

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-1681/23-24	Dated 22-Jul-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. 002595 / 2301735	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:
 ""Rivali Park – Sunburst"", Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066, State – Maharashtra, Country – India - M /s. CCI Projects Private Limited (Project Valuation)


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

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

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Rivali Park – Sunburst"

"Rivali Park – Sunburst", Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'02.4"N 72°51'49.6"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



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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Rivali Park – Sunburst"

"Rivali Park – Sunburst", Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066, State – Maharashtra, Country – India.

Latitude Longitude: 19°13'02.4"N 72°51'49.6"E

NAME OF DEVELOPER: M/s. CCI Projects 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 18th July 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Rivali Park – Sunburst", Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066, State – Maharashtra, Country – India. It is about 3.5 Km. travel distance from Borivali 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. CCI Projects Private Limited	
Project Registration Number	Project	RERA Project Number
	"Rivali Park – Sunburst"	P51800050351
Register office address	M/s. CCI Projects Private Limited Office at "Rivali Park", CCI Compound, Western Express Highway, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Pramod Ghanvat (Builder Person – Mobile No. 8657955945)	
E – mail ID & Website	sunburst.crm@cciprojects.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Damani Enclave Building & Under Construction Project & Internal Road
On or towards South	Internal Road & Samarpan Royale
On or towards East	Rivali Park Wintergreen A- Wing & Western Express Highway
On or towards West	Food Corporation of India Warehouse



Our Pan India Presence at :

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



Regd. Office : B1-001, 11/B Floor, Boomerang,
Chandivali 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 : 18.07.2023
	b)	Date on which the valuation is made : 22.07.2023
3.	List of documents produced for perusal	
	1.	Copy of Title Report from Adv. Kanga & Co. No. SV / 727 / 2023 dated 23.02.2023
	2.	Copy of Fourth Addendum Agreement date 02.03.2020 b/w. Cable Corporation of India (the Owner) AND CCI Projects Pvt. Ltd. (Formerly known as Entertainment of India Pvt. Ltd. (the Developer)
	3.	Copy of Fresh Certification of Incorporation Consequent upon Change of Name Letter date 15.09.2000 in the change name of M/s. CCI Projects Pvt. Ltd. issued by Government of India Ministry of Corporate Affairs
	4.	Copy of 3 rd Addendum Agreement date 10.05.2017 b/w. Cable Corporation of India (the Owner) AND CCI Projects Pvt. Ltd. (Formerly known as Entertainment of India Pvt. Ltd. (the Developer)
	5.	Copy of Redevelopment Agreement date 10.02.2015 b/w. Cable Corporation of India (the Owner) AND Entertainment of India Pvt. Ltd. (the Developer)
	6.	Copy of Addendum Agreement date 15.01.2013 b/w. Cable Corporation of India (the Owner) AND CCI Projects Pvt. Ltd. (Formerly known as Entertainment of India Pvt. Ltd. (the Developer)
	7.	Copy of Addendum Agreement date 16.03.2011 b/w. Cable Corporation of India (the Owner) AND CCI Projects Pvt. Ltd. (Formerly known as Entertainment of India Pvt. Ltd. (the Developer)
	8.	Copy of Agreement date 26.03.2009 b/w. Cable Corporation of India (the Owner) AND Entertainment of India Pvt. Ltd. (the Developer)
	9.	Copy of MAHARERA Registration Certificate of Project No. P51800050351 issued by Maharashtra Real Estate Regulatory Authority date 05.04.2023. Last Modified date 02.06.2023
	10.	Copy of Engineer's Certificate date 17.02.2023 issued by Eng. Subrat Kumar Bansidhar Pradhan (As per RERA Certificate)
	11.	Copy of Architect's Certificate date 17.02.2023 issued by Ar. Vipul Mistry & Associates (As per RERA Certificate)
	12.	Copy of NOC Letter No. CHE / A-3016 / BP (WS) / AR date 12.03.2010 issued by Municipal Corporation of Greater Mumbai
	13.	Copy of Environment Clearance Certificate Letter No. SEAC 2013 / CR -222 / TC-1 date 11.06.2013 issued by Government of Maharashtra
	14.	Copy of Revised Height Cleared NOC No. BT – 1 / NOC / MUM // 12 / NOCAS / 141 / 870 / 318 date 04.12.2012 issued by Airports Authority of India



	15. Copy of Amended NOC stipulating Fire Protection and Fire fighting requirements for the construction of Residential building Ref No. FB / HRC / WS / 1448 date 07.05.2013 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade				
	16. Copy of Amended Plan Approval Letter No. CHE / A- 3016 / BP (WS) / AR / 337 / 6 / Amend date 22.11.2022 issued by Municipal Corporation of Greater Mumbai				
	17. Copy of Commencement Certificate No. CHE / A- 3016 / BP (WS) / AR / FCC / 5 / Amend date 19.06.2018 issued by Municipal Corporation of Greater Mumbai This C.C. is re-endorsed upto 2nd Podium level as per amended plans date 22.11.2022. This C.C. is valid upto 28.03.2023.				
	18. Copy of IOD Plan No. CHE / A- 3016 / BP (WS) / AR date 22.11.2022 issued by Municipal Corporation of Greater Mumbai Approved upto:				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tower 1</td> <td>2 Level Basement + Ground + 1st Floor (Podium) + 2nd to 4th (Part Podium / (Part) Residential + 5th to 39th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Tower 1	2 Level Basement + Ground + 1 st Floor (Podium) + 2 nd to 4 th (Part Podium / (Part) Residential + 5 th to 39 th Upper Floors.
Building	Number of Floors				
Tower 1	2 Level Basement + Ground + 1 st Floor (Podium) + 2 nd to 4 th (Part Podium / (Part) Residential + 5 th to 39 th Upper Floors.				
Project Name (with address & phone nos.)	: "Rivali Park – Sunburst", Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066, 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. CCI Projects Private Limited Address: Office at "Rivali Park", CCI Compound, Western Express Highway, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Contact Person : Mr. Pramod Ghanvat (Builder Person – Mobile No. 8657955945)				
5. Brief description of the property (Including Leasehold / freehold etc.)	:				
<p>About "Rivali Park – Sunburst" Project: Rivali Park, a renowned residential project of Mumbai's suburbs, At Rivali Park, Borivali, building responsibly to give you an affordable luxury living experience all year round. Enjoy a grander lifestyle with an ideal blend of exclusivity and convenience, by indulging in an array of amenities that thoughtfully bring delight to your senses and soothe your soul for a holistic recreational experience. Everything is ready, around your Home. Lavish Residences designed to pamper your senses. Rivali Park is a luxurious residential project that offers a perfect blend of modern architecture and state-of-the-art amenities & is a premium real estate project that offers a perfect blend of luxury, comfort, and convenience, making it an excellent investment opportunity for homebuyers looking for a high-quality living experience. Purchasing your dream home has never been easier. Finding the perfect home is an important milestone in life. Start the journey towards homeownership today and let us guide you towards finding the perfect place that you and your loved ones can call home</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tower - 1</td> <td>Proposed 2 Level Basement + Ground + 1st Floor (Podium) + 2nd to 4th (Part Podium / (Part) Residential + 5th to 39th Upper Floors.</td> </tr> </tbody> </table>		Building	Number of Floors	Tower - 1	Proposed 2 Level Basement + Ground + 1 st Floor (Podium) + 2 nd to 4 th (Part Podium / (Part) Residential + 5 th to 39 th Upper Floors.
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LEVEL OF COMPLETEION:		
Building	Present stage of Construction	Percentage of work completion
Tower – 1	Foundation work is in progress.	05%

DATE OF COMPLETION & FUTURE LIFE:
 Expected completion date as informed by builder is **August - 2028 (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	> 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 Track	> Mini Theater
> 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. 165, 163A/1 & 163A/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 165, 163A/1 & 163A/2 of Village – Magathane
	d) Ward / Taluka	:	R/ C - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Rivali Park – Sunburst" , Proposed Residential Building on Plot bearing C.T.S. No. 165 & 163A of Village – Magathane, Dattapada Road, Borivali (East), Mumbai, PIN – 400 066, State – Maharashtra, Country – India.
8.	City / Town	:	Borivali (East), Mumbai Suburban
	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	:	Municipal Corporation of Greater Mumbai



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	Property blonging to Cable Corporation of India Ltd.	CTS 165 part of Village Magathane	Under Construction Project & Internal Road
	South	Property blonging to Cable Corporation of India Ltd.	CTS 165 part of Village Magathane	Internal Road & Samarpan Royale
	East	Western Express Highway	CTS 165 part of Village Magathane	Western Express Highway
	West	Property blonging to Cable Corporation of India Ltd.	CTS 165 part of Village Magathane	Food Corporation of India Warehouse
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°13'02.4"N 72°51'49.6"E	
14.	Extent of the site	:	Total Plot area – 1,51,327.90 Sq. M. (As per Approved Plan) Plot area – 920.51 (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 – 1,51,327.90 Sq. M. (As per Approved Plan) Plot area – 920.51 (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 is in progress	
II	CHARACTERSTICS 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. CHE / A- 3016 / BP (WS) / AR date 22.11.2022 issued by Municipal Corporation of Greater Mumbai Approved upto:																		
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tower - 1</td> <td>2 Level Basement + Ground + 1st Floor (Podium) + 2nd to 4th (Part Podium / (Part) Residential + 5th to 39th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Tower - 1	2 Level Basement + Ground + 1 st Floor (Podium) + 2 nd to 4 th (Part Podium / (Part) Residential + 5 th to 39 th 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 public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 1,51,327.90 Sq. M. (As per Approved Plan) Plot area – 920.51 (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)	:	₹ 1,58,930.00 per Sq. M. for Residential ₹ 62,360.00 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>151327.90</td> <td>62360</td> <td>9,43,68,07,844.00</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> <tr> <td>920.51</td> <td>62360</td> <td>5,74,03,004.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	151327.90	62360	9,43,68,07,844.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	920.51	62360	5,74,03,004.00
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920.51	62360	5,74,03,004.00																			

Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	:
	b) Type of construction (Load bearing / RCC / Steel Framed)	:
	c) Year of construction	:
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	Tower - 1	Proposed 2 Level Basement + Ground + 1st Floor (Podium) + 2nd to 4th (Part Podium / (Part) Residential + 5th to 39th Upper Floors.
	e) Plinth area floor-wise	:
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	:
	ii) Interior – Excellent, Good, Normal, Poor	:
	g) Date of issue and validity of layout of approved map	:
	h) Approved map / plan issuing authority	:
		Approved upto:
		Building
		Number of Floors
		Tower - 1
		2 Level Basement + Ground + 1st Floor (Podium) + 2nd to 4th (Part Podium / (Part) Residential + 5th to 39th Upper Floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:
	j) Any other comments by our empanelled valuers on authentic of approved plan	:

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	:
2.	Basement	:
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:
5.	RCC Works	:
6.	Plastering	:
7.	Flooring, Skirting, dado	:
8.	Special finish as marble, granite, wooden paneling, grills etc.	:
9.	Roofing including weather proof course	:

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	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:

- As per Approved Plan No. CHE / A- 3016 / BP (WS) / AR date 22.11.2022, Refuge Floors -8th, 15th, 22nd & 29th floor – Flat Nos. 7 & 8 and 36th Floor – Flat No. 8, but as per Area Statement provided by builder Refuge floors – 8th, 15th, 22nd, 29th & 36th Floors – Flat Nos. 4.**
- For the purposed of the valuation we have considered the area as per approved plan.**

1) Tower No. 1:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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	839	88	927	1020	25600	2,37,31,200.00	2,61,04,320.00	54500	30,59,100.00
2	202	2	2 BHK	649	50	699	769	25600	1,78,94,400.00	1,96,83,840.00	41000	23,06,700.00
3	203	2	2 BHK	649	50	699	769	25600	1,78,94,400.00	1,96,83,840.00	41000	23,06,700.00
4	204	2	2 BHK	655	79	734	807	25600	1,87,90,400.00	2,06,69,440.00	43000	24,22,200.00
5	301	3	3 BHK	839	88	927	1020	25680	2,38,05,360.00	2,61,85,896.00	54500	30,59,100.00
6	302	3	2 BHK	654	79	733	806	25680	1,88,23,440.00	2,07,05,784.00	43000	24,18,900.00
7	303	3	2 BHK	654	79	733	806	25680	1,88,23,440.00	2,07,05,784.00	43000	24,18,900.00
8	304	3	2 BHK	647	50	697	767	25680	1,78,98,960.00	1,96,88,856.00	41000	23,00,100.00
9	401	4	3 BHK	839	88	927	1020	25760	2,38,79,520.00	2,62,67,472.00	54500	30,59,100.00
10	402	4	2 BHK	654	79	733	806	25760	1,88,82,080.00	2,07,70,288.00	43500	24,18,900.00
11	403	4	2 BHK	654	79	733	806	25760	1,88,82,080.00	2,07,70,288.00	43500	24,18,900.00
12	404	4	2 BHK	647	50	697	767	25760	1,79,54,720.00	1,97,50,192.00	41000	23,00,100.00
13	501	5	3 BHK	878	0	878	966	25840	2,26,87,520.00	2,49,56,272.00	52000	28,97,400.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
14	502	5	2 BHK	640	0	640	704	25840	1,65,37,600.00	1,81,91,360.00	38000	21,12,000.00
15	503	5	2 BHK	640	0	640	704	25840	1,65,37,600.00	1,81,91,360.00	38000	21,12,000.00
16	504	5	2 BHK	640	0	640	704	25840	1,65,37,600.00	1,81,91,360.00	38000	21,12,000.00
17	601	6	3 BHK	878	0	878	966	25920	2,27,57,760.00	2,50,33,536.00	52000	28,97,400.00
18	602	6	2 BHK	640	0	640	704	25920	1,65,88,800.00	1,82,47,680.00	38000	21,12,000.00
19	603	6	2 BHK	640	0	640	704	25920	1,65,88,800.00	1,82,47,680.00	38000	21,12,000.00
20	604	6	2 BHK	640	0	640	704	25920	1,65,88,800.00	1,82,47,680.00	38000	21,12,000.00
21	607	6	2 BHK	708	0	708	779	25920	1,83,51,360.00	2,01,86,496.00	42000	23,36,400.00
22	608	6	3 BHK	895	0	895	985	25920	2,31,98,400.00	2,55,18,240.00	53000	29,53,500.00
23	701	7	3 BHK	878	0	878	966	26000	2,28,28,000.00	2,51,10,800.00	52500	28,97,400.00
24	702	7	2 BHK	640	0	640	704	26000	1,66,40,000.00	1,83,04,000.00	38000	21,12,000.00
25	703	7	2 BHK	640	0	640	704	26000	1,66,40,000.00	1,83,04,000.00	38000	21,12,000.00
26	704	7	2 BHK	640	0	640	704	26000	1,66,40,000.00	1,83,04,000.00	38000	21,12,000.00
27	705	7	2 BHK	707	0	707	778	26000	1,83,82,000.00	2,02,20,200.00	42000	23,33,100.00
28	706	7	2 BHK	708	0	708	779	26000	1,84,08,000.00	2,02,48,800.00	42000	23,36,400.00
29	707	7	2 BHK	708	0	708	779	26000	1,84,08,000.00	2,02,48,800.00	42000	23,36,400.00
30	708	7	3 BHK	895	0	895	985	26000	2,32,70,000.00	2,55,97,000.00	53500	29,53,500.00
31	801	8	3 BHK	878	0	878	966	26080	2,28,98,240.00	2,51,88,064.00	52500	28,97,400.00
32	802	8	2 BHK	640	0	640	704	26080	1,66,91,200.00	1,83,60,320.00	38500	21,12,000.00
33	803	8	2 BHK	640	0	640	704	26080	1,66,91,200.00	1,83,60,320.00	38500	21,12,000.00
34	804	8	2 BHK	640	0	640	704	26080	1,66,91,200.00	1,83,60,320.00	38500	21,12,000.00
35	805	8	2 BHK	707	0	707	778	26080	1,84,38,560.00	2,02,82,416.00	42500	23,33,100.00
36	806	8	2 BHK	708	0	708	779	26080	1,84,64,640.00	2,03,11,104.00	42500	23,36,400.00
37	901	9	3 BHK	878	0	878	966	26160	2,29,68,480.00	2,52,65,328.00	52500	28,97,400.00
38	902	9	2 BHK	640	0	640	704	26160	1,67,42,400.00	1,84,16,640.00	38500	21,12,000.00
39	903	9	2 BHK	640	0	640	704	26160	1,67,42,400.00	1,84,16,640.00	38500	21,12,000.00
40	904	9	2 BHK	640	0	640	704	26160	1,67,42,400.00	1,84,16,640.00	38500	21,12,000.00
41	905	9	2 BHK	707	0	707	778	26160	1,84,95,120.00	2,03,44,632.00	42500	23,33,100.00
42	906	9	2 BHK	708	0	708	779	26160	1,85,21,280.00	2,03,73,408.00	42500	23,36,400.00
43	907	9	2 BHK	708	0	708	779	26160	1,85,21,280.00	2,03,73,408.00	42500	23,36,400.00
44	908	9	3 BHK	895	0	895	985	26160	2,34,13,200.00	2,57,54,520.00	53500	29,53,500.00
45	1001	10	3 BHK	878	0	878	966	26240	2,30,38,720.00	2,53,42,592.00	53000	28,97,400.00
46	1002	10	2 BHK	640	0	640	704	26240	1,67,93,600.00	1,84,72,960.00	38500	21,12,000.00
47	1003	10	2 BHK	640	0	640	704	26240	1,67,93,600.00	1,84,72,960.00	38500	21,12,000.00
48	1004	10	2 BHK	640	0	640	704	26240	1,67,93,600.00	1,84,72,960.00	38500	21,12,000.00
49	1005	10	2 BHK	707	0	707	778	26240	1,85,51,680.00	2,04,06,848.00	42500	23,33,100.00
50	1006	10	2 BHK	708	0	708	779	26240	1,85,77,920.00	2,04,35,712.00	42500	23,36,400.00
51	1007	10	2 BHK	708	0	708	779	26240	1,85,77,920.00	2,04,35,712.00	42500	23,36,400.00
52	1008	10	3 BHK	895	0	895	985	26240	2,34,84,800.00	2,58,33,280.00	54000	29,53,500.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
53	1101	11	3 BHK	878	0	878	966	26320	2,31,08,960.00	2,54,19,856.00	53000	28,97,400.00
54	1102	11	2 BHK	640	0	640	704	26320	1,68,44,800.00	1,85,29,280.00	38500	21,12,000.00
55	1103	11	2 BHK	640	0	640	704	26320	1,68,44,800.00	1,85,29,280.00	38500	21,12,000.00
56	1104	11	2 BHK	640	0	640	704	26320	1,68,44,800.00	1,85,29,280.00	38500	21,12,000.00
57	1105	11	2 BHK	707	0	707	778	26320	1,86,08,240.00	2,04,69,064.00	42500	23,33,100.00
58	1106	11	2 BHK	708	0	708	779	26320	1,86,34,560.00	2,04,98,016.00	42500	23,36,400.00
59	1107	11	2 BHK	708	0	708	779	26320	1,86,34,560.00	2,04,98,016.00	42500	23,36,400.00
60	1108	11	3 BHK	895	0	895	985	26320	2,35,56,400.00	2,59,12,040.00	54000	29,53,500.00
61	1201	12	3 BHK	878	0	878	966	26400	2,31,79,200.00	2,54,97,120.00	53000	28,97,400.00
62	1202	12	2 BHK	640	0	640	704	26400	1,68,96,000.00	1,85,85,600.00	38500	21,12,000.00
63	1203	12	2 BHK	640	0	640	704	26400	1,68,96,000.00	1,85,85,600.00	38500	21,12,000.00
64	1204	12	2 BHK	640	0	640	704	26400	1,68,96,000.00	1,85,85,600.00	38500	21,12,000.00
65	1205	12	2 BHK	707	0	707	778	26400	1,86,64,800.00	2,05,31,280.00	43000	23,33,100.00
66	1206	12	2 BHK	708	0	708	779	26400	1,86,91,200.00	2,05,60,320.00	43000	23,36,400.00
67	1207	12	2 BHK	708	0	708	779	26400	1,86,91,200.00	2,05,60,320.00	43000	23,36,400.00
68	1208	12	3 BHK	895	0	895	985	26400	2,36,28,000.00	2,59,90,800.00	54000	29,53,500.00
69	1301	13	3 BHK	878	0	878	966	26480	2,32,49,440.00	2,55,74,384.00	53500	28,97,400.00
70	1302	13	2 BHK	640	0	640	704	26480	1,69,47,200.00	1,86,41,920.00	39000	21,12,000.00
71	1303	13	2 BHK	640	0	640	704	26480	1,69,47,200.00	1,86,41,920.00	39000	21,12,000.00
72	1304	13	2 BHK	640	0	640	704	26480	1,69,47,200.00	1,86,41,920.00	39000	21,12,000.00
73	1305	13	2 BHK	707	0	707	778	26480	1,87,21,360.00	2,05,93,496.00	43000	23,33,100.00
74	1306	13	2 BHK	708	0	708	779	26480	1,87,47,840.00	2,06,22,624.00	43000	23,36,400.00
75	1307	13	2 BHK	708	0	708	779	26480	1,87,47,840.00	2,06,22,624.00	43000	23,36,400.00
76	1308	13	3 BHK	895	0	895	985	26480	2,36,99,600.00	2,60,69,560.00	54500	29,53,500.00
77	1401	14	3 BHK	878	0	878	966	26560	2,33,19,680.00	2,56,51,648.00	53500	28,97,400.00
78	1402	14	2 BHK	640	0	640	704	26560	1,69,98,400.00	1,86,98,240.00	39000	21,12,000.00
79	1403	14	2 BHK	640	0	640	704	26560	1,69,98,400.00	1,86,98,240.00	39000	21,12,000.00
80	1404	14	2 BHK	640	0	640	704	26560	1,69,98,400.00	1,86,98,240.00	39000	21,12,000.00
81	1405	14	2 BHK	707	0	707	778	26560	1,87,77,920.00	2,06,55,712.00	43000	23,33,100.00
82	1406	14	2 BHK	708	0	708	779	26560	1,88,04,480.00	2,06,84,928.00	43000	23,36,400.00
83	1407	14	2 BHK	708	0	708	779	26560	1,88,04,480.00	2,06,84,928.00	43000	23,36,400.00
84	1408	14	3 BHK	895	0	895	985	26560	2,37,71,200.00	2,61,48,320.00	54500	29,53,500.00
85	1501	15	3 BHK	879	0	879	967	26640	2,34,16,560.00	2,57,58,216.00	53500	29,00,700.00
86	1502	15	2 BHK	639	0	639	703	26640	1,70,22,960.00	1,87,25,256.00	39000	21,08,700.00
87	1503	15	2 BHK	639	0	639	703	26640	1,70,22,960.00	1,87,25,256.00	39000	21,08,700.00
88	1504	15	2 BHK	639	0	639	703	26640	1,70,22,960.00	1,87,25,256.00	39000	21,08,700.00
89	1505	15	2 BHK	708	0	708	779	26640	1,88,61,120.00	2,07,47,232.00	43000	23,36,400.00
90	1506	15	2 BHK	712	0	712	783	26640	1,89,67,680.00	2,08,64,448.00	43500	23,49,600.00
91	1601	16	3 BHK	879	0	879	967	26720	2,34,86,880.00	2,58,35,568.00	54000	29,00,700.00



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
92	1602	16	2 BHK	639	0	639	703	26720	1,70,74,080.00	1,87,81,488.00	39000	21,08,700.00
93	1603	16	2 BHK	639	0	639	703	26720	1,70,74,080.00	1,87,81,488.00	39000	21,08,700.00
94	1604	16	2 BHK	639	0	639	703	26720	1,70,74,080.00	1,87,81,488.00	39000	21,08,700.00
95	1605	16	2 BHK	708	0	708	779	26720	1,89,17,760.00	2,08,09,536.00	43500	23,36,400.00
96	1606	16	2 BHK	712	0	712	783	26720	1,90,24,640.00	2,09,27,104.00	43500	23,49,600.00
97	1607	16	2 BHK	712	0	712	783	26720	1,90,24,640.00	2,09,27,104.00	43500	23,49,600.00
98	1608	16	3 BHK	896	0	896	986	26720	2,39,41,120.00	2,63,35,232.00	55000	29,56,800.00
99	1701	17	3 BHK	879	0	879	967	26800	2,35,57,200.00	2,59,12,920.00	54000	29,00,700.00
100	1702	17	2 BHK	639	0	639	703	26800	1,71,25,200.00	1,88,37,720.00	39000	21,08,700.00
101	1703	17	2 BHK	639	0	639	703	26800	1,71,25,200.00	1,88,37,720.00	39000	21,08,700.00
102	1704	17	2 BHK	639	0	639	703	26800	1,71,25,200.00	1,88,37,720.00	39000	21,08,700.00
103	1705	17	2 BHK	708	0	708	779	26800	1,89,74,400.00	2,08,71,840.00	43500	23,36,400.00
104	1706	17	2 BHK	712	0	712	783	26800	1,90,81,600.00	2,09,89,760.00	43500	23,49,600.00
105	1707	17	2 BHK	712	0	712	783	26800	1,90,81,600.00	2,09,89,760.00	43500	23,49,600.00
106	1708	17	3 BHK	896	0	896	986	26800	2,40,12,800.00	2,64,14,080.00	55000	29,56,800.00
107	1801	18	3 BHK	879	0	879	967	26880	2,36,27,520.00	2,59,90,272.00	54000	29,00,700.00
108	1802	18	2 BHK	639	0	639	703	26880	1,71,76,320.00	1,88,93,952.00	39500	21,08,700.00
109	1803	18	2 BHK	639	0	639	703	26880	1,71,76,320.00	1,88,93,952.00	39500	21,08,700.00
110	1804	18	2 BHK	639	0	639	703	26880	1,71,76,320.00	1,88,93,952.00	39500	21,08,700.00
111	1805	18	2 BHK	708	0	708	779	26880	1,90,31,040.00	2,09,34,144.00	43500	23,36,400.00
112	1806	18	2 BHK	712	0	712	783	26880	1,91,38,560.00	2,10,52,416.00	44000	23,49,600.00
113	1807	18	2 BHK	712	0	712	783	26880	1,91,38,560.00	2,10,52,416.00	44000	23,49,600.00
114	1808	18	3 BHK	896	0	896	986	26880	2,40,84,480.00	2,64,92,928.00	55000	29,56,800.00
115	1901	19	3 BHK	879	0	879	967	26960	2,36,97,840.00	2,60,67,624.00	54500	29,00,700.00
116	1902	19	2 BHK	639	0	639	703	26960	1,72,27,440.00	1,89,50,184.00	39500	21,08,700.00
117	1903	19	2 BHK	639	0	639	703	26960	1,72,27,440.00	1,89,50,184.00	39500	21,08,700.00
118	1904	19	2 BHK	639	0	639	703	26960	1,72,27,440.00	1,89,50,184.00	39500	21,08,700.00
119	1905	19	2 BHK	708	0	708	779	26960	1,90,87,680.00	2,09,96,448.00	43500	23,36,400.00
120	1906	19	2 BHK	712	0	712	783	26960	1,91,95,520.00	2,11,15,072.00	44000	23,49,600.00
121	1907	19	2 BHK	712	0	712	783	26960	1,91,95,520.00	2,11,15,072.00	44000	23,49,600.00
122	1908	19	3 BHK	896	0	896	986	26960	2,41,56,160.00	2,65,71,776.00	55500	29,56,800.00
123	2001	20	3 BHK	879	0	879	967	27040	2,37,68,160.00	2,61,44,976.00	54500	29,00,700.00
124	2002	20	2 BHK	639	0	639	703	27040	1,72,78,560.00	1,90,06,416.00	39500	21,08,700.00
125	2003	20	2 BHK	639	0	639	703	27040	1,72,78,560.00	1,90,06,416.00	39500	21,08,700.00
126	2004	20	2 BHK	639	0	639	703	27040	1,72,78,560.00	1,90,06,416.00	39500	21,08,700.00
127	2005	20	2 BHK	708	0	708	779	27040	1,91,44,320.00	2,10,58,752.00	44000	23,36,400.00
128	2006	20	2 BHK	712	0	712	783	27040	1,92,52,480.00	2,11,77,728.00	44000	23,49,600.00
129	2007	20	2 BHK	712	0	712	783	27040	1,92,52,480.00	2,11,77,728.00	44000	23,49,600.00
130	2008	20	3 BHK	896	0	896	986	27040	2,42,27,840.00	2,66,50,624.00	55500	29,56,800.00



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131	2101	21	3 BHK	879	0	879	967	27120	2,38,38,480.00	2,62,22,328.00	54500	29,00,700.00
132	2102	21	2 BHK	639	0	639	703	27120	1,73,29,680.00	1,90,62,648.00	39500	21,08,700.00
133	2103	21	2 BHK	639	0	639	703	27120	1,73,29,680.00	1,90,62,648.00	39500	21,08,700.00
134	2104	21	2 BHK	639	0	639	703	27120	1,73,29,680.00	1,90,62,648.00	39500	21,08,700.00
135	2105	21	2 BHK	708	0	708	779	27120	1,92,00,960.00	2,11,21,056.00	44000	23,36,400.00
136	2106	21	2 BHK	712	0	712	783	27120	1,93,09,440.00	2,12,40,384.00	44500	23,49,600.00
137	2107	21	2 BHK	712	0	712	783	27120	1,93,09,440.00	2,12,40,384.00	44500	23,49,600.00
138	2108	21	3 BHK	896	0	896	986	27120	2,42,99,520.00	2,67,29,472.00	55500	29,56,800.00
139	2201	22	3 BHK	879	0	879	967	27200	2,39,08,800.00	2,62,99,680.00	55000	29,00,700.00
140	2202	22	2 BHK	639	0	639	703	27200	1,73,80,800.00	1,91,18,880.00	40000	21,08,700.00
141	2203	22	2 BHK	639	0	639	703	27200	1,73,80,800.00	1,91,18,880.00	40000	21,08,700.00
142	2204	22	2 BHK	639	0	639	703	27200	1,73,80,800.00	1,91,18,880.00	40000	21,08,700.00
143	2205	22	2 BHK	708	0	708	779	27200	1,92,57,600.00	2,11,83,360.00	44000	23,36,400.00
144	2206	22	2 BHK	712	0	712	783	27200	1,93,66,400.00	2,13,03,040.00	44500	23,49,600.00
145	2301	23	3 BHK	879	0	879	967	27280	2,39,79,120.00	2,63,77,032.00	55000	29,00,700.00
146	2302	23	2 BHK	639	0	639	703	27280	1,74,31,920.00	1,91,75,112.00	40000	21,08,700.00
147	2303	23	2 BHK	639	0	639	703	27280	1,74,31,920.00	1,91,75,112.00	40000	21,08,700.00
148	2304	23	2 BHK	639	0	639	703	27280	1,74,31,920.00	1,91,75,112.00	40000	21,08,700.00
149	2305	23	2 BHK	708	0	708	779	27280	1,93,14,240.00	2,12,45,664.00	44500	23,36,400.00
150	2306	23	2 BHK	712	0	712	783	27280	1,94,23,360.00	2,13,65,696.00	44500	23,49,600.00
151	2307	23	2 BHK	712	0	712	783	27280	1,94,23,360.00	2,13,65,696.00	44500	23,49,600.00
152	2308	23	3 BHK	896	0	896	986	27280	2,44,42,880.00	2,68,87,168.00	56000	29,56,800.00
153	2401	24	3 BHK	879	0	879	967	27360	2,40,49,440.00	2,64,54,384.00	55000	29,00,700.00
154	2402	24	2 BHK	639	0	639	703	27360	1,74,83,040.00	1,92,31,344.00	40000	21,08,700.00
155	2403	24	2 BHK	639	0	639	703	27360	1,74,83,040.00	1,92,31,344.00	40000	21,08,700.00
156	2404	24	2 BHK	639	0	639	703	27360	1,74,83,040.00	1,92,31,344.00	40000	21,08,700.00
157	2405	24	2 BHK	708	0	708	779	27360	1,93,70,880.00	2,13,07,968.00	44500	23,36,400.00
158	2406	24	2 BHK	712	0	712	783	27360	1,94,80,320.00	2,14,28,352.00	44500	23,49,600.00
159	2407	24	2 BHK	712	0	712	783	27360	1,94,80,320.00	2,14,28,352.00	44500	23,49,600.00
160	2408	24	3 BHK	896	0	896	986	27360	2,45,14,560.00	2,69,66,016.00	56000	29,56,800.00
161	2501	25	3 BHK	879	0	879	967	27440	2,41,19,760.00	2,65,31,736.00	55500	29,00,700.00
162	2502	25	2 BHK	639	0	639	703	27440	1,75,34,160.00	1,92,87,576.00	40000	21,08,700.00
163	2503	25	2 BHK	639	0	639	703	27440	1,75,34,160.00	1,92,87,576.00	40000	21,08,700.00
164	2504	25	2 BHK	639	0	639	703	27440	1,75,34,160.00	1,92,87,576.00	40000	21,08,700.00
165	2505	25	2 BHK	708	0	708	779	27440	1,94,27,520.00	2,13,70,272.00	44500	23,36,400.00
166	2506	25	2 BHK	712	0	712	783	27440	1,95,37,280.00	2,14,91,008.00	45000	23,49,600.00
167	2507	25	2 BHK	712	0	712	783	27440	1,95,37,280.00	2,14,91,008.00	45000	23,49,600.00
168	2508	25	3 BHK	896	0	896	986	27440	2,45,86,240.00	2,70,44,864.00	56500	29,56,800.00
169	2601	26	3 BHK	879	0	879	967	27520	2,41,90,080.00	2,66,09,088.00	55500	29,00,700.00



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
170	2602	26	2 BHK	639	0	639	703	27520	1,75,85,280.00	1,93,43,808.00	40500	21,08,700.00
171	2603	26	2 BHK	639	0	639	703	27520	1,75,85,280.00	1,93,43,808.00	40500	21,08,700.00
172	2604	26	2 BHK	639	0	639	703	27520	1,75,85,280.00	1,93,43,808.00	40500	21,08,700.00
173	2605	26	2 BHK	708	0	708	779	27520	1,94,84,160.00	2,14,32,576.00	44500	23,36,400.00
174	2606	26	2 BHK	712	0	712	783	27520	1,95,94,240.00	2,15,53,664.00	45000	23,49,600.00
175	2607	26	2 BHK	712	0	712	783	27520	1,95,94,240.00	2,15,53,664.00	45000	23,49,600.00
176	2608	26	3 BHK	896	0	896	986	27520	2,46,57,920.00	2,71,23,712.00	56500	29,56,800.00
177	2701	27	3 BHK	879	0	879	967	27600	2,42,60,400.00	2,66,86,440.00	55500	29,00,700.00
178	2702	27	2 BHK	639	0	639	703	27600	1,76,36,400.00	1,94,00,040.00	40500	21,08,700.00
179	2703	27	2 BHK	639	0	639	703	27600	1,76,36,400.00	1,94,00,040.00	40500	21,08,700.00
180	2704	27	2 BHK	639	0	639	703	27600	1,76,36,400.00	1,94,00,040.00	40500	21,08,700.00
181	2705	27	2 BHK	708	0	708	779	27600	1,95,40,800.00	2,14,94,880.00	45000	23,36,400.00
182	2706	27	2 BHK	712	0	712	783	27600	1,96,51,200.00	2,16,16,320.00	45000	23,49,600.00
183	2707	27	2 BHK	712	0	712	783	27600	1,96,51,200.00	2,16,16,320.00	45000	23,49,600.00
184	2708	27	3 BHK	896	0	896	986	27600	2,47,29,600.00	2,72,02,560.00	56500	29,56,800.00
185	2801	28	3 BHK	879	0	879	967	27680	2,43,30,720.00	2,67,63,792.00	56000	29,00,700.00
186	2802	28	2 BHK	639	0	639	703	27680	1,76,87,520.00	1,94,56,272.00	40500	21,08,700.00
187	2803	28	2 BHK	639	0	639	703	27680	1,76,87,520.00	1,94,56,272.00	40500	21,08,700.00
188	2804	28	2 BHK	639	0	639	703	27680	1,76,87,520.00	1,94,56,272.00	40500	21,08,700.00
189	2805	28	2 BHK	708	0	708	779	27680	1,95,97,440.00	2,15,57,184.00	45000	23,36,400.00
190	2806	28	2 BHK	712	0	712	783	27680	1,97,08,160.00	2,16,78,976.00	45000	23,49,600.00
191	2807	28	2 BHK	712	0	712	783	27680	1,97,08,160.00	2,16,78,976.00	45000	23,49,600.00
192	2808	28	3 BHK	896	0	896	986	27680	2,48,01,280.00	2,72,81,408.00	57000	29,56,800.00
193	2901	29	3 BHK	889	40	929	1022	27760	2,57,89,040.00	2,83,67,944.00	59000	30,65,700.00
194	2902	29	2 BHK	645	40	685	754	27760	1,90,15,600.00	2,09,17,160.00	43500	22,60,500.00
195	2903	29	2 BHK	645	40	685	754	27760	1,90,15,600.00	2,09,17,160.00	43500	22,60,500.00
196	2904	29	2 BHK	644	40	684	752	27760	1,89,87,840.00	2,08,86,624.00	43500	22,57,200.00
197	2905	29	2 BHK	716	40	756	832	27760	2,09,86,560.00	2,30,85,216.00	48000	24,94,800.00
198	2906	29	2 BHK	721	40	761	837	27760	2,11,25,360.00	2,32,37,896.00	48500	25,11,300.00
199	3001	30	3 BHK	889	40	929	1022	27840	2,58,63,360.00	2,84,49,696.00	59500	30,65,700.00
200	3002	30	2 BHK	645	40	685	754	27840	1,90,70,400.00	2,09,77,440.00	43500	22,60,500.00
201	3003	30	2 BHK	645	40	685	754	27840	1,90,70,400.00	2,09,77,440.00	43500	22,60,500.00
202	3004	30	2 BHK	644	40	684	752	27840	1,90,42,560.00	2,09,46,816.00	43500	22,57,200.00
203	3005	30	2 BHK	716	40	756	832	27840	2,10,47,040.00	2,31,51,744.00	48000	24,94,800.00
204	3006	30	2 BHK	721	40	761	837	27840	2,11,86,240.00	2,33,04,864.00	48500	25,11,300.00
205	3007	30	2 BHK	721	40	761	837	27840	2,11,86,240.00	2,33,04,864.00	48500	25,11,300.00
206	3008	30	3 BHK	906	40	946	1041	27840	2,63,36,640.00	2,89,70,304.00	60500	31,21,800.00
207	3101	31	3 BHK	889	40	929	1022	27920	2,59,37,680.00	2,85,31,448.00	59500	30,65,700.00
208	3102	31	2 BHK	645	40	685	754	27920	1,91,25,200.00	2,10,37,720.00	44000	22,60,500.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
209	3103	31	2 BHK	645	40	685	754	27920	1,91,25,200.00	2,10,37,720.00	44000	22,60,500.00
210	3104	31	2 BHK	644	40	684	752	27920	1,90,97,280.00	2,10,07,008.00	44000	22,57,200.00
211	3105	31	2 BHK	716	40	756	832	27920	2,11,07,520.00	2,32,18,272.00	48500	24,94,800.00
212	3106	31	2 BHK	721	40	761	837	27920	2,12,47,120.00	2,33,71,832.00	48500	25,11,300.00
213	3107	31	2 BHK	721	40	761	837	27920	2,12,47,120.00	2,33,71,832.00	48500	25,11,300.00
214	3108	31	3 BHK	906	40	946	1041	27920	2,64,12,320.00	2,90,53,552.00	60500	31,21,800.00
215	3201	32	3 BHK	889	40	929	1022	28000	2,60,12,000.00	2,86,13,200.00	59500	30,65,700.00
216	3202	32	2 BHK	645	40	685	754	28000	1,91,80,000.00	2,10,98,000.00	44000	22,60,500.00
217	3203	32	2 BHK	645	40	685	754	28000	1,91,80,000.00	2,10,98,000.00	44000	22,60,500.00
218	3204	32	2 BHK	644	40	684	752	28000	1,91,52,000.00	2,10,67,200.00	44000	22,57,200.00
219	3205	32	2 BHK	716	40	756	832	28000	2,11,68,000.00	2,32,84,800.00	48500	24,94,800.00
220	3206	32	2 BHK	721	40	761	837	28000	2,13,08,000.00	2,34,38,800.00	49000	25,11,300.00
221	3207	32	2 BHK	721	40	761	837	28000	2,13,08,000.00	2,34,38,800.00	49000	25,11,300.00
222	3208	32	3 BHK	906	40	946	1041	28000	2,64,88,000.00	2,91,36,800.00	60500	31,21,800.00
223	3301	33	3 BHK	889	40	929	1022	28080	2,60,86,320.00	2,86,94,952.00	60000	30,65,700.00
224	3302	33	2 BHK	645	40	685	754	28080	1,92,34,800.00	2,11,58,280.00	44000	22,60,500.00
225	3303	33	2 BHK	645	40	685	754	28080	1,92,34,800.00	2,11,58,280.00	44000	22,60,500.00
226	3304	33	2 BHK	644	40	684	752	28080	1,92,06,720.00	2,11,27,392.00	44000	22,57,200.00
227	3305	33	2 BHK	716	40	756	832	28080	2,12,28,480.00	2,33,51,328.00	48500	24,94,800.00
228	3306	33	2 BHK	721	40	761	837	28080	2,13,68,880.00	2,35,05,768.00	49000	25,11,300.00
229	3307	33	2 BHK	721	40	761	837	28080	2,13,68,880.00	2,35,05,768.00	49000	25,11,300.00
230	3308	33	3 BHK	906	40	946	1041	28080	2,65,63,680.00	2,92,20,048.00	61000	31,21,800.00
231	3401	34	3 BHK	889	40	929	1022	28160	2,61,60,640.00	2,87,76,704.00	60000	30,65,700.00
232	3402	34	2 BHK	645	40	685	754	28160	1,92,89,600.00	2,12,18,560.00	44000	22,60,500.00
233	3403	34	2 BHK	645	40	685	754	28160	1,92,89,600.00	2,12,18,560.00	44000	22,60,500.00
234	3404	34	2 BHK	644	40	684	752	28160	1,92,61,440.00	2,11,87,584.00	44000	22,57,200.00
235	3405	34	2 BHK	716	40	756	832	28160	2,12,88,960.00	2,34,17,856.00	49000	24,94,800.00
236	3406	34	2 BHK	721	40	761	837	28160	2,14,29,760.00	2,35,72,736.00	49000	25,11,300.00
237	3407	34	2 BHK	721	40	761	837	28160	2,14,29,760.00	2,35,72,736.00	49000	25,11,300.00
238	3408	34	3 BHK	906	40	946	1041	28160	2,66,39,360.00	2,93,03,296.00	61000	31,21,800.00
239	3501	35	3 BHK	889	40	929	1022	28240	2,62,34,960.00	2,88,58,456.00	60000	30,65,700.00
240	3502	35	2 BHK	645	40	685	754	28240	1,93,44,400.00	2,12,78,840.00	44500	22,60,500.00
241	3503	35	2 BHK	645	40	685	754	28240	1,93,44,400.00	2,12,78,840.00	44500	22,60,500.00
242	3504	35	2 BHK	644	40	684	752	28240	1,93,16,160.00	2,12,47,776.00	44500	22,57,200.00
243	3505	35	2 BHK	716	40	756	832	28240	2,13,49,440.00	2,34,84,384.00	49000	24,94,800.00
244	3506	35	2 BHK	721	40	761	837	28240	2,14,90,640.00	2,36,39,704.00	49000	25,11,300.00
245	3507	35	2 BHK	721	40	761	837	28240	2,14,90,640.00	2,36,39,704.00	49000	25,11,300.00
246	3508	35	3 BHK	906	40	946	1041	28240	2,67,15,040.00	2,93,86,544.00	61000	31,21,800.00
247	3601	36	3 BHK	889	40	929	1022	28320	2,63,09,280.00	2,89,40,208.00	60500	30,65,700.00



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
248	3602	36	2 BHK	645	40	685	754	28320	1,93,99,200.00	2,13,39,120.00	44500	22,60,500.00
249	3603	36	2 BHK	645	40	685	754	28320	1,93,99,200.00	2,13,39,120.00	44500	22,60,500.00
250	3604	36	2 BHK	644	40	684	752	28320	1,93,70,880.00	2,13,07,968.00	44500	22,57,200.00
251	3605	36	2 BHK	716	40	756	832	28320	2,14,09,920.00	2,35,50,912.00	49000	24,94,800.00
252	3606	36	2 BHK	721	40	761	837	28320	2,15,51,520.00	2,37,06,672.00	49500	25,11,300.00
253	3607	36	2 BHK	721	40	761	837	28320	2,15,51,520.00	2,37,06,672.00	49500	25,11,300.00
254	3701	37	3 BHK	889	40	929	1022	28400	2,63,83,600.00	2,90,21,960.00	60500	30,65,700.00
255	3702	37	2 BHK	645	40	685	754	28400	1,94,54,000.00	2,13,99,400.00	44500	22,60,500.00
256	3703	37	2 BHK	645	40	685	754	28400	1,94,54,000.00	2,13,99,400.00	44500	22,60,500.00
257	3704	37	2 BHK	644	40	684	752	28400	1,94,25,600.00	2,13,68,160.00	44500	22,57,200.00
258	3705	37	2 BHK	716	40	756	832	28400	2,14,70,400.00	2,36,17,440.00	49000	24,94,800.00
259	3706	37	2 BHK	721	40	761	837	28400	2,16,12,400.00	2,37,73,640.00	49500	25,11,300.00
260	3707	37	2 BHK	721	40	761	837	28400	2,16,12,400.00	2,37,73,640.00	49500	25,11,300.00
261	3708	37	3 BHK	906	40	946	1041	28400	2,68,66,400.00	2,95,53,040.00	61500	31,21,800.00
262	3801	38	3 BHK	889	40	929	1022	28480	2,64,57,920.00	2,91,03,712.00	60500	30,65,700.00
263	3802	38	2 BHK	645	40	685	754	28480	1,95,08,800.00	2,14,59,680.00	44500	22,60,500.00
264	3803	38	2 BHK	645	40	685	754	28480	1,95,08,800.00	2,14,59,680.00	44500	22,60,500.00
265	3804	38	2 BHK	644	40	684	752	28480	1,94,80,320.00	2,14,28,352.00	44500	22,57,200.00
266	3805	38	2 BHK	716	40	756	832	28480	2,15,30,880.00	2,36,83,968.00	49500	24,94,800.00
267	3806	38	2 BHK	721	40	761	837	28480	2,16,73,280.00	2,38,40,608.00	49500	25,11,300.00
268	3807	38	2 BHK	721	40	761	837	28480	2,16,73,280.00	2,38,40,608.00	49500	25,11,300.00
269	3808	38	3 BHK	906	40	946	1041	28480	2,69,42,080.00	2,96,36,288.00	61500	31,21,800.00
270	3901	39	3 BHK	889	40	929	1022	28560	2,65,32,240.00	2,91,85,464.00	61000	30,65,700.00
271	3902	39	2 BHK	645	40	685	754	28560	1,95,63,600.00	2,15,19,960.00	45000	22,60,500.00
272	3903	39	2 BHK	645	40	685	754	28560	1,95,63,600.00	2,15,19,960.00	45000	22,60,500.00
273	3904	39	2 BHK	644	40	684	752	28560	1,95,35,040.00	2,14,88,544.00	45000	22,57,200.00
274	3905	39	2 BHK	716	40	756	832	28560	2,15,91,360.00	2,37,50,496.00	49500	24,94,800.00
275	3906	39	2 BHK	721	40	761	837	28560	2,17,34,160.00	2,39,07,576.00	50000	25,11,300.00
276	3907	39	2 BHK	721	40	761	837	28560	2,17,34,160.00	2,39,07,576.00	50000	25,11,300.00
277	3908	39	3 BHK	906	40	946	1041	28560	2,70,17,760.00	2,97,19,536.00	62000	31,21,800.00
Total				201048	4259	205307	225838		5,58,10,30,160.00	6,13,91,33,176.00		67,75,13,100.00

Summary of the Project:

Building	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 ₹
Tower -1	2 BHK - 210 3 BHK - 67	277	205307	225838	5,58,10,30,160.00	6,13,91,33,176.00
Typical Refuge Floor – 8th, 15th, 22nd & 29th Floor - Flat Nos. 7 & 8						
Refuge Floor –36th Floor - Flat No. 8						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,58,10,30,160.00
Final Realizable Value After Completion in ₹	6,13,91,33,176.00
Cost of Construction (Total Built up area x Rate) 225838 Sq. Ft. x ₹ 3000.00	67,75,13,100.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Tower -1	05	225838	67,75,13,100.00	33,87,56,550.00

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

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

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

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



Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 5,58,10,30,160.00
Final Realizable Value After Completion in ₹			₹ 6,13,91,33,176.00

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 ₹ 25,000 to ₹ 30,000.00 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 ₹ 25,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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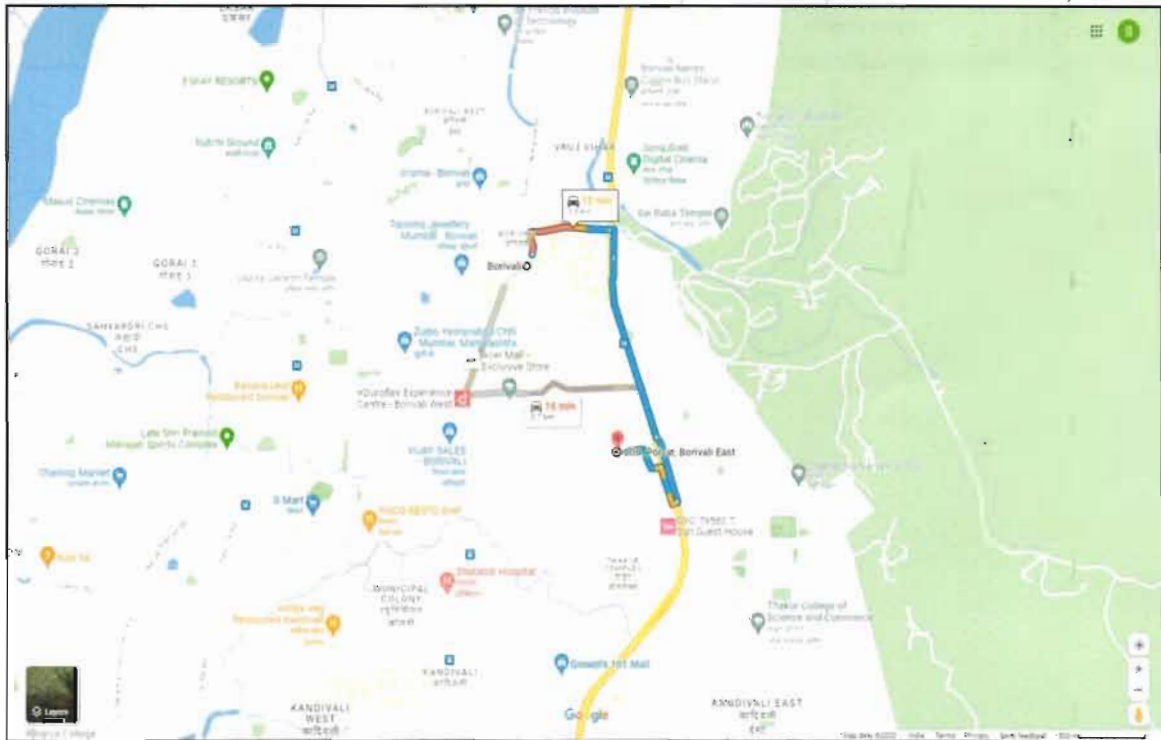


Actual Site Photographs



Route Map of the property


Siteu/r



Latitude Longitude: 19°13'02.4"N 72°51'49.6"E


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

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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[Close](#)
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Annual Statement of Rates

Year
20232024

Language
English

Selected District: मुंबई(उपनगर)

Select Village: मागाशणे (बोरीवली)

Search By: Survey No Location

Enter Survey No: 165

उपविभाग	खुली बमीन	निवासी सदनिका	वॉकीस	दुकाने	वैद्योपिक	एकक (Rs./)	Attribute
86/389A-भुभाग:- 5 हेक्टर पेक्षा जास्त क्षेत्र असलेल्या मिळकती	62360	158930	182770	210100	150800	चौरस मीटर	सि.टी.एस. नंबर



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Price Indicators

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Buy
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Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 2 BHK Flats for Sale in Magathane > 950 Sq Ft

₹1.69 Cr [How much loan can I get?](#)

2 BHK 950 Sq-ft Flat For Sale **Magathane, Mumbai**



+5 Photos

East Facing Property

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
639 sqft * ₹26.44/sqft	CCI Projects Pvt. Ltd.	Rivali Park
Floor	Transaction Type	Facing
15 (Out of 40 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

Last contact made 10 days ago

Contact Agent
Get Phone No.

More Details


Price Breakup	₹1.69 Cr ₹8,45,000	Approx. Registration Charges
Booking Amount	₹5.0 Lac	
RERA ID	A51900001334	

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivli East > 2 BHK Flats for Sale in Borivli East > 633 Sq Ft

₹1.44 Cr [How much loan can I get?](#)

2 BHK 633 Sq-ft Flat For Sale **Borivli East, Mumbai**



+38 Photos

2 Beds
2 Baths
1 Covered Parking
Semi-Furnished

Carpet Area	Developer	Project
633 sqft * ₹22.74/sqft	CCI Projects Pvt. Ltd.	Rivali Park
Transaction Type	Status	Lifts
New Property	Under Construction	2
Furnished Status	Car Parking	
Semi-Furnished	1 Covered	

Last contact made 57 days ago

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.44 Cr	
Booking Amount	₹5.0 Lac	
Address	Borivli East, Mumbai - Western Mumbai, Maharashtra	

Price Indicators





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Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 2 BHK Flats for Sale in Magathane > 865 Sq-ft

₹1.60 Cr

How much loan can I get?

2 BHK, 865 Sq-ft Flat For Sale **Magathane, Mumbai**

2 Beds
2 Baths
2 Balconies
1 Covered Parking

<p>Carpet Area 639 sqft ₹25,039/sqft</p>	<p>Developer <u>CCI Projects Pvt. Ltd.</u></p>	<p>Project <u>Rivali Park</u></p>
<p>Floor 2 (Out of 2 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing North - East</p>
<p>Lifts 5</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>

Contact Agent
Get Phone No.

👤 Last contact made 11 days ago

More Details

Price Breakup ₹1.6 Cr | ₹8,00,000 Approx. Registration Charges: | ₹1 Monthly

Booking Amount ₹1.0 Lac

Address Borivali East, Mumbai, Magathane, 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 Asha Nagar - Kandivali - East > 3 BHK Flats for Sale in Asha Nagar - Kandivali - East > 1300 Sq-ft

₹2.32 Cr

How much loan can I get?

3 BHK, 1300 Sq-ft Flat For Sale **Asha Nagar Kandivali, Mumbai**



3 Beds
3 Baths
1 Covered Parking
Unfurnished
Private Cars
Laundry Serv.

<p>Carpet Area 875 sqft ₹26,514/sqft</p>	<p>Developer <u>CCI Projects Pvt. Ltd.</u></p>	<p>Project <u>Rivali Park</u></p>	<p>Floor 10 (Out of 40 Floors)</p>
<p>Transaction Type New Property</p>	<p>Facing East</p>	<p>Lifts 6</p>	<p>Furnished Status Unfurnished</p>


Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 2 BHK Flats for Sale in Borivali East > 1050 Sq-ft

₹1.70 Cr [How much loan can I get?](#)

2 BHK 1050 Sq-ft Flat For Sale **Borivali East, Mumbai**



2 Beds
2 Baths
1 Balcony
Semi-Furnished

Carpet Area
645 sqft •
₹26,357/sqft

Floor
5 (Out of 42 Floors)

Lifts
3

Developer
[CCI Projects Pvt. Ltd.](#)


Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Rivali Park

Facing
East

Type Of Ownership
Freehold



+5 Photos

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 31 days ago

More Details

Price Breakup ₹1.7 Cr | ₹8,50,000 Approx. Registration Charges


Booking Amount ₹1.0 Lac

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 3 BHK Flats for Sale in Borivali East > 1438 Sq-ft

₹2.54 Cr [How much loan can I get?](#)

3 BHK 1438 Sq-ft Flat For Sale **Borivali East, Mumbai**



3 Beds
3 Baths
2 Balconies
1 Covered Parking

Carpet Area
988 sqft •
₹25,708/sqft

Floor
10 (Out of 40 Floors)

Lifts
6

Developer
[CCI Projects Pvt. Ltd.](#)


Transaction Type
New Property

Furnished Status
Unfurnished

Project
Rivali Park

Facing
East

Type Of Ownership
Freehold



+13 Photos

🏃 Jogging area
🚗 Visitor Parking

✔ Near by: web 2 mins, metro station 2 mins, railway station 10 mins

More Details

Price Indicators

99acres Buy - Home - Property - Project - Society - Location

₹2.32 Cr **3BHK 3Baths**

Super Built up area: 1236 sq.ft.
Built up area: 1101 sq.ft.
Carpet area: 875 sq.ft.

Price: ₹2.82 Cr/ps Govt Charges & Tax @ 26,514 per sq.ft. (Regulation)

Location: Rivali Park, Borivali East, Mumbai Andheri-Dahisar

Dec 2025

99acres Buy - Home - Property - Project - Society - Location

₹2.18 Cr **3BHK 3Baths**

Super Built up area: 1175 sq.ft.
Built up area: 925 sq.ft.
Carpet area: 875 sq.ft.

Price: ₹2.18 Cr/ps Govt Charges & Tax @ 18,553 per sq.ft. (Regulation)

Location: Rivali Park, Borivali East, Mumbai Andheri-Dahisar

Dec 2025

99acres Buy - Home - Property - Project - Society - Location

₹2.25 Cr **3BHK 3Baths**

Super Built up area: 1261 sq.ft.
Built up area: 1098 sq.ft.
Carpet area: 895 sq.ft.

Price: ₹2.25 Cr/ps Govt Charges & Tax @ 25,139 per sq.ft. (Regulation)

Location: Rivali Park, Borivali East, Mumbai Andheri-Dahisar

Dec 2025

4 people viewed this property this week

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

₹1.69 Cr **2BHK 2Baths**
 Carpet Area: 1111 sq.ft.

Super Built up area: 950 sq.ft.
Built up area: 850 sq.ft.
Carpet area: 630 sq.ft.

Price: ₹5.89 Cr. Govt Charges & Tax @ 25.47 per sq.ft. (approx).

Floor Number: 21st of 42 Floors

Amenities: Park+Garden (Club, Main Road, Pool)

Dec 2025

Location: Rivali Park, Borivali East, Mumbai Andheri East

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Home ▾ Property for Sale in Mumbai ▾ Flats for Sale in Mumbai ▾ Flats for Sale in Borivali East ▾ 3 BHK Flats for Sale in Borivali East ▾ 1200 Sq-ft

₹2.90 Cr [How much loan can I get?](#)

3 BHK 1200 Sq-ft Flat For Sale **Borivali East, Mumbai**

3 Beds **3 Baths** **1 Covered Parking** **Unfurnished** **Meditation Area**

Carpet Area 1019 sqft ₹28.459/sqft	Developer CCI Projects Pvt. Ltd.	Project Rivali Park	Floor 22 (Out of 45 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

Price Indicators

magicbricks Buy Rent Sell Home Loans

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

₹2.40 Cr [How much loan can I get?](#)

3 BHK 1050 Sq-ft Flat For Sale **Magathane, Mumbai**

3 Beds 3 Baths 1 Balcony 1 Covered Parking Sea facing Smart Home

Carpet Area 870 sqft ~ ₹27366/sqft	Developer CCJ Projects Pvt. Ltd.	Project Rivali Park	Floor 20 (Out of 40 Floors)
Transaction Type New Property	Facing East	Lifts 5	Furnished Status Unfurnished

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivli East > 3 BHK Flats for Sale in Borivli East > 925 Sq-ft

₹2.32 Cr [How much loan can I get?](#)

3 BHK 925 Sq-ft Flat For Sale **Borivli East, Mumbai**

3 Beds 3 Baths 2 Balconies 1 Covered Parking Jogging an. Meditation A.

Carpet Area 875 sqft ~ ₹26514/sqft	Developer CCJ Projects Pvt. Ltd.	Project Rivali Park	Floor 26 (Out of 40 Floors)
Transaction Type New Property	Facing North - West	Lifts 4	Furnished Status Unfurnished

Price Indicators


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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 3 BHK Flats for Sale in Borivali East > 1425 Sq-ft

₹2.48 Cr
How much loan can I get?
⋮

3 BHK 1425 Sq-ft Flat For Sale **Borivali East, Mumbai**





🛏️ 3 Beds
🛁 3 Baths
🏠 1 Balcony
🚗 1 Covered Parking

🌿 Outdoor Terrace
🧺 Laundry Serv.

Carpet Area 925 sqft - ₹26.811/sqft	Developer CCI Projects Pvt. Ltd.	Project Rivali Park	Floor 14 (Out of 39 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished


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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 2 BHK Flats for Sale in Borivali East > 634 Sq-ft

₹1.46 Cr
How much loan can I get?
⋮

2 BHK 634 Sq-ft Flat For Sale **Borivali East, Mumbai**



🛏️ 2 Beds
🛁 Na Bath
🏠 2 Balconies
🏠 Unfurnished

Carpet Area 634 sqft - ₹23.028/sqft	Developer CCI Projects Pvt. Ltd.	Project Rivali Park	
Floor 20 (Out of 39 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room	
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold	

Contact Agent

Get Phone No.

🕒 Last contact made 1 day ago

More Details

Price Breakup	₹1.46 Cr ₹7,30,000 Approx. Registration Charges
Booking Amount	₹3.0 Lac
Address	Borivali East, Mumbai, Borivali East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 3 BHK Flats for Sale in Magathane > 715 Sq.ft.

₹1.87 Cr

How much loan can I get?

3 BHK 715 Sq-ft Flat For Sale **Magathane, Mumbai**



Near Magathane Bus Depo

Contact Agent
Get Phone No.

3 Beds
3 Baths
2 Balconies
2 Covered Parking

Carpet Area 715 sqft - ₹ 26,154/sqft	Developer Raghav Group	Project Raghav Paradise
Floor 22 (Out of 22 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North - East	Lifts 6	Furnished Status Semi-Furnished

More Details

Price Breakup: ₹1.87 Cr | ₹9,35,000 Approx. Registration Charges | ₹10 Per sq. Unit Monthly

Booking Amount: ₹1.0 Lac


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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 2 BHK Flats for Sale in Magathane > 895 Sq.ft.

₹1.30 Cr

How much loan can I get?

2 BHK 895 Sq-ft Flat For Sale **Magathane, Mumbai**



East Facing Property

2 Beds
2 Baths
3 Balconies
Semi-Furnished

Carpet Area 522 sqft - ₹ 24,904/sqft	Developer B.G. Shirke Group of Companies	Project Monte Verita North Annexe
Floor 4 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Open

Price Indicators Projects nearby Locality


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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 2 BHK Flats for Sale in Magathane > 890 Sq-ft

₹1.55 Cr




How much loan can I get?

2 BHK 890 Sq-ft Flat For Sale **Magathane, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 616 sqft ~ ₹25,162/sqft	Developer B C Shirke Group of Companies	Project Monte Verita North Annexe
Floor 12 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

+4 Photos

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Rent ▾
Sell ▾
Home Loans ▾


Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 1 BHK Flats for Sale in Magathane > 520 Sq-ft

₹1.01 Cr

How much loan can I get?




PREMIUM LOCALITY

1 BHK 520 Sq-ft Flat For Sale in **Magathane, Mumbai**



1 Bed
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 410 sqft ~ ₹24,634/sqft	Floor 20 (Out of 22 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 4
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

+8 Photos



Price Indicators Projects nearby Locality

2 BHK Apartment ₹1.24 Cr EHI starts at ₹1.56 Cr

By S.B. SHINDE GROUP OF COMPANIES

Project: Sunburst East Tower, Magadh Road, Sunburst East, Mumbai.

742 sq.ft Build Up Area ₹16.71 K/sq.ft Avg. Price 2 BHK Configuration 31st Mar, 2022 Possession status Higher of 22 floors West facing Facing Unfurnished Furnishing

2 BHK Apartment ₹1.3 Cr EHI starts at ₹4.54 Cr

By S.B. SHINDE GROUP OF COMPANIES

Project: Sunburst East Tower, Magadh Road, Sunburst East, Mumbai.

945 sq.ft Build Up Area ₹13.76 K/sq.ft Avg. Price Ready to move Possession status Middle of 22 floors East facing Facing Semi Furnished Furnishing

Price Indicators Projects nearby Locality

2 BHK Apartment **₹1.85 Cr** EMI starts at ₹11,850

By **BLS SHREE GROUP OF COMPANIES**
Rivali Park, Rivali Park, Sunburst, Maganagar, Borivali East, Mumbai

764 sq.ft. Build Up Area | **₹24.21 K/sq.ft.** Avg. Price | **2 BHK** Configuration | **31st Mar, 2025** Possession status | **Lower of 16 floors** | **Unfurnished/Furnishing**

2 BHK Apartment **₹1.17 Cr** EMI starts at ₹5,800

By **BLS SHREE GROUP OF COMPANIES**
Haveli Centre East Tower, Maganagar, Borivali East, Mumbai

544 sq.ft. Build Up Area | **₹21.51 K/sq.ft.** Avg. Price | **2 BHK** Configuration | **1st Mar, 2027** Possession status | **Higher of 22 floors** | **North-East facing Facing** | **Semi-Furnished/Furnishing**

Oberoi Sky City Tower E **₹2.5 Cr - 2.56 Cr** | ₹23,500 /sq.ft. | EMI starts at ₹12,200

By **OBEROI REALTY LIMITED**
Oberoi Sky City E, Maganagar, Borivali East, Borivali East, Mumbai

3 BHK Apartment Configuration | **Jun, 2024** Possession Starts | **₹23.50 K/sq.ft.** Avg. Price | **1073.00 sq.ft. - 1094.00 sq.ft.** Area

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 : 22.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins, 2.5.4.20=082206c4fed35d503e0cf9e26862913490cf433d4131
31f5279b17a18b5a52, postalCode=400069, st=Maharashtra,
serialNumber=4154a561ab0c9199b2a55a8fca3cf6b1131bd2e
314e282e29a3276d23b1c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.22 15:34:48 +05'30'

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)

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 22.07.2023 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 18.07.2023. 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.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. CCI Projects 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 Barkat Hodekar – 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 - 18.07.2023 Valuation Date - 22.07.2023 Date of Report - 22.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.07.2023
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 **22nd 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. CCI Projects 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. CCI Projects 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 longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
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CHALIKWAR,
Date: 2023.07.22 19:55:19 +05'30'

Auth. Sign.