 th upper floors.
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	Project Name (with address & phone nos.)	: "Godrej Bliss", Proposed Slum Redevelopment on Plot bearing CTS No. 163-A/2 (pt) of Village – Akurli, Akurli Cross Road / NL Cross Road, Kandivali (East), Mumbai, PIN - 400 101, State -						

		Maharashtra, Country - India						
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>M/s. Shivam Developes</p> <p>Address: Office at 218, Ground Floor, "Prem Baug", Sir Bhalchandra Road, Matunga C.R. Near Colony Nursing Home, Ruia College, Matunga, Mumbai - 400 019, State - Maharashtra, Country - India</p> <p>Contact Person : Deep Arora (GM Sales & Marketing - Mobile No. 9820377975 / 9870911243)</p>						
5.	Brief description of the property (Including Leasehold / freehold etc.)							
<p>About "Godrej Bliss" Project: Godrej Kandivali East is a luxurious residential project located in the heart of Mumbai's bustling suburb of Kandivali East. Developed by the well-known Godrej Properties, this project offers an exclusive collection of delux apartments that are designed to offer a luxurious and comfortable living style to its residents. The flats at Godrej Properties Kandivali New Launch will be available in different sizes in 2 BHK and 3 BHK, catering to the needs of different types of buyers. These apartments are big and well-made, with modern facilities and world-class amenities, providing a green and peaceful living surrounding. The interiors are being built with a beautiful look, better finishes, and fittings, offering a luxurious society to its residents. Godrej Bliss by Shivam Developers Mumbai is one of the most sought after new projects in Kandivali East for those who are looking for low-cost apartments. It is a new launch project. The possession will begin in Nov, 2029. There are 1BHK, 2BHK and 3BHK Apartments for sale, coming up in this project. Godrej Bliss Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800051172. Godrej Bliss Kandivali East has 2 towers, with 39 floors each and 491 units on offer.</p> <p>Project Highlights:</p> <ol style="list-style-type: none"> 1) 2 & 3 BHK Homes With Deck 2) Vastu Compliant Apartments 3) Spacious Rooms with Mesmerising City Skyline Views 4) 1 Acre Land Parcel 2 Towers of 39 Storeys 5) 6-Level Podium Car Park & Amenities At The 7 Th Level 6) 40+ State-of-the-art Amenities 7) 2 Towers Facing Sanjay Gandhi National Park <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>S-2 / E</td> <td>Proposed 1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Part Residential & Part Fitness Center) + 8th to 39th upper floors.</td> </tr> <tr> <td>S-2 / F</td> <td>Proposed 1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Fitness Center) + 8th (Part Fitness Center & Part Residential) + 9th to 39th upper floors.</td> </tr> </tbody> </table>			Building / Wing	Number of Floors	S-2 / E	Proposed 1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Part Residential & Part Fitness Center) + 8 th to 39 th upper floors.	S-2 / F	Proposed 1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Fitness Center) + 8 th (Part Fitness Center & Part Residential) + 9 th to 39 th upper floors.
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LEVEL OF COMPLETEION:		
Building / Wing	Present stage of Construction	Percentage of work completion
S-2 / E & F	Excavation work is in progress.	0%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is November - 2029 (As per MAHARERA Certificate)		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms	➤ Golf Putting	
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Party Lounge	
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Library	
➤ Laminated wooden flush doors with Safety door	➤ Squash	
➤ Concealed wiring	➤ Guest Room	
➤ Concealed plumbing	➤ Senior Citizen Sitout	
➤ Gymnasium	➤ Toddlers' Play Area	
➤ Yoga Area	➤ Pool Side Café	
➤ Garden	➤ Banquet Hall	
➤ Club House	➤ Multipurpose Court	
➤ Swimming Pool	➤ Kids Play Area	
➤ Senior Citizen Corner Area	➤ Tennis Court	
➤ Jogging Track	➤ Zumba Room	
➤ Fitness Centre	➤ Business Centre	
6.	Location of property	:
a)	Plot No. / Survey No.	: CTS No. 163-A/2 (pt)
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: CTS No. 163-A/2 (pt) of Village – Akurli
d)	Ward / Taluka	: R/ S - Ward
e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: "Godrej Bliss" , Proposed Slum Redevelopment on Plot bearing CTS No. 163-A/2 (pt) of Village – Akurli, Akurli Cross Road / NL Cross Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country - India
8.	City / Town	: Kandivali (East), Mumbai
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Higher Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Executive Engineer Slum Rehabilitation Authority
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No

12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Open Plot- Proposed DP Road	Open Plot- Proposed DP Road	Road & Vesta Building
	South	Godrej Nest	Godrej Nest	Open Plot
	East	Common Access Road	Common Access Road	Spring Grove Uno Society
	West	Rehab Building	Rehab Building	Akurli Cross Road & Godrej Tranquil 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°11'44.2"N 72°52'06.6"E	
14.	Extent of the site	:	Total Plot area – 63,918.35 Sq. M. (As per Approved Plan) Plot area – 3631.49 (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 – 63,918.35 Sq. M. (As per Approved Plan) Plot area – 3631.49 (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started	
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	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. R-S / MHADA / 0018 / 20060720 / AP / S dated 24.03.2023 issued by Executive Engineer Slum Rehabilitation Authority	

		Approved upto:																
		Building / Wing	Number of Floors															
		S-2 / E	1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Part Residential & Part Fitness Center) + 8th to 39th upper floors.															
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10.	Corner plot or intermittent plot?	:	Intermittent															
11.	Road facilities	:	Yes															
12.	Type of road available at present	:	B. T. Road															
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Existing 18.30 Mtr. Wide Road															
14.	Is it a Land – Locked land?	:	No															
15.	Water potentiality	:	Municipal Water supply															
16.	Underground sewerage system	:	Connected to Municipal sewer															
17.	Is Power supply is available in the site	:	Yes															
18.	Advantages of the site	:	Located in developed area															
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No															
Part – A (Valuation of land)																		
1	Size of plot	:	Total Plot area – 63,918.35 Sq. M. (As per Approved Plan) Plot area – 3631.49 (As per RERA Certificate)															
	North & South	:	-															
	East & West	:	-															
2	Total extent of the plot	:	As per table attached to the report															
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.															
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,46,880.00 per Sq. M. for Residential ₹ 67,720.00 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>63918.35</td> <td>67720</td> <td>432,85,50,662.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</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 (₹)	63918.35	67720	432,85,50,662.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																

			3631.49	67720	24,59,24,503.00						
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 not yet started								
	c) Year of construction	:	N.A. Building Construction work not yet started								
	d) Number of floors and height of each floor including basement, if any	:									
	Building / Wing		Number of Floors								
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	e) Plinth area floor-wise	:	As per table attached to the report								
	f) Condition of the building	:									
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started								
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started								
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. R-S / MHADA 0018 / 20060720 / AP / S dated 24.03.2023 issued by Executive Engineer Slum Rehabilitation Authority								
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>S-2 / E</td> <td>1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Part Residential & Part Fitness Center) + 8th to 39th upper floors.</td> </tr> <tr> <td>S-2 / F</td> <td>1 Basement + Ground + 1st to 6th floors (Podiums) + 7th (Fitness Center) + 8th (Part Fitness Center & Part Residential) + 9th to 39th upper floors.</td> </tr> </tbody> </table>			Building / Wing	Number of Floors	S-2 / E	1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Part Residential & Part Fitness Center) + 8 th to 39 th upper floors.	S-2 / F	1 Basement + Ground + 1 st to 6 th floors (Podiums) + 7 th (Fitness Center) + 8 th (Part Fitness Center & Part Residential) + 9 th to 39 th upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes								
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing

2.	Basement	:	N.A. Building Construction work not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed (R)
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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 not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building S-2, 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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	3 BHK	985	1084	24000	2,36,40,000.00	2,60,04,000.00	54000	32,50,500.00
2	702	7	2 BHK	700	770	24000	1,68,00,000.00	1,84,80,000.00	38500	23,10,000.00
3	703	7	2 BHK	739	813	24000	1,77,36,000.00	1,95,09,600.00	40500	24,38,700.00
4	801	8	3 BHK	985	1084	24100	2,37,38,500.00	2,61,12,350.00	54500	32,50,500.00
5	802	8	2 BHK	700	770	24100	1,68,70,000.00	1,85,57,000.00	38500	23,10,000.00
6	803	8	2 BHK	739	813	24100	1,78,09,900.00	1,95,90,890.00	41000	24,38,700.00
7	804	8	3 BHK	944	1038	24100	2,27,50,400.00	2,50,25,440.00	52000	31,15,200.00
8	805	8	2 BHK	686	755	24100	1,65,32,600.00	1,81,85,860.00	38000	22,63,800.00
9	901	9	3 BHK	985	1084	24200	2,38,37,000.00	2,62,20,700.00	54500	32,50,500.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
10	902	9	2 BHK	700	770	24200	1,69,40,000.00	1,86,34,000.00	39000	23,10,000.00
11	903	9	2 BHK	739	813	24200	1,78,83,800.00	1,96,72,180.00	41000	24,38,700.00
12	904	9	3 BHK	944	1038	24200	2,28,44,800.00	2,51,29,280.00	52500	31,15,200.00
13	905	9	2 BHK	686	755	24200	1,66,01,200.00	1,82,61,320.00	38000	22,63,800.00
14	906	9	2 BHK	687	756	24200	1,66,25,400.00	1,82,87,940.00	38000	22,67,100.00
15	907	9	2 BHK	695	765	24200	1,68,19,000.00	1,85,00,900.00	38500	22,93,500.00
16	1001	10	3 BHK	985	1084	24300	2,39,35,500.00	2,63,29,050.00	55000	32,50,500.00
17	1002	10	2 BHK	700	770	24300	1,70,10,000.00	1,87,11,000.00	39000	23,10,000.00
18	1003	10	2 BHK	739	813	24300	1,79,57,700.00	1,97,53,470.00	41000	24,38,700.00
19	1004	10	3 BHK	944	1038	24300	2,29,39,200.00	2,52,33,120.00	52500	31,15,200.00
20	1005	10	2 BHK	686	755	24300	1,66,69,800.00	1,83,36,780.00	38000	22,63,800.00
21	1006	10	2 BHK	687	756	24300	1,66,94,100.00	1,83,63,510.00	38500	22,67,100.00
22	1007	10	2 BHK	695	765	24300	1,68,88,500.00	1,85,77,350.00	38500	22,93,500.00
23	1101	11	3 BHK	985	1084	24400	2,40,34,000.00	2,64,37,400.00	55000	32,50,500.00
24	1102	11	2 BHK	700	770	24400	1,70,80,000.00	1,87,88,000.00	39000	23,10,000.00
25	1103	11	2 BHK	739	813	24400	1,80,31,600.00	1,98,34,760.00	41500	24,38,700.00
26	1104	11	3 BHK	944	1038	24400	2,30,33,600.00	2,53,36,960.00	53000	31,15,200.00
27	1105	11	2 BHK	686	755	24400	1,67,38,400.00	1,84,12,240.00	38500	22,63,800.00
28	1106	11	2 BHK	687	756	24400	1,67,62,800.00	1,84,39,080.00	38500	22,67,100.00
29	1107	11	2 BHK	695	765	24400	1,69,58,000.00	1,86,53,800.00	39000	22,93,500.00
30	1201	12	3 BHK	985	1084	24500	2,41,32,500.00	2,65,45,750.00	55500	32,50,500.00
31	1202	12	2 BHK	700	770	24500	1,71,50,000.00	1,88,65,000.00	39500	23,10,000.00
32	1203	12	2 BHK	739	813	24500	1,81,05,500.00	1,99,16,050.00	41500	24,38,700.00
33	1204	12	3 BHK	944	1038	24500	2,31,28,000.00	2,54,40,800.00	53000	31,15,200.00
34	1205	12	2 BHK	686	755	24500	1,68,07,000.00	1,84,87,700.00	38500	22,63,800.00
35	1206	12	2 BHK	687	756	24500	1,68,31,500.00	1,85,14,650.00	38500	22,67,100.00
36	1207	12	2 BHK	695	765	24500	1,70,27,500.00	1,87,30,250.00	39000	22,93,500.00
37	1301	13	3 BHK	985	1084	24600	2,42,31,000.00	2,66,54,100.00	55500	32,50,500.00
38	1302	13	2 BHK	700	770	24600	1,72,20,000.00	1,89,42,000.00	39500	23,10,000.00
39	1303	13	2 BHK	739	813	24600	1,81,79,400.00	1,99,97,340.00	41500	24,38,700.00
40	1304	13	3 BHK	944	1038	24600	2,32,22,400.00	2,55,44,640.00	53000	31,15,200.00
41	1305	13	2 BHK	686	755	24600	1,68,75,600.00	1,85,63,160.00	38500	22,63,800.00
42	1306	13	2 BHK	687	756	24600	1,69,00,200.00	1,85,90,220.00	38500	22,67,100.00
43	1307	13	2 BHK	695	765	24600	1,70,97,000.00	1,88,06,700.00	39000	22,93,500.00
44	1401	14	3 BHK	985	1084	24700	2,43,29,500.00	2,67,62,450.00	56000	32,50,500.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
45	1402	14	2 BHK	700	770	24700	1,72,90,000.00	1,90,19,000.00	39500	23,10,000.00
46	1403	14	2 BHK	739	813	24700	1,82,53,300.00	2,00,78,630.00	42000	24,38,700.00
47	1404	14	3 BHK	944	1038	24700	2,33,16,800.00	2,56,48,480.00	53500	31,15,200.00
48	1405	14	2 BHK	686	755	24700	1,69,44,200.00	1,86,38,620.00	39000	22,63,800.00
49	1406	14	2 BHK	687	756	24700	1,69,68,900.00	1,86,65,790.00	39000	22,67,100.00
50	1407	14	2 BHK	695	765	24700	1,71,66,500.00	1,88,83,150.00	39500	22,93,500.00
51	1501	15	3 BHK	985	1084	24800	2,44,28,000.00	2,68,70,800.00	56000	32,50,500.00
52	1502	15	2 BHK	700	770	24800	1,73,60,000.00	1,90,96,000.00	40000	23,10,000.00
53	1503	15	2 BHK	739	813	24800	1,83,27,200.00	2,01,59,920.00	42000	24,38,700.00
54	1504	15	3 BHK	944	1038	24800	2,34,11,200.00	2,57,52,320.00	53500	31,15,200.00
55	1505	15	2 BHK	686	755	24800	1,70,12,800.00	1,87,14,080.00	39000	22,63,800.00
56	1601	16	3 BHK	985	1084	24900	2,45,26,500.00	2,69,79,150.00	56000	32,50,500.00
57	1602	16	2 BHK	700	770	24900	1,74,30,000.00	1,91,73,000.00	40000	23,10,000.00
58	1603	16	2 BHK	739	813	24900	1,84,01,100.00	2,02,41,210.00	42000	24,38,700.00
59	1604	16	3 BHK	944	1038	24900	2,35,05,600.00	2,58,56,160.00	54000	31,15,200.00
60	1605	16	2 BHK	686	755	24900	1,70,81,400.00	1,87,89,540.00	39000	22,63,800.00
61	1606	16	2 BHK	687	756	24900	1,71,06,300.00	1,88,16,930.00	39000	22,67,100.00
62	1607	16	2 BHK	695	765	24900	1,73,05,500.00	1,90,36,050.00	39500	22,93,500.00
63	1701	17	3 BHK	985	1084	25000	2,46,25,000.00	2,70,87,500.00	56500	32,50,500.00
64	1702	17	2 BHK	700	770	25000	1,75,00,000.00	1,92,50,000.00	40000	23,10,000.00
65	1703	17	2 BHK	739	813	25000	1,84,75,000.00	2,03,22,500.00	42500	24,38,700.00
66	1704	17	3 BHK	944	1038	25000	2,36,00,000.00	2,59,60,000.00	54000	31,15,200.00
67	1705	17	2 BHK	686	755	25000	1,71,50,000.00	1,88,65,000.00	39500	22,63,800.00
68	1706	17	2 BHK	687	756	25000	1,71,75,000.00	1,88,92,500.00	39500	22,67,100.00
69	1707	17	2 BHK	695	765	25000	1,73,75,000.00	1,91,12,500.00	40000	22,93,500.00
70	1801	18	3 BHK	985	1084	25100	2,47,23,500.00	2,71,95,850.00	56500	32,50,500.00
71	1802	18	2 BHK	700	770	25100	1,75,70,000.00	1,93,27,000.00	40500	23,10,000.00
72	1803	18	2 BHK	739	813	25100	1,85,48,900.00	2,04,03,790.00	42500	24,38,700.00
73	1804	18	3 BHK	944	1038	25100	2,36,94,400.00	2,60,63,840.00	54500	31,15,200.00
74	1805	18	2 BHK	686	755	25100	1,72,18,600.00	1,89,40,460.00	39500	22,63,800.00
75	1806	18	2 BHK	687	756	25100	1,72,43,700.00	1,89,68,070.00	39500	22,67,100.00
76	1807	18	2 BHK	695	765	25100	1,74,44,500.00	1,91,88,950.00	40000	22,93,500.00
77	1901	19	3 BHK	985	1084	25200	2,48,22,000.00	2,73,04,200.00	57000	32,50,500.00
78	1902	19	2 BHK	700	770	25200	1,76,40,000.00	1,94,04,000.00	40500	23,10,000.00
79	1903	19	2 BHK	739	813	25200	1,86,22,800.00	2,04,85,080.00	42500	24,38,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
80	1904	19	3 BHK	944	1038	25200	2,37,88,800.00	2,61,67,680.00	54500	31,15,200.00
81	1905	19	2 BHK	686	755	25200	1,72,87,200.00	1,90,15,920.00	39500	22,63,800.00
82	1906	19	2 BHK	687	756	25200	1,73,12,400.00	1,90,43,640.00	39500	22,67,100.00
83	1907	19	2 BHK	695	765	25200	1,75,14,000.00	1,92,65,400.00	40000	22,93,500.00
84	2001	20	3 BHK	985	1084	25300	2,49,20,500.00	2,74,12,550.00	57000	32,50,500.00
85	2002	20	2 BHK	700	770	25300	1,77,10,000.00	1,94,81,000.00	40500	23,10,000.00
86	2003	20	2 BHK	739	813	25300	1,86,96,700.00	2,05,66,370.00	43000	24,38,700.00
87	2004	20	3 BHK	944	1038	25300	2,38,83,200.00	2,62,71,520.00	54500	31,15,200.00
88	2005	20	2 BHK	686	755	25300	1,73,55,800.00	1,90,91,380.00	40000	22,63,800.00
89	2006	20	2 BHK	687	756	25300	1,73,81,100.00	1,91,19,210.00	40000	22,67,100.00
90	2007	20	2 BHK	695	765	25300	1,75,83,500.00	1,93,41,850.00	40500	22,93,500.00
91	2101	21	3 BHK	985	1084	25400	2,50,19,000.00	2,75,20,900.00	57500	32,50,500.00
92	2102	21	2 BHK	700	770	25400	1,77,80,000.00	1,95,58,000.00	40500	23,10,000.00
93	2103	21	2 BHK	739	813	25400	1,87,70,600.00	2,06,47,660.00	43000	24,38,700.00
94	2104	21	3 BHK	944	1038	25400	2,39,77,600.00	2,63,75,360.00	55000	31,15,200.00
95	2105	21	2 BHK	686	755	25400	1,74,24,400.00	1,91,66,840.00	40000	22,63,800.00
96	2106	21	2 BHK	687	756	25400	1,74,49,800.00	1,91,94,780.00	40000	22,67,100.00
97	2107	21	2 BHK	695	765	25400	1,76,53,000.00	1,94,18,300.00	40500	22,93,500.00
98	2201	22	3 BHK	985	1084	25500	2,51,17,500.00	2,76,29,250.00	57500	32,50,500.00
99	2202	22	2 BHK	700	770	25500	1,78,50,000.00	1,96,35,000.00	41000	23,10,000.00
100	2203	22	2 BHK	739	813	25500	1,88,44,500.00	2,07,28,950.00	43000	24,38,700.00
101	2204	22	3 BHK	944	1038	25500	2,40,72,000.00	2,64,79,200.00	55000	31,15,200.00
102	2205	22	2 BHK	686	755	25500	1,74,93,000.00	1,92,42,300.00	40000	22,63,800.00
103	2301	23	3 BHK	985	1084	25600	2,52,16,000.00	2,77,37,600.00	58000	32,50,500.00
104	2302	23	2 BHK	700	770	25600	1,79,20,000.00	1,97,12,000.00	41000	23,10,000.00
105	2303	23	2 BHK	739	813	25600	1,89,18,400.00	2,08,10,240.00	43500	24,38,700.00
106	2304	23	3 BHK	944	1038	25600	2,41,66,400.00	2,65,83,040.00	55500	31,15,200.00
107	2305	23	2 BHK	686	755	25600	1,75,61,600.00	1,93,17,760.00	40000	22,63,800.00
108	2306	23	2 BHK	687	756	25600	1,75,87,200.00	1,93,45,920.00	40500	22,67,100.00
109	2307	23	2 BHK	695	765	25600	1,77,92,000.00	1,95,71,200.00	41000	22,93,500.00
110	2401	24	3 BHK	985	1084	25700	2,53,14,500.00	2,78,45,950.00	58000	32,50,500.00
111	2402	24	2 BHK	700	770	25700	1,79,90,000.00	1,97,89,000.00	41000	23,10,000.00
112	2403	24	2 BHK	739	813	25700	1,89,92,300.00	2,08,91,530.00	43500	24,38,700.00
113	2404	24	3 BHK	944	1038	25700	2,42,60,800.00	2,66,86,880.00	55500	31,15,200.00
114	2405	24	2 BHK	686	755	25700	1,76,30,200.00	1,93,93,220.00	40500	22,63,800.00

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115	2406	24	2 BHK	687	756	25700	1,76,55,900.00	1,94,21,490.00	40500	22,67,100.00
116	2407	24	2 BHK	695	765	25700	1,78,61,500.00	1,96,47,650.00	41000	22,93,500.00
117	2501	25	3 BHK	985	1084	25800	2,54,13,000.00	2,79,54,300.00	58000	32,50,500.00
118	2502	25	2 BHK	700	770	25800	1,80,60,000.00	1,98,66,000.00	41500	23,10,000.00
119	2503	25	2 BHK	739	813	25800	1,90,66,200.00	2,09,72,820.00	43500	24,38,700.00
120	2504	25	3 BHK	944	1038	25800	2,43,55,200.00	2,67,90,720.00	56000	31,15,200.00
121	2505	25	2 BHK	686	755	25800	1,76,98,800.00	1,94,68,680.00	40500	22,63,800.00
122	2506	25	2 BHK	687	756	25800	1,77,24,600.00	1,94,97,060.00	40500	22,67,100.00
123	2507	25	2 BHK	695	765	25800	1,79,31,000.00	1,97,24,100.00	41000	22,93,500.00
124	2601	26	3 BHK	985	1084	25900	2,55,11,500.00	2,80,62,650.00	58500	32,50,500.00
125	2602	26	2 BHK	700	770	25900	1,81,30,000.00	1,99,43,000.00	41500	23,10,000.00
126	2603	26	2 BHK	739	813	25900	1,91,40,100.00	2,10,54,110.00	44000	24,38,700.00
127	2604	26	3 BHK	944	1038	25900	2,44,49,600.00	2,68,94,560.00	56000	31,15,200.00
128	2605	26	2 BHK	686	755	25900	1,77,67,400.00	1,95,44,140.00	40500	22,63,800.00
129	2606	26	2 BHK	687	756	25900	1,77,93,300.00	1,95,72,630.00	41000	22,67,100.00
130	2607	26	2 BHK	695	765	25900	1,80,00,500.00	1,98,00,550.00	41500	22,93,500.00
131	2701	27	3 BHK	985	1084	26000	2,56,10,000.00	2,81,71,000.00	58500	32,50,500.00
132	2702	27	2 BHK	700	770	26000	1,82,00,000.00	2,00,20,000.00	41500	23,10,000.00
133	2703	27	2 BHK	739	813	26000	1,92,14,000.00	2,11,35,400.00	44000	24,38,700.00
134	2704	27	3 BHK	944	1038	26000	2,45,44,000.00	2,69,98,400.00	56000	31,15,200.00
135	2705	27	2 BHK	686	755	26000	1,78,36,000.00	1,96,19,600.00	41000	22,63,800.00
136	2706	27	2 BHK	687	756	26000	1,78,62,000.00	1,96,48,200.00	41000	22,67,100.00
137	2707	27	2 BHK	695	765	26000	1,80,70,000.00	1,98,77,000.00	41500	22,93,500.00
138	2801	28	3 BHK	985	1084	26100	2,57,08,500.00	2,82,79,350.00	59000	32,50,500.00
139	2802	28	2 BHK	700	770	26100	1,82,70,000.00	2,00,97,000.00	42000	23,10,000.00
140	2803	28	2 BHK	739	813	26100	1,92,87,900.00	2,12,16,690.00	44000	24,38,700.00
141	2804	28	3 BHK	944	1038	26100	2,46,38,400.00	2,71,02,240.00	56500	31,15,200.00
142	2805	28	2 BHK	686	755	26100	1,79,04,600.00	1,96,95,060.00	41000	22,63,800.00
143	2806	28	2 BHK	687	756	26100	1,79,30,700.00	1,97,23,770.00	41000	22,67,100.00
144	2807	28	2 BHK	695	765	26100	1,81,39,500.00	1,99,53,450.00	41500	22,93,500.00
145	2901	29	2 BHK	985	1084	26200	2,58,07,000.00	2,83,87,700.00	59000	32,50,500.00
146	2902	29	2 BHK	700	770	26200	1,83,40,000.00	2,01,74,000.00	42000	23,10,000.00
147	2903	29	3 BHK	739	813	26200	1,93,61,800.00	2,12,97,980.00	44500	24,38,700.00
148	2904	29	2 BHK	944	1038	26200	2,47,32,800.00	2,72,06,080.00	56500	31,15,200.00
149	2905	29	2 BHK	686	755	26200	1,79,73,200.00	1,97,70,520.00	41000	22,63,800.00

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150	3001	30	3 BHK	985	1084	26300	2,59,05,500.00	2,84,96,050.00	59500	32,50,500.00
151	3002	30	2 BHK	700	770	26300	1,84,10,000.00	2,02,51,000.00	42000	23,10,000.00
152	3003	30	2 BHK	739	813	26300	1,94,35,700.00	2,13,79,270.00	44500	24,38,700.00
153	3004	30	3 BHK	944	1038	26300	2,48,27,200.00	2,73,09,920.00	57000	31,15,200.00
154	3005	30	2 BHK	686	755	26300	1,80,41,800.00	1,98,45,980.00	41500	22,63,800.00
155	3006	30	2 BHK	687	756	26300	1,80,68,100.00	1,98,74,910.00	41500	22,67,100.00
156	3007	30	2 BHK	695	765	26300	1,82,78,500.00	2,01,06,350.00	42000	22,93,500.00
157	3101	31	3 BHK	985	1084	26400	2,60,04,000.00	2,86,04,400.00	59500	32,50,500.00
158	3102	31	2 BHK	700	770	26400	1,84,80,000.00	2,03,28,000.00	42500	23,10,000.00
159	3103	31	2 BHK	739	813	26400	1,95,09,600.00	2,14,60,560.00	44500	24,38,700.00
160	3104	31	3 BHK	944	1038	26400	2,49,21,600.00	2,74,13,760.00	57000	31,15,200.00
161	3105	31	2 BHK	686	755	26400	1,81,10,400.00	1,99,21,440.00	41500	22,63,800.00
162	3106	31	2 BHK	687	756	26400	1,81,36,800.00	1,99,50,480.00	41500	22,67,100.00
163	3107	31	2 BHK	695	765	26400	1,83,48,000.00	2,01,82,800.00	42000	22,93,500.00
164	3201	32	3 BHK	985	1084	26500	2,61,02,500.00	2,87,12,750.00	60000	32,50,500.00
165	3202	32	2 BHK	700	770	26500	1,85,50,000.00	2,04,05,000.00	42500	23,10,000.00
166	3203	32	2 BHK	739	813	26500	1,95,83,500.00	2,15,41,850.00	45000	24,38,700.00
167	3204	32	3 BHK	944	1038	26500	2,50,16,000.00	2,75,17,600.00	57500	31,15,200.00
168	3205	32	2 BHK	686	755	26500	1,81,79,000.00	1,99,96,900.00	41500	22,63,800.00
169	3206	32	2 BHK	687	756	26500	1,82,05,500.00	2,00,26,050.00	41500	22,67,100.00
170	3207	32	2 BHK	695	765	26500	1,84,17,500.00	2,02,59,250.00	42000	22,93,500.00
171	3301	33	3 BHK	985	1084	26600	2,62,01,000.00	2,88,21,100.00	60000	32,50,500.00
172	3302	33	2 BHK	700	770	26600	1,86,20,000.00	2,04,82,000.00	42500	23,10,000.00
173	3303	33	2 BHK	739	813	26600	1,96,57,400.00	2,16,23,140.00	45000	24,38,700.00
174	3304	33	3 BHK	944	1038	26600	2,51,10,400.00	2,76,21,440.00	57500	31,15,200.00
175	3305	33	2 BHK	686	755	26600	1,82,47,600.00	2,00,72,360.00	42000	22,63,800.00
176	3306	33	2 BHK	687	756	26600	1,82,74,200.00	2,01,01,620.00	42000	22,67,100.00
177	3307	33	2 BHK	695	765	26600	1,84,87,000.00	2,03,35,700.00	42500	22,93,500.00
178	3401	34	3 BHK	985	1084	26700	2,62,99,500.00	2,89,29,450.00	60500	32,50,500.00
179	3402	34	2 BHK	700	770	26700	1,86,90,000.00	2,05,59,000.00	43000	23,10,000.00
180	3403	34	2 BHK	739	813	26700	1,97,31,300.00	2,17,04,430.00	45000	24,38,700.00
181	3404	34	3 BHK	944	1038	26700	2,52,04,800.00	2,77,25,280.00	58000	31,15,200.00
182	3405	34	2 BHK	686	755	26700	1,83,16,200.00	2,01,47,820.00	42000	22,63,800.00
183	3406	34	2 BHK	687	756	26700	1,83,42,900.00	2,01,77,190.00	42000	22,67,100.00
184	3407	34	2 BHK	695	765	26700	1,85,56,500.00	2,04,12,150.00	42500	22,93,500.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
185	3501	35	3 BHK	985	1084	26800	2,63,98,000.00	2,90,37,800.00	60500	32,50,500.00
186	3502	35	2 BHK	700	770	26800	1,87,60,000.00	2,06,36,000.00	43000	23,10,000.00
187	3503	35	2 BHK	739	813	26800	1,98,05,200.00	2,17,85,720.00	45500	24,38,700.00
188	3504	35	3 BHK	944	1038	26800	2,52,99,200.00	2,78,29,120.00	58000	31,15,200.00
189	3505	35	2 BHK	686	755	26800	1,83,84,800.00	2,02,23,280.00	42000	22,63,800.00
190	3506	35	2 BHK	687	756	26800	1,84,11,600.00	2,02,52,760.00	42000	22,67,100.00
191	3507	35	2 BHK	695	765	26800	1,86,26,000.00	2,04,88,600.00	42500	22,93,500.00
192	3601	36	3 BHK	985	1084	26900	2,64,96,500.00	2,91,46,150.00	60500	32,50,500.00
193	3602	36	2 BHK	700	770	26900	1,88,30,000.00	2,07,13,000.00	43000	23,10,000.00
194	3603	36	2 BHK	739	813	26900	1,98,79,100.00	2,18,67,010.00	45500	24,38,700.00
195	3604	36	3 BHK	944	1038	26900	2,53,93,600.00	2,79,32,960.00	58000	31,15,200.00
196	3605	36	2 BHK	686	755	26900	1,84,53,400.00	2,02,98,740.00	42500	22,63,800.00
197	3606	36	2 BHK	687	756	26900	1,84,80,300.00	2,03,28,330.00	42500	22,67,100.00
198	3701	37	3 BHK	985	1084	27000	2,65,95,000.00	2,92,54,500.00	61000	32,50,500.00
199	3702	37	2 BHK	700	770	27000	1,89,00,000.00	2,07,90,000.00	43500	23,10,000.00
200	3703	37	2 BHK	739	813	27000	1,99,53,000.00	2,19,48,300.00	45500	24,38,700.00
201	3704	37	3 BHK	944	1038	27000	2,54,88,000.00	2,80,36,800.00	58500	31,15,200.00
202	3705	37	2 BHK	686	755	27000	1,85,22,000.00	2,03,74,200.00	42500	22,63,800.00
203	3706	37	2 BHK	687	756	27000	1,85,49,000.00	2,04,03,900.00	42500	22,67,100.00
204	3707	37	2 BHK	695	765	27000	1,87,65,000.00	2,06,41,500.00	43000	22,93,500.00
205	3801	38	3 BHK	985	1084	27100	2,66,93,500.00	2,93,62,850.00	61000	32,50,500.00
206	3802	38	2 BHK	700	770	27100	1,89,70,000.00	2,08,67,000.00	43500	23,10,000.00
207	3803	38	2 BHK	739	813	27100	2,00,26,900.00	2,20,29,590.00	46000	24,38,700.00
208	3804	38	3 BHK	944	1038	27100	2,55,82,400.00	2,81,40,640.00	58500	31,15,200.00
209	3805	38	2 BHK	686	755	27100	1,85,90,600.00	2,04,49,660.00	42500	22,63,800.00
210	3806	38	2 BHK	687	756	27100	1,86,17,700.00	2,04,79,470.00	42500	22,67,100.00
211	3807	38	2 BHK	695	765	27100	1,88,34,500.00	2,07,17,950.00	43000	22,93,500.00
212	3901	39	3 BHK	985	1084	27200	2,67,92,000.00	2,94,71,200.00	61500	32,50,500.00
213	3902	39	2 BHK	700	770	27200	1,90,40,000.00	2,09,44,000.00	43500	23,10,000.00
214	3903	39	2 BHK	739	813	27200	2,01,00,800.00	2,21,10,880.00	46000	24,38,700.00
215	3904	39	3 BHK	944	1038	27200	2,56,76,800.00	2,82,44,480.00	59000	31,15,200.00
Total				168085	184894		4,30,60,70,500.00	4,73,66,77,550.00		55,46,80,500.00

2) Building S-2, Wing – F:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	801	8	2 BHK	652	717	24100	1,57,13,200.00	1,72,84,520.00	36000	21,51,600.00
2	804	8	2 BHK	656	722	24100	1,58,09,600.00	1,73,90,560.00	36000	21,64,800.00
3	805	8	1 BHK	405	446	24100	97,60,500.00	1,07,36,550.00	22500	13,36,500.00
4	806	8	1 BHK	405	446	24100	97,60,500.00	1,07,36,550.00	22500	13,36,500.00
5	807	8	2 BHK	686	755	24100	1,65,32,600.00	1,81,85,860.00	38000	22,63,800.00
6	901	9	2 BHK	652	717	24200	1,57,78,400.00	1,73,56,240.00	36000	21,51,600.00
7	902	9	1 BHK	413	454	24200	99,94,600.00	1,09,94,060.00	23000	13,62,900.00
8	903	9	1 BHK	413	454	24200	99,94,600.00	1,09,94,060.00	23000	13,62,900.00
9	904	9	2 BHK	656	722	24200	1,58,75,200.00	1,74,62,720.00	36500	21,64,800.00
10	905	9	1 BHK	405	446	24200	98,01,000.00	1,07,81,100.00	22500	13,36,500.00
11	906	9	1 BHK	405	446	24200	98,01,000.00	1,07,81,100.00	22500	13,36,500.00
12	907	9	2 BHK	686	755	24200	1,66,01,200.00	1,82,61,320.00	38000	22,63,800.00
13	908	9	2 BHK	687	756	24200	1,66,25,400.00	1,82,87,940.00	38000	22,67,100.00
14	909	9	2 BHK	696	766	24200	1,68,43,200.00	1,85,27,520.00	38500	22,96,800.00
15	1001	10	2 BHK	652	717	24300	1,58,43,600.00	1,74,27,960.00	36500	21,51,600.00
16	1002	10	1 BHK	413	454	24300	1,00,35,900.00	1,10,39,490.00	23000	13,62,900.00
17	1003	10	1 BHK	413	454	24300	1,00,35,900.00	1,10,39,490.00	23000	13,62,900.00
18	1004	10	2 BHK	656	722	24300	1,59,40,800.00	1,75,34,880.00	36500	21,64,800.00
19	1005	10	1 BHK	405	446	24300	98,41,500.00	1,08,25,650.00	22500	13,36,500.00
20	1006	10	1 BHK	405	446	24300	98,41,500.00	1,08,25,650.00	22500	13,36,500.00
21	1007	10	2 BHK	686	755	24300	1,66,69,800.00	1,83,36,780.00	38000	22,63,800.00
22	1008	10	2 BHK	687	756	24300	1,66,94,100.00	1,83,63,510.00	38500	22,67,100.00
23	1009	10	2 BHK	696	766	24300	1,69,12,800.00	1,86,04,080.00	39000	22,96,800.00
24	1101	11	2 BHK	652	717	24400	1,59,08,800.00	1,74,99,680.00	36500	21,51,600.00
25	1102	11	1 BHK	413	454	24400	1,00,77,200.00	1,10,84,920.00	23000	13,62,900.00
26	1103	11	1 BHK	413	454	24400	1,00,77,200.00	1,10,84,920.00	23000	13,62,900.00
27	1104	11	2 BHK	656	722	24400	1,60,06,400.00	1,76,07,040.00	36500	21,64,800.00
28	1105	11	1 BHK	405	446	24400	98,82,000.00	1,08,70,200.00	22500	13,36,500.00
29	1106	11	1 BHK	405	446	24400	98,82,000.00	1,08,70,200.00	22500	13,36,500.00
30	1107	11	2 BHK	686	755	24400	1,67,38,400.00	1,84,12,240.00	38500	22,63,800.00
31	1108	11	2 BHK	687	756	24400	1,67,62,800.00	1,84,39,080.00	38500	22,67,100.00
32	1109	11	2 BHK	696	766	24400	1,69,82,400.00	1,86,80,640.00	39000	22,96,800.00
33	1201	12	2 BHK	652	717	24500	1,59,74,000.00	1,75,71,400.00	36500	21,51,600.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	1202	12	1 BHK	413	454	24500	1,01,18,500.00	1,11,30,350.00	23000	13,62,900.00
35	1203	12	1 BHK	413	454	24500	1,01,18,500.00	1,11,30,350.00	23000	13,62,900.00
36	1204	12	2 BHK	656	722	24500	1,60,72,000.00	1,76,79,200.00	37000	21,64,800.00
37	1205	12	1 BHK	405	446	24500	99,22,500.00	1,09,14,750.00	22500	13,36,500.00
38	1206	12	1 BHK	405	446	24500	99,22,500.00	1,09,14,750.00	22500	13,36,500.00
39	1207	12	2 BHK	686	755	24500	1,68,07,000.00	1,84,87,700.00	38500	22,63,800.00
40	1208	12	2 BHK	687	756	24500	1,68,31,500.00	1,85,14,650.00	38500	22,67,100.00
41	1209	12	2 BHK	696	766	24500	1,70,52,000.00	1,87,57,200.00	39000	22,96,800.00
42	1301	13	2 BHK	652	717	24600	1,60,39,200.00	1,76,43,120.00	37000	21,51,600.00
43	1302	13	1 BHK	413	454	24600	1,01,59,800.00	1,11,75,780.00	23500	13,62,900.00
44	1303	13	1 BHK	413	454	24600	1,01,59,800.00	1,11,75,780.00	23500	13,62,900.00
45	1304	13	2 BHK	656	722	24600	1,61,37,600.00	1,77,51,360.00	37000	21,64,800.00
46	1305	13	1 BHK	405	446	24600	99,63,000.00	1,09,59,300.00	23000	13,36,500.00
47	1306	13	1 BHK	405	446	24600	99,63,000.00	1,09,59,300.00	23000	13,36,500.00
48	1307	13	2 BHK	686	755	24600	1,68,75,600.00	1,85,63,160.00	38500	22,63,800.00
49	1308	13	2 BHK	687	756	24600	1,69,00,200.00	1,85,90,220.00	38500	22,67,100.00
50	1309	13	2 BHK	696	766	24600	1,71,21,600.00	1,88,33,760.00	39000	22,96,800.00
51	1401	14	2 BHK	652	717	24700	1,61,04,400.00	1,77,14,840.00	37000	21,51,600.00
52	1402	14	1 BHK	413	454	24700	1,02,01,100.00	1,12,21,210.00	23500	13,62,900.00
53	1403	14	1 BHK	413	454	24700	1,02,01,100.00	1,12,21,210.00	23500	13,62,900.00
54	1404	14	2 BHK	656	722	24700	1,62,03,200.00	1,78,23,520.00	37000	21,64,800.00
55	1405	14	1 BHK	405	446	24700	1,00,03,500.00	1,10,03,850.00	23000	13,36,500.00
56	1406	14	1 BHK	405	446	24700	1,00,03,500.00	1,10,03,850.00	23000	13,36,500.00
57	1407	14	2 BHK	686	755	24700	1,69,44,200.00	1,86,38,620.00	39000	22,63,800.00
58	1408	14	2 BHK	687	756	24700	1,69,68,900.00	1,86,65,790.00	39000	22,67,100.00
59	1409	14	2 BHK	696	766	24700	1,71,91,200.00	1,89,10,320.00	39500	22,96,800.00
60	1501	15	2 BHK	652	717	24800	1,61,69,600.00	1,77,86,560.00	37000	21,51,600.00
61	1502	15	1 BHK	413	454	24800	1,02,42,400.00	1,12,66,640.00	23500	13,62,900.00
62	1503	15	1 BHK	413	454	24800	1,02,42,400.00	1,12,66,640.00	23500	13,62,900.00
63	1504	15	2 BHK	656	722	24800	1,62,68,800.00	1,78,95,680.00	37500	21,64,800.00
64	1505	15	1 BHK	405	446	24800	1,00,44,000.00	1,10,48,400.00	23000	13,36,500.00
65	1506	15	1 BHK	405	446	24800	1,00,44,000.00	1,10,48,400.00	23000	13,36,500.00
66	1507	15	2 BHK	686	755	24800	1,70,12,800.00	1,87,14,080.00	39000	22,63,800.00
67	1601	16	2 BHK	652	717	24900	1,62,34,800.00	1,78,58,280.00	37000	21,51,600.00
68	1602	16	1 BHK	413	454	24900	1,02,83,700.00	1,13,12,070.00	23500	13,62,900.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1603	16	1 BHK	413	454	24900	1,02,83,700.00	1,13,12,070.00	23500	13,62,900.00
70	1604	16	2 BHK	656	722	24900	1,63,34,400.00	1,79,67,840.00	37500	21,64,800.00
71	1605	16	1 BHK	405	446	24900	1,00,84,500.00	1,10,92,950.00	23000	13,36,500.00
72	1606	16	1 BHK	405	446	24900	1,00,84,500.00	1,10,92,950.00	23000	13,36,500.00
73	1607	16	2 BHK	686	755	24900	1,70,81,400.00	1,87,89,540.00	39000	22,63,800.00
74	1608	16	2 BHK	687	756	24900	1,71,06,300.00	1,88,16,930.00	39000	22,67,100.00
75	1609	16	2 BHK	696	766	24900	1,73,30,400.00	1,90,63,440.00	39500	22,96,800.00
76	1701	17	2 BHK	652	717	25000	1,63,00,000.00	1,79,30,000.00	37500	21,51,600.00
77	1702	17	1 BHK	413	454	25000	1,03,25,000.00	1,13,57,500.00	23500	13,62,900.00
78	1703	17	1 BHK	413	454	25000	1,03,25,000.00	1,13,57,500.00	23500	13,62,900.00
79	1704	17	2 BHK	656	722	25000	1,64,00,000.00	1,80,40,000.00	37500	21,64,800.00
80	1705	17	1 BHK	405	446	25000	1,01,25,000.00	1,11,37,500.00	23000	13,36,500.00
81	1706	17	1 BHK	405	446	25000	1,01,25,000.00	1,11,37,500.00	23000	13,36,500.00
82	1707	17	2 BHK	686	755	25000	1,71,50,000.00	1,88,65,000.00	39500	22,63,800.00
83	1708	17	2 BHK	687	756	25000	1,71,75,000.00	1,88,92,500.00	39500	22,67,100.00
84	1709	17	2 BHK	696	766	25000	1,74,00,000.00	1,91,40,000.00	40000	22,96,800.00
85	1801	18	2 BHK	652	717	25100	1,63,65,200.00	1,80,01,720.00	37500	21,51,600.00
86	1802	18	1 BHK	413	454	25100	1,03,66,300.00	1,14,02,930.00	24000	13,62,900.00
87	1803	18	1 BHK	413	454	25100	1,03,66,300.00	1,14,02,930.00	24000	13,62,900.00
88	1804	18	2 BHK	656	722	25100	1,64,65,600.00	1,81,12,160.00	37500	21,64,800.00
89	1805	18	1 BHK	405	446	25100	1,01,65,500.00	1,11,82,050.00	23500	13,36,500.00
90	1806	18	1 BHK	405	446	25100	1,01,65,500.00	1,11,82,050.00	23500	13,36,500.00
91	1807	18	2 BHK	686	755	25100	1,72,18,600.00	1,89,40,460.00	39500	22,63,800.00
92	1808	18	2 BHK	687	756	25100	1,72,43,700.00	1,89,68,070.00	39500	22,67,100.00
93	1809	18	2 BHK	696	766	25100	1,74,69,600.00	1,92,16,560.00	40000	22,96,800.00
94	1901	19	2 BHK	652	717	25200	1,64,30,400.00	1,80,73,440.00	37500	21,51,600.00
95	1902	19	1 BHK	413	454	25200	1,04,07,600.00	1,14,48,360.00	24000	13,62,900.00
96	1903	19	1 BHK	413	454	25200	1,04,07,600.00	1,14,48,360.00	24000	13,62,900.00
97	1904	19	2 BHK	656	722	25200	1,65,31,200.00	1,81,84,320.00	38000	21,64,800.00
98	1905	19	1 BHK	405	446	25200	1,02,06,000.00	1,12,26,600.00	23500	13,36,500.00
99	1906	19	1 BHK	405	446	25200	1,02,06,000.00	1,12,26,600.00	23500	13,36,500.00
100	1907	19	2 BHK	686	755	25200	1,72,87,200.00	1,90,15,920.00	39500	22,63,800.00
101	1908	19	2 BHK	687	756	25200	1,73,12,400.00	1,90,43,640.00	39500	22,67,100.00
102	1909	19	2 BHK	696	766	25200	1,75,39,200.00	1,92,93,120.00	40000	22,96,800.00
103	2001	20	2 BHK	652	717	25300	1,64,95,600.00	1,81,45,160.00	38000	21,51,600.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
104	2002	20	1 BHK	413	454	25300	1,04,48,900.00	1,14,93,790.00	24000	13,62,900.00
105	2003	20	1 BHK	413	454	25300	1,04,48,900.00	1,14,93,790.00	24000	13,62,900.00
106	2004	20	2 BHK	656	722	25300	1,65,96,800.00	1,82,56,480.00	38000	21,64,800.00
107	2005	20	1 BHK	405	446	25300	1,02,46,500.00	1,12,71,150.00	23500	13,36,500.00
108	2006	20	1 BHK	405	446	25300	1,02,46,500.00	1,12,71,150.00	23500	13,36,500.00
109	2007	20	2 BHK	686	755	25300	1,73,55,800.00	1,90,91,380.00	40000	22,63,800.00
110	2008	20	2 BHK	687	756	25300	1,73,81,100.00	1,91,19,210.00	40000	22,67,100.00
111	2009	20	2 BHK	696	766	25300	1,76,08,800.00	1,93,69,680.00	40500	22,96,800.00
112	2101	21	2 BHK	652	717	25400	1,65,60,800.00	1,82,16,880.00	38000	21,51,600.00
113	2102	21	1 BHK	413	454	25400	1,04,90,200.00	1,15,39,220.00	24000	13,62,900.00
114	2103	21	1 BHK	413	454	25400	1,04,90,200.00	1,15,39,220.00	24000	13,62,900.00
115	2104	21	2 BHK	656	722	25400	1,66,62,400.00	1,83,28,640.00	38000	21,64,800.00
116	2105	21	1 BHK	405	446	25400	1,02,87,000.00	1,13,15,700.00	23500	13,36,500.00
117	2106	21	1 BHK	405	446	25400	1,02,87,000.00	1,13,15,700.00	23500	13,36,500.00
118	2107	21	2 BHK	686	755	25400	1,74,24,400.00	1,91,66,840.00	40000	22,63,800.00
119	2108	21	2 BHK	687	756	25400	1,74,49,800.00	1,91,94,780.00	40000	22,67,100.00
120	2109	21	2 BHK	696	766	25400	1,76,78,400.00	1,94,46,240.00	40500	22,96,800.00
121	2201	22	2 BHK	652	717	25500	1,66,26,000.00	1,82,88,600.00	38000	21,51,600.00
122	2202	22	1 BHK	413	454	25500	1,05,31,500.00	1,15,84,650.00	24000	13,62,900.00
123	2203	22	1 BHK	413	454	25500	1,05,31,500.00	1,15,84,650.00	24000	13,62,900.00
124	2204	22	2 BHK	656	722	25500	1,67,28,000.00	1,84,00,800.00	38500	21,64,800.00
125	2205	22	1 BHK	405	446	25500	1,03,27,500.00	1,13,60,250.00	23500	13,36,500.00
126	2206	22	1 BHK	405	446	25500	1,03,27,500.00	1,13,60,250.00	23500	13,36,500.00
127	2207	22	2 BHK	686	755	25500	1,74,93,000.00	1,92,42,300.00	40000	22,63,800.00
128	2301	23	2 BHK	652	717	25600	1,66,91,200.00	1,83,60,320.00	38500	21,51,600.00
129	2302	23	1 BHK	413	454	25600	1,05,72,800.00	1,16,30,080.00	24000	13,62,900.00
130	2303	23	1 BHK	413	454	25600	1,05,72,800.00	1,16,30,080.00	24000	13,62,900.00
131	2304	23	2 BHK	656	722	25600	1,67,93,600.00	1,84,72,960.00	38500	21,64,800.00
132	2305	23	1 BHK	405	446	25600	1,03,68,000.00	1,14,04,800.00	24000	13,36,500.00
133	2306	23	1 BHK	405	446	25600	1,03,68,000.00	1,14,04,800.00	24000	13,36,500.00
134	2307	23	2 BHK	686	755	25600	1,75,61,600.00	1,93,17,760.00	40000	22,63,800.00
135	2308	23	2 BHK	687	756	25600	1,75,87,200.00	1,93,45,920.00	40500	22,67,100.00
136	2309	23	2 BHK	696	766	25600	1,78,17,600.00	1,95,99,360.00	41000	22,96,800.00
137	2401	24	2 BHK	652	717	25700	1,67,56,400.00	1,84,32,040.00	38500	21,51,600.00
138	2402	24	1 BHK	413	454	25700	1,06,14,100.00	1,16,75,510.00	24500	13,62,900.00

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139	2403	24	1 BHK	413	454	25700	1,06,14,100.00	1,16,75,510.00	24500	13,62,900.00
140	2404	24	2 BHK	656	722	25700	1,68,59,200.00	1,85,45,120.00	38500	21,64,800.00
141	2405	24	1 BHK	405	446	25700	1,04,08,500.00	1,14,49,350.00	24000	13,36,500.00
142	2406	24	1 BHK	405	446	25700	1,04,08,500.00	1,14,49,350.00	24000	13,36,500.00
143	2407	24	2 BHK	686	755	25700	1,76,30,200.00	1,93,93,220.00	40500	22,63,800.00
144	2408	24	2 BHK	687	756	25700	1,76,55,900.00	1,94,21,490.00	40500	22,67,100.00
145	2409	24	2 BHK	696	766	25700	1,78,87,200.00	1,96,75,920.00	41000	22,96,800.00
146	2501	25	2 BHK	652	717	25800	1,68,21,600.00	1,85,03,760.00	38500	21,51,600.00
147	2502	25	1 BHK	413	454	25800	1,06,55,400.00	1,17,20,940.00	24500	13,62,900.00
148	2503	25	1 BHK	413	454	25800	1,06,55,400.00	1,17,20,940.00	24500	13,62,900.00
149	2504	25	2 BHK	656	722	25800	1,69,24,800.00	1,86,17,280.00	39000	21,64,800.00
150	2505	25	1 BHK	405	446	25800	1,04,49,000.00	1,14,93,900.00	24000	13,36,500.00
151	2506	25	1 BHK	405	446	25800	1,04,49,000.00	1,14,93,900.00	24000	13,36,500.00
152	2507	25	2 BHK	686	755	25800	1,76,98,800.00	1,94,68,680.00	40500	22,63,800.00
153	2508	25	2 BHK	687	756	25800	1,77,24,600.00	1,94,97,060.00	40500	22,67,100.00
154	2509	25	2 BHK	696	766	25800	1,79,56,800.00	1,97,52,480.00	41000	22,96,800.00
155	2601	26	2 BHK	652	717	25900	1,68,86,800.00	1,85,75,480.00	38500	21,51,600.00
156	2602	26	1 BHK	413	454	25900	1,06,96,700.00	1,17,66,370.00	24500	13,62,900.00
157	2603	26	1 BHK	413	454	25900	1,06,96,700.00	1,17,66,370.00	24500	13,62,900.00
158	2604	26	2 BHK	656	722	25900	1,69,90,400.00	1,86,89,440.00	39000	21,64,800.00
159	2605	26	1 BHK	405	446	25900	1,04,89,500.00	1,15,38,450.00	24000	13,36,500.00
160	2606	26	1 BHK	405	446	25900	1,04,89,500.00	1,15,38,450.00	24000	13,36,500.00
161	2607	26	2 BHK	686	755	25900	1,77,67,400.00	1,95,44,140.00	40500	22,63,800.00
162	2608	26	2 BHK	687	756	25900	1,77,93,300.00	1,95,72,630.00	41000	22,67,100.00
163	2609	26	2 BHK	696	766	25900	1,80,26,400.00	1,98,29,040.00	41500	22,96,800.00
164	2701	27	2 BHK	652	717	26000	1,69,52,000.00	1,86,47,200.00	39000	21,51,600.00
165	2702	27	1 BHK	413	454	26000	1,07,38,000.00	1,18,11,800.00	24500	13,62,900.00
166	2703	27	1 BHK	413	454	26000	1,07,38,000.00	1,18,11,800.00	24500	13,62,900.00
167	2704	27	2 BHK	656	722	26000	1,70,56,000.00	1,87,61,600.00	39000	21,64,800.00
168	2705	27	1 BHK	405	446	26000	1,05,30,000.00	1,15,83,000.00	24000	13,36,500.00
169	2706	27	1 BHK	405	446	26000	1,05,30,000.00	1,15,83,000.00	24000	13,36,500.00
170	2707	27	2 BHK	686	755	26000	1,78,36,000.00	1,96,19,600.00	41000	22,63,800.00
171	2708	27	2 BHK	687	756	26000	1,78,62,000.00	1,96,48,200.00	41000	22,67,100.00
172	2709	27	2 BHK	696	766	26000	1,80,96,000.00	1,99,05,600.00	41500	22,96,800.00
173	2801	28	2 BHK	652	717	26100	1,70,17,200.00	1,87,18,920.00	39000	21,51,600.00

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174	2802	28	1 BHK	413	454	26100	1,07,79,300.00	1,18,57,230.00	24500	13,62,900.00
175	2803	28	1 BHK	413	454	26100	1,07,79,300.00	1,18,57,230.00	24500	13,62,900.00
176	2804	28	2 BHK	656	722	26100	1,71,21,600.00	1,88,33,760.00	39000	21,64,800.00
177	2805	28	1 BHK	405	446	26100	1,05,70,500.00	1,16,27,550.00	24000	13,36,500.00
178	2806	28	1 BHK	405	446	26100	1,05,70,500.00	1,16,27,550.00	24000	13,36,500.00
179	2807	28	2 BHK	686	755	26100	1,79,04,600.00	1,96,95,060.00	41000	22,63,800.00
180	2808	28	2 BHK	687	756	26100	1,79,30,700.00	1,97,23,770.00	41000	22,67,100.00
181	2809	28	2 BHK	696	766	26100	1,81,65,600.00	1,99,82,160.00	41500	22,96,800.00
182	2901	29	2 BHK	652	717	26200	1,70,82,400.00	1,87,90,640.00	39000	21,51,600.00
183	2902	29	1 BHK	413	454	26200	1,08,20,600.00	1,19,02,660.00	25000	13,62,900.00
184	2903	29	1 BHK	413	454	26200	1,08,20,600.00	1,19,02,660.00	25000	13,62,900.00
185	2904	29	2 BHK	656	722	26200	1,71,87,200.00	1,89,05,920.00	39500	21,64,800.00
186	2905	29	1 BHK	405	446	26200	1,06,11,000.00	1,16,72,100.00	24500	13,36,500.00
187	2906	29	1 BHK	405	446	26200	1,06,11,000.00	1,16,72,100.00	24500	13,36,500.00
188	2907	29	2 BHK	686	755	26200	1,79,73,200.00	1,97,70,520.00	41000	22,63,800.00
189	3001	30	2 BHK	652	717	26300	1,71,47,600.00	1,88,62,360.00	39500	21,51,600.00
190	3002	30	1 BHK	413	454	26300	1,08,61,900.00	1,19,48,090.00	25000	13,62,900.00
191	3003	30	1 BHK	413	454	26300	1,08,61,900.00	1,19,48,090.00	25000	13,62,900.00
192	3004	30	2 BHK	656	722	26300	1,72,52,800.00	1,89,78,080.00	39500	21,64,800.00
193	3005	30	1 BHK	405	446	26300	1,06,51,500.00	1,17,16,650.00	24500	13,36,500.00
194	3006	30	1 BHK	405	446	26300	1,06,51,500.00	1,17,16,650.00	24500	13,36,500.00
195	3007	30	2 BHK	686	755	26300	1,80,41,800.00	1,98,45,980.00	41500	22,63,800.00
196	3008	30	2 BHK	687	756	26300	1,80,68,100.00	1,98,74,910.00	41500	22,67,100.00
197	3009	30	2 BHK	696	766	26300	1,83,04,800.00	2,01,35,280.00	42000	22,96,800.00
198	3101	31	2 BHK	652	717	26400	1,72,12,800.00	1,89,34,080.00	39500	21,51,600.00
199	3102	31	1 BHK	413	454	26400	1,09,03,200.00	1,19,93,520.00	25000	13,62,900.00
200	3103	31	1 BHK	413	454	26400	1,09,03,200.00	1,19,93,520.00	25000	13,62,900.00
201	3104	31	2 BHK	656	722	26400	1,73,18,400.00	1,90,50,240.00	39500	21,64,800.00
202	3105	31	1 BHK	405	446	26400	1,06,92,000.00	1,17,61,200.00	24500	13,36,500.00
203	3106	31	1 BHK	405	446	26400	1,06,92,000.00	1,17,61,200.00	24500	13,36,500.00
204	3107	31	2 BHK	686	755	26400	1,81,10,400.00	1,99,21,440.00	41500	22,63,800.00
205	3108	31	2 BHK	687	756	26400	1,81,36,800.00	1,99,50,480.00	41500	22,67,100.00
206	3109	31	2 BHK	696	766	26400	1,83,74,400.00	2,02,11,840.00	42000	22,96,800.00
207	3201	32	2 BHK	652	717	26500	1,72,78,000.00	1,90,05,800.00	39500	21,51,600.00
208	3202	32	1 BHK	413	454	26500	1,09,44,500.00	1,20,38,950.00	25000	13,62,900.00

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209	3203	32	1 BHK	413	454	26500	1,09,44,500.00	1,20,38,950.00	25000	13,62,900.00
210	3204	32	2 BHK	656	722	26500	1,73,84,000.00	1,91,22,400.00	40000	21,64,800.00
211	3205	32	1 BHK	405	446	26500	1,07,32,500.00	1,18,05,750.00	24500	13,36,500.00
212	3206	32	1 BHK	405	446	26500	1,07,32,500.00	1,18,05,750.00	24500	13,36,500.00
213	3207	32	2 BHK	686	755	26500	1,81,79,000.00	1,99,96,900.00	41500	22,63,800.00
214	3208	32	2 BHK	687	756	26500	1,82,05,500.00	2,00,26,050.00	41500	22,67,100.00
215	3209	32	2 BHK	696	766	26500	1,84,44,000.00	2,02,88,400.00	42500	22,96,800.00
216	3301	33	2 BHK	652	717	26600	1,73,43,200.00	1,90,77,520.00	39500	21,51,600.00
217	3302	33	1 BHK	413	454	26600	1,09,85,800.00	1,20,84,380.00	25000	13,62,900.00
218	3303	33	1 BHK	413	454	26600	1,09,85,800.00	1,20,84,380.00	25000	13,62,900.00
219	3304	33	2 BHK	656	722	26600	1,74,49,600.00	1,91,94,560.00	40000	21,64,800.00
220	3305	33	1 BHK	405	446	26600	1,07,73,000.00	1,18,50,300.00	24500	13,36,500.00
221	3306	33	1 BHK	405	446	26600	1,07,73,000.00	1,18,50,300.00	24500	13,36,500.00
222	3307	33	2 BHK	686	755	26600	1,82,47,600.00	2,00,72,360.00	42000	22,63,800.00
223	3308	33	2 BHK	687	756	26600	1,82,74,200.00	2,01,01,620.00	42000	22,67,100.00
224	3309	33	2 BHK	696	766	26600	1,85,13,600.00	2,03,64,960.00	42500	22,96,800.00
225	3401	34	2 BHK	652	717	26700	1,74,08,400.00	1,91,49,240.00	40000	21,51,600.00
226	3402	34	1 BHK	413	454	26700	1,10,27,100.00	1,21,29,810.00	25500	13,62,900.00
227	3403	34	1 BHK	413	454	26700	1,10,27,100.00	1,21,29,810.00	25500	13,62,900.00
228	3404	34	2 BHK	656	722	26700	1,75,15,200.00	1,92,66,720.00	40000	21,64,800.00
229	3405	34	1 BHK	405	446	26700	1,08,13,500.00	1,18,94,850.00	25000	13,36,500.00
230	3406	34	1 BHK	405	446	26700	1,08,13,500.00	1,18,94,850.00	25000	13,36,500.00
231	3407	34	2 BHK	686	755	26700	1,83,16,200.00	2,01,47,820.00	42000	22,63,800.00
232	3408	34	2 BHK	687	756	26700	1,83,42,900.00	2,01,77,190.00	42000	22,67,100.00
233	3409	34	2 BHK	696	766	26700	1,85,83,200.00	2,04,41,520.00	42500	22,96,800.00
234	3501	35	2 BHK	652	717	26800	1,74,73,600.00	1,92,20,960.00	40000	21,51,600.00
235	3502	35	1 BHK	413	454	26800	1,10,68,400.00	1,21,75,240.00	25500	13,62,900.00
236	3503	35	1 BHK	413	454	26800	1,10,68,400.00	1,21,75,240.00	25500	13,62,900.00
237	3504	35	2 BHK	656	722	26800	1,75,80,800.00	1,93,38,880.00	40500	21,64,800.00
238	3505	35	1 BHK	405	446	26800	1,08,54,000.00	1,19,39,400.00	25000	13,36,500.00
239	3506	35	1 BHK	405	446	26800	1,08,54,000.00	1,19,39,400.00	25000	13,36,500.00
240	3507	35	2 BHK	686	755	26800	1,83,84,800.00	2,02,23,280.00	42000	22,63,800.00
241	3508	35	2 BHK	687	756	26800	1,84,11,600.00	2,02,52,760.00	42000	22,67,100.00
242	3509	35	2 BHK	696	766	26800	1,86,52,800.00	2,05,18,080.00	42500	22,96,800.00
243	3601	36	2 BHK	652	717	26900	1,75,38,800.00	1,92,92,680.00	40000	21,51,600.00

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244	3602	36	1 BHK	413	454	26900	1,11,09,700.00	1,22,20,670.00	25500	13,62,900.00
245	3603	36	1 BHK	413	454	26900	1,11,09,700.00	1,22,20,670.00	25500	13,62,900.00
246	3604	36	2 BHK	656	722	26900	1,76,46,400.00	1,94,11,040.00	40500	21,64,800.00
247	3605	36	1 BHK	405	446	26900	1,08,94,500.00	1,19,83,950.00	25000	13,36,500.00
248	3606	36	1 BHK	405	446	26900	1,08,94,500.00	1,19,83,950.00	25000	13,36,500.00
249	3607	36	2 BHK	686	755	26900	1,84,53,400.00	2,02,98,740.00	42500	22,63,800.00
250	3608	36	2 BHK	687	756	26900	1,84,80,300.00	2,03,28,330.00	42500	22,67,100.00
251	3701	37	2 BHK	652	717	27000	1,76,04,000.00	1,93,64,400.00	40500	21,51,600.00
252	3702	37	1 BHK	413	454	27000	1,11,51,000.00	1,22,66,100.00	25500	13,62,900.00
253	3703	37	1 BHK	413	454	27000	1,11,51,000.00	1,22,66,100.00	25500	13,62,900.00
254	3704	37	2 BHK	656	722	27000	1,77,12,000.00	1,94,83,200.00	40500	21,64,800.00
255	3705	37	1 BHK	405	446	27000	1,09,35,000.00	1,20,28,500.00	25000	13,36,500.00
256	3706	37	1 BHK	405	446	27000	1,09,35,000.00	1,20,28,500.00	25000	13,36,500.00
257	3707	37	2 BHK	686	755	27000	1,85,22,000.00	2,03,74,200.00	42500	22,63,800.00
258	3708	37	2 BHK	687	756	27000	1,85,49,000.00	2,04,03,900.00	42500	22,67,100.00
259	3709	37	2 BHK	696	766	27000	1,87,92,000.00	2,06,71,200.00	43000	22,96,800.00
260	3801	38	2 BHK	652	717	27100	1,76,69,200.00	1,94,36,120.00	40500	21,51,600.00
261	3802	38	1 BHK	413	454	27100	1,11,92,300.00	1,23,11,530.00	25500	13,62,900.00
262	3803	38	1 BHK	413	454	27100	1,11,92,300.00	1,23,11,530.00	25500	13,62,900.00
263	3804	38	2 BHK	656	722	27100	1,77,77,600.00	1,95,55,360.00	40500	21,64,800.00
264	3805	38	1 BHK	405	446	27100	1,09,75,500.00	1,20,73,050.00	25000	13,36,500.00
265	3806	38	1 BHK	405	446	27100	1,09,75,500.00	1,20,73,050.00	25000	13,36,500.00
266	3807	38	2 BHK	686	755	27100	1,85,90,600.00	2,04,49,660.00	42500	22,63,800.00
267	3808	38	2 BHK	687	756	27100	1,86,17,700.00	2,04,79,470.00	42500	22,67,100.00
268	3809	38	2 BHK	696	766	27100	1,88,61,600.00	2,07,47,760.00	43000	22,96,800.00
269	3901	39	2 BHK	652	717	27200	1,77,34,400.00	1,95,07,840.00	40500	21,51,600.00
270	3902	39	1 BHK	413	454	27200	1,12,33,600.00	1,23,56,960.00	25500	13,62,900.00
271	3903	39	1 BHK	413	454	27200	1,12,33,600.00	1,23,56,960.00	25500	13,62,900.00
272	3904	39	2 BHK	656	722	27200	1,78,43,200.00	1,96,27,520.00	41000	21,64,800.00
273	3905	39	1 BHK	405	446	27200	1,10,16,000.00	1,21,17,600.00	25000	13,36,500.00
274	3906	39	1 BHK	405	446	27200	1,10,16,000.00	1,21,17,600.00	25000	13,36,500.00
275	3908	39	2 BHK	687	756	27200	1,86,86,400.00	2,05,55,040.00	43000	22,67,100.00
276	3909	39	2 BHK	696	766	27200	1,89,31,200.00	2,08,24,320.00	43500	22,96,800.00
Total				152676	167944		3,91,82,52,400.00	4,31,00,77,640.00		50,38,30,800.00

Summary of the Project:

Building / 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 ₹
S-2 / Wing - E	2 BHK - 151 3 BHK - 64	215	168085	184894	4,30,60,70,500.00	4,73,66,77,550.00
S-2 / Wing - F	1 BHK - 126 2 BHK - 150	276	152676	167944	3,91,82,52,400.00	4,31,00,77,640.00
Total		491	320761	352838	8,22,43,22,900.00	9,04,67,55,190.00
Typical Refuge Floor – 8 th , 15 th , 22 nd & 29 th Floor - Flat Nos. 6 & 7 (Wing – E)						
Refuge Floor –36 th Floor - Flat No. 7 (Wing – E)						
Typical Refuge Floor – 8 th , 15 th , 22 nd & 29 th Floor - Flat Nos. 8 & 9 (Wing – F)						
Refuge Floor –36 th Floor - Flat No. 9 (Wing – F)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	8,22,43,22,900.00
Final Realizable Value After Completion in ₹	9,04,67,55,190.00
Cost of Construction (Total Built up area x Rate) 352838 Sq. Ft. x ₹ 3000.00	1,05,85,14,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property (R)

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 ₹		:	₹ 8,22,43,22,900.00
Final Realizable Value After Completion in ₹		:	₹ 9,04,67,55,190.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 23,500 to ₹ 28,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 24,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

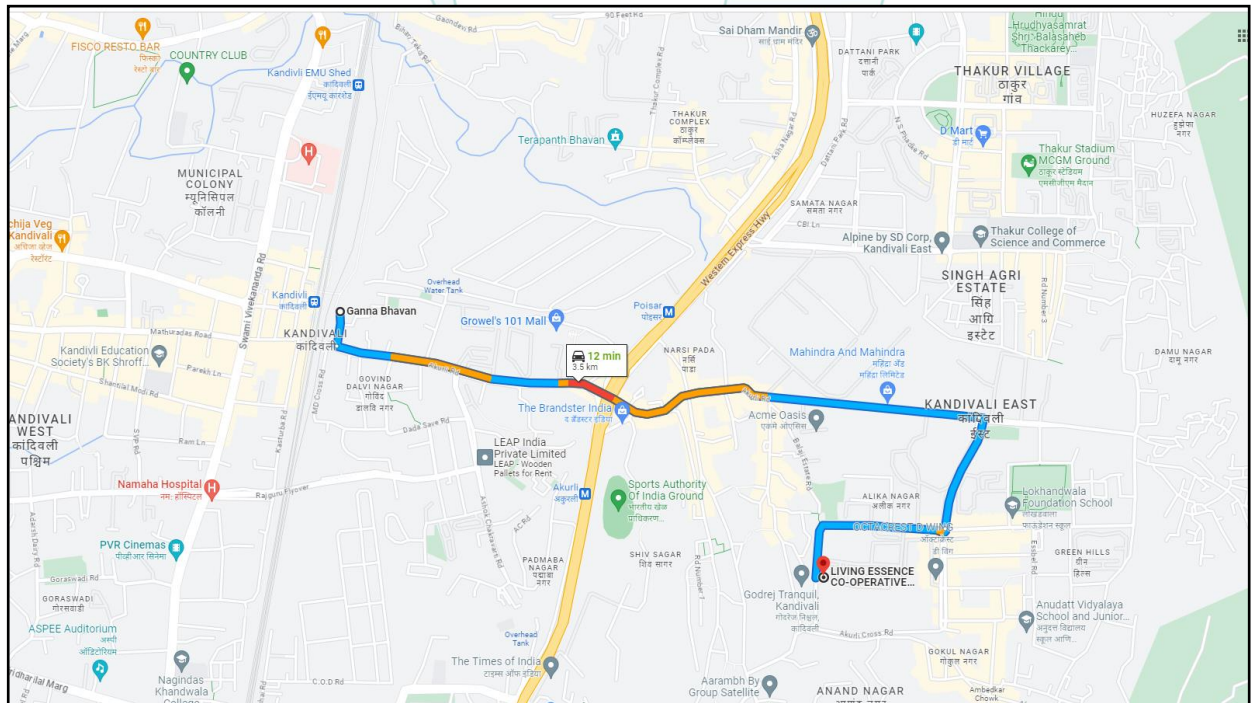
Actual Site Photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude: 19°11'44.2"N 72°52'06.6"E

Note: The Blue line shows the route to site from nearest railway station (Kandivli – 3.5 Km.)

Ready Reckoner Rate


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 Government of Maharashtra

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Year **Language**


20232024 English

Selected District मुंबई(उपनगर) **Select Village** आकुर्ली (बोरीवली)

Search By Survey No Location

Enter Survey No 163

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	बीचोगिक	एकक (Rs./)	Attribute
77/340-भुभाग: उत्तरेस गावाची सीमा, पुर्वेस 36.60 मी. रूंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती महामार्ग.	72870	154860	178080	193570	154860	चौरस मीटर	सि.टी.एस. नंबर
77/343-रस्ता : द्रुतगती महामार्ग.	67720	146880	168910	185200	146880	चौरस मीटर	सि.टी.एस. नंबर


Department of Registration & Stamps
 Government of Maharashtra

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Year **Language**

20232024 English

Selected District मुंबई(उपनगर) **Select Village** आकुर्ली (बोरीवली)

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	बीचोगिक	एकक (Rs./)
SurveyNo	77/341-भुभाग: राष्ट्रीय उद्यानाचा भाग.	30780	61030	0	76290	0	चौरस मीटर
SurveyNo	77/342A-भुभाग:खालील विभागातील सिटीएस न मधील मिळकती	67180	138190	158920	173060	138630	चौरस मीटर
SurveyNo	77/342B-भुभाग: मंजूर विकास योजना 2034 नुसार चे Natural Area या वापर विभागात समाविष्ट मिळकती.	24790	0	0	0	0	चौरस मीटर
SurveyNo	77/342-भुभाग: उत्तरेस अंशतः गावाची सीमा व राष्ट्रीय उद्यान, पुर्वेस व दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रूंद वि.यो. रस्ता.	61030	131260	150950	169600	131260	चौरस मीटर
SurveyNo	77/343-रस्ता : द्रुतगती महामार्ग.	67720	146880	168910	185200	146880	चौरस मीटर

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143 , 144 , 145 , 146 , 147 , 148C , 151 , 152 , 153 , 154 , 156 , 158 , 159 , 161 , 162 , 163A , 164 , 165 , 146/1 , 146/3 , 146/5 , 146/6 , 146/7 , 159/1 , 166/9

Price Indicators

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Home / Mumbai / Andheri - Dahisar / Kandivali East / Godrej Bliss

Godrej Bliss
By GODREJ PROPERTIES LTD.
Kandivali East, Western Suburbs, Mumbai

Last updated: Jun 30, 2023
₹98 L - 2.39 Cr | ₹23.38 K/sq.ft
EMI starts at ₹48.65 K
Price includes everything except stamp... See More

[Contact Sellers](#)

Project Images SHARE SAVE

1. 2, 3 BHK Apartments Configurations Dec, 2027 Possession Starts ₹23.38 K/sq.ft Avg. Price 400.00 sq.ft. - 976.00 sq.ft. (Builtup Area) Sizes

GODREJ KANDIVALI

Type	Size	Price
2 BHK With Deck	655 Sq.ft.	₹ 1.62 Cr* - 1.75 Cr*
3 BHK With Deck	944 Sq.ft.	₹ 2.33 Cr*

Price Indicators

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Home > Projects in Mumbai > Projects in Kandivali East, Mumbai > Godrej Bliss

GODREJ BLISS

RERA APPROVED

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Overview Properties About Project Amenities Floor Plan & Units Project Details About Loc

Godrej Bliss

By Godrej Properties
Kandivali East, Mumbai

Under Construction Possession by Jan, 2028

₹ 97.0 Lac - ₹ 8.40 Cr

Rent: ₹ 16,000 - ₹ 1.4 Lac

1,2,3,4,5,6 BHK Flats

Contact Agent Download Brochure

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Akurli Nagar > 1 BHK Flats for Sale in Akurli Nagar > 600 Sq-ft

₹ 1.05 Cr [How much loan can I get?](#)

1 BHK 600 Sq-ft Flat For Sale **Akurli Nagar, Mumbai**

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 410 sqft - ₹ 25,610/sqft

Floor: 10 (Out of 33 Floors)

Lifts: 5

Developer: **Godrej Properties**

Project: **Godrej Bliss**

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

East Facing Property

Contact Agent Get Phone No.

More Details

Price Breakup: ₹ 1.05 Cr | ₹ 5,25,000 Approx. Registration Charges | ₹ 4,500 Monthly

Booking Amount: ₹ 10.0 Lac

RERA ID: **A51800040269**

Price Indicators

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₹1.0 Cr [How much loan can I get?](#) ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Godrej Bliss, **Hanuman Nagar - Andheri East, Mumbai**

+3 Photos

1 Bed
 1 Bath
 1 Covered Parking
 Unfurnished

Carpet Area 412 sqft ~ ₹24,272/sqft	Developer Godrej Properties	Project Godrej Bliss
Floor 33 (Out of 39 Floors)	Transaction Type Resale	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	Age Of Construction Under Construction

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

More Details

Price Breakup	₹1 Cr
Booking Amount	₹1.0 Lac
Address	Hanuman Nagar - Andheri East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹51,778 ① Apply for Home Loan

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Akurli Nagar > 1 BHK Flats for Sale in Akurli Nagar > 550 Sq-ft

₹1.07 Cr [How much loan can I get?](#)

1 BHK 550 Sq-ft Flat For Sale **Akurli Nagar, Mumbai**

+3 Photos

1 Bed
 1 Bath
 1 Covered Parking
 Unfurnished

Carpet Area 413 sqft ~ ₹25,908/sqft	Developer Godrej Properties	Project Godrej Bliss
Floor 9 (Out of 39 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details


Price Breakup	₹1.07 Cr ₹5,35,000 Approx. Registration Charges ₹3,500 Monthly
Booking Amount	₹1.0 Lac
Address	Kandivali East, Mumbai, Akurli Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Akurli Road
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹55,403 ①

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.62 Cr [How much loan can I get?](#)

2 BHK 652 Sq-ft Flat For Sale **Kandivali East, Mumbai**



2 Beds

2 Baths

Unfurnished

Carpet Area
652 sqft ~
₹24,847/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Developer
[Godrej Properties](#)

Status
Under Construction

Furnished Status
Unfurnished

Project
[Godrej Bliss](#)

Lifts
3

Contact Agent

Get Phone No.

Last contact made 1 day ago

More Details


Price Breakup	₹1.62 Cr
RERA ID	P51800051172
Address	Kandivali East, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lokhandwala Twp > 2 BHK Flats for Sale in Lokhandwala Twp > 730 Sq-ft

₹1.53 Cr [How much loan can I get?](#)

2 BHK 730 Sq-ft Flat For Sale **Lokhandwala Twp, Mumbai**



2 Beds

2 Baths

1 Covered Parking

Unfurnished

Carpet Area
685 sqft ~
₹22,336/sqft

Floor
12 (Out of 40 Floors)

Lifts
5

Developer
[Godrej Properties](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Godrej Bliss](#)

Facing
East

Car Parking
1 Covered

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.53 Cr ₹7,65,000 Approx. Registration Charges ₹1 Monthly
Booking Amount	₹5.0 Lac
Address	Godrej Bliss, Akurli, Kandivali east, Mumbai, Lokhandwala Twp, Mumbai - Western Mumbai, Maharashtra
Landmarks	It Is Close To Lokhandwala Circle Near Western Express Highway


Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lokhandwala Twp > 3 BHK Flats for Sale in Lokhandwala Twp > 1050 Sq-ft

₹2.25 Cr [How much loan can I get?](#)

3 BHK 1050 Sq-ft Flat For Sale [Lokhandwala Twp, Mumbai](#)



3 Beds
3 Baths
1 Balcony
2 Covered Parking
Service/Good...
Visitor Parking

Carpet Area 944 sqft - ₹23,835/sqft	Developer Godrej Properties	Project Godrej Bliss	Floor 16 (Out of 40 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup **₹2.25 Cr | ₹11,25,000** Approx. Registration Charges | ₹1 Monthly


Booking Amount **₹5.0 Lac**

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lokhandwala Twp > 3 BHK Flats for Sale in Lokhandwala Twp > 1370 Sq-ft

₹2.20 Cr [How much loan can I get?](#)

3 BHK 1370 Sq-ft Flat For Sale [Lokhandwala Twp, Mumbai](#)



3 Beds
2 Baths
1 Balcony
1 Covered Parking
Fireplace
Service/Good...

Carpet Area 950 sqft - ₹23,158/sqft	Developer Godrej Properties	Project Godrej Bliss	Floor 10 (Out of 39 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Semi-Furnished

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup **₹2.2 Cr | ₹11,00,000** Approx. Registration Charges | ₹7,000 Monthly

Booking Amount **₹3.0 Lac**

RERA ID **P51800051172**



Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lokhandwala Twp > 3 BHK Flats for Sale in Lokhandwala Twp > 1510 Sq-ft

₹2.33 Cr [How much loan can I get?](#)

3 BHK 1510 Sq-ft Flat For Sale **Lokhandwala Twp, Mumbai**

3 Beds 3 Baths 1 Balcony 1 Covered Parking Jogging area Visitor Parking

Carpet Area 944 sqft ₹24,682/sqft	Developer Godrej Properties	Project Godrej Bliss	Floor 20 (Out of 39 Floors)
Transaction Type New Property	Facing West	Lifts 7	Furnished Status Unfurnished

Near by school, centrium malls , metro station western express highway.

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

More Details


Price Breakup **₹2.33 Cr | ₹11,65,000** Approx. Registration Charges | **₹9,500** Monthly

Booking Amount **₹2.0 Lac**

RERA ID **P51800022159**

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64 Views Compare

14 Photos

Map View

Godrej Bliss Kandivali

2 Bedroom 652 Sq.Ft. Apartment in Kandivali East Mumbai

Listing ID #5445306

₹1.62 Cr.

2 Bedrooms
Unfurnished
652 Sq.Ft. (Carpet Area)

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Price Indicators

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710 Views Compare

Godrej Bliss Kandivali
3 Bedroom 944 Sq.Ft. Apartment in Kandivali East Mumbai
 Listing ID #5493018

₹ 2.27 Cr.

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- 3 Bedrooms
- Unfurnished
- 3 Bathroom
- 944 Sq.Ft. (Carpet Area)
- Garden View Facing

2 Buyers Interested in this Property

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Overview Amenities Agent Overview About Project Commute Time Kandivali East Reviews

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Godrej Bliss View More Details
 Kandivali East, Mumbai

New Launch Possession will start from Nov, 2029

Godrej Bliss Floor Plan

1 BHK Apart... 2 BHK Apartment 3 BHK Apart...

Carpet Area	Possession	Price
656 sq.ft. (60.94 sq.m.)	Nov, 2029	₹ 1.62 Cr
695 sq.ft. (64.57 sq.m.)	Nov, 2029	₹ 1.72 Cr

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Godrej Bliss
 Near Lokhandwala Complex, Akurli Cross Rd, Kandivali East, Mumbai

1 acres 500 units 1,2,3 bedrooms

12 Photos Location

₹ 1.1 Crores - ₹ 2.57 Crores
 EMI starts from ₹ 82,01 K / Month

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- Close To Akurli Subway Station
- Gated Community With Luxury Homes
- 40+ Modern Amenities | 7 Tier Security

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Price Indicators Projects nearby Locality

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₹1.05 Cr [How much loan can I get?](#)

1 BHK 402 Sq-ft Flat For Sale **Ashok Nagar - Akurli Nagar, Mumbai**



1 Bed | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 402 sqft ₹ 26,119/sqft	Developer Mahaveer Construction	Project Solitaire Edge
Floor 12 (Out of 35 Floors)	Transaction Type New Property	Facing North - East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Open

Contact Agent

📞 Get Phone No.

👤 Last contact made 38 days ago

More Details

Price Breakup **₹1.05 Cr | ₹ 5,25,000** Approx. Registration Charges | **₹ 4,000** Monthly

Booking Amount **₹ 11.0 Lac**

RERA ID **P51800030831**

Address **Adjacent to Rajguru East-West Flyover, Kandivali E, Ashok Nagar - Akurli Nagar, Mumbai - Western Mumbai, Maharashtra**

HOUSING.COM Buy In Mumbai ▾ Download App

Kandivali East X + Add

Last updated: Dec 16, 2022

UK Iridium Tower 2

By UK REALTY


Plot No. 163 A Part, Hanuman Nagar, Opposite Mahindra Yellow Gate, Kandivali East, Western Suburbs, Mumbai

₹78.0 L - 1.06 Cr

₹ 19.65 K/sq.ft
EMI starts at ₹38,72 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Seller





1, 2 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹19.65 K/sq.ft Avg. Price

397.00 sq.ft. - 537.00 sq.ft. (Builtup Area) Sizes 👤


Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Ashok Nagar - Akurli Nagar > 2 BHK Flats for Sale in Ashok Nagar - Akurli Nagar > 900 Sq-ft

₹1.57 Cr [How much loan can I get?](#)

2 BHK 900 Sq-ft Flat For Sale **Ashok Nagar - Akurli Nagar, Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area
636 sqft
₹ 24,686/sqft

Transaction Type
Resale

Furnished Status
Unfurnished

Project
Isaaya

Facing
East

Car Parking
1 Covered

Floor
16 (Out of 23 Floors)

Lifts
3

Type Of Ownership
Freehold

+10 Photos

East Facing Property

Contact Agent
Get Phone No.

Last contact made 12 days ago

More Details

Price Breakup	₹1.57 Cr ₹ 7,85,000 Approx. Registration Charges ₹ 7,600 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	A51900003593
Address	18 M Wide Chakarvanti Ashok Road, Kandivali East, Mumbai, Maharashtra, Ashok Nagar - Akurli Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Ashok nagar Near Western express Highway

HOUSING.COM Buy In Mumbai ▾
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Home / Mumbai / Andheri - Dahisar / Kandivali East / UK Luxicity E F

Last updated: Jun 25, 2023


UK Luxicity E F

By UK REALTY
Akurli Road, Kandivali East, Western Suburbs, Mumbai

₹62.0 L - 1.25 Cr | ₹20.43 K/sq.ft
EMI starts at ₹32.83 K
Price excludes maintenance, floor rise c... [See More](#)


Contact Sellers

Project Images




1, 2 BHK Apartments Configurations

Project Images




Dec, 2026 Possession Starts

Project Images



₹20.43 K/sq.ft Avg. Price

Project Images



303.00 sq.ft. - 584.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

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Home / Mumbai / Andheri - Dahisar / Kandivali East / Enso Sanza

Enso Sanza

By ENSO GROUP

Vadar Pada Rd no 2,Kandivali, Hanuman Nagar, Kandivali East, Western Suburbs, Mumbai

Last updated: Jun 27, 2023

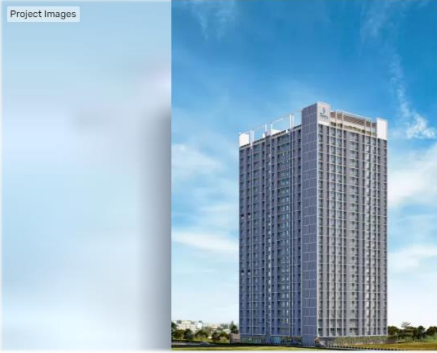
₹62 L - 1.15 Cr

EMI starts at ₹32.83 K

All Inclusive

[Contact Sellers](#)

Project Images



SHARE SAVE

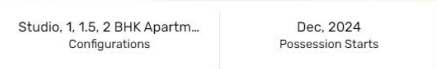
Studio, 1, 1.5, 2 BHK Apartm...
Configurations

Dec, 2024
Possession Starts


Price on request
Avg. Price

242.00 sq.ft. - 496.00 sq.ft.
(Carpet Area)
Sizes


Project Images



Project Images



Project Images



+
31 more

HOUSING.COM Buy In Mumbai

+ Add

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Home / Mumbai / Andheri - Dahisar / Kandivali East / UK Iridium

UK Iridium

By UK REALTY

Off Western Express Highway, Akurli Road, Opp Mahindra Yellow Gate, Hanuman Nagar, Kandivali East, Western Suburbs, Mumbai

★ 4 Write a Review

Last updated: Jun 27, 2023


₹79.06 L - 1.26 Cr

EMI starts at ₹39.25 K

Excluding all taxes

[Contact Sellers](#)

Project Images



SHARE SAVE


1, 2 BHK Apartments
Configurations

Jun, 2023
Possession Starts


Price on request
Avg. Price

382.00 sq.ft. - 545.00 sq.ft.
(Carpet Area)
Sizes


Project Images



Project Images



Project Images



+
18 more

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

Kandivali East + Add

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Home / Mumbai / Kandivali East / Apartment for Sale in Kandivali East / 2 BHK Apartment Last updated: May 2, 2023

2 BHK Apartment 🔗 ❤️


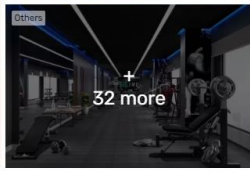
By ENSO GROUP

Enso Sanza, Hanuman Nagar, Kandivali East, Mumbai

OFFER
Zero brokerage Know More
Contact Seller



843 sq.ft
Build Up Area
₹14.06 K/sq.ft
Avg. Price
2 BHK
Configuration
30th Jun, 2024
Possession
status
Higher !
of 23 floors
East facing
Facing
Unfurnished
Furnishing

+
32 more

HOUSING.COM Buy In Mumbai

Kandivali East + Add

Download App

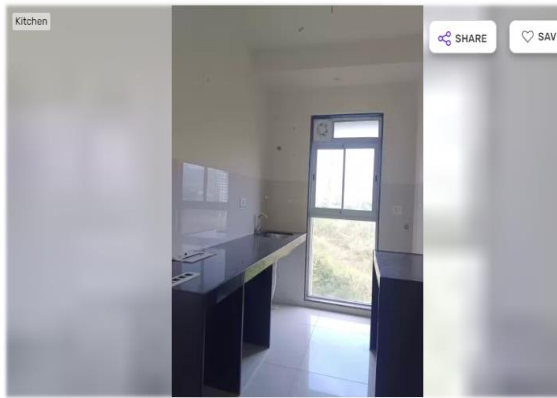
Home / Mumbai / Kandivali East / Apartment for Sale in Kandivali East / 1 BHK Apartment Last updated: Jun 11, 2023

1 BHK Apartment 🔗 ❤️


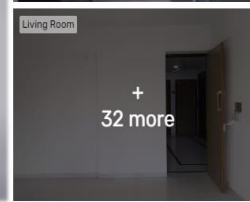
By GODREJ PROPERTIES LTD.

Godrej Tranquil, Hanuman Nagar, Kandivali East, Mumbai

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free stamp duty Know More
Contact Seller



700 sq.ft
Build Up Area
₹13.57 K/sq.ft
Avg. Price
1 Years Old
Age of property
Ready to move
Possession
status
Middle !
of 21 floors
West facing
Facing
Unfurnished
Furnishing

+
32 more

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 : 03.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



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)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, 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 03.07.2023 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 29.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shivam Developes
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 29.06.2023 Valuation Date - 03.07.2023 Date of Report - 03.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.06.2023
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 **03rd July 2023** 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 advise 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. Shivam Developes**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Shivam Developes** . For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3