

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2017/23-24	Dated 17-Aug-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002599 / 2302078	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				12,390.00


Amount Chargeable (in words) E. & O.E
Indian Rupee Twelve Thousand Three Hundred Ninety Only

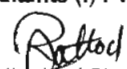
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:
 "The Trellis", Proposed Re-development of Residential cum Commercial building on Condomium No. 8, Sector-10, Koparkhairane, Taluka – Thane, Dist. – Thane, PIN – 400709, State - Maharashtra, Country - India - M/s. Maithili Builders Private Limited (Project Valuation)
 Company's PAN : **AADCV4303R**
Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "The Trellis"

"The Trellis", Proposed Re-development of Residential cum Commercial building on Condonium No. 8,
Sector- 10, Koparkhairane, Taluka – Thane, Dist. – Thane, PIN – 400709,
State - Maharashtra, Country - India

Latitude Longitude: 19°05'54.8"N 73°00'22.5"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



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

MASTER VALUATION REPORT OF "The Trellis"

"The Trellis", Proposed Re-development of Residential cum Commercial building on Condonium No. 8, Sector- 10, Koparkhairane (West), Taluka – Thane, Dist. – Thane, PIN – 400703, State - Maharashtra, Country - India

Latitude Longitude: 19°05'54.8"N 73°00'22.5"E

NAME OF DEVELOPER: M/s. Maithili Builders Private Limited

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 **19th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"The Trellis"**, Proposed Re-development of Residential cum Commercial building on Condonium No. 8, Sector- 10, Koparkhairane (West), Taluka– Thane, Dist.– Thane, PIN– 400703, State- Maharashtra, Country– India. It is about 4.4 Km. travel distance from Kalyan Railway Station of Central 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. Maithili Builders Private Limited	
Project Registration Number	Project	RERA Project Number
	The Trellis	P51700050980
Register office address	M/s. Maithili Builders Private Limited Office No., 1401/ 05, 14th Floor, "Maithili Signet", Plot No. 39/ 4, Sector no. 30A, Vashi, Navi Mumbai, Thane, Pin – 400 703, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Ms. Shruti (Builder Person - Mobile No.9167057359) Mr. Rahul Rai (Builder Person - Mobile No.8222924225) Sales- 022-66733968	
E – mail ID & Website	admin@maithiligroup.in https://www.maithiligroup.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	5th Condominium Road
On or towards East	Road
On or towards West	34 m wide Road



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

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 : 19.07.2023
	b) Date on which the valuation is made : 17.08.2023
3.	List of documents produced for perusal
	1. Copy of Registration Certificate of No. 27AAECM5118L1ZA from Maithili Builders Private Limited dated 27.01.2020
	2. Copy of Letter from the Builder for Project Tie up b/w State Bank Of India and M/s Maithili Builders Private Limited CIN No. U45200MH2005PTC156884
	3. Copy of Certificate for Stake in "The Trellis" Project date 05.06.2023 issued by M/s Maithili Builders Private Limited
	4. Copy of Grant of Environmental Clearance to the proposed Redevelopment of Sagar Cooperative Hosusing Society limited No. SIA/MH/MIS/280225/2022 date 23.02.2023
	5. Copy of Lease Deed date 27.09.2022 b/w. City and Industrial Development Corporation of Maharashtra Ltd. AND M/s Sagar Co.op. Housing Society Ltd.
	6. Copy of Affidavit cum Declaration date 07.06.2023 of M/s. Maithili Builders Pvt. Ltd.
	7. Copy of Legal Title Report & Search Report date 06.04.2023 issued by Adv. Vidhik Legit & Khushiram D. Jadhvani
	8. Copy of Architect Certificate date 06.04.2023 issued by Ar. Soyuz Talib (As per RERA Certificate)
	9. Copy of Engineer's Certificate date 04.04.2023 issued by Structural Concept Designs Pvt. Ltd. (As per RERA Certificate)
	10. Copy of MAHARERA Registration Certificate of Project No. P51700050980 issued by Maharashtra Real Estate Regulatory Authority date 18.05.2023. Last Modified date 02.05.2023
	11. Copy of Affidavit Cum Declaration of M/s. Maithili Builders Private Limited date 06.06.2023
	12. Copy of Commencement Certificate No. NMMC / TPO / BP / 16939 / 2023 / 08 dated 29.03.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation
	13. Copy of Approved Plan No. NMMC / TPO / BP / 16939 / 2023 / 08 dated 29.03.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation.
	Approved upto:



Wing	Number of Floors
A	Basement + Ground / Stilt + 1 st Floor (Commercial) to 2 nd to 3 th floors (Puzzle Parking) + 4 th Floor (Part Residential / Part Podium) + 5 th to 25 th upper floors.
B	Basement + Ground / Stilt + 1 st Floor (Amenity Floor / Puzzle Parking) to 2 nd to 3 th floors (Part Residential / Part Podiums) + 4 th Floor (Part Residential / Part Podium) + 5 th to 25 th upper floors.

Project Name (with address & phone nos.) : "The Trellis", Proposed Re-development of Residential cum Commercial building on Condonium No. 8, Sector- 10, Koparkhairane (West), Taluka – Thane, Dist. – Thane, PIN – 400703, 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) : **M/s. Maithili Builders Private Limited**
Address:
Office No., 1401/ 05, "Maithili Signet", Plot No. 39/ 4, Sector no. 30A, Vashi, Navi Mumbai, Thane, Pin – 400 700, State - Maharashtra, Country - India
Contact Person :
Ms. Shruti (Builder Person – Mobile No.9167057359)
Mr. Rahul Rai (Builder Person - Mobile No.8222924225)
Sales- 022-66733968

5. Brief description of the property (Including Leasehold / freehold etc.) :

About "The Trellis" Project: The Trellis Project is a project by M/s. Maithili Builders Private Limited. The project is offering 2 BHK, 3 BHK & 4 BHK. The Trellis is a Under Construction residential project. There are 412 units. There is 2 building in this project. The Trellis is located in Kopar Khairane. The Trellis was launched in April 2023. RERA ID is P51700050980. The Trellis is RERA-compliant and all necessary approvals are in place. The Trellis a venture which truly is luxurious and one of its kind like a pearl. Skillfully planned by Maithili Builders Private Limited, a well known name in real estate world; Maithili Builders Private Limited has delivered many successful projects and has helped so many families find their dream home. And now Maithili Builders Private Limited is back with a bang, a luxurious residential project and massive commercial venture. Filled with 2 BHK & 3 BHK and spacious 4 BHK apartments and huge commercial spaces. Located in one of the prime location in Koparkhairane, The project has market-defining facilities in residence, wellness & security.

TYPE OF THE BUILDING

Wing	Number of Floors
A	Proposed Basement + Ground / Stilt + 1 st Floor (Commercial) to 2 nd to 3 th floors (Puzzle Parking) + 4 th Floor (Part Residential / Part Podium) + 5 th to 25 th upper floors.
B	Proposed Basement + Ground / Stilt + 1 st Floor (Amenity Floor / Puzzle Parking) to 2 nd to 3 th floors (Part Residential / Part Podiums) + 4 th Floor (Part Residential / Part Podium) + 5 th to 25 th upper floors.



LEVEL OF COMPLETEION:		
Wing	Present stage of Construction	Percentage of work completion
A & B	Foundation work is completed.	05%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is March - 2029 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Gymnasium		
➤ Yoga Area		
➤ Garden		
➤ Club House		
➤ Swimming Pool		
➤ Senior Citizen Corner Area		
➤ Jogging Track		
➤ Fitness Centre		
6.	Location of property	:
a)	Plot No. / Survey No.	: Condonium No. 8
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: Navi Mumbai
d)	Ward / Taluka	: Taluka – Thane
e)	Mandal / District	: District – Thane
7.	Postal address of the property	: "The Trellis" , Proposed Re-development of Residential cum Commercial building on Condonium No. 8, Sector- 10, Koparkhairane (West), Taluka – Thane, Dist. – Thane, PIN – 400703, State - Maharashtra, Country - India
8.	City / Town	: Koparkhairane (West)
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Assistant Director of Town Planning Navi Mumbai Municipal Corporation
11	Whether covered under any State / Central Govt.	: No



	enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area			
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	Proposed 15 m wide road	Proposed 15 m wide road	Road
	South	6 m wide road	6 m wide road	5th Condominium Road
	East	Proposed 15 m wide road	Proposed 15 m wide road	Road
	West	34 m wide road	34 m wide road	34 m wide Road
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°05'54.8"N 73°00'22.5"E
14.	Extent of the site		:	Plot area – 8166.38 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)		:	Plot area – 8166.38 Sq. M. (As per Approved Plan & 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 is in progress
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		:	Middle class
2.	Development of surrounding areas		:	Good
3.	Possibility of frequent flooding/ sub-merging		:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		:	All available near by
5.	Level of land with topographical conditions		:	Plain
6.	Shape of land		:	Irregular
7.	Type of use to which it can be put		:	For residential purpose
8.	Any usage restriction		:	Residential
9.	Is plot in town planning approved layout?		:	Copy of Approved Plan No. NMMC / TPO / BP / 16939 / 2023 / 08 dated 29.03.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation. Approved upto:
			Wing	Number of Floors

	Industrial)							
b)	Type of construction (Load bearing / RCC / Steel Framed)	: N.A. Building Construction work is in progress						
c)	Year of construction	: N.A. Building Construction work is in progress						
d)	Number of floors and height of each floor including basement, if any	:						
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground / Stilt + 1st Floor (Commercial) to 2nd to 3th floors (Puzzle Parking) + 4th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Basement + Ground / Stilt + 1st Floor (Amenity Floor / Puzzle Parking) to 2nd to 3th floors (Part Residential / Part Podiums) + 4th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Proposed Basement + Ground / Stilt + 1 st Floor (Commercial) to 2 nd to 3 th floors (Puzzle Parking) + 4 th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.	B	Proposed Basement + Ground / Stilt + 1 st Floor (Amenity Floor / Puzzle Parking) to 2 nd to 3 th floors (Part Residential / Part Podiums) + 4 th Floor (Part Residential / Part Podium) + 5th to 25th upper 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 is in progress						
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. NMMC / TPO / BP / 16939 / 2023 / 08 dated 29.03.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation.						
h)	Approved map / plan issuing authority	: <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground / Stilt + 1st Floor (Commercial) to 2nd to 3th floors (Puzzle Parking) + 4th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground / Stilt + 1st Floor (Amenity Floor / Puzzle Parking) to 2nd to 3th floors (Part Residential / Part Podiums) + 4th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground / Stilt + 1 st Floor (Commercial) to 2 nd to 3 th floors (Puzzle Parking) + 4 th Floor (Part Residential / Part Podium) + 5th to 25th upper floors.	B	Basement + Ground / Stilt + 1 st Floor (Amenity Floor / Puzzle Parking) to 2 nd to 3 th floors (Part Residential / Part Podiums) + 4 th Floor (Part Residential / Part Podium) + 5th to 25th 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 is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) A - Wing:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Encl. Balcony + Open Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	406	4	3 BHK	1187	127	1314	1445	20500	2,69,26,750.00	2,90,80,890.00	60500	40,45,580
2	407	4	2 BHK	769	0	769	846	20500	1,57,58,350.00	1,70,19,018.00	35500	23,67,596
3	408	4	2 BHK	769	0	769	846	20500	1,57,58,350.00	1,70,19,018.00	35500	23,67,596
4	409	4	2 BHK	731	0	731	804	20500	1,49,75,250.00	1,61,73,270.00	33500	22,49,940

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Encl. Balcony + Open Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	410	4	3 BHK	741	0	741	815		Land Owner's Share			22,81,356
6	501	5	3 BHK	741	0	741	815		Land Owner's Share			22,82,280
7	502	5	2 BHK	647	0	647	712		Land Owner's Share			19,92,760
8	503	5	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
9	504	5	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
10	505	5	3 BHK	1076	0	1076	1184	20590	2,21,54,840.00	2,39,27,227.00	50000	33,14,080
11	506	5	3 BHK	1184	127	1311	1442	20590	2,69,93,490.00	2,91,52,969.00	60500	40,37,880
12	507	5	2 BHK	764	0	764	840	20590	1,57,30,760.00	1,69,89,221.00	35500	23,53,120
13	508	5	2 BHK	764	0	764	840	20590	1,57,30,760.00	1,69,89,221.00	35500	23,53,120
14	509	5	2 BHK	731	0	731	804	20590	1,50,51,290.00	1,62,55,393.00	34000	22,51,480
15	510	5	3 BHK	743	0	743	817		Land Owner's Share			22,88,440
16	601	6	3 BHK	741	0	741	815		Land Owner's Share			22,82,280
17	602	6	2 BHK	647	0	647	712		Land Owner's Share			19,92,760
18	603	6	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
19	604	6	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
20	605	6	3 BHK	1076	0	1076	1184	20680	2,22,51,680.00	2,40,31,814.00	50000	33,14,080
21	606	6	3 BHK	1184	127	1311	1442	20680	2,71,11,480.00	2,92,80,398.00	61000	40,37,880
22	607	6	2 BHK	764	0	764	840	20680	1,57,99,520.00	1,70,63,482.00	35500	23,53,120
23	608	6	2 BHK	764	0	764	840	20680	1,57,99,520.00	1,70,63,482.00	35500	23,53,120
24	609	6	2 BHK	731	0	731	804	20680	1,51,17,080.00	1,63,26,446.00	34000	22,51,480
25	610	6	3 BHK	743	0	743	817		Land Owner's Share			22,88,440
26	701	7	3 BHK	741	0	741	815		Land Owner's Share			22,82,280
27	702	7	2 BHK	647	0	647	712		Land Owner's Share			19,92,760
28	703	7	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
29	704	7	2 BHK	646	0	646	711		Land Owner's Share			19,89,680
30	705	7	3 BHK	1076	0	1076	1184	20770	2,23,48,520.00	2,41,36,402.00	50500	33,14,080
31	706	7	3 BHK	1184	127	1311	1442	20770	2,72,29,470.00	2,94,07,828.00	61500	40,37,880
32	707	7	2 BHK	764	0	764	840	20770	1,58,68,280.00	1,71,37,742.00	35500	23,53,120
33	708	7	2 BHK	764	0	764	840	20770	1,58,68,280.00	1,71,37,742.00	35500	23,53,120
34	709	7	2 BHK	731	0	731	804	20770	1,51,82,870.00	1,63,97,500.00	34000	22,51,480
35	710	7	3 BHK	743	0	743	817		Land Owner's Share			22,88,440
36	801	8	3 BHK	741	0	741	815		Land Owner's Share			22,81,356
37	802	8	2 BHK	647	0	647	712		Land Owner's Share			19,93,376



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Encl. Balcony + Open Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	803	8	2 BHK	647	0	647	712	20860	1,35,00,592.00	1,45,80,639.00	30500	19,93,376
39	804	8	2 BHK	647	0	647	712	20860	1,35,04,764.00	1,45,85,145.00	30500	19,93,992
40	805	8	3 BHK	1078	0	1078	1186	20860	2,24,87,080.00	2,42,86,046.00	50500	33,20,240
41	806	8	3 BHK	1187	127	1314	1445	20860	2,73,99,610.00	2,95,91,579.00	61500	40,45,580
42	807	8	2 BHK	769	0	769	846	20860	1,60,35,082.00	1,73,17,889.00	36000	23,67,596
43	808	8	2 BHK	769	0	769	846	20860	1,60,35,082.00	1,73,17,889.00	36000	23,67,596
44	810	8	3 BHK	741	0	741	815					22,81,356
45	901	9	3 BHK	741	0	741	815					22,82,280
46	902	9	2 BHK	695	0	695	765	20950	1,45,60,250.00	1,57,25,070.00	33000	21,40,600
47	903	9	2 BHK	695	0	695	765	20950	1,45,60,250.00	1,57,25,070.00	33000	21,40,600
48	904	9	2 BHK	695	0	695	765	20950	1,45,60,250.00	1,57,25,070.00	33000	21,40,600
49	905	9	3 BHK	1076	0	1076	1184	20950	2,25,42,200.00	2,43,45,576.00	50500	33,14,080
50	906	9	3 BHK	1184	127	1311	1442	20950	2,74,65,450.00	2,96,62,686.00	62000	40,37,880
51	907	9	2 BHK	764	0	764	840	20950	1,60,05,800.00	1,72,86,264.00	36000	23,53,120
52	908	9	2 BHK	764	0	764	840	20950	1,60,05,800.00	1,72,86,264.00	36000	23,53,120
53	909	9	2 BHK	731	0	731	804	20950	1,53,14,450.00	1,65,39,606.00	34500	22,51,480
54	910	9	3 BHK	743	0	743	817					22,88,440
55	1001	10	3 BHK	741	0	741	815					22,82,280
56	1002	10	2 BHK	695	0	695	765	21040	1,46,22,800.00	1,57,92,624.00	33000	21,40,600
57	1003	10	2 BHK	695	0	695	765	21040	1,46,22,800.00	1,57,92,624.00	33000	21,40,600
58	1004	10	2 BHK	695	0	695	765	21040	1,46,22,800.00	1,57,92,624.00	33000	21,40,600
59	1005	10	3 BHK	1076	0	1076	1184	21040	2,26,39,040.00	2,44,50,163.00	51000	33,14,080
60	1006	10	3 BHK	1184	127	1311	1442	21040	2,75,83,440.00	2,97,90,115.00	62000	40,37,880
61	1007	10	2 BHK	764	0	764	840	21040	1,60,74,560.00	1,73,60,525.00	36000	23,53,120
62	1008	10	2 BHK	764	0	764	840	21040	1,60,74,560.00	1,73,60,525.00	36000	23,53,120
63	1009	10	2 BHK	731	0	731	804	21040	1,53,80,240.00	1,66,10,659.00	34500	22,51,480
64	1010	10	3 BHK	743	0	743	817					22,88,440
65	1101	11	3 BHK	741	0	741	815					22,82,280
66	1102	11	2 BHK	695	0	695	765	21130	1,46,85,350.00	1,58,60,178.00	33000	21,40,600
67	1103	11	2 BHK	695	0	695	765	21130	1,46,85,350.00	1,58,60,178.00	33000	21,40,600
68	1104	11	2 BHK	695	0	695	765	21130	1,46,85,350.00	1,58,60,178.00	33000	21,40,600
69	1105	11	3 BHK	1076	0	1076	1184	21130	2,27,35,880.00	2,45,54,750.00	51000	33,14,080
70	1106	11	3 BHK	1184	127	1311	1442	21130	2,77,01,430.00	2,99,17,544.00	62500	40,37,880
71	1107	11	2 BHK	764	0	764	840	21130	1,61,43,320.00	1,74,34,786.00	36500	23,53,120

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72	1108	11	2 BHK	764	0	764	840	21130	1,61,43,320.00	1,74,34,786.00	36500	23,53,120
73	1109	11	2 BHK	731	0	731	804	21130	1,54,46,030.00	1,66,81,712.00	35000	22,51,480
74	1110	11	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
75	1201	12	3 BHK	741	0	741	815					22,82,280
76	1202	12	2 BHK	695	0	695	765	21220	1,47,47,900.00	1,59,27,732.00	33000	21,40,600
77	1203	12	2 BHK	695	0	695	765	21220	1,47,47,900.00	1,59,27,732.00	33000	21,40,600
78	1204	12	2 BHK	695	0	695	765	21220	1,47,47,900.00	1,59,27,732.00	33000	21,40,600
79	1205	12	3 BHK	1076	0	1076	1184	21220	2,28,32,720.00	2,46,59,338.00	51500	33,14,080
80	1206	12	3 BHK	1184	127	1311	1442	21220	2,78,19,420.00	3,00,44,974.00	62500	40,37,880
81	1207	12	2 BHK	764	0	764	840	21220	1,62,12,080.00	1,75,09,046.00	36500	23,53,120
82	1208	12	2 BHK	764	0	764	840	21220	1,62,12,080.00	1,75,09,046.00	36500	23,53,120
83	1209	12	2 BHK	731	0	731	804	21220	1,55,11,820.00	1,67,52,766.00	35000	22,51,480
84	1210	12	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
85	1301	13	3 BHK	741	0	741	815					22,82,280
86	1302	13	2 BHK	695	0	695	765	21310	1,48,10,450.00	1,59,95,286.00	33500	21,40,600
87	1303	13	2 BHK	695	0	695	765	21310	1,48,10,450.00	1,59,95,286.00	33500	21,40,600
88	1304	13	2 BHK	695	0	695	765	21310	1,48,10,450.00	1,59,95,286.00	33500	21,40,600
89	1305	13	3 BHK	1076	0	1076	1184	21310	2,29,29,560.00	2,47,63,925.00	51500	33,14,080
90	1306	13	3 BHK	1184	127	1311	1442	21310	2,79,37,410.00	3,01,72,403.00	63000	40,37,880
91	1307	13	2 BHK	764	0	764	840	21310	1,62,80,840.00	1,75,83,307.00	36500	23,53,120
92	1308	13	2 BHK	764	0	764	840	21310	1,62,80,840.00	1,75,83,307.00	36500	23,53,120
93	1310	13	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
94	1401	14	3 BHK	741	0	741	815					22,82,280
95	1402	14	2 BHK	695	0	695	765	21400	1,48,73,000.00	1,60,62,840.00	33500	21,40,600
96	1403	14	2 BHK	695	0	695	765	21400	1,48,73,000.00	1,60,62,840.00	33500	21,40,600
97	1404	14	2 BHK	695	0	695	765	21400	1,48,73,000.00	1,60,62,840.00	33500	21,40,600
98	1405	14	3 BHK	1076	0	1076	1184	21400	2,30,26,400.00	2,48,68,512.00	52000	33,14,080
99	1406	14	3 BHK	1184	127	1311	1442	21400	2,80,55,400.00	3,02,99,832.00	63000	40,37,880
100	1407	14	2 BHK	764	0	764	840	21400	1,63,49,600.00	1,76,57,568.00	37000	23,53,120
101	1408	14	2 BHK	764	0	764	840	21400	1,63,49,600.00	1,76,57,568.00	37000	23,53,120
102	1409	14	2 BHK	731	0	731	804	21400	1,56,43,400.00	1,68,94,872.00	35000	22,51,480
103	1410	14	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
104	1501	15	3 BHK	741	0	741	815					22,82,280
105	1502	15	2 BHK	695	0	695	765	21490	1,49,35,550.00	1,61,30,394.00	33500	21,40,600

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106	1503	15	2 BHK	695	0	695	765	21490	1,49,35,550.00	1,61,30,394.00	33500	21,40,600
107	1504	15	2 BHK	695	0	695	765	21490	1,49,35,550.00	1,61,30,394.00	33500	21,40,600
108	1505	15	3 BHK	1076	0	1076	1184	21490	2,31,23,240.00	2,49,73,099.00	52000	33,14,080
109	1506	15	3 BHK	1184	127	1311	1442	21490	2,81,73,390.00	3,04,27,261.00	63500	40,37,880
110	1507	15	2 BHK	764	0	764	840	21490	1,64,18,360.00	1,77,31,829.00	37000	23,53,120
111	1508	15	2 BHK	764	0	764	840	21490	1,64,18,360.00	1,77,31,829.00	37000	23,53,120
112	1509	15	2 BHK	731	0	731	804	21490	1,57,09,190.00	1,69,65,925.00	35500	22,51,480
113	1510	15	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
114	1601	16	3 BHK	741	0	741	815	Land Owner's Share				22,82,280
115	1602	16	2 BHK	695	0	695	765	21580	1,49,98,100.00	1,61,97,948.00	33500	21,40,600
116	1603	16	2 BHK	695	0	695	765	21580	1,49,98,100.00	1,61,97,948.00	33500	21,40,600
117	1604	16	2 BHK	695	0	695	765	21580	1,49,98,100.00	1,61,97,948.00	33500	21,40,600
118	1605	16	3 BHK	1076	0	1076	1184	21580	2,32,20,080.00	2,50,77,686.00	52000	33,14,080
119	1606	16	3 BHK	1184	127	1311	1442	21580	2,82,91,380.00	3,05,54,690.00	63500	40,37,880
120	1607	16	2 BHK	764	0	764	840	21580	1,64,87,120.00	1,78,06,090.00	37000	23,53,120
121	1608	16	2 BHK	764	0	764	840	21580	1,64,87,120.00	1,78,06,090.00	37000	23,53,120
122	1609	16	2 BHK	731	0	731	804	21580	1,57,74,980.00	1,70,36,978.00	35500	22,51,480
123	1610	16	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
124	1701	17	3 BHK	741	0	741	815	Land Owner's Share				22,82,280
125	1702	17	2 BHK	695	0	695	765	21670	1,50,60,650.00	1,62,65,502.00	34000	21,40,600
126	1703	17	2 BHK	695	0	695	765	21670	1,50,60,650.00	1,62,65,502.00	34000	21,40,600
127	1704	17	2 BHK	695	0	695	765	21670	1,50,60,650.00	1,62,65,502.00	34000	21,40,600
128	1705	17	3 BHK	1076	0	1076	1184	21670	2,33,16,920.00	2,51,82,274.00	52500	33,14,080
129	1706	17	3 BHK	1184	127	1311	1442	21670	2,84,09,370.00	3,06,82,120.00	64000	40,37,880
130	1707	17	2 BHK	764	0	764	840	21670	1,65,55,880.00	1,78,80,350.00	37500	23,53,120
131	1708	17	2 BHK	764	0	764	840	21670	1,65,55,880.00	1,78,80,350.00	37500	23,53,120
132	1709	17	2 BHK	731	0	731	804	21670	1,58,40,770.00	1,71,08,032.00	35500	22,51,480
133	1710	17	3 BHK	743	0	743	817	Land Owner's Share				22,88,440
134	1801	18	3 BHK	741	0	741	815	Land Owner's Share				22,82,280
135	1802	18	2 BHK	695	0	695	765	21760	1,51,23,200.00	1,63,33,056.00	34000	21,40,600
136	1803	18	2 BHK	695	0	695	765	21760	1,51,23,200.00	1,63,33,056.00	34000	21,40,600
137	1804	18	2 BHK	695	0	695	765	21760	1,51,23,200.00	1,63,33,056.00	34000	21,40,600
138	1805	18	3 BHK	1076	0	1076	1184	21760	2,34,13,760.00	2,52,86,861.00	52500	33,14,080



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139	1806	18	3 BHK	1184	127	1311	1442	21760	2,85,27,360.00	3,08,09,549.00	64000	40,37,880
140	1807	18	2 BHK	764	0	764	840	21760	1,66,24,640.00	1,79,54,611.00	37500	23,53,120
141	1808	18	2 BHK	764	0	764	840	21760	1,66,24,640.00	1,79,54,611.00	37500	23,53,120
142	1810	18	3 BHK	743	0	743	817					22,88,440
143	1901	19	3 BHK	741	0	741	815					22,82,280
144	1902	19	2 BHK	695	0	695	765					21,40,600
145	1903	19	2 BHK	695	0	695	765					21,40,600
146	1904	19	2 BHK	695	0	695	765					21,40,600
147	1905	19	3 BHK	1076	0	1076	1184	21850	2,35,10,600.00	2,53,91,448.00	53000	33,14,080
148	1906	19	3 BHK	1184	127	1311	1442	21850	2,86,45,350.00	3,09,36,978.00	64500	40,37,880
149	1907	19	2 BHK	764	0	764	840	21850	1,66,93,400.00	1,80,28,872.00	37500	23,53,120
150	1908	19	2 BHK	764	0	764	840	21850	1,66,93,400.00	1,80,28,872.00	37500	23,53,120
151	1909	19	2 BHK	731	0	731	804	21850	1,59,72,350.00	1,72,50,138.00	36000	22,51,480
152	1910	19	3 BHK	743	0	743	817					22,88,440
153	2001	20	3 BHK	741	0	741	815					22,82,280
154	2002	20	2 BHK	695	0	695	765					21,40,600
155	2003	20	2 BHK	695	0	695	765					21,40,600
156	2004	20	2 BHK	695	0	695	765					21,40,600
157	2005	20	3 BHK	1076	0	1076	1184	21940	2,36,07,440.00	2,54,96,035.00	53000	33,14,080
158	2006	20	3 BHK	1184	127	1311	1442	21940	2,87,63,340.00	3,10,64,407.00	64500	40,37,880
159	2007	20	2 BHK	764	0	764	840	21940	1,67,62,160.00	1,81,03,133.00	37500	23,53,120
160	2008	20	2 BHK	764	0	764	840	21940	1,67,62,160.00	1,81,03,133.00	37500	23,53,120
161	2009	20	2 BHK	731	0	731	804	21940	1,60,38,140.00	1,73,21,191.00	36000	22,51,480
162	2010	20	3 BHK	743	0	743	817					22,88,440
163	2101	21	3 BHK	741	0	741	815					22,82,280
164	2102	21	2 BHK	695	0	695	765					21,40,600
165	2103	21	2 BHK	695	0	695	765					21,40,600
166	2104	21	2 BHK	695	0	695	765					21,40,600
167	2105	21	3 BHK	1076	0	1076	1184	22030	2,37,04,280.00	2,56,00,622.00	53500	33,14,080
168	2106	21	3 BHK	1184	127	1311	1442	22030	2,88,81,330.00	3,11,91,836.00	65000	40,37,880
169	2107	21	2 BHK	764	0	764	840	22030	1,68,30,920.00	1,81,77,394.00	38000	23,53,120
170	2108	21	2 BHK	764	0	764	840	22030	1,68,30,920.00	1,81,77,394.00	38000	23,53,120
171	2109	21	2 BHK	731	0	731	804	22030	1,61,03,930.00	1,73,92,244.00	36000	22,51,480
172	2110	21	3 BHK	743	0	743	817					22,88,440

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173	2201	22	3 BHK	741	0	741	815					22,82,280
174	2202	22	2 BHK	695	0	695	765					21,40,600
175	2203	22	2 BHK	695	0	695	765					21,40,600
176	2204	22	2 BHK	695	0	695	765					21,40,600
177	2205	22	3 BHK	1076	0	1076	1184	22120	2,38,01,120.00	2,57,05,210.00	53500	33,14,080
178	2206	22	3 BHK	1184	127	1311	1442	22120	2,89,99,320.00	3,13,19,266.00	65000	40,37,880
179	2207	22	2 BHK	764	0	764	840	22120	1,68,99,680.00	1,82,51,654.00	38000	23,53,120
180	2208	22	2 BHK	764	0	764	840	22120	1,68,99,680.00	1,82,51,654.00	38000	23,53,120
181	2209	22	2 BHK	731	0	731	804	22120	1,61,69,720.00	1,74,63,298.00	36500	22,51,480
182	2210	22	3 BHK	743	0	743	817					22,88,440
183	2301	23	3 BHK	741	0	741	815					22,82,280
184	2302	23	2 BHK	695	0	695	765					21,40,600
185	2303	23	2 BHK	695	0	695	765					21,40,600
186	2304	23	2 BHK	695	0	695	765					21,40,600
187	2305	23	3 BHK	1076	0	1076	1184	22210	2,38,97,960.00	2,58,09,797.00	54000	33,14,080
188	2306	23	3 BHK	1184	127	1311	1442	22210	2,91,17,310.00	3,14,46,695.00	65500	40,37,880
189	2307	23	2 BHK	764	0	764	840	22210	1,69,68,440.00	1,83,25,915.00	38000	23,53,120
190	2308	23	2 BHK	764	0	764	840	22210	1,69,68,440.00	1,83,25,915.00	38000	23,53,120
191	2310	23	3 BHK	743	0	743	817					22,88,440
192	2401	24	3 BHK	741	0	741	815					22,82,280
193	2402	24	2 BHK	695	0	695	765					21,40,600
194	2403	24	2 BHK	695	0	695	765					21,40,600
195	2404	24	2 BHK	695	0	695	765					21,40,600
196	2405	24	3 BHK	1076	0	1076	1184	22300	2,39,94,800.00	2,59,14,384.00	54000	33,14,080
197	2406	24	3 BHK	1184	127	1311	1442	22300	2,92,35,300.00	3,15,74,124.00	66000	40,37,880
198	2407	24	2 BHK	764	0	764	840	22300	1,70,37,200.00	1,84,00,176.00	38500	23,53,120
199	2408	24	2 BHK	764	0	764	840	22300	1,70,37,200.00	1,84,00,176.00	38500	23,53,120
200	2409	24	2 BHK	731	0	731	804	22300	1,63,01,300.00	1,76,05,404.00	36500	22,51,480
201	2410	24	3 BHK	743	0	743	817					22,88,440
202	2501	25	3 BHK	741	0	741	815					22,82,280
203	2502	25	2 BHK	695	0	695	765					21,40,600
204	2503	25	2 BHK	695	0	695	765					21,40,600
205	2504	25	2 BHK	695	0	695	765					21,40,600
206	2510	25	3 BHK	743	0	743	817					22,88,440



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Encl. Balcony + Open Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
Total				166030	2667	168697	185567		2,47,56,66,820.00	2,67,37,20,165.00		51,95,87,376

2) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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	201	2	3 BHK	741	815					22,82,280
2	202	2	2 BHK	647	712					19,92,760
3	203	2	2 BHK	647	712					19,92,760
4	204	2	2 BHK	647	712					19,92,760
5	301	3	3 BHK	741	815					22,82,280
6	302	3	2 BHK	647	712					19,92,760
7	303	3	2 BHK	647	712					19,92,760
8	304	3	2 BHK	647	712					19,92,760
9	305	3	3 BHK	969	1066					29,84,520
10	401	4	3 BHK	741	815					22,82,280
11	402	4	2 BHK	647	712					19,92,760
12	403	4	2 BHK	647	712					19,92,760
13	404	4	2 BHK	647	712					19,92,760
14	405	4	3 BHK	969	1066					29,84,520
15	501	5	3 BHK	741	815					22,82,280
16	502	5	2 BHK	647	712					19,92,760
17	503	5	2 BHK	647	712					19,92,760
18	504	5	2 BHK	647	712					19,92,760
19	505	5	3 BHK	970	1067					29,87,600
20	506	5	3 BHK	1150	1265					35,42,000
21	507	5	2 BHK	738	812					22,73,040
22	508	5	2 BHK	734	807					22,60,720
23	509	5	2 BHK	695	765					21,40,600
24	510	5	3 BHK	741	815					22,82,280
25	601	6	3 BHK	741	815					22,82,280
CIDCO / NMMC										
Land Owner's Share										22,82,280



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
26	602	6	2 BHK	647	712					19,92,760
27	603	6	2 BHK	647	712					19,92,760
28	604	6	2 BHK	647	712					19,92,760
29	605	6	3 BHK	970	1067					29,87,600
30	606	6	3 BHK	1150	1265	20680	2,37,82,000.00	2,56,84,560.00	53500	35,42,000
31	607	6	2 BHK	738	812	20680	1,52,61,840.00	1,64,82,787.20	34500	22,73,040
32	608	6	2 BHK	734	807	20680	1,51,79,120.00	1,63,93,449.60	34000	22,60,720
33	609	6	2 BHK	695	765					21,40,600
34	610	6	3 BHK	741	815					22,82,280
35	701	7	3 BHK	741	815					22,82,280
36	702	7	2 BHK	647	712					19,92,760
37	703	7	2 BHK	656	722					20,20,480
38	704	7	2 BHK	656	722					20,20,480
39	705	7	3 BHK	970	1067					29,87,600
40	706	7	3 BHK	1150	1265	20770	2,38,85,500.00	2,57,96,340.00	53500	35,42,000
41	707	7	2 BHK	738	812	20770	1,53,28,260.00	1,65,54,520.80	34500	22,73,040
42	708	7	2 BHK	734	807	20770	1,52,45,180.00	1,64,64,794.40	34500	22,60,720
43	709	7	2 BHK	695	765					21,40,600
44	710	7	3 BHK	741	815					22,82,280
45	801	8	3 BHK	741	815					22,82,280
46	803	8	2 BHK	656	722					20,20,480
47	804	8	2 BHK	656	722					20,20,480
48	805	8	3 BHK	970	1067					29,87,600
49	806	8	3 BHK	1150	1265	20860	2,39,89,000.00	2,59,08,120.00	54000	35,42,000
50	807	8	2 BHK	738	812	20860	1,53,94,680.00	1,66,26,254.40	34500	22,73,040
51	808	8	2 BHK	734	807	20860	1,53,11,240.00	1,65,36,139.20	34500	22,60,720
52	809	8	2 BHK	695	765					21,40,600
53	810	8	3 BHK	741	815					22,82,280
54	901	9	3 BHK	741	815					22,82,280
55	902	9	2 BHK	647	712					19,92,760
56	903	9	2 BHK	656	722					20,20,480
57	904	9	2 BHK	656	722					20,20,480
58	905	9	3 BHK	970	1067					29,87,600
59	906	9	3 BHK	1150	1265	20950	2,40,92,500.00	2,60,19,900.00	54000	35,42,000
60	907	9	2 BHK	738	812	20950	1,54,61,100.00	1,66,97,988.00	35000	22,73,040

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
61	908	9	2 BHK	734	807	20950	1,53,77,300.00	1,66,07,484.00	34500	22,60,720
62	909	9	2 BHK	695	765					21,40,600
63	910	9	3 BHK	741	815					22,82,280
64	1001	10	3 BHK	741	815					22,82,280
65	1002	10	2 BHK	647	712					19,92,760
66	1003	10	2 BHK	656	722					20,20,480
67	1004	10	2 BHK	656	722					20,20,480
68	1005	10	3 BHK	970	1067					29,87,600
69	1006	10	3 BHK	1150	1265	21040	2,41,96,000.00	2,61,31,680.00	54500	35,42,000
70	1007	10	2 BHK	738	812	21040	1,55,27,520.00	1,67,69,721.60	35000	22,73,040
71	1008	10	2 BHK	734	807	21040	1,54,43,360.00	1,66,78,828.80	34500	22,60,720
72	1009	10	2 BHK	695	765					21,40,600
73	1010	10	3 BHK	741	815					22,82,280
74	1101	11	3 BHK	741	815					22,82,280
75	1102	11	2 BHK	647	712					19,92,760
76	1103	11	2 BHK	656	722					20,20,480
77	1104	11	2 BHK	656	722					20,20,480
78	1105	11	3 BHK	970	1067					29,87,600
79	1106	11	3 BHK	1150	1265	21130	2,42,99,500.00	2,62,43,460.00	54500	35,42,000
80	1107	11	2 BHK	738	812	21130	1,55,93,940.00	1,68,41,455.20	35000	22,73,040
81	1108	11	2 BHK	734	807	21130	1,55,09,420.00	1,67,50,173.60	35000	22,60,720
82	1109	11	2 BHK	695	765					21,40,600
83	1110	11	3 BHK	741	815					22,82,280
84	1201	12	3 BHK	741	815					22,82,280
85	1202	12	2 BHK	647	712					19,92,760
86	1203	12	4 BHK	1270	1397					39,11,600
87	1205	12	3 BHK	970	1067					29,87,600
88	1206	12	3 BHK	1150	1265	21220	2,44,03,000.00	2,63,55,240.00	55000	35,42,000
89	1207	12	2 BHK	738	812	21220	1,56,60,360.00	1,69,13,188.80	35000	22,73,040
90	1208	12	2 BHK	734	807	21220	1,55,75,480.00	1,68,21,518.40	35000	22,60,720
91	1209	12	2 BHK	695	765					21,40,600
92	1210	12	3 BHK	741	815					22,82,280
93	1301	13	3 BHK	741	815					22,82,280
94	1303	13	4 BHK	1270	1397					39,11,600
95	1305	13	3 BHK	970	1067					29,87,600



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
131	1705	17	3 BHK	970	1067					29,87,600
132	1706	17	3 BHK	1150	1265	21670	2,49,20,500.00	2,69,14,140.00	56000	35,42,000
133	1707	17	2 BHK	738	812	21670	1,59,92,460.00	1,72,71,856.80	36000	22,73,040
134	1708	17	2 BHK	734	807	21670	1,59,05,780.00	1,71,78,242.40	36000	22,60,720
135	1709	17	2 BHK	695	765	21670	1,50,60,650.00	1,62,65,502.00	34000	21,40,600
136	1710	17	3 BHK	741	815					22,82,280
137	1801	18	3 BHK	741	815					22,82,280
138	1803	18	4 BHK	1389	1528					42,78,120
139	1805	18	3 BHK	970	1067					29,87,600
140	1806	18	3 BHK	1150	1265	21760	2,50,24,000.00	2,70,25,920.00	56500	35,42,000
141	1807	18	2 BHK	738	812	21760	1,60,58,880.00	1,73,43,590.40	36000	22,73,040
142	1808	18	2 BHK	734	807	21760	1,59,71,840.00	1,72,49,587.20	36000	22,60,720
143	1809	18	2 BHK	695	765	21760	1,51,23,200.00	1,63,33,056.00	34000	21,40,600
144	1810	18	3 BHK	741	815					22,82,280
145	1901	19	3 BHK	741	815					22,82,280
146	1902	19	2 BHK	647	712					19,92,760
147	1903	19	4 BHK	1389	1528					42,78,120
148	1905	19	3 BHK	970	1067					29,87,600
149	1906	19	3 BHK	1150	1265	21850	2,51,27,500.00	2,71,37,700.00	56500	35,42,000
150	1907	19	2 BHK	738	812	21850	1,61,25,300.00	1,74,15,324.00	36500	22,73,040
151	1908	19	2 BHK	734	807	21850	1,60,37,900.00	1,73,20,932.00	36000	22,60,720
152	1909	19	2 BHK	695	765	21850	1,51,85,750.00	1,64,00,610.00	34000	21,40,600
153	1910	19	3 BHK	741	815					22,82,280
154	2001	20	3 BHK	741	815					22,82,280
155	2002	20	2 BHK	647	712					19,92,760
156	2003	20	4 BHK	1389	1528					42,78,120
157	2005	20	3 BHK	970	1067					29,87,600
158	2006	20	3 BHK	1150	1265	21940	2,52,31,000.00	2,72,49,480.00	57000	35,42,000
159	2007	20	2 BHK	738	812	21940	1,61,91,720.00	1,74,87,057.60	36500	22,73,040
160	2008	20	2 BHK	734	807	21940	1,61,03,960.00	1,73,92,276.80	36000	22,60,720
161	2009	20	2 BHK	695	765	21940	1,52,48,300.00	1,64,68,164.00	34500	21,40,600
162	2010	20	3 BHK	741	815					22,82,280
163	2101	21	3 BHK	741	815					22,82,280
164	2102	21	2 BHK	647	712					19,92,760
165	2103	21	4 BHK	1389	1528					42,78,120



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
166	2105	21	3 BHK	970	1067					29,87,600
167	2106	21	3 BHK	1150	1265	22030	2,53,34,500.00	2,73,61,260.00	57000	35,42,000
168	2107	21	2 BHK	738	812	22030	1,62,58,140.00	1,75,58,791.20	36500	22,73,040
169	2108	21	2 BHK	734	807	22030	1,61,70,020.00	1,74,63,621.60	36500	22,60,720
170	2109	21	2 BHK	695	765	22030	1,53,10,850.00	1,65,35,718.00	34500	21,40,600
171	2110	21	3 BHK	741	815					22,82,280
172	2201	22	3 BHK	741	815					22,82,280
173	2202	22	2 BHK	647	712					19,92,760
174	2203	22	4 BHK	1389	1528					42,78,120
175	2205	22	3 BHK	970	1067					29,87,600
176	2206	22	3 BHK	1150	1265	22120	2,54,38,000.00	2,74,73,040.00	57000	35,42,000
177	2207	22	2 BHK	738	812	22120	1,63,24,560.00	1,76,30,524.80	36500	22,73,040
178	2208	22	2 BHK	734	807	22120	1,62,36,080.00	1,75,34,966.40	36500	22,60,720
179	2209	22	2 BHK	695	765	22120	1,53,73,400.00	1,66,03,272.00	34500	21,40,600
180	2210	22	3 BHK	741	815					22,82,280
181	2301	23	3 BHK	741	815					22,82,280
182	2303	23	4 BHK	1389	1528					42,78,120
183	2305	23	3 BHK	970	1067					29,87,600
184	2306	23	3 BHK	1150	1265	22210	2,55,41,500.00	2,75,84,820.00	57500	35,42,000
185	2307	23	2 BHK	738	812	22210	1,63,90,980.00	1,77,02,258.40	37000	22,73,040
186	2308	23	2 BHK	734	807	22210	1,63,02,140.00	1,76,06,311.20	36500	22,60,720
187	2309	23	2 BHK	695	765					21,40,600
188	2310	23	3 BHK	741	815					22,82,280
189	2401	24	3 BHK	741	815					22,82,280
190	2402	24	2 BHK	647	712					19,92,760
191	2403	24	4 BHK	1389	1528					42,78,120
192	2405	24	3 BHK	970	1067					29,87,600
193	2406	24	3 BHK	1150	1265	22300	2,56,45,000.00	2,76,96,600.00	57500	35,42,000
194	2407	24	2 BHK	738	812	22300	1,64,57,400.00	1,77,73,992.00	37000	22,73,040
195	2408	24	2 BHK	734	807	22300	1,63,68,200.00	1,76,77,656.00	37000	22,60,720
196	2409	24	2 BHK	695	765					21,40,600
197	2410	24	3 BHK	741	815					22,82,280
198	2501	25	3 BHK	741	815					22,82,280
199	2502	25	2 BHK	647	712					19,92,760
200	2503	25	4 BHK	1389	1528					42,78,120

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan 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 ₹
201	2505	25	3 BHK	970	1067					29,87,600
202	2506	25	3 BHK	1150	1265	22390	2,57,48,500.00	2,78,08,380.00	58000	35,42,000
203	2507	25	2 BHK	738	812	22390	1,65,23,820.00	1,78,45,725.60	37000	22,73,040
204	2508	25	2 BHK	734	807	22390	1,64,34,260.00	1,77,49,000.80	37000	22,60,720
205	2509	25	2 BHK	695	765					21,40,600
206	2510	25	3 BHK	741	815					22,82,280
Total				170059	187065		1,25,05,31,200.00	1,35,05,73,696.00		52,37,81,720

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Sale Flat	2 BHK - 91 3 BHK - 41	132	115736	127309	2,47,56,66,820.00	2,67,37,20,165.00
Land Owner's Share	2 BHK - 31 3 BHK - 43	74	52961	58257	-	-
Total (a)		206	168697	185566	2,47,56,66,820.00	2,67,37,20,165.00
Sale Flat	2 BHK - 48 3 BHK - 20	68	58000	63800	1,25,05,31,200.00	1,35,05,73,696.00
Land Owner's Share	2 BHK - 40 3 BHK - 60 4 BHK - 14	114	94365	103802	-	-
CIDCO / NMMC	2 BHK - 15 3 BHK - 09	24	17694	19463	-	-
Total (b)		206	170059	187065	1,25,05,31,200.00	1,35,05,73,696.00
Total (a + b)		412	338756	372631	3,72,61,98,020.00	4,02,42,93,861.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,72,61,98,020.00
Final Realizable Value After Completion in ₹	4,02,42,93,861.00
Cost of Construction (Total Built up area x Rate) 372631 Sq. Ft. x ₹ 2800.00	1,04,33,66,800.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A & B	5	372631	1,04,33,66,800.00	5,21,68,340.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 3,72,61,98,020.00
Final Realizable Value After Completion in ₹		₹ 4,02,42,93,861.00

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 ₹ 19,000 to ₹ 23,000.00 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 ₹ 20,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



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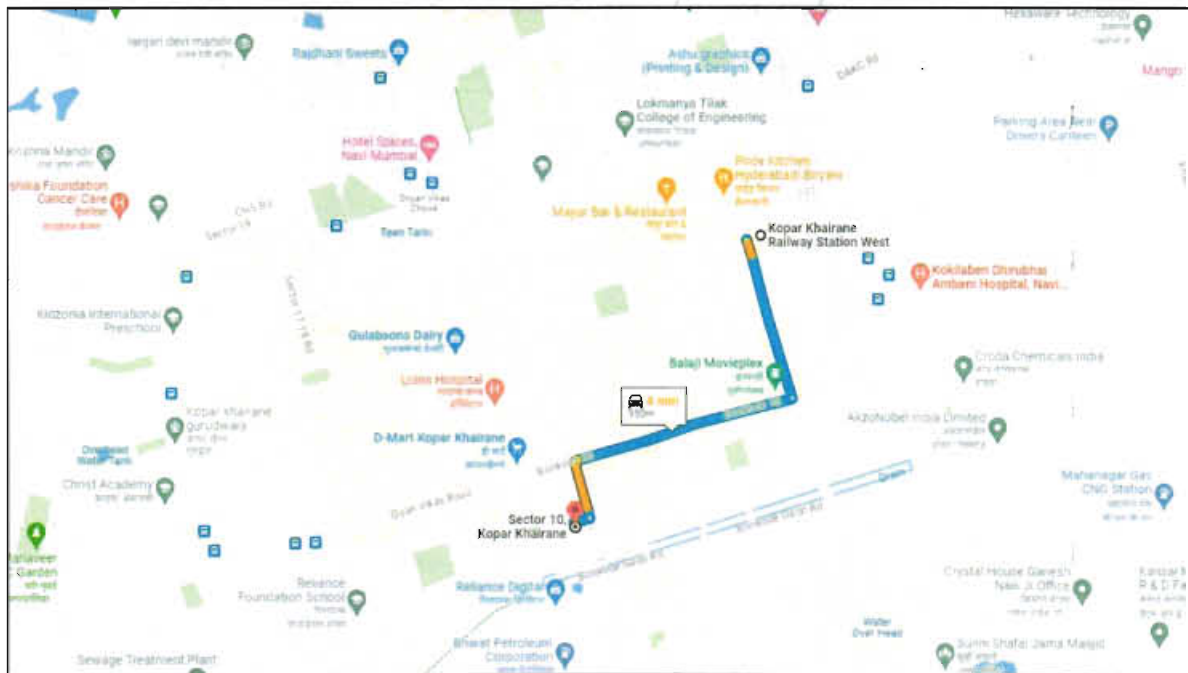
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Route Map of the property


Site u/r



Latitude Longitude: 19°05'54.8"N 73°00'22.5"E


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

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Koparkhairane (Navi N)

Search By: Survey No. Location

Select	जपविभाग	खुली जमीन	निवासी मरनिचा	ऑफिस	दुकाने	औद्योगिक	एरंक (Rs./)
SurveyNo	3/77-कोपरवैरणे मोड सेक्टर क्र. 8	49900	109300	123500	136600	123600	चौ. मीटर
SurveyNo	3/78-कोपरवैरणे मोड सेक्टर क्र. 9	33200	101900	112300	127300	112300	चौ. मीटर
SurveyNo	3/79-कोपरवैरणे मोड सेक्टर क्र. 10	38700	106900	118200	133600	118200	चौ. मीटर
SurveyNo	3/80-कोपरवैरणे मोड सेक्टर क्र. 11	47800	132000	139800	165000	139800	चौ. मीटर
SurveyNo	3/81-कोपरवैरणे मोड सेक्टर क्र. 12	24400	60000	71600	85000	71600	चौ. मीटर
		123456789					

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Price Indicators

99acres Buy - **Navi Mumbai** Add more

Maithili The Trellis ☆
Kopar Khairane, Navi Mumbai

CONSTRUCTION STATUS
New Launch
Completion in Mar, 2029

₹ 1.62 - 2.77 Cr • Govt. Charges

Download Brochure

2, 3, 4 BHK Apartment

2 BHK Apartment 3 BHK Apartment 4 BHK Apartment

Why you should consider Maithili The Trellis?

- Each unit is thoughtfully designed to ensure maximum functionality and aesthetic appeal.
- Stunning podium landscape sprawling across 26,900 sqft.
- Two G+25 Storey towers with basement and podium parking.

DEVELOPER BY **Maithili Group**

HOUSING.COM Buy in Navi Mumbai

Maithili The Trellis
By MAITHILI GROUP
Condominium Nil B, Sector Nil 3D, Kopar Khairane, Navi Mumbai

₹1.65 Cr - 3.2 Cr | ₹24.00 K/sq.ft
EMI starts at ₹192 K

2, 3 BHK Apartments Configurations **Mar. 2028 Possession Starts** **₹24.00 K/sq.ft Avg. Price** **647.00 sq.ft. - 1313.00 sq.ft. Carpet Area Sizes**

Project Images **Project Images** **8 more**

Contact Sellers

Price Indicators

Maithili The Trellis | **Koparkhairane** | **Mumbai** | **By Maithili Group**

Location: Sector 10, Koparkhairane
Possession Date: March 2028
Project Size: 2.01 Acres, 413 Units
Developer: Maithili Group
Products: 2, 3 BHK

CONFIGURATIONS FOR MAITHILI THE TRELIS

Configuration	Area (sq ft)	Price (Cr)
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	647.13	₹1.60 Cr
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	1077.56	₹2.84 Cr

Maithili The Trellis
 by **Maithili Group**

Koper Khairane, Mumbai

Download Brochure

2, 3 BHK Apartments | 647 - 1,313 sq ft | ₹ 1.65 Cr - ₹ 3.20 Cr

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We will take care of your search

Name: _____
 +91 - Mobile No: _____

I agree to be contacted by PropTiger via WhatsApp, SMS, Phone, Email etc.

GET CALL BACK

Contact Helpdesk on Whatsapp/Chat Only | **+91-96939-69347**



Price Indicators Projects nearby Locality

Maruti Shakti
2 Bedroom 700 Sq.Ft. Apartment in Kopar Khairane Navi Mumbai
Listing ID: 95844063

₹ 1.45 Cr.

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 700 Sq Ft (Carpet Area)
- Road View

Get Instant Home Loan | Request for Call

Shree Balaji Satyam Towers
3 Bedroom 1557 Sq.Ft. Apartment in Kopar Khairane Navi Mumbai
Listing ID: 45119070

₹ 1.95 Cr.

- 3 Bedrooms + Pooja Room
- Semi-Furnished
- 2 Bathroom
- 1557 Sq Ft (Saleable Area)
- Road View

Get Instant Home Loan | Request for Call

Varsha Balaji Exotica
2 Bedroom 1200 Sq.Ft. Apartment in Kopar Khairane Navi Mumbai
Listing ID: 95096524

₹ 1.71 Cr.

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 1200 Sq Ft (Built-up Area)

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Price Indicators Projects nearby Locality

HOUSING.COM
Buy in New Mumbai

Koper Khairone

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Shakti One Luxuria

By SHAKTI PYRAMID VENTURES

Station Road, Koper Khairone, New Mumbai

Last updated: Jul 18, 2023

₹1.5 Cr - 2.0 Cr | ₹19.74 K/sq.ft

EMI starts at ₹74.47 K

All Inclusive (Including GST)

[Contact Sellers](#)



2, 3 BHK Apartments
Configurations

Dec. 2026
Possession Starts

₹19.74 K/sq.ft
Avg. Price

646.00 sq.ft - 942.00 sq.ft
(Carpet Area)
Sizes

HOUSING.COM
Buy in New Mumbai

Koper Khairone

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Radhe Mohan

By KTDHES

New Mumbai, Koper Khairone, New Mumbai


Last updated: Jan 21, 2023

₹1.01 Cr - 1.4 Cr | ₹11.08 K/sq.ft

EMI starts at ₹50.14 K

All Inclusive

[Contact Seller](#)



1, 2 BHK Apartments
Configurations

Dec. 2024
Possession Starts

₹11.08 K/sq.ft
Avg. Price

775.00 sq.ft - 957.00 sq.ft
(Saleable Area)
Sizes

Price Indicators Projects nearby Locality

Tirupati Heights
By TIRUPATI ENTERPRISES
Plot No. 52 Sector 9, Koperkhairane, Navi Mumbai

₹2.49 Cr - 2.52 Cr | ₹11.00 K/sq.ft
EMI starts at ₹1.25 Lacs

3 BHK Apartment Configuration
Jun. 2024 Possession Starts
₹11.00 K/sq.ft Avg. Price
2260.00 sq.ft. - 2290.00 sq.ft. (Saleable Area) Sizes

Overview/Home Highlights More About Project About Project Floor Plan Tour This Project

Proviso Sai Proviso Aashlesha
By PROVISO GROUP
Sector 44, Koperkhairane, Thane Bypass Road, Koperkhairane, Navi Mumbai

₹1.55 Cr
EMI starts at ₹16.95 k

2 BHK Apartment Configuration
Dec. 2019 Possession Starts
Price on request Avg. Price
789.00 sq.ft. (Carpet Area) Size

Become the First to Book

Overview/Home Highlights More About Project About Project Floor Plan Tour This Project

Price Indicators Projects nearby Locality

HOUSING.COM Buy in New Mumbai

Proviso Sai Proviso Aashlesha

By PROVISO GROUP

Sector 45, Koperkhairane, Trans-Dehisar Road, Koperkhairane, Navi Mumbai

₹1.55 Cr
EMI starts at ₹76,954

2 BHK Apartment Configuration

Dec. 2019 Possession Starts

Price on request
Avg. Price

789.00 sq.ft. (Carpet Area)
Size

34 more

magicbricks Buy Rent Sell Home Loans

Home > Property for sale > New Mumbai > Flats for Sale in New Mumbai > Flats for Sale in Koper Khairane > 2 BHK Flats for Sale in Koper Khairane > 1600 Sq-ft

₹1.85 Cr | EMI - ₹83k | Can I afford it?

2 BHK 1600 Sq-ft Flat For Sale Koper Khairane, Navi Mumbai

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area 920 sqft = 20,109/sqft	Developer K T Realty	Project Sai Kutir
Floor 17 (Out of 25 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai | Koper Khairane | ₹1.5 Cr - 2.0 Cr | ₹19.74 K/sq.ft | EMI starts at ₹74.47 K

Home / Navi Mumbai / Koper Khairane / Shakti One Luxuria

Shakti One Luxuria
By SHAKTI PYRAMID VENTURES
Station Road, Koper Khairane, Navi Mumbai

2, 3 BHK Apartments Configurations | Dec, 2026 Possession Starts | ₹19.74 K/sq.ft Avg. Price | 646.00 sq.ft - 942.00 sq.ft (Carpet Area) Size

magicbricks Buy | Rent | Sell | Home Loans

Home | Property for sale in Navi Mumbai | Flats for Sale in Navi Mumbai | Flats for Sale in Koper Khairane | 2 BHK Flats for Sale in Koper Khairane | 1600 Sq-ft

₹1.85 Cr | EMI-2.82k | Can I afford it?

2 BHK 1600 Sq-ft Flat For Sale Koper Khairane, Navi Mumbai

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area: 920 sqft (20.109sqft)

Floor: 17 (Out of 25 Floors)

Lifts: 2

Developer: **K T Realty**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Sai Kutir**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

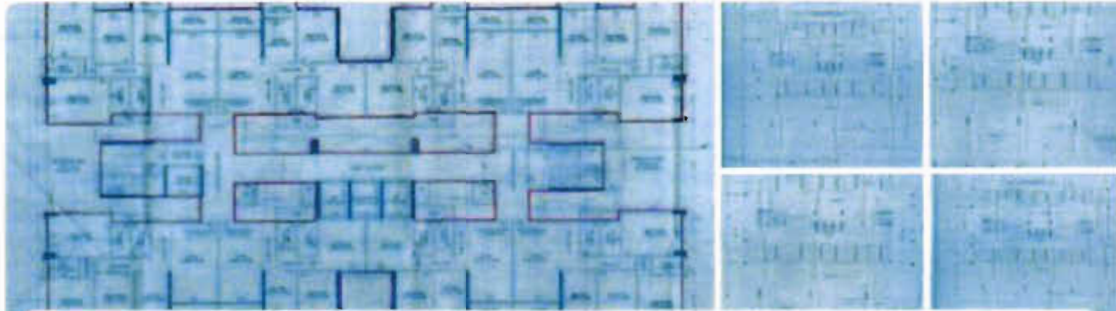
Price Indicators Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Kopar Khairane » 3 BHK Flats for Sale in Kopar Khairane » 1715 Sq-ft

₹ 2.15 Cr EMI - ₹ 97k | [How much loan can I get?](#)

3 BHK 1715 Sq-ft Flat For Sale **Kopar Khairane, Navi Mumbai**



3 Beds 3 Baths 1 Balcony 1 Covered Parking Water Front Visitor Parking

Carpet Area 994 sqft * = 21.630sqft	Project One Luxuria	Floor 5 (Out of 25 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 4	Furnished Status Unfurnished


East Facing Property

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Kopar Khairane » 2 BHK Flats for Sale in Kopar Khairane » 1170 Sq-ft

₹ 1.51 Cr EMI - ₹ 68k | [Can I afford it?](#)

2 BHK 1170 Sq-ft Flat For Sale **Kopar Khairane, Navi Mumbai**



2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 701 sqft * = 21.583sqft	Developer Moraj Buildcon	Project Moraj Prive
Floor 10 (Out of 11 Floors)	Transaction Type New Property	Facing North
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

+13 Photos

(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 17.08.2023 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 08.07.2023. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Maithili Builders Private Limited
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 Rajesh Ghadi – 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 - 19.07.2023 Valuation Date - 17.08.2023 Date of Report - 17.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.07.2023
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 **17th August 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. Maithili Builders Private Limited**. 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. Maithili Builders Private Limited**. 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

