

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-2728/23-24	Dated 3-Oct-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. 003921/2302813	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI 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:

""Godrej Horizon Phase II"", Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN - 400 031, State - Maharashtra, Country - India (M/s. Godrej Projects Development Limited) - Master 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

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants
 c=IN, email=accounts@vastukala.org, ou=Vastukala
 Date: 2023.10.03 15:38:05 +05'30'
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: "Godrej Horizon Phase II"

"Godrej Horizon Phase II", Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN - 400 031, State - Maharashtra, Country - India

Latitude Longitude: 19°00'46.5"N 72°51'21.1"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 "Godrej Horizon Phase II"

"Godrej Horizon Phase II", Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN Code - 400 031, State - Maharashtra, Country - India

Latitude Longitude: 19°00'46.5"N 72°51'21.1"E

NAME OF DEVELOPER: M/s. Godrej Projects Development 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 **21st September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Godrej Horizon Phase II", Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN Code - 400 031, State - Maharashtra, Country - India. It is about 550 Mtr. Walakble distance from Wadala Station of Harbor Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Godrej Projects Development Limited	
Project Registration Number	Project	RERA Project Number
	Godrej Horizon Phase II	P51900049757
Register office address	M/s. Godrej Projects Development Limited Office on 5 th Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Meenakshi Roy (Builder Person – Mobile No. 7304935167) Teena Pai (Asstant Manager - Mobile No. 7400021444)	
E – mail ID And Website	sachin.shewale@godrejproperties.com , meenakshi.roy@godrejproperties.com www.godrejproperties.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Open Plot
On or towards South	Road & Opent Plot
On or towards East	Railway Track & Reynolds Road
On or towards West	Internal Road, Prem Milan Building & Rafi Ahmed Kidwai Road



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, 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 : 21.09.2023
	b)	Date on which the valuation is made : 03.10.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 24.02.2022 issued by DSK Legal	
	2. Copy of MAHARERA Registration Certificate of Project No. P51900049757 issued by Maharashtra Real Estate Regulatory Authority date 24.02.2023. Last Modified date 29.09.2023.	
	3. Copy of Annual Report on Statement of Accounts date 26.09.2023 issued by CA B S R & Co. LLP	
	4. Copy of Architects Certificate date 30.06.2023 issued by R Design Architects (As per RERA Certificate)	
	5. Copy of CA Certificate date 18.04.2022 issued by AKPJ & Associates Chartered Accountants	
	6. Copy of Fire fighting & Fire Protection requirement letter No. P- 9221 / 2021 / (354 & Others) / F / North / Dadar – Naigaon / CFO / 1 / New dated 19.06.2022 issued by Municipal Corporation of Greater Mumbai	
	7. Copy of Grant of Environment Clearance (EC) No. SIA / MH / MIS / 68539 / 2021 date 13.09.2022 issued by State Level Environment Impact Assessment Authority	
	8. Copy of NOC for Height Clearance date 21.12.2021 issued by Airports Authority of India	
	9. Copy of Letter of Intent date 29.10.2021 issued by MCGM	
	10. Copy of Commencement Certificate No. P- 9221 / 2021 / (354 & Others) / F / North / Dadar – Naigaon / CC / 1 / New dated 29.10.2021 issued by Municipal Corporation of Greater Mumbai Re-endorsement on Plinth C.C. as per approved amended plans date 03.03.2023 & has requested to re-endorsement certificate upto Plinth level for Phase – 1 & Phase – 2 i.e. Tower -1 – Wing A & B, Tower 2 – Wing – A & B as per approved Phase program date 22.02.2022 & as per amended plans dated 03.03.2023. This CC is valid upto 22.03.2024.	
	11. Copy of Amended Plan Approval Letter No. P- 9221 / 2021 / (354 & Others) / F / North / Dadar – Naigaon / 337 / 5 / Amend date 18.07.2022 issued by Municipal Corporation of Greater Mumbai	
	12. Copy of Amended Plan No. P- 9221 / 2021 / (354 & Others) / F / North / Dadar – Naigaon date 18.07.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Sheet No. 1/13 to 13/13) Approved upto:	
	Tower / Wing	Number of Floors
	2 / A & B	1 Basement + Ground Floor + 1st floor (Part Residential / Part Double Height Entrance Lobby on Ground floor) + 2nd floor (Part Residential

		Part Service Area) + 3rd to 6th Floors (Part Residential / Tie beam on each floor) + 7th to 44th upper floors.														
	Project Name (with address & phone nos.)	:	"Godrej Horizon Phase II", Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN Code - 400 031, 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 Projects Development Limited Address: Office on 5 th Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India Contact Person : Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Meenakshi Roy (Builder Person – Mobile No. 7304935167) Teena Pai (Assstant Manager - Mobile No. 7400021444)													
5.	Brief description of the property (Including Leasehold / freehold etc.)	:														
<p>About "Godrej Horizon Phase II": Godrej Crest is an upcoming luxury residential project in Dadar-Wadala, Mumbai. The project offers a mix of contemporary buildings and top-notch luxurious amenities that variabilities your life enjoyable and comfortable. This is spanned across wide acres of land and offers open space. The development offers a configuration of 2 BHK, 3 BHK & 4 BHK apartments with sizes ranging from various. Godrej Crest is strategically located in one of the posh locations of Dadar-Wadala, Mumbai, and proposals the highest order of connectivity to the other parts of the city. The project is surrounded by top-notch premium societies, and medical facilities, including some reputed hospitals. You will also find several educational institutes, cinema halls, banks, local markets, shopping complexes, and many more in close vicinity.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Tower No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>Proposed 1 Basement + Ground Floor + 1st floor (Part Residential / Part Double Height Entrance Lobby on Ground floor) + 2nd floor (Part Residential Part Service Area) + 3rd to 6th Floors (Part Residential / Tie beam on each floor) + 7th to 44th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Tower No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Tower No. / Wing	Number of Floors	2 / A & B	Proposed 1 Basement + Ground Floor + 1 st floor (Part Residential / Part Double Height Entrance Lobby on Ground floor) + 2 nd floor (Part Residential Part Service Area) + 3 rd to 6 th Floors (Part Residential / Tie beam on each floor) + 7 th to 44 th upper floors.	Tower No. / Wing	Present stage of Construction	Percentage of work completion	2 / A & B	Excavation work is in progress	0%			
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DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is June - 2029 (As per MAHARERA Certificate) (Tower – 2 Wing A & B)	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
PROPOSED PROJECT AMENITIES:	
➤ Vitrified tiles flooring in all rooms	
➤ Granite Kitchen platform with Stainless Steel Sink	
➤ Powder coated aluminum sliding windows with Mosquito Net	
➤ Laminated wooden flush doors with Safety door	
➤ Concealed wiring	
➤ Concealed plumbing	
➤ Garden	
➤ Jogging Track	
➤ Air Conditionar Club House	
➤ Indoor Games	
➤ Gymnasium	
➤ Childern Play area	
➤ Badminton Courts	
➤ Lawn Tennis Court	
➤ Meditaion Lawn	
➤ Skating Rink	
➤ Kids Play Area	
➤ Squash Court	
➤ Club House	
➤ Swimming Pool	
6.	Location of property :
a)	Plot No. / Survey No. : C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt)
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Village - Dadar Naigaon
d)	Ward / Taluka : Ward – F North, Taluka - Kurla
e)	Mandal / District : Mumbai Suburban District
7.	Postal address of the property : "Godrej Horizon Phase II" , Proposed Development of Sale Building on Plot Beraing C.T.S. No. 437 (Pt), 335 (Pt), 338 (Pt), 339 (Pt), 340 (Pt), 341 (Pt), 342 (Pt), 346 (Pt), 347 (Pt), 348 (Pt), 350 (Pt), 351 (Pt), 352 (Pt), 353 (Pt), 354 (Pt) & 356 (Pt) of Dadar Naigaon Division, Rafi Ahmed Kidwai Marg, Azad Nagar, Wadala, PIN Code - 400 031, State -

	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Amended Plan No. P- 9221 / 2021 / (354 & Others) / F / North / Dadar – Naigaon date 18.07.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Sheet No. 1/13 to 13/13)				
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>1 Basement + Ground Floor + 1st floor (Part Residential / Part Double Height Entrance Lobby on Ground floor) + 2nd floor (Part Residential Part Service Area) + 3rd to 6th Floors (Part Residential / Tie beam on each floor) + 7th to 44th upper floors.</td> </tr> </tbody> </table>	Tower / Wing	Number of Floors	2 / A & B	1 Basement + Ground Floor + 1 st floor (Part Residential / Part Double Height Entrance Lobby on Ground floor) + 2 nd floor (Part Residential Part Service Area) + 3 rd to 6 th Floors (Part Residential / Tie beam on each floor) + 7 th to 44 th upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	

	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Building Construction work not yet started
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1. Tower No. 2, Wing - A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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	102	1	4 BHK	1207	99	1306	1437	35000	4,57,10,000	5,02,81,000	105000	50,28,100
2	201	2	2 BHK	720	57	777	855	35000	2,71,95,000	2,99,14,500	62500	29,91,450
3	202	2	3 BHK	943	57	1000	1100	35000	3,50,00,000	3,85,00,000	80000	38,50,000
4	301	3	2 BHK	720	57	777	855	35100	2,72,72,700	2,99,99,970	62500	29,91,450
5	302	3	3 BHK	943	57	1000	1100	35100	3,51,00,000	3,86,10,000	80500	38,50,000
6	401	4	2 BHK	720	57	777	855	35200	2,73,50,400	3,00,85,440	62500	29,91,450
7	402	4	3 BHK	943	57	1000	1100	35200	3,52,00,000	3,87,20,000	80500	38,50,000
8	501	5	2 BHK	720	57	777	855	35300	2,74,28,100	3,01,70,910	63000	29,91,450
9	502	5	3 BHK	943	57	1000	1100	35300	3,53,00,000	3,88,30,000	81000	38,50,000
10	601	6	2 BHK	720	57	777	855	35400	2,75,05,800	3,02,56,380	63000	29,91,450
11	602	6	3 BHK	943	57	1000	1100	35400	3,54,00,000	3,89,40,000	81000	38,50,000
12	701	7	2 BHK	720	57	777	855	35500	2,75,83,500	3,03,41,850	63000	29,91,450
13	702	7	3 BHK	944	57	1001	1101	35500	3,55,35,500	3,90,89,050	81500	38,53,850
14	703	7	3 BHK	1364	113	1477	1625	35500	5,24,33,500	5,76,76,850	120000	56,86,450
15	801	8	2 BHK	720	57	777	855	35600	2,76,61,200	3,04,27,320	63500	29,91,450
16	802	8	3 BHK	944	57	1001	1101	35600	3,56,35,600	3,91,99,160	81500	38,53,850
17	803	8	3 BHK	1364	113	1477	1625	35600	5,25,81,200	5,78,39,320	120500	56,86,450
18	804	8	2 BHK	767	60	827	910	35600	2,94,41,200	3,23,85,320	67500	31,83,950
19	901	9	2 BHK	720	57	777	855	35700	2,77,38,900	3,05,12,790	63500	29,91,450
20	902	9	3 BHK	944	57	1001	1101	35700	3,57,35,700	3,93,09,270	82000	38,53,850
21	903	9	3 BHK	1364	113	1477	1625	35700	5,27,28,900	5,80,01,790	121000	56,86,450
22	904	9	2 BHK	767	60	827	910	35700	2,95,23,900	3,24,76,290	67500	31,83,950
23	1001	10	2 BHK	720	57	777	855	35800	2,78,16,600	3,05,98,260	63500	29,91,450
24	1002	10	3 BHK	944	57	1001	1101	35800	3,58,35,800	3,94,19,380	82000	38,53,850

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
25	1003	10	3 BHK	1364	113	1477	1625	35800	5,28,76,600	5,81,64,260	121000	56,86,450
26	1004	10	2 BHK	767	60	827	910	35800	2,96,06,600	3,25,67,260	68000	31,83,950
27	1101	11	2 BHK	720	57	777	855	35900	2,78,94,300	3,06,83,730	64000	29,91,450
28	1102	11	3 BHK	944	57	1001	1101	35900	3,59,35,900	3,95,29,490	82500	38,53,850
29	1103	11	3 BHK	1364	113	1477	1625	35900	5,30,24,300	5,83,26,730	121500	56,86,450
30	1104	11	2 BHK	767	60	827	910	35900	2,96,89,300	3,26,58,230	68000	31,83,950
31	1201	12	2 BHK	720	57	777	855	36000	2,79,72,000	3,07,69,200	64000	29,91,450
32	1202	12	3 BHK	944	57	1001	1101	36000	3,60,36,000	3,96,39,600	82500	38,53,850
33	1203	12	3 BHK	1364	113	1477	1625	36000	5,31,72,000	5,84,89,200	122000	56,86,450
34	1204	12	2 BHK	767	60	827	910	36000	2,97,72,000	3,27,49,200	68000	31,83,950
35	1301	13	2 BHK	720	57	777	855	36100	2,80,49,700	3,08,54,670	64500	29,91,450
36	1302	13	3 BHK	944	57	1001	1101	36100	3,61,36,100	3,97,49,710	83000	38,53,850
37	1303	13	3 BHK	1364	113	1477	1625	36100	5,33,19,700	5,86,51,670	122000	56,86,450
38	1304	13	2 BHK	767	60	827	910	36100	2,98,54,700	3,28,40,170	68500	31,83,950
39	1401	14	2 BHK	720	57	777	855	36200	2,81,27,400	3,09,40,140	64500	29,91,450
40	1402	14	3 BHK	944	57	1001	1101	36200	3,62,36,200	3,98,59,820	83000	38,53,850
41	1403	14	3 BHK	1364	113	1477	1625	36200	5,34,67,400	5,88,14,140	122500	56,86,450
42	1501	15	2 BHK	720	57	777	855	36300	2,82,05,100	3,10,25,610	64500	29,91,450
43	1502	15	3 BHK	944	57	1001	1101	36300	3,63,36,300	3,99,69,930	83500	38,53,850
44	1503	15	3 BHK	1364	113	1477	1625	36300	5,36,15,100	5,89,76,610	123000	56,86,450
45	1504	15	2 BHK	767	60	827	910	36300	3,00,20,100	3,30,22,110	69000	31,83,950
46	1601	16	2 BHK	720	57	777	855	36400	2,82,82,800	3,11,11,080	65000	29,91,450
47	1602	16	3 BHK	944	57	1001	1101	36400	3,64,36,400	4,00,80,040	83500	38,53,850
48	1603	16	3 BHK	1364	113	1477	1625	36400	5,37,62,800	5,91,39,080	123000	56,86,450
49	1604	16	2 BHK	767	60	827	910	36400	3,01,02,800	3,31,13,080	69000	31,83,950
50	1701	17	2 BHK	720	57	777	855	36500	2,83,60,500	3,11,96,550	65000	29,91,450
51	1702	17	3 BHK	944	57	1001	1101	36500	3,65,36,500	4,01,90,150	83500	38,53,850
52	1703	17	3 BHK	1364	113	1477	1625	36500	5,39,10,500	5,93,01,550	123500	56,86,450
53	1704	17	2 BHK	767	60	827	910	36500	3,01,85,500	3,32,04,050	69000	31,83,950
54	1801	18	2 BHK	720	57	777	855	36600	2,84,38,200	3,12,82,020	65000	29,91,450
55	1802	18	3 BHK	944	57	1001	1101	36600	3,66,36,600	4,03,00,260	84000	38,53,850
56	1803	18	3 BHK	1364	113	1477	1625	36600	5,40,58,200	5,94,64,020	124000	56,86,450
57	1804	18	2 BHK	767	60	827	910	36600	3,02,68,200	3,32,95,020	69500	31,83,950
58	1901	19	2 BHK	720	57	777	855	36700	2,85,15,900	3,13,67,490	65500	29,91,450
59	1902	19	3 BHK	944	57	1001	1101	36700	3,67,36,700	4,04,10,370	84000	38,53,850
60	1903	19	3 BHK	1364	113	1477	1625	36700	5,42,05,900	5,96,26,490	124000	56,86,450
61	1904	19	2 BHK	767	60	827	910	36700	3,03,50,900	3,33,85,990	69500	31,83,950
62	2001	20	2 BHK	720	57	777	855	36800	2,85,93,600	3,14,52,960	65500	29,91,450

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
63	2002	20	3 BHK	944	57	1001	1101	36800	3,68,36,800	4,05,20,480	84500	38,53,850
64	2003	20	3 BHK	1364	113	1477	1625	36800	5,43,53,600	5,97,88,960	124500	56,86,450
65	2004	20	2 BHK	767	60	827	910	36800	3,04,33,600	3,34,76,960	69500	31,83,950
66	2101	21	2 BHK	722	57	779	857	36900	2,87,45,100	3,16,19,610	66000	29,99,150
67	2102	21	3 BHK	945	57	1002	1102	36900	3,69,73,800	4,06,71,180	84500	38,57,700
68	2103	21	3 BHK	1365	113	1478	1626	36900	5,45,38,200	5,99,92,020	125000	56,90,300
69	2201	22	2 BHK	722	57	779	857	37000	2,88,23,000	3,17,05,300	66000	29,99,150
70	2202	22	3 BHK	945	57	1002	1102	37000	3,70,74,000	4,07,81,400	85000	38,57,700
71	2203	22	3 BHK	1365	113	1478	1626	37000	5,46,86,000	6,01,54,600	125500	56,90,300
72	2204	22	2 BHK	770	60	830	913	37000	3,07,10,000	3,37,81,000	70500	31,95,500
73	2301	23	2 BHK	722	57	779	857	37100	2,89,00,900	3,17,90,990	66000	29,99,150
74	2302	23	3 BHK	945	57	1002	1102	37100	3,71,74,200	4,08,91,620	85000	38,57,700
75	2303	23	3 BHK	1365	113	1478	1626	37100	5,48,33,800	6,03,17,180	125500	56,90,300
76	2304	23	2 BHK	770	60	830	913	37100	3,07,93,000	3,38,72,300	70500	31,95,500
77	2401	24	2 BHK	722	57	779	857	37200	2,89,78,800	3,18,76,680	66500	29,99,150
78	2402	24	3 BHK	945	57	1002	1102	37200	3,72,74,400	4,10,01,840	85500	38,57,700
79	2403	24	3 BHK	1365	113	1478	1626	37200	5,49,81,600	6,04,79,760	126000	56,90,300
80	2404	24	2 BHK	770	60	830	913	37200	3,08,76,000	3,39,63,600	71000	31,95,500
81	2501	25	2 BHK	722	57	779	857	37300	2,90,56,700	3,19,62,370	66500	29,99,150
82	2502	25	3 BHK	945	57	1002	1102	37300	3,73,74,600	4,11,12,060	85500	38,57,700
83	2503	25	3 BHK	1365	113	1478	1626	37300	5,51,29,400	6,06,42,340	126500	56,90,300
84	2504	25	2 BHK	770	60	830	913	37300	3,09,59,000	3,40,54,900	71000	31,95,500
85	2601	26	2 BHK	722	57	779	857	37400	2,91,34,600	3,20,48,060	67000	29,99,150
86	2602	26	3 BHK	945	57	1002	1102	37400	3,74,74,800	4,12,22,280	86000	38,57,700
87	2603	26	3 BHK	1365	113	1478	1626	37400	5,52,77,200	6,08,04,920	126500	56,90,300
88	2604	26	2 BHK	770	60	830	913	37400	3,10,42,000	3,41,46,200	71000	31,95,500
89	2701	27	2 BHK	722	57	779	857	37500	2,92,12,500	3,21,33,750	67000	29,99,150
90	2702	27	3 BHK	945	57	1002	1102	37500	3,75,75,000	4,13,32,500	86000	38,57,700
91	2703	27	3 BHK	1365	113	1478	1626	37500	5,54,25,000	6,09,67,500	127000	56,90,300
92	2704	27	2 BHK	770	60	830	913	37500	3,11,25,000	3,42,37,500	71500	31,95,500
93	2801	28	2 BHK	722	57	779	857	37600	2,92,90,400	3,22,19,440	67000	29,99,150
94	2802	28	3 BHK	945	57	1002	1102	37600	3,76,75,200	4,14,42,720	86500	38,57,700
95	2803	28	3 BHK	1365	113	1478	1626	37600	5,55,72,800	6,11,30,080	127500	56,90,300
96	2901	29	2 BHK	722	57	779	857	37700	2,93,68,300	3,23,05,130	67500	29,99,150
97	2902	29	3 BHK	945	57	1002	1102	37700	3,77,75,400	4,15,52,940	86500	38,57,700
98	2903	29	3 BHK	1365	113	1478	1626	37700	5,57,20,600	6,12,92,660	127500	56,90,300
99	2904	29	2 BHK	770	60	830	913	37700	3,12,91,000	3,44,20,100	71500	31,95,500
100	3001	30	2 BHK	722	57	779	857	37800	2,94,46,200	3,23,90,820	67500	29,99,150

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
101	3002	30	3 BHK	945	57	1002	1102	37800	3,78,75,600	4,16,63,160	87000	38,57,700
102	3003	30	3 BHK	1365	113	1478	1626	37800	5,58,68,400	6,14,55,240	128000	56,90,300
103	3004	30	2 BHK	770	60	830	913	37800	3,13,74,000	3,45,11,400	72000	31,95,500
104	3101	31	2 BHK	722	60	782	860	37900	2,96,37,800	3,26,01,580	68000	30,10,700
105	3102	31	3 BHK	946	60	1006	1107	37900	3,81,27,400	4,19,40,140	87500	38,73,100
106	3103	31	3 BHK	1367	113	1480	1628	37900	5,60,92,000	6,17,01,200	128500	56,98,000
107	3104	31	2 BHK	777	60	837	921	37900	3,17,22,300	3,48,94,530	72500	32,22,450
108	3201	32	2 BHK	722	60	782	860	38000	2,97,16,000	3,26,87,600	68000	30,10,700
109	3202	32	3 BHK	946	60	1006	1107	38000	3,82,28,000	4,20,50,800	87500	38,73,100
110	3203	32	3 BHK	1367	113	1480	1628	38000	5,62,40,000	6,18,64,000	129000	56,98,000
111	3204	32	2 BHK	777	60	837	921	38000	3,18,06,000	3,49,86,600	73000	32,22,450
112	3301	33	2 BHK	722	60	782	860	38100	2,97,94,200	3,27,73,620	68500	30,10,700
113	3302	33	3 BHK	946	60	1006	1107	38100	3,83,28,600	4,21,61,460	88000	38,73,100
114	3303	33	3 BHK	1367	113	1480	1628	38100	5,63,88,000	6,20,26,800	129000	56,98,000
115	3304	33	2 BHK	777	60	837	921	38100	3,18,89,700	3,50,78,670	73000	32,22,450
116	3401	34	2 BHK	722	60	782	860	38200	2,98,72,400	3,28,59,640	68500	30,10,700
117	3402	34	3 BHK	946	60	1006	1107	38200	3,84,29,200	4,22,72,120	88000	38,73,100
118	3403	34	3 BHK	1367	113	1480	1628	38200	5,65,36,000	6,21,89,600	129500	56,98,000
119	3404	34	2 BHK	777	60	837	921	38200	3,19,73,400	3,51,70,740	73500	32,22,450
120	3501	35	2 BHK	722	60	782	860	38300	2,99,50,600	3,29,45,660	68500	30,10,700
121	3502	35	3 BHK	946	60	1006	1107	38300	3,85,29,800	4,23,82,780	88500	38,73,100
122	3503	35	3 BHK	1367	113	1480	1628	38300	5,66,84,000	6,23,52,400	130000	56,98,000
123	3601	36	2 BHK	722	60	782	860	38400	3,00,28,800	3,30,31,680	69000	30,10,700
124	3602	36	3 BHK	946	60	1006	1107	38400	3,86,30,400	4,24,93,440	88500	38,73,100
125	3603	36	3 BHK	1367	113	1480	1628	38400	5,68,32,000	6,25,15,200	130000	56,98,000
126	3604	36	2 BHK	777	60	837	921	38400	3,21,40,800	3,53,54,880	73500	32,22,450
127	3701	37	2 BHK	722	60	782	860	38500	3,01,07,000	3,31,17,700	69000	30,10,700
128	3702	37	3 BHK	946	60	1006	1107	38500	3,87,31,000	4,26,04,100	89000	38,73,100
129	3703	37	3 BHK	1367	113	1480	1628	38500	5,69,80,000	6,26,78,000	130500	56,98,000
130	3704	37	2 BHK	777	60	837	921	38500	3,22,24,500	3,54,46,950	74000	32,22,450
131	3801	38	2 BHK	722	60	782	860	38600	3,01,85,200	3,32,03,720	69000	30,10,700
132	3802	38	3 BHK	946	60	1006	1107	38600	3,88,31,600	4,27,14,760	89000	38,73,100
133	3803	38	3 BHK	1367	113	1480	1628	38600	5,71,28,000	6,28,40,800	131000	56,98,000
134	3804	38	2 BHK	777	60	837	921	38600	3,23,08,200	3,55,39,020	74000	32,22,450
135	3901	39	2 BHK	722	60	782	860	38700	3,02,63,400	3,32,89,740	69500	30,10,700
136	3902	39	3 BHK	946	60	1006	1107	38700	3,89,32,200	4,28,25,420	89000	38,73,100
137	3903	39	3 BHK	1367	113	1480	1628	38700	5,72,76,000	6,30,03,600	131500	56,98,000
138	3904	39	2 BHK	777	60	837	921	38700	3,23,91,900	3,56,31,090	74000	32,22,450

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
12	701	7	2 BHK	720	57	777	855	35500	2,75,83,500	3,03,41,850	63000	29,91,450
13	702	7	3 BHK	944	57	1001	1101	35500	3,55,35,500	3,90,89,050	81500	38,53,850
14	703	7	3 BHK	1364	113	1477	1625	35500	5,24,33,500	5,76,76,850	120000	56,86,450
15	704	7	2 BHK	766	60	826	909	35500	2,93,23,000	3,22,55,300	67000	31,80,100
16	801	8	2 BHK	720	57	777	855	35600	2,76,61,200	3,04,27,320	63500	29,91,450
17	802	8	3 BHK	944	57	1001	1101	35600	3,56,35,600	3,91,99,160	81500	38,53,850
18	803	8	3 BHK	1364	113	1477	1625	35600	5,25,81,200	5,78,39,320	120500	56,86,450
19	804	8	2 BHK	766	60	826	909	35600	2,94,05,600	3,23,46,160	67500	31,80,100
20	805	8	3 BHK	1280	105	1385	1524	35600	4,93,06,000	5,42,36,600	113000	53,32,250
21	901	9	2 BHK	720	57	777	855	35700	2,77,38,900	3,05,12,790	63500	29,91,450
22	902	9	3 BHK	944	57	1001	1101	35700	3,57,35,700	3,93,09,270	82000	38,53,850
23	903	9	3 BHK	1364	113	1477	1625	35700	5,27,28,900	5,80,01,790	121000	56,86,450
24	904	9	2 BHK	766	60	826	909	35700	2,94,88,200	3,24,37,020	67500	31,80,100
25	905	9	3 BHK	1280	105	1385	1524	35700	4,94,44,500	5,43,88,950	113500	53,32,250
26	1001	10	2 BHK	720	57	777	855	35800	2,78,16,600	3,05,98,260	63500	29,91,450
27	1002	10	3 BHK	944	57	1001	1101	35800	3,58,35,800	3,94,19,380	82000	38,53,850
28	1003	10	3 BHK	1364	113	1477	1625	35800	5,28,76,600	5,81,64,260	121000	56,86,450
29	1004	10	2 BHK	766	60	826	909	35800	2,95,70,800	3,25,27,880	68000	31,80,100
30	1005	10	3 BHK	1280	105	1385	1524	35800	4,95,83,000	5,45,41,300	113500	53,32,250
31	1101	11	2 BHK	720	57	777	855	35900	2,78,94,300	3,06,83,730	64000	29,91,450
32	1102	11	3 BHK	944	57	1001	1101	35900	3,59,35,900	3,95,29,490	82500	38,53,850
33	1103	11	3 BHK	1364	113	1477	1625	35900	5,30,24,300	5,83,26,730	121500	56,86,450
34	1104	11	2 BHK	766	60	826	909	35900	2,96,53,400	3,26,18,740	68000	31,80,100
35	1105	11	3 BHK	1280	105	1385	1524	35900	4,97,21,500	5,46,93,650	114000	53,32,250
36	1201	12	2 BHK	720	57	777	855	36000	2,79,72,000	3,07,69,200	64000	29,91,450
37	1202	12	3 BHK	944	57	1001	1101	36000	3,60,36,000	3,96,39,600	82500	38,53,850
38	1203	12	3 BHK	1364	113	1477	1625	36000	5,31,72,000	5,84,89,200	122000	56,86,450
39	1204	12	2 BHK	766	60	826	909	36000	2,97,36,000	3,27,09,600	68000	31,80,100
40	1205	12	3 BHK	1280	105	1385	1524	36000	4,98,60,000	5,48,46,000	114500	53,32,250
41	1301	13	2 BHK	720	57	777	855	36100	2,80,49,700	3,08,54,670	64500	29,91,450
42	1302	13	3 BHK	944	57	1001	1101	36100	3,61,36,100	3,97,49,710	83000	38,53,850
43	1303	13	3 BHK	1364	113	1477	1625	36100	5,33,19,700	5,86,51,670	122000	56,86,450
44	1304	13	2 BHK	766	60	826	909	36100	2,98,18,600	3,28,00,460	68500	31,80,100
45	1305	13	3 BHK	1280	105	1385	1524	36100	4,99,98,500	5,49,98,350	114500	53,32,250
46	1401	14	2 BHK	720	57	777	855	36200	2,81,27,400	3,09,40,140	64500	29,91,450
47	1402	14	3 BHK	944	57	1001	1101	36200	3,62,36,200	3,98,59,820	83000	38,53,850
48	1403	14	3 BHK	1364	113	1477	1625	36200	5,34,67,400	5,88,14,140	122500	56,86,450
49	1404	14	2 BHK	766	60	826	909	36200	2,99,01,200	3,28,91,320	68500	31,80,100

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50	1501	15	2 BHK	720	57	777	855	36300	2,82,05,100	3,10,25,610	64500	29,91,450
51	1502	15	3 BHK	944	57	1001	1101	36300	3,63,36,300	3,99,69,930	83500	38,53,850
52	1503	15	3 BHK	1364	113	1477	1625	36300	5,36,15,100	5,89,76,610	123000	56,86,450
53	1504	15	2 BHK	766	60	826	909	36300	2,99,83,800	3,29,82,180	68500	31,80,100
54	1505	15	3 BHK	1280	105	1385	1524	36300	5,02,75,500	5,53,03,050	115000	53,32,250
55	1601	16	2 BHK	720	57	777	855	36400	2,82,82,800	3,11,11,080	65000	29,91,450
56	1602	16	3 BHK	944	57	1001	1101	36400	3,64,36,400	4,00,80,040	83500	38,53,850
57	1603	16	3 BHK	1364	113	1477	1625	36400	5,37,62,800	5,91,39,080	123000	56,86,450
58	1604	16	2 BHK	766	60	826	909	36400	3,00,66,400	3,30,73,040	69000	31,80,100
59	1605	16	3 BHK	1280	105	1385	1524	36400	5,04,14,000	5,54,55,400	115500	53,32,250
60	1701	17	2 BHK	720	57	777	855	36500	2,83,60,500	3,11,96,550	65000	29,91,450
61	1702	17	3 BHK	944	57	1001	1101	36500	3,65,36,500	4,01,90,150	83500	38,53,850
62	1703	17	3 BHK	1364	113	1477	1625	36500	5,39,10,500	5,93,01,550	123500	56,86,450
63	1704	17	2 BHK	766	60	826	909	36500	3,01,49,000	3,31,63,900	69000	31,80,100
64	1705	17	3 BHK	1280	105	1385	1524	36500	5,05,52,500	5,56,07,750	116000	53,32,250
65	1801	18	2 BHK	720	57	777	855	36600	2,84,38,200	3,12,82,020	65000	29,91,450
66	1802	18	3 BHK	944	57	1001	1101	36600	3,66,36,600	4,03,00,260	84000	38,53,850
67	1803	18	3 BHK	1364	113	1477	1625	36600	5,40,58,200	5,94,64,020	124000	56,86,450
68	1804	18	2 BHK	766	60	826	909	36600	3,02,31,600	3,32,54,760	69500	31,80,100
69	1805	18	3 BHK	1280	105	1385	1524	36600	5,06,91,000	5,57,60,100	116000	53,32,250
70	1901	19	2 BHK	720	57	777	855	36700	2,85,15,900	3,13,67,490	65500	29,91,450
71	1902	19	3 BHK	944	57	1001	1101	36700	3,67,36,700	4,04,10,370	84000	38,53,850
72	1903	19	3 BHK	1364	113	1477	1625	36700	5,42,05,900	5,96,26,490	124000	56,86,450
73	1904	19	2 BHK	766	60	826	909	36700	3,03,14,200	3,33,45,620	69500	31,80,100
74	1905	19	3 BHK	1280	105	1385	1524	36700	5,08,29,500	5,59,12,450	116500	53,32,250
75	2001	20	2 BHK	720	57	777	855	36800	2,85,93,600	3,14,52,960	65500	29,91,450
76	2002	20	3 BHK	944	57	1001	1101	36800	3,68,36,800	4,05,20,480	84500	38,53,850
77	2003	20	3 BHK	1364	113	1477	1625	36800	5,43,53,600	5,97,88,960	124500	56,86,450
78	2004	20	2 BHK	766	60	826	909	36800	3,03,96,800	3,34,36,480	69500	31,80,100
79	2005	20	3 BHK	1280	105	1385	1524	36800	5,09,68,000	5,60,64,800	117000	53,32,250
80	2101	21	2 BHK	720	57	777	855	36900	2,86,71,300	3,15,38,430	65500	29,91,450
81	2102	21	3 BHK	944	57	1001	1101	36900	3,69,36,900	4,06,30,590	84500	38,53,850
82	2103	21	3 BHK	1364	113	1477	1625	36900	5,45,01,300	5,99,51,430	125000	56,86,450
83	2104	21	2 BHK	766	60	826	909	36900	3,04,79,400	3,35,27,340	70000	31,80,100
84	2201	22	2 BHK	720	57	777	855	37000	2,87,49,000	3,16,23,900	66000	29,91,450
85	2202	22	3 BHK	944	57	1001	1101	37000	3,70,37,000	4,07,40,700	85000	38,53,850
86	2203	22	3 BHK	1364	113	1477	1625	37000	5,46,49,000	6,01,13,900	125000	56,86,450
87	2204	22	2 BHK	766	60	826	909	37000	3,05,62,000	3,36,18,200	70000	31,80,100



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
88	2205	22	3 BHK	1280	105	1385	1524	37000	5,12,45,000	5,63,69,500	117500	53,32,250
89	2301	23	2 BHK	720	57	777	855	37100	2,88,26,700	3,17,09,370	66000	29,91,450
90	2302	23	3 BHK	944	57	1001	1101	37100	3,71,37,100	4,08,50,810	85000	38,53,850
91	2303	23	3 BHK	1364	113	1477	1625	37100	5,47,96,700	6,02,76,370	125500	56,86,450
92	2304	23	2 BHK	766	60	826	909	37100	3,06,44,600	3,37,09,060	70000	31,80,100
93	2305	23	3 BHK	1280	105	1385	1524	37100	5,13,83,500	5,65,21,850	118000	53,32,250
94	2401	24	2 BHK	720	57	777	855	37200	2,89,04,400	3,17,94,840	66000	29,91,450
95	2402	24	3 BHK	944	57	1001	1101	37200	3,72,37,200	4,09,60,920	85500	38,53,850
96	2403	24	3 BHK	1364	113	1477	1625	37200	5,49,44,400	6,04,38,840	126000	56,86,450
97	2404	24	2 BHK	766	60	826	909	37200	3,07,27,200	3,37,99,920	70500	31,80,100
98	2405	24	3 BHK	1280	105	1385	1524	37200	5,15,22,000	5,66,74,200	118000	53,32,250
99	2501	25	2 BHK	720	57	777	855	37300	2,89,82,100	3,18,80,310	66500	29,91,450
100	2502	25	3 BHK	944	57	1001	1101	37300	3,73,37,300	4,10,71,030	85500	38,53,850
101	2503	25	3 BHK	1364	113	1477	1625	37300	5,50,92,100	6,06,01,310	126500	56,86,450
102	2504	25	2 BHK	766	60	826	909	37300	3,08,09,800	3,38,90,780	70500	31,80,100
103	2505	25	3 BHK	1280	105	1385	1524	37300	5,16,60,500	5,68,26,550	118500	53,32,250
104	2601	26	2 BHK	720	57	777	855	37400	2,90,59,800	3,19,65,780	66500	29,91,450
105	2602	26	3 BHK	944	57	1001	1101	37400	3,74,37,400	4,11,81,140	86000	38,53,850
106	2603	26	3 BHK	1364	113	1477	1625	37400	5,52,39,800	6,07,63,780	126500	56,86,450
107	2604	26	2 BHK	766	60	826	909	37400	3,08,92,400	3,39,81,640	71000	31,80,100
108	2605	26	3 BHK	1280	105	1385	1524	37400	5,17,99,000	5,69,78,900	118500	53,32,250
109	2701	27	2 BHK	720	57	777	855	37500	2,91,37,500	3,20,51,250	67000	29,91,450
110	2702	27	3 BHK	944	57	1001	1101	37500	3,75,37,500	4,12,91,250	86000	38,53,850
111	2703	27	3 BHK	1364	113	1477	1625	37500	5,53,87,500	6,09,26,250	127000	56,86,450
112	2704	27	2 BHK	766	60	826	909	37500	3,09,75,000	3,40,72,500	71000	31,80,100
113	2705	27	3 BHK	1280	105	1385	1524	37500	5,19,37,500	5,71,31,250	119000	53,32,250
114	2801	28	2 BHK	720	57	777	855	37600	2,92,15,200	3,21,36,720	67000	29,91,450
115	2802	28	3 BHK	944	57	1001	1101	37600	3,76,37,600	4,14,01,360	86500	38,53,850
116	2803	28	3 BHK	1364	113	1477	1625	37600	5,55,35,200	6,10,88,720	127500	56,86,450
117	2804	28	2 BHK	766	60	826	909	37600	3,10,57,600	3,41,63,360	71000	31,80,100
118	2901	29	2 BHK	720	57	777	855	37700	2,92,92,900	3,22,22,190	67000	29,91,450
119	2902	29	3 BHK	944	57	1001	1101	37700	3,77,37,700	4,15,11,470	86500	38,53,850
120	2903	29	3 BHK	1364	113	1477	1625	37700	5,56,82,900	6,12,51,190	127500	56,86,450
121	2904	29	2 BHK	766	60	826	909	37700	3,11,40,200	3,42,54,220	71500	31,80,100
122	2905	29	3 BHK	1280	105	1385	1524	37700	5,22,14,500	5,74,35,950	119500	53,32,250
123	3001	30	2 BHK	720	57	777	855	37800	2,93,70,600	3,23,07,660	67500	29,91,450
124	3002	30	3 BHK	944	57	1001	1101	37800	3,78,37,800	4,16,21,580	86500	38,53,850
125	3003	30	3 BHK	1364	113	1477	1625	37800	5,58,30,600	6,14,13,660	128000	56,86,450

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Plan (Utility + 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 ₹
164	3803	38	3 BHK	1364	113	1477	1625	38600	5,70,12,200	6,27,13,420	130500	56,86,450
165	3804	38	2 BHK	766	60	826	909	38600	3,18,83,600	3,50,71,960	73000	31,80,100
166	3805	38	3 BHK	1280	105	1385	1524	38600	5,34,61,000	5,88,07,100	122500	53,32,250
167	3901	39	2 BHK	720	57	777	855	38700	3,00,69,900	3,30,76,890	69000	29,91,450
168	3902	39	3 BHK	944	57	1001	1101	38700	3,87,38,700	4,26,12,570	89000	38,53,850
169	3903	39	3 BHK	1364	113	1477	1625	38700	5,71,59,900	6,28,75,890	131000	56,86,450
170	3904	39	2 BHK	766	60	826	909	38700	3,19,66,200	3,51,62,820	73500	31,80,100
171	3905	39	3 BHK	1280	105	1385	1524	38700	5,35,99,500	5,89,59,450	123000	53,32,250
172	4001	40	2 BHK	720	57	777	855	38800	3,01,47,600	3,31,62,360	69000	29,91,450
173	4002	40	3 BHK	944	57	1001	1101	38800	3,88,38,800	4,27,22,680	89000	38,53,850
174	4003	40	3 BHK	1364	113	1477	1625	38800	5,73,07,600	6,30,38,360	131500	56,86,450
175	4004	40	2 BHK	766	60	826	909	38800	3,20,48,800	3,52,53,680	73500	31,80,100
176	4005	40	3 BHK	1280	105	1385	1524	38800	5,37,38,000	5,91,11,800	123000	53,32,250
177	4101	41	2 BHK	720	57	777	855	38900	3,02,25,300	3,32,47,830	69500	29,91,450
178	4102	41	3 BHK	944	57	1001	1101	38900	3,89,38,900	4,28,32,790	89000	38,53,850
179	4103	41	3 BHK	1364	113	1477	1625	38900	5,74,55,300	6,32,00,830	131500	56,86,450
180	4104	41	2 BHK	766	60	826	909	38900	3,21,31,400	3,53,44,540	73500	31,80,100
181	4105	41	3 BHK	1280	105	1385	1524	38900	5,38,76,500	5,92,64,150	123500	53,32,250
182	4202	42	3 BHK	944	57	1001	1101	39000	3,90,39,000	4,29,42,900	89500	38,53,850
183	4203	42	3 BHK	1364	113	1477	1625	39000	5,76,03,000	6,33,63,300	132000	56,86,450
184	4204	42	2 BHK	766	60	826	909	39000	3,22,14,000	3,54,35,400	74000	31,80,100
185	4205	42	3 BHK	1280	105	1385	1524	39000	5,40,15,000	5,94,16,500	124000	53,32,250
186	4301	43	2 BHK	720	57	777	855	39100	3,03,80,700	3,34,18,770	69500	29,91,450
187	4302	43	3 BHK	944	57	1001	1101	39100	3,91,39,100	4,30,53,010	89500	38,53,850
188	4303	43	3 BHK	1364	113	1477	1625	39100	5,77,50,700	6,35,25,770	132500	56,86,450
189	4304	43	2 BHK	766	60	826	909	39100	3,22,96,600	3,55,26,260	74000	31,80,100
190	4305	43	3 BHK	1280	105	1385	1524	39100	5,41,53,500	5,95,68,850	124000	53,32,250
191	4401	44	2 BHK	720	57	777	855	39200	3,04,58,400	3,35,04,240	70000	29,91,450
192	4402	44	3 BHK	944	57	1001	1101	39200	3,92,39,200	4,31,63,120	90000	38,53,850
193	4403	44	3 BHK	1364	113	1477	1625	39200	5,78,98,400	6,36,88,240	132500	56,86,450
194	4404	44	2 BHK	766	60	826	909	39200	3,23,79,200	3,56,17,120	74000	31,80,100
195	4405	44	3 BHK	1280	105	1385	1524	39200	5,42,92,000	5,97,21,200	124500	53,32,250
Total				195214	14983	210197	231217		7,83,05,20,300	8,61,35,72,330		92,48,66,800

Summary of the Project:

Tower / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
2 / A	2 BHK - 75	157	160766	176843	5,98,33,86,200.00	6,58,17,24,820.00
	3 BHK - 81					
	4 BHK - 01					
2 / B	2 BHK - 80	195	210197	231217	7,83,05,20,300.00	8,61,35,72,330.00
	3 BHK - 114					
	4 BHK - 01					
Total		352	370963	408060	13,81,39,06,500.00	15,19,52,97,150.00
Typical Refuge floors – 7 th , 14 th , 21 st , 28 th & 35 th floors - Flat No. 4 & 42 nd floor - Flat No. 1 (Tower - 2- Wing - A & B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	13,81,39,06,500.00
Final Realizable Value After Completion in ₹	15,19,52,97,150.00
Cost of Construction (Total Built up area x Rate) 408060 Sq. Ft. x ₹ 3500.00	1,42,82,10,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	



Actual Site Photographs

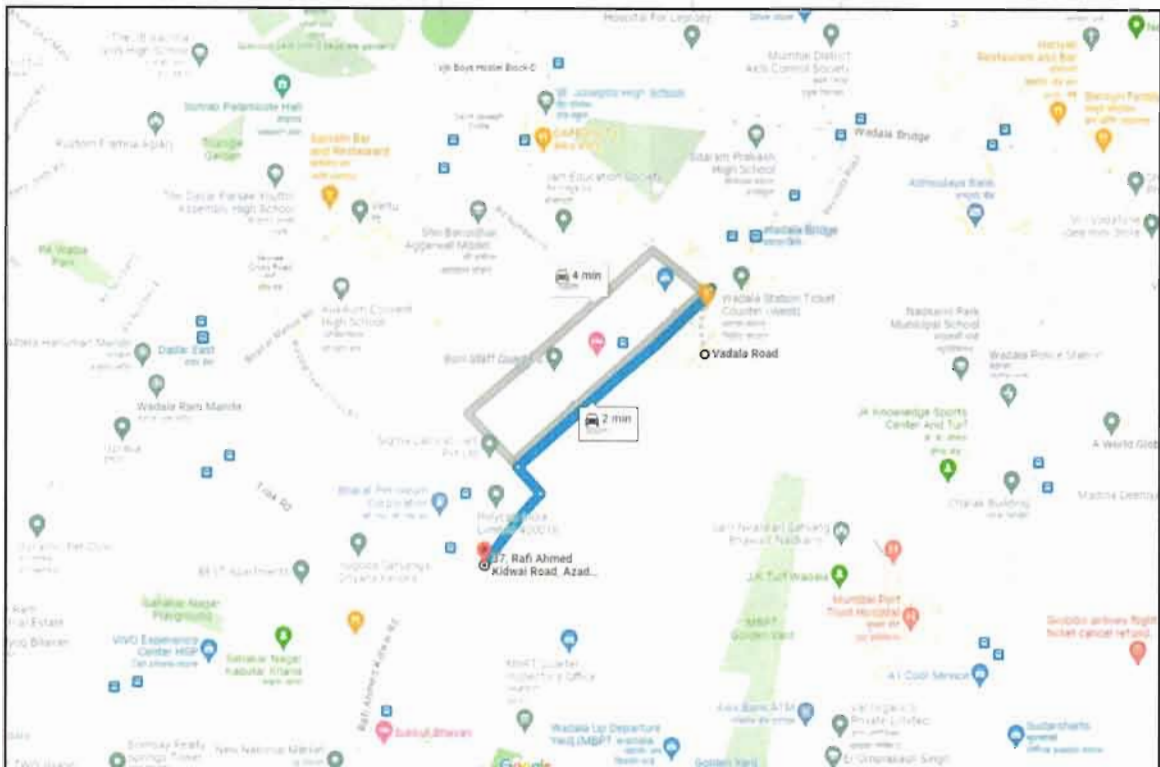


Think.Innovate.Create



Route Map of the property

Site u/r




Latitude Longitude: 19°00'46.5"N 72°51'21.1"E

Note: The Blue line shows the route to site from nearest Railway Station (Wadala – 550 Mt.)



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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Year: 2023/2024

Selected District: मुंबई(मैन)


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Search By: Survey No Location

Language: English

Select	उपविभाग	बुकी बरीन	निवासी सदनिका	ऑडीस	दुकाने	औद्योगिक	एकूट (Ru./)
SurveyNo	14/101 -पूभाग : हार्बर रेल्वे लाईनच्या पुर्वेकडील संपूर्ण भाग,	36720	72110	104800	131100	94810	बौरस मीटर
SurveyNo	14/102A -पूभाग : दादर - नाथगाव विभागामधील हार्बर रेल्वे लाईन व रफी अहमद किडवाई मार्ग सामधील विचोळा पट्टा.	56080	108750	125060	135930	108750	बौरस मीटर
SurveyNo	14/102B -रस्ता : जी.डी.अंबेकर रोडचा - दादर नाथगाव विभागातील भाग.	92620	197870	229870	270400	207090	बौरस मीटर
SurveyNo	14/102C-पूभाग: दक्षिणेश वेदवाई बाडीबा मार्ग, पश्चिमेस जी.डी. अंबेकर मार्ग उत्तरेस बांभे हाईवर्ची मिळकत, पूर्वेस रफी अहमद किडवाई मार्गापर्यंत	71980	162350	194600	233900	171280	बौरस मीटर
SurveyNo	14/102D-पूभाग: सिंग मिल्स खालील मिळकती	104200	234220	269360	292780	229020	बौरस मीटर

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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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Select Village: दादर नाथगाव डिस्ट्रीकटन

Search By: Survey No Location

Language: English

Select	उपविभाग	बुकी बरीन	निवासी सदनिका	ऑडीस	दुकाने	औद्योगिक	एकूट (Ru./)
SurveyNo	14/101 -पूभाग : हार्बर रेल्वे लाईनच्या पुर्वेकडील संपूर्ण भाग,	36720	72110	104800	131100	94810	बौरस मीटर
SurveyNo	14/102A -पूभाग : दादर - नाथगाव विभागामधील हार्बर रेल्वे लाईन व रफी अहमद किडवाई मार्ग सामधील विचोळा पट्टा.	56080	108750	125060	135930	108750	बौरस मीटर
SurveyNo	14/102B -रस्ता : जी.डी.अंबेकर रोडचा - दादर नाथगाव विभागातील भाग.	92620	197870	229870	270400	207090	बौरस मीटर
SurveyNo	14/102C-पूभाग: दक्षिणेश वेदवाई बाडीबा मार्ग, पश्चिमेस जी.डी. अंबेकर मार्ग उत्तरेस बांभे हाईवर्ची मिळकत, पूर्वेस रफी अहमद किडवाई मार्गापर्यंत	71980	162350	194600	233900	171280	बौरस मीटर
SurveyNo	14/102D-पूभाग: सिंग मिल्स खालील मिळकती	104200	234220	269360	292780	229020	बौरस मीटर

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Survey Number

172, 335, 337, 338, 339, 340, 341, 342, 346, 347, 348, 350, 351, 352, 353, 354, 355, 356, 357, 359, 360, 361, 380, 397, 398, 401, 403, 407, 408, 409, 410, 411, 412, 413, 432, 433, 437, 530, 702, 852, 853, 854, 855, 856, 857, 858, 859, 860, 987, 990, 998, 999, 1001, 1002, 1405, 2/853, 3/853, 4/853, 5/853



Sales Instance

13119509 03-10-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 13119/2023 नोंदणी : Regn:63m
गावाचे नाव : दादर-नायगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोजकदला	52713911	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19755262.154	
(4) भू.मापन,पोटहिस्त व धरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 1203, माळा नं: 12 वा मजला,बी विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-2,फेज 2, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-126.74 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-10.48 चौ. मीटर यांसी एकूण क्षेत्र-137.22 चौ. मीटर कारपेट. सोबत दोन कारपाकिंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) :))	
(5) क्षेत्रफळ	137.22 चौ.मीटर	
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिद्दुन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड वे ऑफोराइज सिनेटरी नॉरबर्ट मॅडेस . तर्फे मुखत्यार सचिन शेवाळे वय-40 पत्ता-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पॅरोजेशनगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 फॅन नं:-AAECCG0366L 2): नाव-श्री आझाद नगर को-ऑप होसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप होसिंग सोसायटी लिमिटेड तर्फे कुलमुखत्यार गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड वे ऑफोराइज सिनेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार सचिन शेवाळे वय-40 पत्ता-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पॅरोजेशनगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 फॅन नं:-AAECCG0366L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-हीत धीरेन शाह . वय:-26; पत्ता:-प्लॉट नं: फ्लॉट नं. 12, माळा नं: दुसरा मजला, इमारतीचे नाव: लक्ष्मी महल, ब्लॉक नं: बोमनजी पेटिट रोड, पारसी जनरल हॉस्पिटल जवळ, वॉर्डन रोड, मुंबई, रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड:-400006 फॅन नं:-DONPS0731G 2): नाव-उमासना शर्मा . वय:-27; पत्ता:-प्लॉट नं: फ्लॉट नं. 12, माळा नं: दुसरा मजला, इमारतीचे नाव: लक्ष्मी महल, ब्लॉक नं: बोमनजी पेटिट रोड, पारसी जनरल हॉस्पिटल जवळ, वॉर्डन रोड, मुंबई, रोड नं: . महाराष्ट्र, मुम्बई. पिन कोड:-400006 फॅन नं:-GFCGPS0660H 3): नाव-धीरेन शाह . वय:-38; पत्ता:-प्लॉट नं: फ्लॉट नं. 12, माळा नं: दुसरा मजला, इमारतीचे नाव: लक्ष्मी महल, ब्लॉक नं: बोमनजी पेटिट रोड, पारसी जनरल हॉस्पिटल जवळ, वॉर्डन रोड, मुंबई, रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड:-400006 फॅन नं:-AAFPSS813C 4): नाव-रुपा धीरेन शाह . वय:-57; पत्ता:-प्लॉट नं: फ्लॉट नं. 12, माळा नं: दुसरा मजला, इमारतीचे नाव: लक्ष्मी महल, ब्लॉक नं: बोमनजी पेटिट रोड, पारसी जनरल हॉस्पिटल जवळ, वॉर्डन रोड, मुंबई, रोड नं: . महाराष्ट्र, MUMBAI. पिन कोड:-400006 फॅन नं:-BGRPS9106F	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2023	
(11)अनुक्रमीक, खंड व पृष्ठ	13119/2023	
<small>pa://freesearchignrvice.maharashtra.gov.in/saaita/TMLReportSuchiKamark2_RegLive.aspx</small>		
<small>1/2</small>		
<small>13/10/2023, 11:25</small>		
<small>freesearchignrvice.maharashtra.gov.in/saaita/TMLReportSuchiKamark2_RegLive.aspx</small>		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3162900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

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गावाचे नाव : दादर-नायगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) भोबदला	35376255	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13644104.783	
(4) भू-मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन सादनिका नं: फ्लॅट नं. 1402, माळा नं: 14 वा मजला,बी विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-2,फेज 2, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-87.72 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-5.27 चौ. मीटर यांसी एकूण क्षेत्र-92.99 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ;))	
(5) क्षेत्रफळ	92.99 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या तिहुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड व ऑफिसराइज सिमेंटरी नॉरबर्ट मॅडेस. तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L 2): नाव:-श्री आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुखत्यार गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड व ऑफिसराइज सिमेंटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L	
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र ओमप्रकाश बन्सल .. वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-308, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: जानंद नगर, 222, फोर्जेट स्ट्रीट, भाटिया हॉस्पिटल समोर, तारदेव, मुंबई, रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AAAPB6828K 2): नाव:-अंकुर राजेंद्र बन्सल .. वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-308, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: जानंद नगर, 222, फोर्जेट स्ट्रीट, भाटिया हॉस्पिटल समोर, तारदेव, मुंबई, रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AOGPB5186A 3): नाव:-ब्रद्धा अंकुर बन्सल .. वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-308, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: जानंद नगर, 222, फोर्जेट स्ट्रीट, भाटिया हॉस्पिटल समोर, तारदेव, मुंबई, रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-APJPK6179A 4): नाव:-सीमा राजेंद्र बन्सल .. वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-308, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: जानंद नगर, 222, फोर्जेट स्ट्रीट, भाटिया हॉस्पिटल समोर, तारदेव, मुंबई, रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-ACAPB5946Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	08/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13565/2023	
https://freesearchignrservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx		
1/2		
09/10/2023, 11:23 freesearchignrservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2122600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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गावाचे नाव : दादर-नायगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	30868562	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11523299.332	
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 2704, माळा नं: 27 वा मजला,बी विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-2,फेज 2, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-71.44 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-5.58 चौ. मीटर यांसी एकूण क्षेत्र-77.02 चौ. मीटर कारपेट. सोबत एक कारपार्किंग स्पेससहित,(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ;))	
(5) क्षेत्रफळ	77.02 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑफीस इन्चार्ज सिप्रेटरी नॉरबर्ट मॅडेस . तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता.-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAECG0366L 2): नाव.-श्री आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुखत्यार गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑफीस इन्चार्ज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे मुखत्यार सचिन शेवाळे वय:-40 पत्ता.-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAECG0366L	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पवन कुमार पाटीदिया . वय:-65; पत्ता.-प्लॉट नं: फ्लॉट नं. डी- 907, माळा नं: .. इमारतीचे नाव: आशीर्वाद पॅलेस, ब्लॉक नं: जीवकोर नगर जवळ, एसव्हीआर कॉलेज, भटार, सुरत, गुजरात, रोड नं: भटार रोड, गुजरात, सुरत. पिन कोड:-395007 पॅन नं:-AFGPP2970P 2): नाव.-आशा पवनकुमार पाटीदिया . वय:-61; पत्ता.-प्लॉट नं: फ्लॉट नं. डी- 907, माळा नं: .. इमारतीचे नाव: आशीर्वाद पॅलेस, ब्लॉक नं: जीवकोर नगर जवळ, एसव्हीआर कॉलेज, भटार, सुरत, गुजरात, रोड नं: भटार रोड, गुजरात, सुरत. पिन कोड:-395007 पॅन नं:-AAFPP8368M	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13613/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1852200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Sales Instance

12163509 03-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 12163/2023 नोंदणी : Regn:63m
गावाचे नाव : दादर-नायगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	53145400	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20589198.504	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 2203, माळा नं: 22 वा मजला,ए विंग, इमारतीचे नाव: गोदरेज होरायझन टॉवर-2,फेज 2, ब्लॉक नं: आझाद नगर,दादर नायगाव डिव्हिजन,वडाळा,मुंबई, रोड : आर. ए. किडवाई मार्ग, इतर माहिती: क्षेत्र-126.81 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र- 10.48 चौ. मीटर यांसी एकूण क्षेत्र-137.29 चौ. मीटर कारपेट, सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((C.T.S. Number : C.S. NO. 437(pt), 335(pt), 338(pt), 339(pt), 340(pt), 341(pt), 342(pt), 346(pt), 347(pt), 348(pt), 350(pt), 351(pt), 352(pt), 353(pt), 354(pt) and 356(pt) ;))	
(5) क्षेत्रफळ	137.29 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑंधोराइज सिग्रेटरी नॉरबर्ट मॅडेस . तर्फे मुख्यतार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L 2): नाव:-श्री आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड व ओम आझाद नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑंधोराइज सिग्रेटरी नॉरबर्ट मॅडेस तर्फे मुख्यतार सचिन शेवाळे वय:-40 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAECG0366L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वजित पाटील . . वय:-45; पत्ता:-फ्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: राम निवास, वाकी रोड एसबीआय पाटील वाडी जवळ, जामनेर जळगाव , रोड नं: ., महाराष्ट्र, जलगांव. पिन कोड:-424206 पॅन नं:-AMNPP5739J	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12163/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3188800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala > 2 BHK Flats for Sale in Wadala > 1050 Sq Ft.

₹2.43 Cr ~~₹2.11 Cr~~ [How much can I get?](#) **PREMIUM PROPERTY**

2 BHK 1050 Sq Ft Flat For Sale **Wadala, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished Laundry Ser. Visitor Parking

Carpet Area 689 sqft - ₹25,268/sqft	Developer Godrej Properties	Project Godrej Horizon	Floor 12 (Out of 44 Floors)
Transaction Type New Property	Facing North - East	Lifts 6	Furnished Status Semi-Furnished

Opp Wadala Sports Club wadala

Contact Agent Get Phone No.

More Details

Price Breakup	₹2.43 Cr ₹12,15,000 Approx. Registration Charges
Booking Amount	₹10.0 Lac
Address	Opp Wadala Sports Club, Wadala, 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 Wadala West > 3 BHK Flats for Sale in Wadala West > 1050 Sq Ft.

₹4.0 Cr ~~₹3.80 Cr~~ [Get Loan offers from 5+ Banks](#) **PREMIUM PROPERTY**

3 BHK 1050 Sq Ft Flat For Sale **Wadala West, Mumbai**

3 Beds 3 Baths 3 Balconies 2 Covered Parking Visitor Parking

Carpet Area 3050 sqft - ₹13,081/sqft	Developer Godrej Properties	Project Godrej Horizon	Floor 44 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 6

Last contact made 72 days ago

Contact Agent Get Phone No.

More Details

Price Breakup	₹4.0 Cr ₹5% Per sq. unit Monthly
Booking Amount	₹10.0 Lac
Address	Wadala, Mumbai, Wadala West, Mumbai - South Mumbai, Maharashtra




Price Indicators

magicbricks
Buy Rent Sell Home Loans

[Home](#) > [Property for sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Wadala](#) > [2 BHK Flats for Sale in Wadala](#) > 1155 Sq Ft

₹ 2.60 Cr EMI: ₹ 137k | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 1155 Sq Ft Flat For Sale **Wadala, Mumbai**

2 Beds **2 Baths** **1 Covered Parking** **Semi-Furnished**

Health club **Jogging and**

Carpet Area
700 sqft - ₹ 37-42/sqft

Transaction Type
New Property

● East Facing Property

Developer
[Godrej Properties](#)

Additional Rooms
1 Store Room

Project
[Godrej Horizon](#)

Facing
East

Floor
8 (Out of 40 Floors)

Lifts
6

Contact Agent Get Phone No.

👤 Last contact made 132 days ago

More Details

Price Breakup **₹ 2.6 Cr | ₹ 13,00,000** Approx. Registration Charges | **₹ 1.5 Lac** /Yearly

Booking Amount **₹ 5.0 Lac**




PERA ID **P51900034651**

magicbricks
Buy Rent Sell Home Loans

[Home](#) > [Property for sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Wadala West](#) > [2 BHK Flats for Sale in Wadala West](#) > 869 Sq Ft

₹ 2.71 Cr EMI: ₹ 1,22k | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 869 Sq Ft Flat For Sale **Wadala West, Mumbai**

2 Beds **2 Baths** **1 Balcony** **1 Covered Parking**

Visitor Parking

Carpet Area
777 sqft - ₹ 34-37/sqft

Transaction Type
New Property

Developer
[Godrej Properties](#)

Additional Rooms
1 Store Room

Project
[Godrej Horizon](#)

Facing
West

Floor
10 (Out of 44 Floors)

Lifts
5

Contact Agent Get Phone No.

👤 Last contact made 2 days ago

More Details

Price Breakup **₹ 2.71 Cr | ₹ 13,55,000** Approx. Registration Charges | **₹ 15** /Monthly

Booking Amount **₹ 9.0 Lac**

PERA ID **P51900049757**



Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Wadala > 2 BHK Flats For Sale in Wadala > 735 Sq-ft

₹ 2.85 Cr EMI: ₹ 1,226 [Get Pre-approved loan](#) **PREMIUM PROJECT**

2 BHK 735 Sq-ft Flat For Sale **Wadala, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking Bar/Lounge* Fingerprint A

Carpet Area 735 sqft - ₹ 38.75/sqft	Developer Godrej Properties	Project Godrej Horizon	Floor 34 (Out of 44 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 5

East Facing Property

Contact Agent Get Phone No

More Details

Price Breakup: ₹ 2.85 Cr | ₹ 14,25,000 Approx. Registration Charges | ₹ 15 Monthly

Booking Amount: ₹ 5.0 Lac

magicbricks Buy Rent Sell Home Loans

Home > Property For Sale in Mumbai > Flats For Sale in Mumbai > Flats For Sale in Wadala > 3 BHK Flats For Sale in Wadala > 1200 Sq-ft

₹ 3.90 Cr EMI: ₹ 1,761 [How much loan can I get?](#) **PREMIUM PROJECT**

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

3 Beds 3 Baths 1 Balcony Unfurnished Outdoor Terrace Laundry Serv.

Carpet Area 1050 sqft - ₹ 371/-sqft	Developer Godrej Properties	Project Godrej Horizon	Floor 14 (Out of 42 Floors)
Transaction Type New Property	Facing East	Furnished Status Unfurnished	Age Of Construction Under Construction

East Facing Property Near Wadala Railway Station, Wadala West

Contact Agent Get Phone No Last contact made 145 days ago

More Details

Price Breakup: ₹ 3.9 Cr

Booking Amount: ₹ 100000

Address: Near Wadala Railway Station, Wadala West, Wadala, Mumbai - South Mumbai.



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 Wadala West > 2 BHK Flats for Sale in Wadala West > 935 Sq-ft

₹ 2.90 Cr

EML: ₹ 1.33L

Get cre-approved loan

PREMIUM PROJECT

2 BHK 935 Sq-ft Flat For Sale Wadala West, Mumbai

2 Beds
2 Baths
1 Balcony
1 Covered Parking
Bar/Lounge
Fingerprint A.

Carpet Area 735 sqft ₹ 39,45/sqft	Developer Godrej Properties	Project Godrej Horizon	Floor 30 (Out of 44 Floors)
Transaction Type New Property	Facing West	Lifts 6	Furnished Status Unfurnished

Contact Agent

Get Phone No.

Last contact made 26 days ago

More Details

Price Breakup: **₹ 2.9 Cr | ₹ 14,50,000** Approx. Registration Charges | **₹ 12** Per sq. Unit Monthly

Booking Amount: **₹ 5.0 Lac**

RERA ID: **P51900034851**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala > 3 BHK Flats for Sale in Wadala > 1650 Sq-ft

₹ 3.65 Cr

EML: ₹ 1.66L

How much loan can I get?

PREMIUM PROJECT

3 BHK 1650 Sq-ft Flat For Sale Wadala, Mumbai

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Fingerprint
Jogging and

Carpet Area **1008 sqft** ₹ 36,46/sqft | Developer **Godrej Properties** | Project **Godrej Horizon** | Floor **1 (Out of 1 Floors)** || Transaction Type **New Property** | Facing **North - East** | Lifts **4** | Furnished Status **Semi-Furnished** |

Near to schools, malls and monorail and railway station.

Contact Agent

Get Phone No.

More Details

Price Breakup: **₹ 3.65 Cr | ₹ 18,25,000** Approx. Registration Charges

Booking Amount: **₹ 10.0 Lac**

Address: **Rafi Ahmed Kikwai Rd, Azad Nagar, Wadala, Mumbai, Maharashtra, Wadala, Mumbai**



Price Indicators

HOUSING.COM Buy in Mumbai

Godrej Horizon
By GODREJ PROMPTERS LTD.
Wadala, Mumbai Harbour, M. Hub

₹2.92 Cr - 5.98 Cr | ₹37.58 K/sq.ft.
(Min starts at ₹1.48 Lacs)

2-3 BHK Apartments Configurations

Jun 2029 Possession Starts

₹37.58 K/sq.ft. Avg. Price

777.00 sq.ft. - 1477.00 sq.ft. (Saleable Area) Sizes

20 more

Godrej Horizon Overview

You have a fine taste. This property is great!

99acres Buy | Title Security | Project | Society | Locations

₹3.09 Cr @ ₹37,318 per sq.ft. | 2BHK 2Baths

Estimated EMI ₹2,46,300

Registration No. P5140020461 | Website: https://mumbai.99acres.com/godrej-horizon

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (0) Society (56)

Area: Carpet area: 828 sq.ft.

Price: ₹3.09 Cr + Govt Charges & Tax @ ₹37,318 per sq.ft. (Negotiable) View Price

Floors: 15 of 44 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room

Address: Godrej Horizon, Wadala, Mumbai Harbour

Dec 2027

Price Indicators Projects nearby Locality

Dosti Eastern Bay Phase 3

₹2.6 Cr - 6.28 Cr | ₹55.09 K/sq.ft
BHK starts at ₹1.29 Lacs

By HOMES REALTY

Phase 3 of the Dosti Eastern Bay project is set to launch in Godrej Horizon Phase II, a prime location in the Eastern Bay area of Mumbai. The project offers a range of configurations from 2 to 4 BHK.

[Contact Seller](#)

Project Images

2, 3, 4 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹55.09 K/sq.ft Avg. Price

741.00 sq.ft. - 1662.00 sq.ft. Carpet Area Size

[Overview Home](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenities](#) [Why Trust Us](#)

Ruparel Ariana

₹3.4 Cr - 5.4 Cr | ₹38.90 K/sq.ft
BHK starts at ₹1.69 Lacs

By HOMES REALTY

₹38.90 K/sq.ft - ₹54.00 K/sq.ft

[Contact Seller](#)

4.4 [Write a Review](#)

Project Images

2, 3 BHK Apartments Configurations

Dec. 2022 Possession Starts

₹38.90 K/sq.ft Avg. Price

770.00 sq.ft. - 1226.00 sq.ft. Carpet Area Size

[Overview Home](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenities](#)



Price Indicators Projects nearby Locality

HOUSING.COM
Hydrabad

2 BHK Flat **₹2.54 Cr** BHK starts at ₹1.26 Lacs

By DOSTI REALTY

Ready to move Zero brokerage






+ 9 more

885 sq.ft
Build Up Area

₹28.70 K/sq.ft
Avg. Price

1 Years Old
Age of Property

Ready to move
Possession status

Lower
at 84 hours

South facing
Facing


Unfurnished
Furnishing


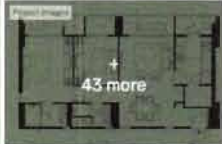
HOUSING.COM
Hydrabad

Lodha New Cuffe Parade Lodha Estrella **₹1.89 Cr - 6.61 Cr** | ₹3711 K/sq.ft

By LODHA GROUP

Ready to move



+ 43 more

1.3 BHK Apartments
Configurations

Jan, 2019
Possession Starts

₹3711 K/sq.ft
Avg. Price


489.00 sq.ft - 1521.00 sq.ft.
Carpet Area



HOUSING.COM
Hydrabad

Dosti Eastern Bay Phase 3 **₹2.6 Cr - 6.28 Cr** | ₹58.09 K/sq.ft

By DOSTI REALTY

Ready to move



+ 21 more

2, 3, 4 BHK Apartments
Configurations

Dec, 2025
Possession Starts

₹58.09 K/sq.ft
Avg. Price

741.00 sq.ft - 1662.00 sq.ft.
Carpet Area



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 Vreda West > 2 BHK Flats for Sale in Vreda West > 812 Sq-ft

₹ 2.95 Cr EMI - ₹ 1,33k [How much loan can I get?](#) ✓ VERIFIED ON SITE

2 BHK 812 Sq-ft Flat For Sale in **Wadala West, Mumbai**

2 Beds
2 Baths
2 Balconies
1 Covered Parking
Health club with...

Carpet Area 812 sqft - ₹ 16,320/sqft	Floor 18 (Out of 23 Floors)	Transaction Type New Property	Status Ready to Move
Additional Rooms 1 Store Room	Facing North - East	Lifts 2	Furnished Status Unfurnished

magicbricks
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Sell ▾
Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vreda West > 2 BHK Flats for Sale in Vreda West > 950 Sq-ft

₹ 2.86 Cr EMI - ₹ 1,29k [Can I afford it?](#)

2 BHK 950 Sq-ft Flat For Sale in **Wadala West, Mumbai**

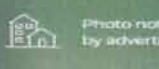


Photo not uploaded by advertiser

Request Photos

2 Beds
2 Baths
Unfurnished
Service/Goods

Carpet Area 777 sqft - ₹ 36,800/sqft	Floor 7 (Out of 36 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup **₹ 2.86 Cr | ₹ 14,30,000** Approx. Registration Charges

Booking Amount **₹ 5.0 Lac**

Address **Mumbai, Wadala West, Mumbai - South Mumbai, Maharashtra**

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 03.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Originally signed by MANOJ BABURAO CHALIKWAR
 CN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
 ou=india, 2.5.4.0=88226e46d35d096c3e2a08913496a75d32d41133,
 1.3.2.790.1.2.1.887652, postalCode=400095, st=Maharashtra,
 serialNumber=157650420c09960223a8f0c54f6817811421,
 2.5.4.2875429a370425fa, cn=MANOJ BABURAO CHALIKWAR
 Date: 2023.10.03 16:20:27 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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 03.10.2023 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 21.09.2023. 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



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Godrej Projects Development 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 Dashrat Jaiswar – Valuation Engineer Vinita Surve – Processing Manager
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 - 21.09.2023 Valuation Date - 03.10.2023 Date of Report - 03.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
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 **03rd 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. Godrej Projects Development 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. Godrej Projects Development 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.

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India
2.5.4.20=89229647af356d39c739a28a591349c7613d4151
31327901791959532:postalCode=920099, email=manoj.chalikwar@vastukala.com, c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., o=MANOJ BABURAO CHALIKWAR
Date: 2023.10.03 16:20:42 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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

