

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Mahalakshmi One (Godrej Avenue Eleven)"

"Mahalakshmi One (Godrej Avenue Eleven)", Proposed Redevelopment on Plot Bearing C.S. No. 1906 Of Byculla Division, Situated M.A. Road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, State - Maharashtra, Country - India

Latitude Longitude: 18°58'41.0"N 72°49'33.5"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, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Mahalakshmi One (Godrej Avenue Eleven)"

"Mahalakshmi One (Godrej Avenue Eleven)", Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. Road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, State - Maharashtra, Country - India

Latitude Longitude: 18°58'41.0"N 72°49'33.5"E

NAME OF DEVELOPER: M/s. Neelkamal Realtors Tower Pvt. Ltd.

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

1. Location Details:

The property is situated at **"Mahalakshmi One (Godrej Avenue Eleven)"**, Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. Road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, State - Maharashtra, Country – India. It is about 830 m. travel distance from Mahalakshmi 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. Neelkamal Realtors Tower Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Mahalakshmi One (Godrej Avenue Eleven)	P51900005216
Register office address	M/s. Godrej Residency Pvt. Ltd. Godrej One, 5 th Floor, Pirojshahnagar, Eastern Expres Highway, Vikroli (East), Mumbai- 400079, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mr. Vikas Khanchandani (Sales Head - Mobile No. 9820186851) Mr. Avitosh Panda (Sales Executive - Mobile No. 9920326474) Mr. Sumit Shah (Sales Executive – Mobile No. 9820353338) Mr. Norbert Mendes (Builder Person- 9821422860) Ms. Teena Pai (Assistant Manager- 7400021444)	
E – mail ID & Website	www.godrejproperties.com, nmendes@gogrejproperties.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Raheja Vivarea Building
On or towards South	Raheja Vivarea Tower E and Tower 5 Building
On or towards East	Rangwala Compound and Orchid Heights
On or towards West	Raheja Vivarea Tower C and Tower D Building



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

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 : 22.09.2023
	b)	Date on which the valuation is made : 23.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 28.08.2023 from DSK Legal Advocates and Solicitors.
	2.	Copy of Certificate of Incorporation No. U70109MH2017PTC292515
	3.	Copy of Deed of Reconveyance date 17.10.2018 b/w. M/s. IL & FS Financial Services Ltd.(the Mortgagee) and M/s. Neelkamal Realtors Tower Pvt. Ltd. (Mortgagor or the Borrower)
	4.	Copy of Power of Attorney dated 17.08.2007
	5.	Copy of CA Certificate date 30.09.2023 issued by CA Jain Anil & Associates (As per RERA Certificate)
	6.	Copy of Engineer's Certificate for Quality Assurance date 23.12.2022 issued by Mr. Jagdish Kadu (As per RERA Certificate)
	7.	Copy of Engineer's Certificate date 23.12.2022 issued by Mr. Jagdish Kadu (As per RERA Certificate)
	8.	Copy of Architect's Certificate date 23.12.2022 issued by Ar. Pradeep Harachkar
	9.	Copy of Tree NOC for Part Occupation certificate dated 14.01.2020 issued by Municipal Corporation of Greater Mumbai.
	10.	Copy of NOC for basement ventilation No. EB / 2701 / CH. Eng / M& E / E / A dated 01.04.2019 issued by Er. Pradnya Saraf by Municipal Corporation of Greater Mumbai.
	11.	Copy of Approval for Construction & Demolition Waste Management plan No. EB / 2701 / E / A / SWM / 2 / dated 21.04.2022 issued by Solid Waste Management Department, Municipal Corporation of Greater Mumbai.
	12.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 061522 / 677736 date 05.09.2023 valid upto- 05.09.2030 issued by Airports Authority of India
	13.	Copy of Fire Protection & Fire Fighting Safety requirement No. FB / HRC / CITY / 64 dated 30.12.2014 issued by MCGM Fire Brigade.
	14.	Copy of Environmental Clearance Certificate No. SEAC -II / CR - / TC- 1 dated 11.09.2017 issued by State Level Environment Impact Assessment Authority.
	15.	Copy of MAHARERA Registration Certificate of Project No. P51900005216 issued by Maharashtra Real Estate Regulatory Authority date 09. 09. 2021 Last Modified date 05.10.2023

	16. Copy of Commencement Certificate No. EB / 2701 / E / A / FCC / 1 / Amend date 17.03.2019 issued by Municipal Corporation OF Greater Mumbai. This C.C. is endorsed for Tower A and B (for Sale Building) and extend the same up to top of 32nd Floor for Tower A only by retracted the height to 120 m and BUA as mentioned above, as per approved amended plans date 14.12. 2018.					
	17. Copy of Approved Plan No. No. EB / 2701 / E / A date 14.12.2018 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Forty Five - Sheet No. 1/ 45 to 45/ 45) Approved upto:	<table border="1"> <thead> <tr> <th data-bbox="347 603 456 637">Tower</th> <th data-bbox="456 603 1433 637">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 637 456 716">A</td> <td data-bbox="456 637 1433 716">3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	3 Basements + Ground + 1st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 66 th Upper floors.
Tower	Number of Floors					
A	3 Basements + Ground + 1st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 66 th Upper floors.					
	Project Name (with address & phone nos.)	"Mahalakshmi One (Godrej Avenue Eleven)", Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, 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. Godrej Residency Pvt. Ltd. Godrej One, 5 th Floor, Pirojshahnagar, Eastern Expres Highway, Vikroli (East), Mumbai-400079, State - Maharashtra, Country- India. <u>Contact Person :</u> Mr. Vikas Khanchandani (Sales Head - Mobile No. 9820186851) Mr. Avitosh Panda (Sales Executive - Mobile No. 9920326474) Mr. Sumit Shah (Sales Executive – Mobile No. 9820353338) Mr. Norbert Mendes (Builder Person- 9821422860) Ms. Teena Pai (Assistant Manager- 7400021444)				
5.	Brief description of the property (Including Leasehold / freehold etc.)					
	About "Mahalakshmi One (Godrej Avenue Eleven)" Project: Presenting Godrej Avenue Eleven, Mahalaxmi. A fusion of modern aesthetics and timeless allure, your home echoes dreams and aspirations, a place where every moment is extraordinary. Built for a special few, Godrej Avenue Eleven Mahalaxmi has 2 towers in this project, with 77 floors each and just 377 units to offer. 3.85 Acres free-hold land parcel with 2.4 Acres of Open Spaces. Open Spaces shall mean open spaces on the constructed area. The Open Spaces shall include open to sky amenities like recreational spaces, internal pathways, swimming pool, club roof top etc., which aggregate to approximately 0.97 Hectare. The development of the club house is subject to the grant of the sanctioned approvals from the office of the Executive Engineer/Municipal Commissioner, MCGM and the Developer shall construct the club house in compliance of the approvals only. Proposed to be developed by the Developer. Enjoy customisable plans which ensure ample sunlight and excellent cross-ventilation. Each resident features an exclusive entryway, no shared walls, and a dedicated staff/delivery entrance					

TYPE OF THE BUILDING			
Tower	Number of Floors		
A	Proposed 3 Basements + Ground + 1st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 68 th Upper floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.		
LEVEL OF COMPLETEION:			
Tower	Present stage of Construction	Percentage of work completion	
A	RCC work upto 16th Floor slab is completed.	21%	
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is December - 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:			
<ul style="list-style-type: none"> ➤ 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 ➤ Olympic-length Pool ➤ Children's Play Area ➤ Temperature-controlled Pool and Infinity-edge Pool ➤ Observatory & Lounge ➤ Business Centre ➤ Banquet Hall ➤ Gym and Badminton Courts ➤ Squash Courts ➤ Tennis cum Multiplay Court and Half Futsal Court ➤ Grand Clubhouse ➤ Tennis Court / Yoga Lawns ➤ Swimming Pool ➤ Skating Rink 			
6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.S. No. 1906
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.S. No. 1906. Of Byculla Division
	d)	Ward / Taluka	: Ward E , Byculla Division
	e)	Mandal / District	: Mumbai District
7.	Postal address of the property	:	"Mahalakshmi One (Godrej Avenue Eleven)", Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. road, 'E' – Ward, Mahalakshmi,

				Mumbai, PIN - 400 008, State - Maharashtra, Country – India.
8.	City / Town	:	Mahalakshmi , Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	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	:	Executive Engineer, 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	Raheja Vivaria Building	CS No. 1905	Raheja Vivarea Building
	South	Raheja Vivaria Building	CS No. 1904	Raheja Vivarea Tower E and Tower 5 Building
	East	Maulana Azad Road	Dr. Maulana Azad Road	Rangwala Compound and Orchid Heights
	West	A Nair Road and Raheja Vivaria Building	CS No. 1905	Raheja Vivarea Tower C and Tower D Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°58'41.0"N 72°49'33.5"E	
14.	Extent of the site	:	Plot area – 8430.85 Sq. M. (As per RERA Certificate) Plot area – 19, 434.10 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 8430.85 Sq. M. (As per RERA Certificate) Plot area – 19, 434.10 Sq. M. (As per Approved Plan) 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. No. EB / 2701 / E / A date 14.12.2018 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Forty Five - Sheet No. 1/ 45 to 45/ 45) Approved upto: <table border="1" data-bbox="986 1031 1441 1226"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	3 Basements + Ground + 1 st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 66 th Upper floors.
Tower	Number of Floors					
A	3 Basements + Ground + 1 st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 66 th Upper floors.					
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.	: 27.43 M. Wide DP Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No				
Part – A (Valuation of land)						
1	Size of plot	: Plot area – 8430.85 Sq. M. (As per RERA Certificate) Plot area – 19,434.10 Sq. M. (As per Approved Plan) Structure - As per table attached to the report				

	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)	:	₹ 1,80,450.00 per Sq. M. for Residential 84,420.00 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>19,434.10</td> <td>84,420.00</td> <td>1,80,450.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	19,434.10	84,420.00	1,80,450.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
19,434.10	84,420.00	1,80,450.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:										
	Tower		Number of Floors									
	A		Proposed 3 Basements + Ground + 1st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 68 th Upper floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.									
	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. No. EB / 2701 / E / A date 14.12.2018 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Forty Five - Sheet No. 1/ 45 to 45/ 45)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.					
Tower	Number of Floors											
A	3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors.											

	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:**Remarks:**

Wing	Proposed as per site information	As per Sanctioned Approval Plan
A	Proposed 3 Basements + Ground + 1st to 7 th Floors (Podiums) + 8 th Floor (Service Floor) + 9 th to 68 th Upper floors.	Copy of Approved Plan No. No. EB / 2701 / E / A date 14.12.2018 issued by Municipal Corporation of Greater Mumbai. (Number of

		Copies - Five - Sheet No. 1/45 to 45/45)	
		Approval upto:	
	Tower	Number of Floors	
	A	3 Basements + Ground + 1st to 7th Floors (Podiums) + 8th Floor (Service Floor) + 9th to 66th Upper floors	

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Tower -A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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	902	9	4 BHK	2095	0	2095	2305	56000	11,73,20,000	13,25,71,600	331500	1,03,70,250
2	903	9	4 BHK	2234	0	2234	2457	56000	12,51,04,000	14,13,67,520	353500	1,10,58,300
3	904	9	4 BHK	2166	0	2166	2383	56000	12,12,96,000	13,70,64,480	342500	1,07,21,700
4	1001	10	4 BHK	2244	0	2244	2468	56150	12,60,00,600	14,23,80,678	356000	1,11,07,800
5	1002	10	4 BHK	2095	0	2095	2305	56150	11,76,34,250	13,29,26,703	332500	1,03,70,250
6	1003	10	4 BHK	2234	0	2234	2457	56150	12,54,39,100	14,17,46,183	354500	1,10,58,300
7	1004	10	4 BHK	2166	0	2166	2383	56150	12,16,20,900	13,74,31,617	343500	1,07,21,700
8	1101	11	4 BHK	2244	0	2244	2468	56300	12,63,37,200	14,27,61,036	357000	1,11,07,800
9	1102	11	4 BHK	2095	0	2095	2305	56300	11,79,48,500	13,32,81,805	333000	1,03,70,250
10	1103	11	4 BHK	2234	0	2234	2457	56300	12,57,74,200	14,21,24,846	355500	1,10,58,300
11	1104	11	4 BHK	2166	0	2166	2383	56300	12,19,45,800	13,77,98,754	344500	1,07,21,700
12	1201	12	4 BHK	2244	0	2244	2468	56450	12,66,73,800	14,31,41,394	358000	1,11,07,800
13	1202	12	4 BHK	2095	0	2095	2305	56450	11,82,62,750	13,36,36,908	334000	1,03,70,250
14	1203	12	4 BHK	2234	0	2234	2457	56450	12,61,09,300	14,25,03,509	356500	1,10,58,300
15	1204	12	4 BHK	2166	0	2166	2383	56450	12,22,70,700	13,81,65,891	345500	1,07,21,700
16	1301	13	4 BHK	2244	0	2244	2468	56600	12,70,10,400	14,35,21,752	359000	1,11,07,800
17	1302	13	4 BHK	2095	0	2095	2305	56600	11,85,77,000	13,39,92,010	335000	1,03,70,250
18	1303	13	4 BHK	2234	0	2234	2457	56600	12,64,44,400	14,28,82,172	357000	1,10,58,300
19	1304	13	4 BHK	2166	0	2166	2383	56600	12,25,95,600	13,85,33,028	346500	1,07,21,700
20	1401	14	4 BHK	2244	0	2244	2468	56750	12,73,47,000	14,39,02,110	360000	1,11,07,800
21	1402	14	4 BHK	2095	0	2095	2305	56750	11,88,91,250	13,43,47,113	336000	1,03,70,250
22	1403	14	4 BHK	2234	0	2234	2457	56750	12,67,79,500	14,32,60,835	358000	1,10,58,300
23	1404	14	4 BHK	2166	0	2166	2383	56750	12,29,20,500	13,89,00,165	347500	1,07,21,700
24	1501	15	4 BHK	2244	0	2244	2468	56900	12,76,83,600	14,42,82,468	360500	1,11,07,800

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
25	1502	15	4 BHK	2095	0	2095	2305	56900	11,92,05,500	13,47,02,215	337000	1,03,70,250
26	1503	15	4 BHK	2234	0	2234	2457	56900	12,71,14,600	14,36,39,498	359000	1,10,58,300
27	1504	15	4 BHK	2166	0	2166	2383	56900	12,32,45,400	13,92,67,302	348000	1,07,21,700
28	1602	16	4 BHK	2095	0	2095	2305	57050	11,95,19,750	13,50,57,318	337500	1,03,70,250
29	1603	16	4 BHK	2234	0	2234	2457	57050	12,74,49,700	14,40,18,161	360000	1,10,58,300
30	1604	16	4 BHK	2166	0	2166	2383	57050	12,35,70,300	13,96,34,439	349000	1,07,21,700
31	1701	17	4 BHK	2244	0	2244	2468	57200	12,83,56,800	14,50,43,184	362500	1,11,07,800
32	1702	17	4 BHK	2095	0	2095	2305	57200	11,98,34,000	13,54,12,420	338500	1,03,70,250
33	1703	17	4 BHK	2234	0	2234	2457	57200	12,77,84,800	14,43,96,824	361000	1,10,58,300
34	1704	17	4 BHK	2166	0	2166	2383	57200	12,38,95,200	14,00,01,576	350000	1,07,21,700
35	1801	18	4 BHK	2244	0	2244	2468	57350	12,86,93,400	14,54,23,542	363500	1,11,07,800
36	1802	18	4 BHK	2095	0	2095	2305	57350	12,01,48,250	13,57,67,523	339500	1,03,70,250
37	1803	18	4 BHK	2234	0	2234	2457	57350	12,81,19,900	14,47,75,487	362000	1,10,58,300
38	1804	18	4 BHK	2166	0	2166	2383	57350	12,42,20,100	14,03,68,713	351000	1,07,21,700
39	1901	19	4 BHK	2244	0	2244	2468	57500	12,90,30,000	14,58,03,900	364500	1,11,07,800
40	1902	19	4 BHK	2095	0	2095	2305	57500	12,04,62,500	13,61,22,625	340500	1,03,70,250
41	1903	19	4 BHK	2234	0	2234	2457	57500	12,84,55,000	14,51,54,150	363000	1,10,58,300
42	1904	19	4 BHK	2166	0	2166	2383	57500	12,45,45,000	14,07,35,850	352000	1,07,21,700
43	2001	20	4 BHK	2258	175	2433	2677	57650	14,02,82,372	15,85,19,080	396500	1,20,45,061
44	2002	20	4 BHK	2109	104	2213	2435	57650	12,76,03,133	14,41,91,540	360500	1,09,56,383
45	2003	20	4 BHK	2248	175	2423	2666	57650	13,97,05,872	15,78,67,635	394500	1,19,95,561
46	2004	20	4 BHK	2180	104	2284	2513	57650	13,16,96,283	14,88,16,799	372000	1,13,07,833
47	2101	21	4 BHK	2363	175	2538	2792	57800	14,67,16,373	16,57,89,502	414500	1,25,64,811
48	2102	21	4 BHK	2109	104	2213	2435	57800	12,79,35,144	14,45,66,713	361500	1,09,56,383
49	2103	21	4 BHK	2248	175	2423	2666	57800	14,00,69,373	15,82,78,392	395500	1,19,95,561
50	2104	21	4 BHK	2180	104	2284	2513	57800	13,20,38,944	14,92,04,007	373000	1,13,07,833
51	2201	22	4 BHK	2264	175	2439	2683	57950	14,13,60,075	15,97,36,885	399500	1,20,74,761
52	2202	22	4 BHK	2109	104	2213	2435	57950	12,82,67,156	14,49,41,886	362500	1,09,56,383
53	2203	22	4 BHK	2259	175	2434	2678	57950	14,10,70,325	15,94,09,467	398500	1,20,50,011
54	2204	22	4 BHK	2183	104	2287	2516	57950	13,25,55,456	14,97,87,665	374500	1,13,22,683
55	2302	23	4 BHK	2109	104	2213	2435	58100	12,85,99,167	14,53,17,059	363500	1,09,56,383
56	2303	23	4 BHK	2259	175	2434	2678	58100	14,14,35,477	15,98,22,089	399500	1,20,50,011
57	2304	23	4 BHK	2183	104	2287	2516	58100	13,28,98,567	15,01,75,381	375500	1,13,22,683
58	2401	24	4 BHK	2264	175	2439	2683	58250	14,20,91,879	16,05,63,823	401500	1,20,74,761
59	2402	24	4 BHK	2109	104	2213	2435	58250	12,89,31,179	14,56,92,232	364000	1,09,56,383

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
60	2403	24	4 BHK	2259	175	2434	2678	58250	14,18,00,629	16,02,34,711	400500	1,20,50,011
61	2404	24	4 BHK	2183	104	2287	2516	58250	13,32,41,679	15,05,63,097	376500	1,13,22,683
62	2501	25	4 BHK	2369	175	2544	2799	58400	14,85,89,781	16,79,06,452	420000	1,25,94,511
63	2502	25	4 BHK	2109	104	2213	2435	58400	12,92,63,191	14,60,67,406	365000	1,09,56,383
64	2503	25	4 BHK	2259	175	2434	2678	58400	14,21,65,781	16,06,47,332	401500	1,20,50,011
65	2504	25	4 BHK	2183	104	2287	2516	58400	13,35,84,791	15,09,50,814	377500	1,13,22,683
66	2601	26	4 BHK	2264	175	2439	2683	58550	14,28,23,683	16,13,90,761	403500	1,20,74,761
67	2602	26	4 BHK	2109	104	2213	2435	58550	12,95,95,202	14,64,42,579	366000	1,09,56,383
68	2603	26	4 BHK	2259	175	2434	2678	58550	14,25,30,933	16,10,59,954	402500	1,20,50,011
69	2604	26	4 BHK	2183	104	2287	2516	58550	13,39,27,902	15,13,38,530	378500	1,13,22,683
70	2701	27	4 BHK	2264	175	2439	2683	58700	14,31,89,584	16,18,04,230	404500	1,20,74,761
71	2702	27	4 BHK	2109	104	2213	2435	58700	12,99,27,214	14,68,17,752	367000	1,09,56,383
72	2703	27	4 BHK	2372	175	2547	2802	58700	14,95,29,184	16,89,67,978	422500	1,26,09,361
73	2704	27	4 BHK	2183	104	2287	2516	58700	13,42,71,014	15,17,26,246	379500	1,13,22,683
74	2801	28	4 BHK	2355	0	2355	2591	58850	13,85,91,750	15,66,08,678	391500	1,16,57,250
75	2802	28	4 BHK	2095	0	2095	2305	58850	12,32,90,750	13,93,18,548	348500	1,03,70,250
76	2803	28	4 BHK	2358	0	2358	2594	58850	13,87,68,300	15,68,08,179	392000	1,16,72,100
77	2804	28	4 BHK	2183	104	2287	2516	58850	13,46,14,126	15,21,13,962	380500	1,13,22,683
78	2901	29	4 BHK	2355	0	2355	2591	59000	13,89,45,000	15,70,07,850	392500	1,16,57,250
79	2902	29	4 BHK	2095	0	2095	2305	59000	12,36,05,000	13,96,73,650	349000	1,03,70,250
80	2903	29	4 BHK	2245	0	2245	2470	59000	13,24,55,000	14,96,74,150	374000	1,11,12,750
81	2904	29	4 BHK	2183	104	2287	2516	59000	13,49,57,237	15,25,01,678	381500	1,13,22,683
82	3002	30	4 BHK	2095	0	2095	2305	59150	12,39,19,250	14,00,28,753	350000	1,03,70,250
83	3003	30	4 BHK	2358	0	2358	2594	59150	13,94,75,700	15,76,07,541	394000	1,16,72,100
84	3004	30	4 BHK	2183	104	2287	2516	59150	13,53,00,349	15,28,89,394	382000	1,13,22,683
85	3101	31	4 BHK	2355	0	2355	2591	59300	13,96,51,500	15,78,06,195	394500	1,16,57,250
86	3102	31	4 BHK	2095	0	2095	2305	59300	12,42,33,500	14,03,83,855	351000	1,03,70,250
87	3103	31	4 BHK	2358	0	2358	2594	59300	13,98,29,400	15,80,07,222	395000	1,16,72,100
88	3104	31	4 BHK	2183	104	2287	2516	59300	13,56,43,460	15,32,77,110	383000	1,13,22,683
89	3201	32	4 BHK	2250	0	2250	2475	59450	13,37,62,500	15,11,51,625	378000	1,11,37,500
90	3202	32	4 BHK	2095	0	2095	2305	59450	12,45,47,750	14,07,38,958	352000	1,03,70,250
91	3203	32	4 BHK	2358	0	2358	2594	59450	14,01,83,100	15,84,06,903	396000	1,16,72,100
92	3204	32	4 BHK	2183	104	2287	2516	59450	13,59,86,572	15,36,64,826	384000	1,13,22,683
93	3301	33	4 BHK	2355	0	2355	2591	59600	14,03,58,000	15,86,04,540	396500	1,16,57,250
94	3302	33	4 BHK	2095	0	2095	2305	59600	12,48,62,000	14,10,94,060	352500	1,03,70,250
95	3303	33	4 BHK	2358	0	2358	2594	59600	14,05,36,800	15,88,06,584	397000	1,16,72,100



Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
96	3304	33	4 BHK	2183	104	2287	2516	59600	13,63,29,684	15,40,52,543	385000	1,13,22,683
97	3401	34	4 BHK	2250	0	2250	2475	59750	13,44,37,500	15,19,14,375	380000	1,11,37,500
98	3402	34	4 BHK	2095	0	2095	2305	59750	12,51,76,250	14,14,49,163	353500	1,03,70,250
99	3403	34	4 BHK	2358	0	2358	2594	59750	14,08,90,500	15,92,06,265	398000	1,16,72,100
100	3404	34	4 BHK	2183	104	2287	2516	59750	13,66,72,795	15,44,40,259	386000	1,13,22,683
101	3501	35	4 BHK	2355	0	2355	2591	59900	14,10,64,500	15,94,02,885	398500	1,16,57,250
102	3502	35	4 BHK	2095	0	2095	2305	59900	12,54,90,500	14,18,04,265	354500	1,03,70,250
103	3503	35	4 BHK	2358	0	2358	2594	59900	14,12,44,200	15,96,05,946	399000	1,16,72,100
104	3504	35	4 BHK	2183	104	2287	2516	59900	13,70,15,907	15,48,27,975	387000	1,13,22,683
105	3601	36	4 BHK	2355	0	2355	2591	60050	14,14,17,750	15,98,02,058	399500	1,16,57,250
106	3602	36	4 BHK	2095	0	2095	2305	60050	12,58,04,750	14,21,59,368	355500	1,03,70,250
107	3603	36	4 BHK	2358	0	2358	2594	60050	14,15,97,900	16,00,05,627	400000	1,16,72,100
108	3604	36	4 BHK	2183	104	2287	2516	60050	13,73,59,019	15,52,15,691	388000	1,13,22,683
109	3702	37	4 BHK	2105	0	2105	2316	60200	12,67,21,000	14,31,94,730	358000	1,04,19,750
110	3703	37	4 BHK	2379	0	2379	2617	60200	14,32,15,800	16,18,33,854	404500	1,17,76,050
111	3704	37	4 BHK	2196	104	2300	2530	60200	13,84,84,730	15,64,87,745	391000	1,13,87,033
112	3801	38	4 BHK	2374	0	2374	2611	60350	14,32,70,900	16,18,96,117	404500	1,17,51,300
113	3802	38	4 BHK	2105	0	2105	2316	60350	12,70,36,750	14,35,51,528	359000	1,04,19,750
114	3803	38	4 BHK	2379	0	2379	2617	60350	14,35,72,650	16,22,37,095	405500	1,17,76,050
115	3804	38	4 BHK	2196	104	2300	2530	60350	13,88,29,792	15,68,77,665	392000	1,13,87,033
116	3901	39	4 BHK	2269	0	2269	2496	60500	13,72,74,500	15,51,20,185	388000	1,12,31,550
117	3902	39	4 BHK	2105	0	2105	2316	60500	12,73,52,500	14,39,08,325	360000	1,04,19,750
118	3903	39	4 BHK	2379	0	2379	2617	60500	14,39,29,500	16,26,40,335	406500	1,17,76,050
119	3904	39	4 BHK	2196	104	2300	2530	60500	13,91,74,853	15,72,67,584	393000	1,13,87,033
120	4001	40	4 BHK	2269	0	2269	2496	60650	13,76,14,850	15,55,04,781	389000	1,12,31,550
121	4002	40	4 BHK	2105	0	2105	2316	60650	12,76,68,250	14,42,65,123	360500	1,04,19,750
122	4003	40	4 BHK	2379	0	2379	2617	60650	14,42,86,350	16,30,43,576	407500	1,17,76,050
123	4004	40	4 BHK	2196	104	2300	2530	60650	13,95,19,915	15,76,57,504	394000	1,13,87,033
124	4101	41	4 BHK	2374	0	2374	2611	60800	14,43,39,200	16,31,03,296	408000	1,17,51,300
125	4102	41	4 BHK	2105	0	2105	2316	60800	12,79,84,000	14,46,21,920	361500	1,04,19,750
126	4103	41	4 BHK	2379	0	2379	2617	60800	14,46,43,200	16,34,46,816	408500	1,17,76,050
127	4104	41	4 BHK	2196	104	2300	2530	60800	13,98,64,977	15,80,47,424	395000	1,13,87,033
128	4201	42	4 BHK	2374	0	2374	2611	60950	14,46,95,300	16,35,05,689	409000	1,17,51,300
129	4202	42	4 BHK	2105	0	2105	2316	60950	12,82,99,750	14,49,78,718	362500	1,04,19,750
130	4203	42	4 BHK	2379	0	2379	2617	60950	14,50,00,050	16,38,50,057	409500	1,17,76,050

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
131	4204	42	4 BHK	2196	104	2300	2530	60950	14,02,10,038	15,84,37,343	396000	1,13,87,033
132	4301	43	4 BHK	2374	0	2374	2611	61100	14,50,51,400	16,39,08,082	410000	1,17,51,300
133	4302	43	4 BHK	2105	0	2105	2316	61100	12,86,15,500	14,53,35,515	363500	1,04,19,750
134	4303	43	4 BHK	2379	0	2379	2617	61100	14,53,56,900	16,42,53,297	410500	1,17,76,050
135	4304	43	4 BHK	2196	104	2300	2530	61100	14,05,55,100	15,88,27,263	397000	1,13,87,033
136	4402	44	4 BHK	2105	0	2105	2316	61250	12,89,31,250	14,56,92,313	364000	1,04,19,750
137	4403	44	4 BHK	2379	0	2379	2617	61250	14,57,13,750	16,46,56,538	411500	1,17,76,050
138	4404	44	4 BHK	2196	104	2300	2530	61250	14,09,00,162	15,92,17,182	398000	1,13,87,033
139	4501	45	4 BHK	2374	0	2374	2611	61400	14,57,63,600	16,47,12,868	412000	1,17,51,300
140	4502	45	4 BHK	2105	0	2105	2316	61400	12,92,47,000	14,60,49,110	365000	1,04,19,750
141	4503	45	4 BHK	2379	0	2379	2617	61400	14,60,70,600	16,50,59,778	412500	1,17,76,050
142	4504	45	4 BHK	2196	104	2300	2530	61400	14,12,45,223	15,96,07,102	399000	1,13,87,033
143	4601	46	4 BHK	2374	0	2374	2611	61550	14,61,19,700	16,51,15,261	413000	1,17,51,300
144	4602	46	4 BHK	2105	0	2105	2316	61550	12,95,62,750	14,64,05,908	366000	1,04,19,750
145	4603	46	4 BHK	2379	0	2379	2617	61550	14,64,27,450	16,54,63,019	413500	1,17,76,050
146	4604	46	4 BHK	2196	104	2300	2530	61550	14,15,90,285	15,99,97,022	400000	1,13,87,033
147	4701	47	4 BHK	2374	0	2374	2611	61700	14,64,75,800	16,55,17,654	414000	1,17,51,300
148	4702	47	4 BHK	2105	0	2105	2316	61700	12,98,78,500	14,67,62,705	367000	1,04,19,750
149	4703	47	4 BHK	2379	0	2379	2617	61700	14,67,84,300	16,58,66,259	414500	1,17,76,050
150	4704	47	4 BHK	2196	104	2300	2530	61700	14,19,35,346	16,03,86,941	401000	1,13,87,033
151	4801	48	4 BHK	2374	0	2374	2611	61850	14,68,31,900	16,59,20,047	415000	1,17,51,300
152	4802	48	4 BHK	2105	0	2105	2316	61850	13,01,94,250	14,71,19,503	368000	1,04,19,750
153	4803	48	4 BHK	2379	0	2379	2617	61850	14,71,41,150	16,62,69,500	415500	1,17,76,050
154	4804	48	4 BHK	2196	104	2300	2530	61850	14,22,80,408	16,07,76,861	402000	1,13,87,033
155	4901	49	4 BHK	2374	0	2374	2611	62000	14,71,88,000	16,63,22,440	416000	1,17,51,300
156	4902	49	4 BHK	2105	0	2105	2316	62000	13,05,10,000	14,74,76,300	368500	1,04,19,750
157	4903	49	4 BHK	2379	0	2379	2617	62000	14,74,98,000	16,66,72,740	416500	1,17,76,050
158	4904	49	4 BHK	2196	104	2300	2530	62000	14,26,25,470	16,11,66,781	403000	1,13,87,033
159	5001	50	4 BHK	2374	0	2374	2611	62150	14,75,44,100	16,67,24,833	417000	1,17,51,300
160	5002	50	4 BHK	2105	0	2105	2316	62150	13,08,25,750	14,78,33,098	369500	1,04,19,750
161	5003	50	4 BHK	2379	0	2379	2617	62150	14,78,54,850	16,70,75,981	417500	1,17,76,050
162	5004	50	4 BHK	2196	104	2300	2530	62150	14,29,70,531	16,15,56,700	404000	1,13,87,033
163	5102	51	4 BHK	2105	0	2105	2316	62300	13,11,41,500	14,81,89,895	370500	1,04,19,750
164	5103	51	4 BHK	2379	0	2379	2617	62300	14,82,11,700	16,74,79,221	418500	1,17,76,050
165	5104	51	4 BHK	2196	104	2300	2530	62300	14,33,15,593	16,19,46,620	405000	1,13,87,033

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
166	5201	52	4 BHK	2374	0	2374	2611	62450	14,82,56,300	16,75,29,619	419000	1,17,51,300
167	5202	52	4 BHK	2105	0	2105	2316	62450	13,14,57,250	14,85,46,693	371500	1,04,19,750
168	5203	52	4 BHK	2379	0	2379	2617	62450	14,85,68,550	16,78,82,462	419500	1,17,76,050
169	5204	52	4 BHK	2196	104	2300	2530	62450	14,36,60,654	16,23,36,540	406000	1,13,87,033
170	5301	53	4 BHK	2389	175	2564	2821	62600	16,05,28,032	18,13,96,676	453500	1,26,93,511
171	5302	53	4 BHK	2119	104	2223	2446	62600	13,91,85,516	15,72,79,633	393000	1,10,05,883
172	5303	53	4 BHK	2280	175	2455	2701	62600	15,37,04,632	17,36,86,234	434000	1,21,53,961
173	5304	53	4 BHK	2196	104	2300	2530	62600	14,40,05,716	16,27,26,459	407000	1,13,87,033
174	5401	54	4 BHK	2389	175	2564	2821	62750	16,09,12,684	18,18,31,333	454500	1,26,93,511
175	5402	54	4 BHK	2119	104	2223	2446	62750	13,95,19,028	15,76,56,501	394000	1,10,05,883
176	5403	54	4 BHK	2394	175	2569	2826	62750	16,12,26,434	18,21,85,870	455500	1,27,18,261
177	5404	54	4 BHK	2196	104	2300	2530	62750	14,43,50,778	16,31,16,379	408000	1,13,87,033
178	5501	55	4 BHK	2389	175	2564	2821	62900	16,12,97,336	18,22,65,989	455500	1,26,93,511
179	5502	55	4 BHK	2119	104	2223	2446	62900	13,98,52,539	15,80,33,369	395000	1,10,05,883
180	5503	55	4 BHK	2280	175	2455	2701	62900	15,44,41,236	17,45,18,596	436500	1,21,53,961
181	5504	55	4 BHK	2196	104	2300	2530	62900	14,46,95,839	16,35,06,298	409000	1,13,87,033
182	5601	56	4 BHK	2389	175	2564	2821	63050	16,16,81,988	18,27,00,646	457000	1,26,93,511
183	5602	56	4 BHK	2119	104	2223	2446	63050	14,01,86,051	15,84,10,238	396000	1,10,05,883
184	5603	56	4 BHK	2280	175	2455	2701	63050	15,48,09,538	17,49,34,777	437500	1,21,53,961
185	5604	56	4 BHK	2196	104	2300	2530	63050	14,50,40,901	16,38,96,218	409500	1,13,87,033
186	5701	57	4 BHK	2389	175	2564	2821	63200	16,20,66,639	18,31,35,303	458000	1,26,93,511
187	5702	57	4 BHK	2119	104	2223	2446	63200	14,05,19,563	15,87,87,106	397000	1,10,05,883
188	5703	57	4 BHK	2280	175	2455	2701	63200	15,51,77,839	17,53,50,959	438500	1,21,53,961
189	5704	57	4 BHK	2196	104	2300	2530	63200	14,53,85,963	16,42,86,138	410500	1,13,87,033
190	5802	58	4 BHK	2119	104	2223	2446	63350	14,08,53,074	15,91,63,974	398000	1,10,05,883
191	5803	58	4 BHK	2280	175	2455	2701	63350	15,55,46,141	17,57,67,140	439500	1,21,53,961
192	5804	58	4 BHK	2196	104	2300	2530	63350	14,57,31,024	16,46,76,057	411500	1,13,87,033
193	5901	59	4 BHK	2283	175	2458	2704	63500	15,61,04,943	17,63,98,586	441000	1,21,68,811
194	5902	59	4 BHK	2119	104	2223	2446	63500	14,11,86,586	15,95,40,842	399000	1,10,05,883
195	5903	59	4 BHK	2280	175	2455	2701	63500	15,59,14,443	17,61,83,321	440500	1,21,53,961
196	5904	59	4 BHK	2196	104	2300	2530	63500	14,60,76,086	16,50,65,977	412500	1,13,87,033
197	6001	60	4 BHK	2283	175	2458	2704	63650	15,64,73,695	17,68,15,275	442000	1,21,68,811
198	6002	60	4 BHK	2119	104	2223	2446	63650	14,15,20,097	15,99,17,710	400000	1,10,05,883
199	6003	60	4 BHK	2280	175	2455	2701	63650	15,62,82,745	17,65,99,502	441500	1,21,53,961
200	6004	60	4 BHK	2196	104	2300	2530	63650	14,64,21,147	16,54,55,897	413500	1,13,87,033

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
201	6101	61	4 BHK	2283	175	2458	2704	63800	15,68,42,447	17,72,31,965	443000	1,21,68,811
202	6102	61	4 BHK	2119	104	2223	2446	63800	14,18,53,609	16,02,94,578	400500	1,10,05,883
203	6103	61	4 BHK	2280	175	2455	2701	63800	15,66,51,047	17,70,15,683	442500	1,21,53,961
204	6104	61	4 BHK	2196	104	2300	2530	63800	14,67,66,209	16,58,45,816	414500	1,13,87,033
205	6201	62	4 BHK	2283	175	2458	2704	63950	15,72,11,199	17,76,48,654	444000	1,21,68,811
206	6202	62	4 BHK	2119	104	2223	2446	63950	14,21,87,121	16,06,71,446	401500	1,10,05,883
207	6203	62	4 BHK	2280	175	2455	2701	63950	15,70,19,349	17,74,31,864	443500	1,21,53,961
208	6204	62	4 BHK	2196	104	2300	2530	63950	14,71,11,271	16,62,35,736	415500	1,13,87,033
209	6301	63	4 BHK	2283	175	2458	2704	64100	15,75,79,950	17,80,65,344	445000	1,21,68,811
210	6302	63	4 BHK	2119	104	2223	2446	64100	14,25,20,632	16,10,48,314	402500	1,10,05,883
211	6303	63	4 BHK	2280	175	2455	2701	64100	15,73,87,650	17,78,48,045	444500	1,21,53,961
212	6304	63	4 BHK	2196	104	2300	2530	64100	14,74,56,332	16,66,25,655	416500	1,13,87,033
213	6401	64	4 BHK	2283	175	2458	2704	64250	15,79,48,702	17,84,82,034	446000	1,21,68,811
214	6402	64	4 BHK	2119	104	2223	2446	64250	14,28,54,144	16,14,25,183	403500	1,10,05,883
215	6403	64	4 BHK	2280	175	2455	2701	64250	15,77,55,952	17,82,64,226	445500	1,21,53,961
216	6404	64	4 BHK	2196	104	2300	2530	64250	14,78,01,394	16,70,15,575	417500	1,13,87,033
217	6502	65	4 BHK	2119	104	2223	2446	64400	14,31,87,656	16,18,02,051	404500	1,10,05,883
218	6503	65	4 BHK	2280	175	2455	2701	64400	15,81,24,254	17,86,80,407	446500	1,21,53,961
219	6504	65	4 BHK	2196	104	2300	2530	64400	14,81,46,456	16,74,05,495	418500	1,13,87,033
220	6601	66	4 BHK	2283	175	2458	2704	64550	15,86,86,206	17,93,15,413	448500	1,21,68,811
221	6602	66	4 BHK	2119	104	2223	2446	64550	14,35,21,167	16,21,78,919	405500	1,10,05,883
222	6603	66	4 BHK	2280	175	2455	2701	64550	15,84,92,556	17,90,96,588	447500	1,21,53,961
223	6604	66	4 BHK	2196	104	2300	2530	64550	14,84,91,517	16,77,95,414	419500	1,13,87,033
Total				496323	14394	510717	561788		18,83,38,42,533	21,28,22,42,062		1,50,14,91,930

1b) Tower -A (Proposed Inventory – Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 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 ₹
224	6701	67	4 BHK	2283	175	2458	2704	64700	15,90,32,600	17,97,06,838	449500	1,21,67,100
225	6702	67	4 BHK	2119	104	2223	2445	64700	14,38,28,100	16,25,25,753	406500	1,10,03,850
226	6703	67	4 BHK	2280	175	2455	2701	64700	15,88,38,500	17,94,87,505	448500	1,21,52,250
227	6704	67	4 BHK	2196	104	2300	2530	64700	14,88,10,000	16,81,55,300	420500	1,13,85,000
228	6801	68	4 BHK	2283	175	2458	2704	64850	15,94,01,300	18,01,23,469	450500	1,21,67,100
229	6802	68	4 BHK	2119	104	2223	2445	64850	14,41,61,550	16,29,02,552	407500	1,10,03,850
230	6803	68	4 BHK	2280	175	2455	2701	64850	15,92,06,750	17,99,03,628	450000	1,21,52,250

231	6804	68	4 BHK	2196	104	2300	2530	64850	14,91,55,000	16,85,45,150	421500	1,13,85,000
Total				17756	1116	18872	20759		1,22,24,33,800	1,38,13,50,194		9,34,16,400

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 ₹
Approved – A	4 BHK - 223	223	510717	561788	18,83,38,42,533.00	21,28,22,42,062.00
Proposed - A	4 BHK - 08	08	18872	20759	1,22,24,33,800.00	1,38,13,50,194.00
Total		231	529589	582547	20,05,62,76,333.00	22,66,35,92,256.00
Typical Refuge Floors – 9th, 16th, 23rd, 30th, 37th, 44th, 51st, 58th & 65th Floors – Flat No. 1						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	20,05,62,76,333.00
Final Realizable Value After Completion in ₹	22,66,35,92,256.00
Cost of Construction (Total Built up area x Rate) 582547 Sq. Ft. x ₹ 4500.00	2,62,14,61,500.00

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	

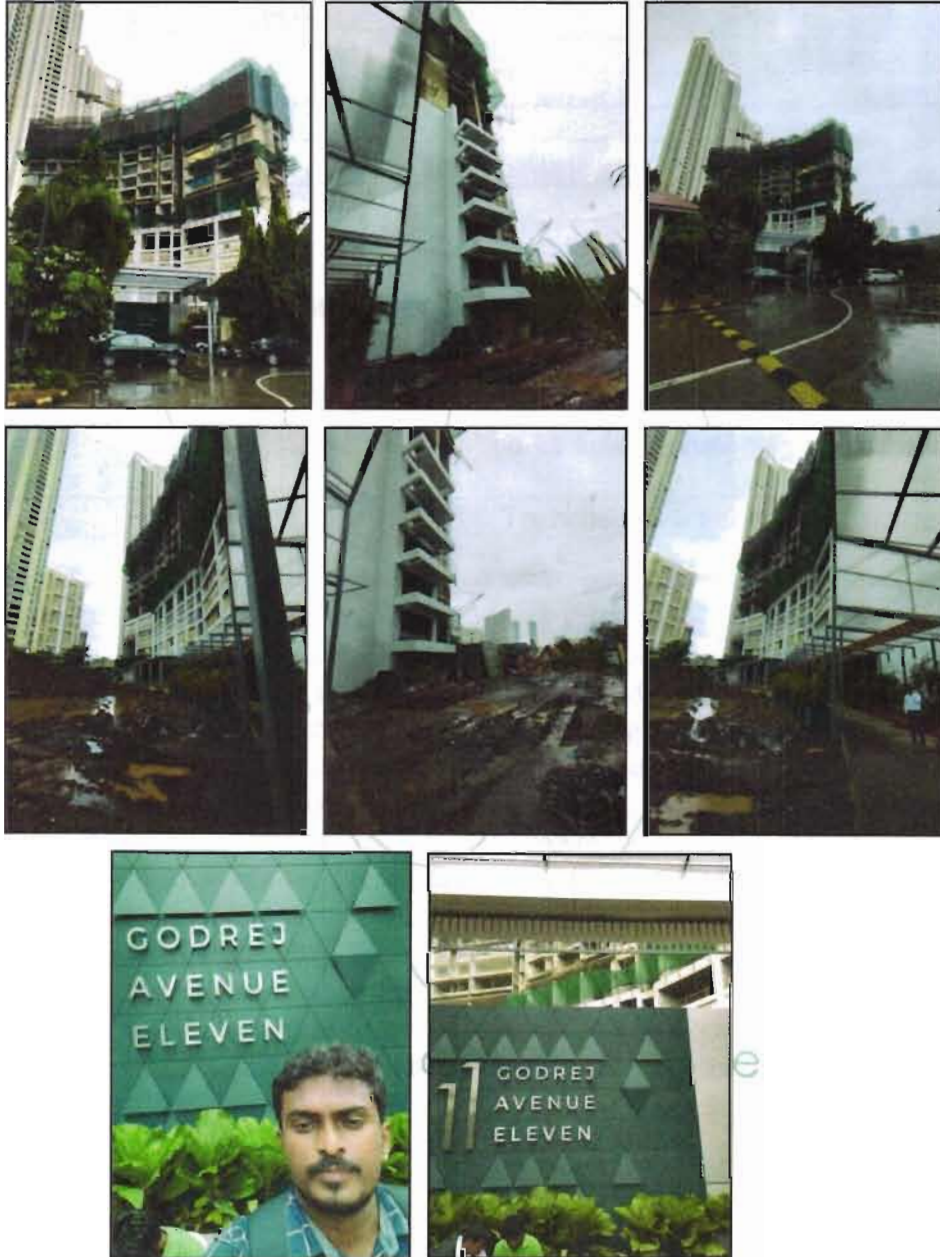
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

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 ₹		₹ 20,05,62,76,333.00
Final Realizable Value After Completion in ₹		₹ 22,66,35,92,256.00

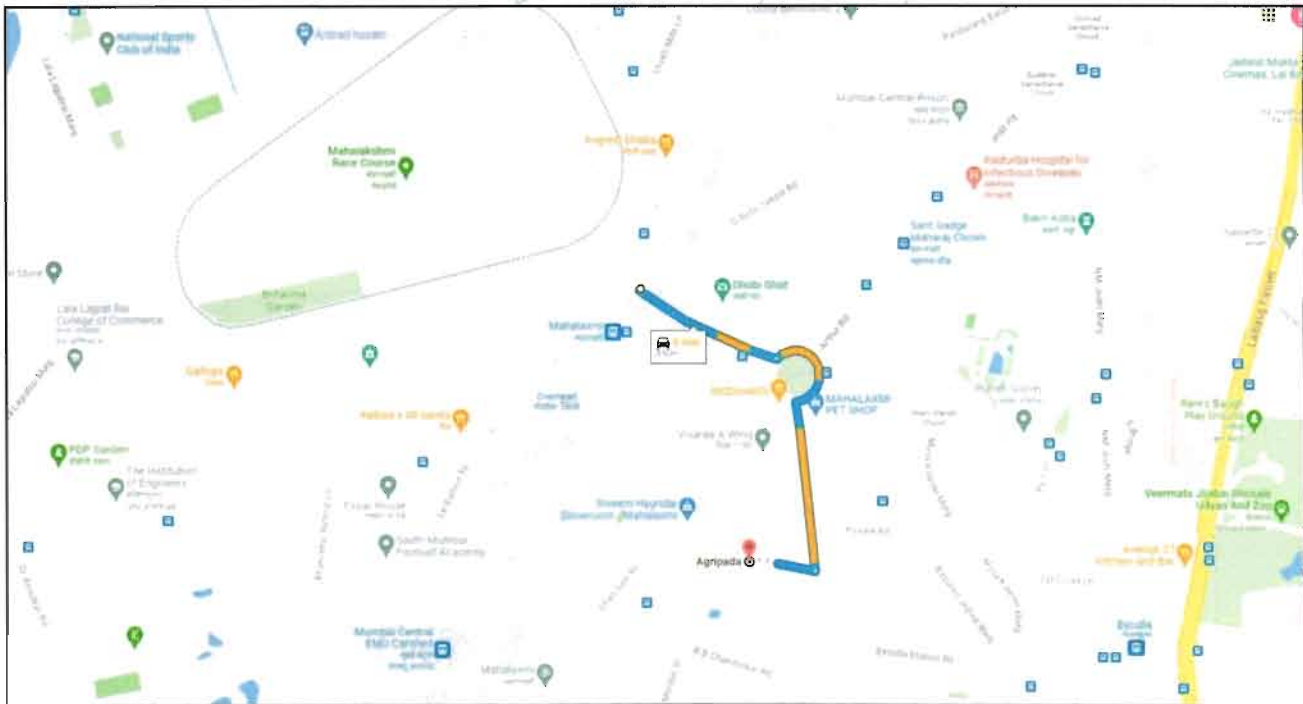
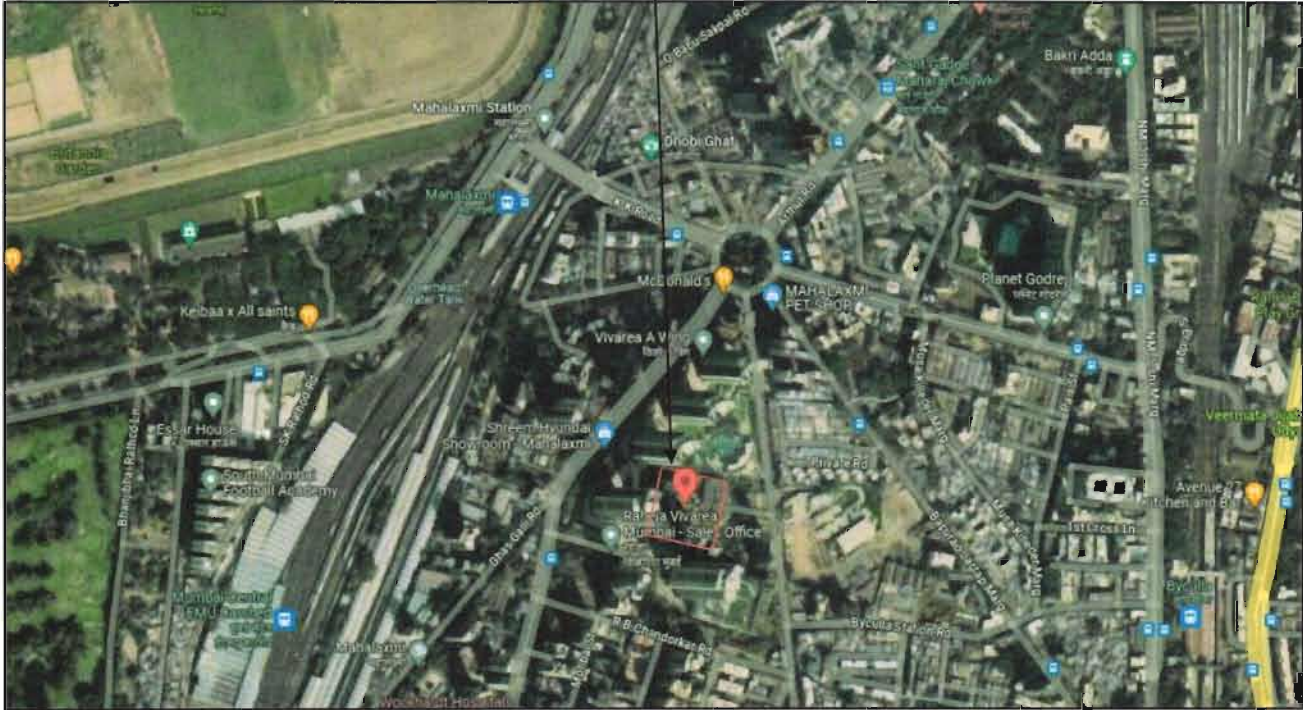
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 55,000 to ₹ 66,000.00 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 ₹ 56,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°58'41.0"N 72°49'33.5"E


Note: The Blue line shows the route to site from nearest railway station (Mahalakshmi – 830 m.)

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: MumbaiMain

Select Village: भायखळा डिव्होजन

Search By: Survey No. Location


Enter Survey No: 1906 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)	Attribute
9/74-A-भूभाग: हिंदुस्थान मिलच्या दक्षिणेस असलेली मिळकत	84420	180450	244500	293600	200500	चौ. मीटर सि.टी.एस. नंबर



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: MumbaiMain

Select Village: भायखळा डिव्होजन

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	9/75 -रस्ता : मौलाना आझाद रोड. सात रस्ता जंक्शन पासून जहांगीर बोमन मार्ग जंक्शन पर्यंत	93040	180850	207980	226070	180850 चौ. मीटर
SurveyNo	9/76A-भूभाग : पूर्वेस ना.म.जोशी मार्ग, पश्चिमेस साने गुरुजी मार्ग, दक्षिणेस केशवराव खाडे मार्ग यामधील त्रिकोणकृती भूभाग	114780	252880	331500	397600	280980 चौ. मीटर
SurveyNo	9/74-A-भूभाग: हिंदुस्थान मिलच्या दक्षिणेस असलेली मिळकत.	84420	180450	244500	293600	200500 चौ. मीटर
SurveyNo	9/76-B-भूभाग : सिम्लेक्स मिल मधील मिळकती.	213840	483770	538640	636400	488700 चौ. मीटर
SurveyNo	9/74-B-रस्ता : केशवराव खाडे मार्ग . संत गाडगेमहाराज चौकापासून (सात रस्ता) पुढे भायखळा विभाग हद्दीपर्यंत	117650	230210	279700	335400	235500 चौ. मीटर

123

1906

Survey No.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org






Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Jacob Circle > 4 BHK > 2100 Sq-ft

₹11.55 Cr
EMI - ₹5.21L
[Can I afford it?](#)
PREMIUM PROJECT

4 BHK 2100 Sq-ft Flat For Sale **Jacob Circle, Mumbai**

4 Beds
5 Baths
1 Balcony
3 Covered Parking
Concierge S...
Theme base...




Carpet Area 2100 sqft * ₹55,000/sqft	Developer <u>Radiant Builders</u>	Project <u>One Mahalaxmi</u>	Floor 22 (Out of 68 Floors)
Transaction Type New Property	Facing West	Lifts 8	Furnished Status Semi-Furnished

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahalakshmi > 4 BHK > 2439 Sq-ft

₹12.0 Cr
EMI - ₹5.41L
[Get pre-approved loan](#)
PREMIUM PROJECT

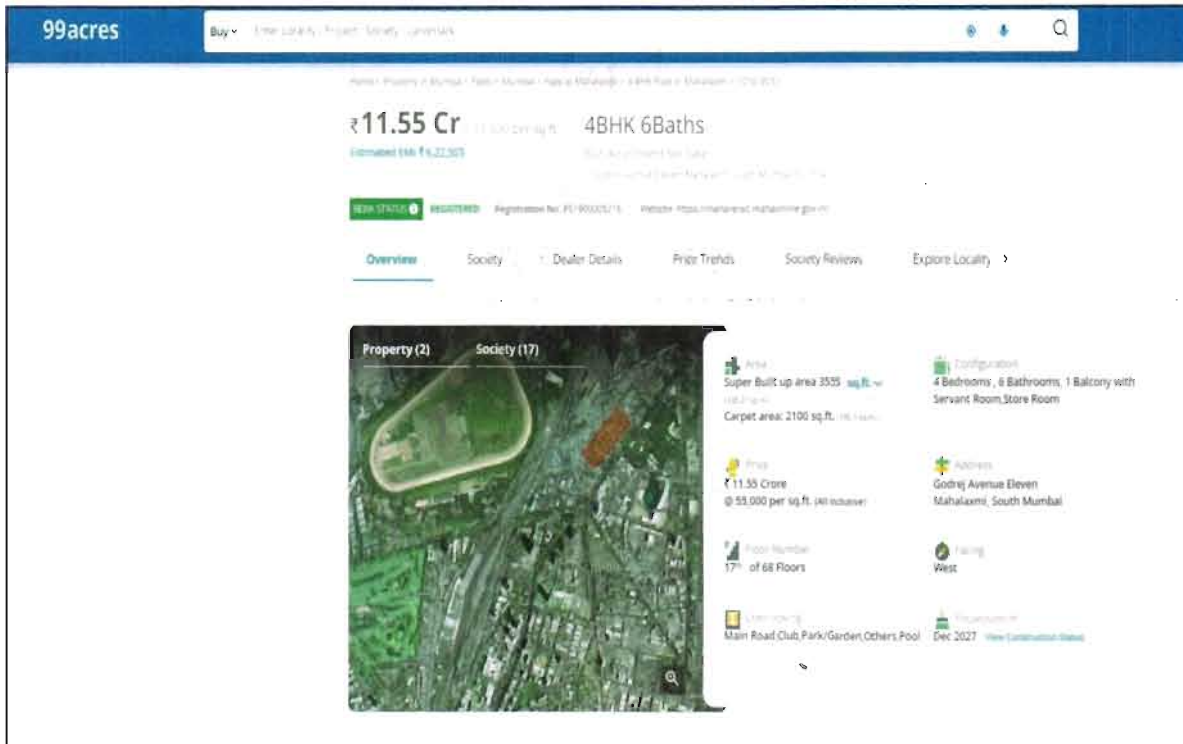
4 BHK 2439 Sq-ft Flat For Sale **Mahalakshmi, Mumbai**

4 Beds
4 Baths
1 Balcony
3 Covered Parking
Laundry Ser...
Service/Good...

Carpet Area 2439 sqft * ₹49,200/sqft	Developer <u>Radiant Builders</u>	Project <u>One Mahalaxmi</u>	Floor 35 (Out of 69 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 10

Price Indicators



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

Area: Property in Mumbai / East - Mumbai / Area of Mahalaxmi - 4BHK Flat in Mahalaxmi - (17) (2)

₹11.55 Cr @ 55,000 per sq.ft. **4BHK 6Baths**

Estimated EM: ₹1,22,505

REGISTRATION NO: PG-90002118 Website: <https://mahalaxmi.mahalaxmi.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (2) **Society (17)**

Area
Super Built up area: 3535 sq.ft. (108.36 sq.m)
Carpet area: 2100 sq.ft. (63.92 sq.m)

Price
₹11.55 Crore
@ 55,000 per sq.ft. (all inclusive)

Configuration
4 Bedrooms, 6 Bathrooms, 1 Balcony with Servant Room, Store Room

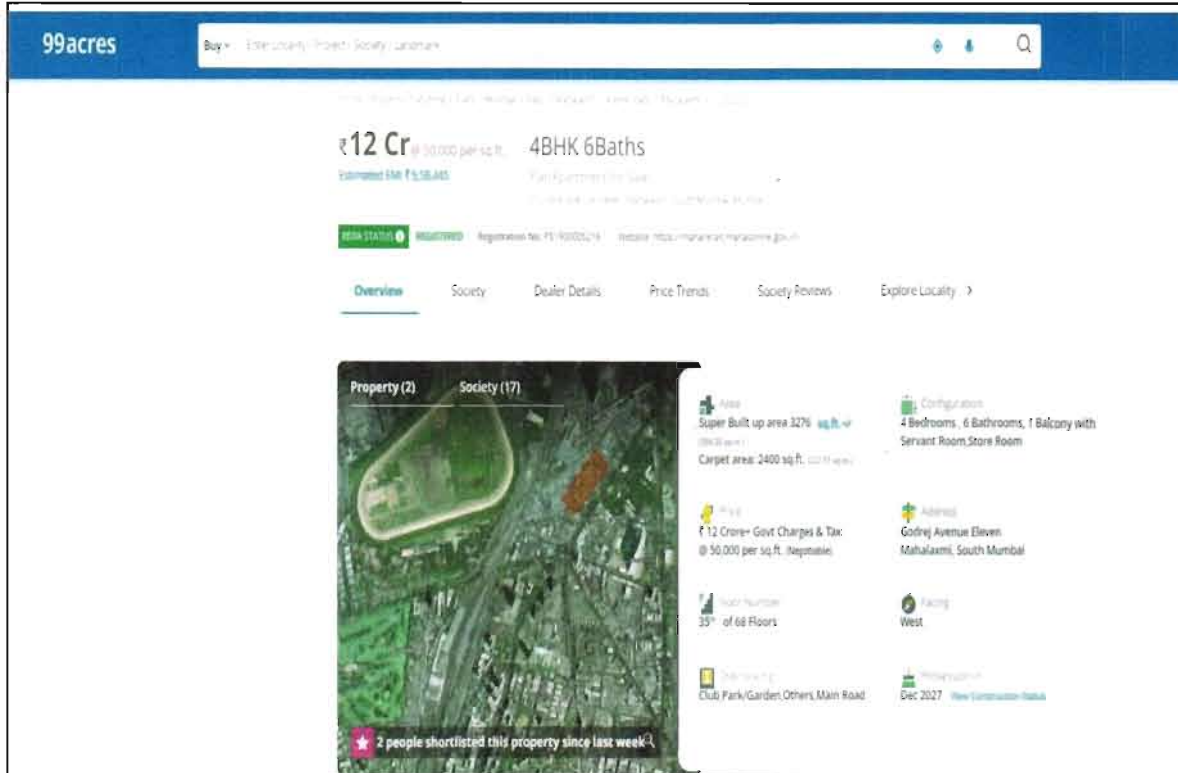
Address
Godrej Avenue Eleven, Mahalaxmi, South Mumbai

Floor Number
17th of 68 Floors

Facing
West

Other Amenities
Main Road, Club, Park/Garden, Others, Pool

Registration
Dec 2027 [View Construction Status](#)



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

Area: Property in Mumbai / East - Mumbai / Area of Mahalaxmi - 4BHK Flat in Mahalaxmi - (17) (2)

₹12 Cr @ 50,000 per sq.ft. **4BHK 6Baths**

Estimated EM: ₹1,58,445

REGISTRATION NO: PG-90002118 Website: <https://mahalaxmi.mahalaxmi.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (2) **Society (17)**

Area
Super Built up area: 3276 sq.ft. (100.36 sq.m)
Carpet area: 2400 sq.ft. (70.73 sq.m)

Price
₹12 Crore+ Govt Charges & Tax:
@ 50,000 per sq.ft. (inclusive)

Configuration
4 Bedrooms, 6 Bathrooms, 1 Balcony with Servant Room, Store Room

Address
Godrej Avenue Eleven, Mahalaxmi, South Mumbai

Floor Number
35th of 68 Floors

Facing
West

Other Amenities
Club, Park/Garden, Others, Main Road

Registration
Dec 2027 [View Construction Status](#)

★ 2 people shortlisted this property since last week

Price Indicators

99acres Buy All Residential

4BHK Flat/Apartment
Godrej Avenue Eleven
Mahalaxmi, South Mumbai, Mumbai

₹11.55 - 12.94 Crores 2080 - 2330 sq.ft. Under Construction

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
		2078.26 sq.ft.	₹11.55 Crores
		2329.22 sq.ft.	₹12.94 Crores

NOBROKER My Bookings Sign up Log in

4 BHK Flat in Godrej Avenue Eleven For Sale in Mahalaxmi
₹16.92 Crores ₹9.7 Lacs/Month 3,003 sq.ft.

Home Flats for Sale in Mumbai Flats for Sale in Agripada 4BHK Flat for Sale in Agripada Project Details

4 Bedroom Sep 11, 2023

4 Bathroom Dec 31, 2023

NA Godrej Avenue Eleven

Bike and Car Full

Price trends by NBEstimate

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Mahalakshmi > 2 BHK Flats for sale in Mahalakshmi > 879 Sq.ft

₹ 4.76 Cr
EMI - ₹ 2.15L
| [Get pre-approved loan](#)
PREMIUM PROJECT

2 BHK 879 Sq-ft Flat For Sale **Mahalakshmi, Mumbai**

2 Beds
3 Baths
1 Balcony
2 Covered Parking
Sea facing
Skydeck

Carpet Area 877 sqft ₹ 54,276/sqft	Developer Lodha	Project Lodha Bellevue	Floor 15 (Out of 56 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing North - East	Lifts 4

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Flats for sale in Mumbai > Flats for sale in Mahalakshmi > 4 BHK > 4050 Sq.ft

₹ 12.20 Cr
EMI - ₹ 5.50L
| [Get pre-approved loan](#)
PREMIUM PROJECT

4 BHK 4050 Sq-ft Flat For Sale **Mahalakshmi, Mumbai**

4 Beds
4 Baths
2 Covered Parking
Unfurnished
Outdoor Te...
Visitor Parking






Carpet Area 2400 sqft ₹ 50,833/sqft	Developer Godrej Properties	Project Planet Godrej	Floor 32 (Out of 69 Floors)
Transaction Type New Property	Facing East	Lifts 9	Furnished Status Unfurnished

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹11.50 Cr EMI - ₹ 5,19L | [Can I afford it?](#) PREMIUM PROJECT

4 BHK 2136 Sq-ft Flat For Sale [Mahalakshmi, Mumbai](#)

4 Beds
4 Baths
Unfurnished





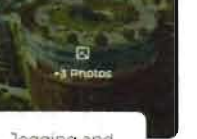
<p><small>Carpet Area</small> 2136 sqft * <small>₹ 53,839/sqft</small></p>	<p><small>Developer</small> Lokhandwala Infrastructure</p>	<p><small>Project</small> Lokhandwala Minerva</p>	<p><small>Transaction Type</small> New Property</p>
<p><small>Status</small> Under Construction</p>	<p><small>Lifts</small> 5</p>	<p><small>Furnished Status</small> Unfurnished</p>	

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahalakshmi > 3 BHK Flats for Sale in Mahalakshmi > 1680 Sq-ft

₹7.80 Cr EMI - ₹ 3,52L | [Get Loan offers from 34+ banks](#) PREMIUM LOCALITY

3 BHK 1680 Sq-ft Flat For Sale in [Mahalakshmi, Mumbai](#)

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Bar/Lounge
Jogging and ...

<p><small>Carpet Area</small> 1290 sqft * <small>₹ 60-65/sqft</small></p>	<p><small>Floor</small> 41 (Out of 72 Floors)</p>	<p><small>Transaction Type</small> New Property</p>	<p><small>Additional Rooms</small> 1 Servant Room</p>
<p><small>Facing</small> East</p>	<p><small>Lifts</small> 9</p>	<p><small>Furnished Status</small> Unfurnished</p>	<p><small>Car Parking</small> 2 Covered</p>




Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla > 3 BHK Flats for Sale in Byculla > 1250 Sq-ft

₹ 6.50 Cr EMI - ₹ 2.93L | [How much loan can I get?](#) PREMIUM PROJECT

3 BHK 1250 Sq-ft Flat For Sale [Byculla, Mumbai](#)

3 Beds
3 Baths
2 Covered Parking
Semi-Furnished
Laundry Ser.
Service/Coor.

Carpet Area 1192 sqft ₹ 54,530/sqft	Developer Peninsula Land Ltd.	Project Salsette 27	Floor 20 (Out of 50 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing North - East

Contact Agent
Get Phone No.
Last contact made 14 days ago

More Details

Price Breakup: **₹ 6.5 Cr | ₹ 32,50,000** Approx. Registration Charges | **₹ 15** Per sq. unit Monthly

Booking Amount: **₹ 6.8 Lac**




RERA ID: **A51800009041**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahalakshmi > 2 BHK Flats for Sale in Mahalakshmi > 879 Sq-ft

₹ 4.76 Cr EMI - ₹ 2.15L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 879 Sq-ft Flat For Sale [Mahalakshmi, Mumbai](#)

2 Beds
3 Baths
1 Balcony
2 Covered Parking
Fingerprint...
Health club...

Carpet Area 877 sqft ₹ 54,276/sqft	Developer Lodha	Project Lodha Bellevue	Floor 15 (Out of 56 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing North - East	Lifts 4

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla > 3 BHK Flats for Sale in Byculla > 1111 Sq Ft




₹ 5.99 Cr

EMI - ₹ 2,721

Get Loan offers from 34+ banks

PREMIUM PROJECT

3 BHK 1111 Sq-ft Flat For Sale Byculla, Mumbai

3 Beds

2 Baths

2 Balconies

2 Covered Parking

Fingerprint

Health Club

Carpet Area 1111 sqft ₹ 53,915/sqft	Developer Lodha	Project Lodha Bellevue	Floor 13 (Out of 53 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 4

✔ East Facing Property

✔ Near to Mahalaxmi Race Course, Mahalaxmi

OFFER Free Club Membership

Contact Agent

Get Phone No.

Last contact made 60 days ago

More Details

Price Breakup ₹ 5.99 Cr | ₹ 29,95,000 Approx. Registration Charges | ₹ 8,000 Monthly

Booking Amount ₹ 5.0 Lac

Address 1913, Baburao Jagtap Road, Maulana Azad Road, Proposed DP Road, Byculla, Mumbai.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla West > 3 BHK Flats for Sale in Byculla West > 1500 Sq-ft




₹ 5.85 Cr

EMI - ₹ 2,694

Can't Afford it?

PREMIUM PROJECT

3 BHK 1500 Sq-ft Flat For Sale Byculla West, Mumbai

3 Beds

3 Baths

1 Balcony

2 Covered Parking

Water Front

Skyline view

Carpet Area 1255 sqft ₹ 46,617/sqft	Developer Prestige Group	Project Prestige Jashan Classic	Floor 27 (Out of 45 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East	Lifts 4

✔ East Facing Property

Contact Agent

Get Phone No.

More Details

Price Breakup ₹ 5.85 Cr | ₹ 29,25,000 Approx. Registration Charges | ₹ 16,000 Monthly

Booking Amount ₹ 9.0 Lac

Price Indicators Projects nearby Locality


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla > 3 BHK Flats for Sale in Byculla > 1550 Sq.ft

₹ 8.60 Cr

Est. ₹ 3.88L Get pre-approved loan PREMIUM PROJECT

3 BHK 1550 Sq.ft Flat For Sale Byculla, Mumbai



3 Beds
3 Baths
1 Balcony
2 Covered Parking

Concierge 5
Jogging and

Carpet Area 1550 sqft ₹ 55-64/sqft	Developer Piramal Realty	Project Piramal Aranya	Floor 23 (Out of 42 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lifts 3

Contact Agent
Get Phone No
Last contact made 58 days ago

More Details

Price Breakup: **₹ 8.6 Cr | ₹ 43,00,000** Approx. Registration Charges | **₹ 23,000** Monthly

Booking Amount: **₹ 9.0 Lac**

Address: **Byculla, Mumbai, Byculla, Mumbai - South Mumbai, Maharashtra**


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Byculla > 3 BHK Flats for Sale in Byculla > 1000 Sq.ft

₹ 4.81 Cr

Est. ₹ 2.77L Get pre-approved loan PREMIUM PROJECT

3 BHK 1000 Sq.ft Flat For Sale Byculla, Mumbai



3 Beds
3 Baths
1 Covered Parking
Unfurnished

Carpet Area 877 sqft ₹ 54-64/sqft	Developer Piramal Realty	Project Piramal Aranya	Transaction Type New Property
Status Under Construction	Lifts 7	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No
Property viewed by 2 People

More Details

Price Breakup: **₹ 4.81 Cr**

Booking Amount: **₹ 5.0 Lac**

RERA ID: **P51900003324**

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 : 23.10.2023

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: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.201e92280e40d35d03e0cf39e26859134907343344133
313227937a11b5653, postalCode=400009, st=Maharashtra,
serialNumber=41a56a566ab8cc89d62a55a8f0e3cf6b31f11b0,
c394e287e29a327f625b6, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.23 11:47:41 +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)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.10.2023 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 22.09.2023. 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. Neelkamal Realtors Tower Pvt. Ltd.
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 Chandan Singh – 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 - 22.09.2023 Valuation Date - 23.10.2023 Date of Report - 23.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.09.2023
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 **23rd October 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. Neelkamal Realtors Tower Pvt. Ltd.** 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. Neelkamal Realtors Tower Pvt. Ltd.** 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=RE, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=98228bc4fad35d034e0f39e2685918490f3433412,
3115279617a1805652, postalCode=400069, st=Maharashtra,
serialNumber=1a5da066ab0c89462a05548fc874631f31042,
#394a282e29a32706250f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.23 11:48:05 +05'30'

Auth. Sign.



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

