

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-2886/23-24	Dated 12-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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 Kurta Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 4209/2302975	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:
 "Shreeji Divine", Proposed Development Permission for Residential Building on Survey No. 39/4 (pt), 40, 38/3/B /4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village – Beed / Rohinjan, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 208, State - Maharashtra, Country - India - M/s. Ravechi Lifespaces LLP (Master Valuation)
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
 Pooja Dagare
 Authorised Signatory

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shreeji Divine"

"Shreeji Divine", Proposed Development Permission for Residential Building on Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village – Beed / Rohinjan, Taluka - Parvel, Dist. - Raigad, Navi Mumbai, PIN – 410 208, State - Maharashtra, Country - India

Latitude Longitude: 19°04'59.3"N 73°04'16.5"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 |  Wanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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

MASTER VALUATION REPORT OF "Shreeji Divine"

"Shreeji Divine", Proposed Development Permission for Residential Building on Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village – Beed / Rohinjan, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 208, State - Maharashtra, Country - India

Latitude Longitude: 19°04'59.3"N 73°04'16.5"E

NAME OF DEVELOPER: M/s. Ravechi Lifespaces LLP

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 **10th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shreeji Divine"**, Proposed Development Permission for Residential Building on Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village – Beed / Rohinjan, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 208, State - Maharashtra, Country - India. It is about 7.9 Km. distance from Kharghar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Ravechi Lifespaces LLP	
Project Registration Number	Project	RERA Project Number
	Shreeji Divine	P52000034060
Register office address	M/s. Ravechi Lifespaces LLP Plot No. D/227, TTC Industrial Area, Shirvane Nerul, Thane Belapur Road, Near 24 High, Navi Mumbai, Pin – 400 706, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Tabassum Khan (Sales Person - Mobile No. 8104076443) Mr. Devang Patel (Builder Person - Mobile No. 7059900900) Mr. Naveen (Builder Person - Mobile No. 8454041577)	
E – mail ID & Website	info@shreejidestiny.com , sales@shreejidestiny.com , www.shreejiventures.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	CIDCO Valley Shilp Building



Our Pan India Presence at :

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

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	<ul style="list-style-type: none"> ➤ Itatalina marble 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 ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Lounge ➤ Meditation & Yoga Deck ➤ Creche ➤ Gymnasium ➤ Aroma Garden ➤ Ayurvedic Center ➤ Swimming Pool ➤ Badminton / Squash Court ➤ Jogging Track ➤ Cricket Pitch ➤ Sketing Rink 		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village Beed / Rohinjan
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad
7.	Postal address of the property	:	"Shreeji Divine", Proposed Development Permission for Residential Building on Survey No. 39/4 (pt), 40, 38/3/B/4, 39/1, 39/2, 39/3, 39/4 (pt), 41/2, 41/3, 42/3B, 42/3/C, Village – Beed / Rohinjan, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 208, State - Maharashtra, Country - India
8.	City / Town	:	Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Panvel Municipal Corporation, Village – Beed / Rohinjan
11	Whether covered under any State / Central Govt.	:	No



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	enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		: N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate
	North	36.00 Mtr. Wide Road	36.00 Mtr. Wide Road
	South	Survey No. 27	Survey No. 27
	East	Survey No. 47	Survey No. 47
	West	CIDCO Valley Shilp Building	CIDCO Valley Shilp Building
14.1	Dimensions of the site		: N. A. as the land is irregular in shape
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°04'59.3"N 73°04'16.5"E
14.	Extent of the site		: Plot area – 25431.515 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 25431.515 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work not yet started
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		: 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. PMC / TP / Beed / 38 / 3/B/4/A, 39/1 & others / 16109 / 209 / 2023 date 02.02.2023 issued by Panvel Municipal Corporation (Number of Copies – Nine – Sheet No. 1 / 9 to 9 / 9) Approved upto:
	Building	Number of Floors	

	2 / A to D	Proposed Ground + 1 st Floor (Amenity Floor) + 2 nd + 48 th upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st Floor (Amenity Floor) + 2 nd + 29 th upper floors. Hence we have considered the area upto Ground + 1 st Floor (Amenity Floor) + 2 nd + 29 th upper floors only for the purpose of valuation.				
e)	Plinth area floor-wise	: As per table attached to the report				
f)	Condition of the building	:				
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started				
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started				
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. PMC / TP / Beed / 38 / 3/B/4/A, 39/1 & others / 16109 / 209 / 2023 date 02.02.2023 issued by Panvel Municipal Corporation (Number of Copies – Nine – Sheet No. 1 / 9 to 9 / 9)				
h)	Approved map / plan issuing authority	: Approved upto: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A to D</td> <td>Ground + 1st Floor (Amenity Floor) + 2nd + 29th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / A to D	Ground + 1 st Floor (Amenity Floor) + 2 nd + 29 th upper floors.
Building No. / Wing	Number of Floors					
2 / A to D	Ground + 1 st Floor (Amenity Floor) + 2 nd + 29 th 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 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	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Building No. 2, Wing - A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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	201	2	3 BHK	1138	80	1218	1340	16000	1,94,88,000	2,06,57,280	43000	34,83,480
2	202	2	3 BHK	1138	80	1218	1340	16000	1,94,88,000	2,06,57,280	43000	34,83,480
3	203	2	2 BHK	876	79	955	1051	16000	1,52,80,000	1,61,96,800	33500	27,31,300
4	204	2	2 BHK	876	79	955	1051	16000	1,52,80,000	1,61,96,800	33500	27,31,300
5	301	3	3 BHK	1138	80	1218	1340	16060	1,95,61,080	2,07,34,745	43000	34,83,480
6	302	3	3 BHK	1138	80	1218	1340	16060	1,95,61,080	2,07,34,745	43000	34,83,480
7	303	3	2 BHK	876	79	955	1051	16060	1,53,37,300	1,62,57,538	34000	27,31,300
8	304	3	2 BHK	876	79	955	1051	16060	1,53,37,300	1,62,57,538	34000	27,31,300
9	401	4	3 BHK	1138	80	1218	1340	16120	1,96,34,160	2,08,12,210	43500	34,83,480
10	402	4	3 BHK	1138	80	1218	1340	16120	1,96,34,160	2,08,12,210	43500	34,83,480
11	403	4	2 BHK	876	79	955	1051	16120	1,53,94,600	1,63,18,276	34000	27,31,300
12	404	4	2 BHK	876	79	955	1051	16120	1,53,94,600	1,63,18,276	34000	27,31,300
13	501	5	3 BHK	1138	80	1218	1340	16180	1,97,07,240	2,08,89,674	43500	34,83,480
14	502	5	3 BHK	1138	80	1218	1340	16180	1,97,07,240	2,08,89,674	43500	34,83,480
15	503	5	2 BHK	876	79	955	1051	16180	1,54,51,900	1,63,79,014	34000	27,31,300
16	504	5	2 BHK	876	79	955	1051	16180	1,54,51,900	1,63,79,014	34000	27,31,300
17	601	6	3 BHK	1138	80	1218	1340	16240	1,97,80,320	2,09,67,139	43500	34,83,480
18	602	6	3 BHK	1138	80	1218	1340	16240	1,97,80,320	2,09,67,139	43500	34,83,480
19	603	6	2 BHK	876	79	955	1051	16240	1,55,09,200	1,64,39,752	34000	27,31,300
20	604	6	2 BHK	876	79	955	1051	16240	1,55,09,200	1,64,39,752	34000	27,31,300
21	701	7	3 BHK	1138	80	1218	1340	16300	1,98,53,400	2,10,44,604	44000	34,83,480
22	702	7	3 BHK	1138	80	1218	1340	16300	1,98,53,400	2,10,44,604	44000	34,83,480
23	703	7	2 BHK	876	79	955	1051	16300	1,55,66,500	1,65,00,490	34500	27,31,300
24	704	7	2 BHK	876	79	955	1051	16300	1,55,66,500	1,65,00,490	34500	27,31,300



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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	801	8	3 BHK	1138	80	1218	1340	16360	1,99,26,480	2,11,22,069	44000	34,83,480
26	802	8	3 BHK	1138	80	1218	1340	16360	1,99,26,480	2,11,22,069	44000	34,83,480
27	803	8	2 BHK	876	79	955	1051	16360	1,56,23,800	1,65,61,228	34500	27,31,300
28	804	8	2 BHK	876	79	955	1051	16360	1,56,23,800	1,65,61,228	34500	27,31,300
29	901	9	3 BHK	1138	80	1218	1340	16420	1,99,99,560	2,11,99,534	44000	34,83,480
30	902	9	3 BHK	1138	80	1218	1340	16420	1,99,99,560	2,11,99,534	44000	34,83,480
31	903	9	2 BHK	876	79	955	1051	16420	1,56,81,100	1,66,21,966	34500	27,31,300
32	904	9	2 BHK	876	79	955	1051	16420	1,56,81,100	1,66,21,966	34500	27,31,300
33	1001	10	3 BHK	1138	80	1218	1340	16480	2,00,72,640	2,12,76,998	44500	34,83,480
34	1002	10	3 BHK	1138	80	1218	1340	16480	2,00,72,640	2,12,76,998	44500	34,83,480
35	1003	10	2 BHK	876	79	955	1051	16480	1,57,38,400	1,66,82,704	35000	27,31,300
36	1004	10	2 BHK	876	79	955	1051	16480	1,57,38,400	1,66,82,704	35000	27,31,300
37	1101	11	3 BHK	1138	80	1218	1340	16540	2,01,45,720	2,13,54,463	44500	34,83,480
38	1102	11	3 BHK	1138	80	1218	1340	16540	2,01,45,720	2,13,54,463	44500	34,83,480
39	1103	11	2 BHK	876	79	955	1051	16540	1,57,95,700	1,67,43,442	35000	27,31,300
40	1104	11	2 BHK	876	79	955	1051	16540	1,57,95,700	1,67,43,442	35000	27,31,300
41	1201	12	3 BHK	1138	80	1218	1340	16600	2,02,18,800	2,14,31,928	44500	34,83,480
42	1202	12	3 BHK	1138	80	1218	1340	16600	2,02,18,800	2,14,31,928	44500	34,83,480
43	1203	12	2 BHK	876	79	955	1051	16600	1,58,53,000	1,68,04,180	35000	27,31,300
44	1204	12	2 BHK	876	79	955	1051	16600	1,58,53,000	1,68,04,180	35000	27,31,300
45	1301	13	3 BHK	1138	80	1218	1340	16660	2,02,91,880	2,15,09,393	45000	34,83,480
46	1302	13	3 BHK	1138	80	1218	1340	16660	2,02,91,880	2,15,09,393	45000	34,83,480
47	1303	13	2 BHK	876	79	955	1051	16660	1,59,10,300	1,68,64,918	35000	27,31,300
48	1304	13	2 BHK	876	79	955	1051	16660	1,59,10,300	1,68,64,918	35000	27,31,300
49	1401	14	3 BHK	1138	80	1218	1340	16720	2,03,64,960	2,15,86,858	45000	34,83,480
50	1402	14	3 BHK	1138	80	1218	1340	16720	2,03,64,960	2,15,86,858	45000	34,83,480
51	1403	14	2 BHK	876	79	955	1051	16720	1,59,67,600	1,69,25,656	35500	27,31,300
52	1404	14	2 BHK	876	79	955	1051	16720	1,59,67,600	1,69,25,656	35500	27,31,300
53	1501	15	3 BHK	1138	80	1218	1340	16780	2,04,38,040	2,16,64,322	45000	34,83,480
54	1502	15	3 BHK	1138	80	1218	1340	16780	2,04,38,040	2,16,64,322	45000	34,83,480
55	1503	15	2 BHK	876	79	955	1051	16780	1,60,24,900	1,69,86,394	35500	27,31,300
56	1504	15	2 BHK	876	79	955	1051	16780	1,60,24,900	1,69,86,394	35500	27,31,300
57	1601	16	3 BHK	1138	80	1218	1340	16840	2,05,11,120	2,17,41,787	45500	34,83,480
58	1602	16	3 BHK	1138	80	1218	1340	16840	2,05,11,120	2,17,41,787	45500	34,83,480
59	1603	16	2 BHK	876	79	955	1051	16840	1,60,82,200	1,70,47,132	35500	27,31,300
60	1604	16	2 BHK	876	79	955	1051	16840	1,60,82,200	1,70,47,132	35500	27,31,300
61	1701	17	3 BHK	1138	80	1218	1340	16900	2,05,84,200	2,18,19,252	45500	34,83,480
62	1702	17	3 BHK	1138	80	1218	1340	16900	2,05,84,200	2,18,19,252	45500	34,83,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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 ₹
63	1703	17	2 BHK	876	79	955	1051	16900	1,61,39,500	1,71,07,870	35500	27,31,300
64	1704	17	2 BHK	876	79	955	1051	16900	1,61,39,500	1,71,07,870	35500	27,31,300
65	1801	18	3 BHK	1138	80	1218	1340	16960	2,06,57,280	2,18,96,717	45500	34,83,480
66	1802	18	3 BHK	1138	80	1218	1340	16960	2,06,57,280	2,18,96,717	45500	34,83,480
67	1803	18	2 BHK	876	79	955	1051	16960	1,61,96,800	1,71,68,608	36000	27,31,300
68	1804	18	2 BHK	876	79	955	1051	16960	1,61,96,800	1,71,68,608	36000	27,31,300
69	1901	19	3 BHK	1138	80	1218	1340	17020	2,07,30,360	2,19,74,182	46000	34,83,480
70	1902	19	3 BHK	1138	80	1218	1340	17020	2,07,30,360	2,19,74,182	46000	34,83,480
71	1903	19	2 BHK	876	79	955	1051	17020	1,62,54,100	1,72,29,346	36000	27,31,300
72	1904	19	2 BHK	876	79	955	1051	17020	1,62,54,100	1,72,29,346	36000	27,31,300
73	2001	20	3 BHK	1138	80	1218	1340	17080	2,08,03,440	2,20,51,646	46000	34,83,480
74	2002	20	3 BHK	1138	80	1218	1340	17080	2,08,03,440	2,20,51,646	46000	34,83,480
75	2003	20	2 BHK	876	79	955	1051	17080	1,63,11,400	1,72,90,084	36000	27,31,300
76	2004	20	2 BHK	876	79	955	1051	17080	1,63,11,400	1,72,90,084	36000	27,31,300
77	2101	21	3 BHK	1138	80	1218	1340	17140	2,08,76,520	2,21,29,111	46000	34,83,480
78	2102	21	3 BHK	1138	80	1218	1340	17140	2,08,76,520	2,21,29,111	46000	34,83,480
79	2103	21	2 BHK	876	79	955	1051	17140	1,63,68,700	1,73,50,822	36000	27,31,300
80	2104	21	2 BHK	876	79	955	1051	17140	1,63,68,700	1,73,50,822	36000	27,31,300
81	2201	22	3 BHK	1138	80	1218	1340	17200	2,09,49,600	2,22,06,576	46500	34,83,480
82	2202	22	3 BHK	1138	80	1218	1340	17200	2,09,49,600	2,22,06,576	46500	34,83,480
83	2203	22	2 BHK	876	79	955	1051	17200	1,64,26,000	1,74,11,560	36500	27,31,300
84	2204	22	2 BHK	876	79	955	1051	17200	1,64,26,000	1,74,11,560	36500	27,31,300
85	2301	23	3 BHK	1138	80	1218	1340	17260	2,10,22,680	2,22,84,041	46500	34,83,480
86	2302	23	3 BHK	1138	80	1218	1340	17260	2,10,22,680	2,22,84,041	46500	34,83,480
87	2303	23	2 BHK	876	79	955	1051	17260	1,64,83,300	1,74,72,298	36500	27,31,300
88	2304	23	2 BHK	876	79	955	1051	17260	1,64,83,300	1,74,72,298	36500	27,31,300
89	2401	24	3 BHK	1138	80	1218	1340	17320	2,10,95,760	2,23,61,506	46500	34,83,480
90	2402	24	3 BHK	1138	80	1218	1340	17320	2,10,95,760	2,23,61,506	46500	34,83,480
91	2403	24	2 BHK	876	79	955	1051	17320	1,65,40,600	1,75,33,036	36500	27,31,300
92	2404	24	2 BHK	876	79	955	1051	17320	1,65,40,600	1,75,33,036	36500	27,31,300
93	2501	25	3 BHK	1138	80	1218	1340	17380	2,11,68,840	2,24,38,970	46500	34,83,480
94	2502	25	3 BHK	1138	80	1218	1340	17380	2,11,68,840	2,24,38,970	46500	34,83,480
95	2503	25	2 BHK	876	79	955	1051	17380	1,65,97,900	1,75,93,774	36500	27,31,300
96	2504	25	2 BHK	876	79	955	1051	17380	1,65,97,900	1,75,93,774	36500	27,31,300
97	2601	26	3 BHK	1138	80	1218	1340	17440	2,12,41,920	2,25,16,435	47000	34,83,480
98	2602	26	3 BHK	1138	80	1218	1340	17440	2,12,41,920	2,25,16,435	47000	34,83,480
99	2603	26	2 BHK	876	79	955	1051	17440	1,66,55,200	1,76,54,512	37000	27,31,300
100	2604	26	2 BHK	876	79	955	1051	17440	1,66,55,200	1,76,54,512	37000	27,31,300



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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 ₹
101	2701	27	3 BHK	1138	80	1218	1340	17500	2,13,15,000	2,25,93,900	47000	34,83,480
102	2702	27	3 BHK	1138	80	1218	1340	17500	2,13,15,000	2,25,93,900	47000	34,83,480
103	2703	27	2 BHK	876	79	955	1051	17500	1,67,12,500	1,77,15,250	37000	27,31,300
104	2704	27	2 BHK	876	79	955	1051	17500	1,67,12,500	1,77,15,250	37000	27,31,300
105	2801	28	3 BHK	1138	80	1218	1340	17560	2,13,88,080	2,26,71,365	47000	34,83,480
106	2802	28	3 BHK	1138	80	1218	1340	17560	2,13,88,080	2,26,71,365	47000	34,83,480
107	2803	28	2 BHK	876	79	955	1051	17560	1,67,69,800	1,77,75,988	37000	27,31,300
108	2804	28	2 BHK	876	79	955	1051	17560	1,67,69,800	1,77,75,988	37000	27,31,300
109	2901	29	3 BHK	1138	80	1218	1340	17620	2,14,61,160	2,27,48,830	47500	34,83,480
110	2902	29	3 BHK	1138	80	1218	1340	17620	2,14,61,160	2,27,48,830	47500	34,83,480
111	2903	29	2 BHK	876	79	955	1051	17620	1,68,27,100	1,78,36,726	37000	27,31,300
112	2904	29	2 BHK	876	79	955	1051	17620	1,68,27,100	1,78,36,726	37000	27,31,300
Total				112784	8904	121688	133857		2,04,55,75,280	2,16,83,09,797		34,80,27,680

2) Building No. 2, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan / Builder (Balcony + Servant 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	201	2	4 BHK	1887	267	2154	2369	16000	3,44,64,000	3,65,31,840	76000	61,60,440
2	202	2	4 BHK	1887	267	2154	2369	16000	3,44,64,000	3,65,31,840	76000	61,60,440
3	203	2	3 BHK	1520	200	1720	1892	16000	2,75,20,000	2,91,71,200	61000	49,19,200
4	204	2	3 BHK	1520	200	1720	1892	16000	2,75,20,000	2,91,71,200	61000	49,19,200
5	301	3	4 BHK	1887	267	2154	2369	16060	3,45,93,240	3,66,68,834	76500	61,60,440
6	302	3	4 BHK	1887	267	2154	2369	16060	3,45,93,240	3,66,68,834	76500	61,60,440
7	303	3	3 BHK	1520	200	1720	1892	16060	2,76,23,200	2,92,80,592	61000	49,19,200
8	304	3	3 BHK	1520	200	1720	1892	16060	2,76,23,200	2,92,80,592	61000	49,19,200
9	401	4	4 BHK	1887	267	2154	2369	16120	3,47,22,480	3,68,05,829	76500	61,60,440
10	402	4	4 BHK	1887	267	2154	2369	16120	3,47,22,480	3,68,05,829	76500	61,60,440
11	403	4	3 BHK	1520	200	1720	1892	16120	2,77,26,400	2,93,89,984	61000	49,19,200
12	404	4	3 BHK	1520	200	1720	1892	16120	2,77,26,400	2,93,89,984	61000	49,19,200
13	501	5	4 BHK	1887	267	2154	2369	16180	3,48,51,720	3,69,42,823	77000	61,60,440
14	502	5	4 BHK	1887	267	2154	2369	16180	3,48,51,720	3,69,42,823	77000	61,60,440
15	503	5	3 BHK	1520	200	1720	1892	16180	2,78,29,600	2,94,99,376	61500	49,19,200
16	504	5	3 BHK	1520	200	1720	1892	16180	2,78,29,600	2,94,99,376	61500	49,19,200
17	601	6	4 BHK	1887	267	2154	2369	16240	3,49,80,960	3,70,79,818	77000	61,60,440
18	602	6	4 BHK	1887	267	2154	2369	16240	3,49,80,960	3,70,79,818	77000	61,60,440
19	603	6	3 BHK	1520	200	1720	1892	16240	2,79,32,800	2,96,08,768	61500	49,19,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan / Builder (Balcony + Servant 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 ₹
20	604	6	3 BHK	1520	200	1720	1892	16240	2,79,32,800	2,96,08,768	61500	49,19,200
21	701	7	4 BHK	1887	267	2154	2369	16300	3,51,10,200	3,72,16,812	77500	61,60,440
22	702	7	4 BHK	1887	267	2154	2369	16300	3,51,10,200	3,72,16,812	77500	61,60,440
23	703	7	3 BHK	1520	200	1720	1892	16300	2,80,36,000	2,97,18,160	62000	49,19,200
24	704	7	3 BHK	1520	200	1720	1892	16300	2,80,36,000	2,97,18,160	62000	49,19,200
25	801	8	4 BHK	1887	267	2154	2369	16360	3,52,39,440	3,73,53,806	78000	61,60,440
26	802	8	4 BHK	1887	267	2154	2369	16360	3,52,39,440	3,73,53,806	78000	61,60,440
27	803	8	3 BHK	1520	200	1720	1892	16360	2,81,39,200	2,98,27,552	62000	49,19,200
28	804	8	3 BHK	1520	200	1720	1892	16360	2,81,39,200	2,98,27,552	62000	49,19,200
29	901	9	4 BHK	1887	267	2154	2369	16420	3,53,68,680	3,74,90,801	78000	61,60,440
30	902	9	4 BHK	1887	267	2154	2369	16420	3,53,68,680	3,74,90,801	78000	61,60,440
31	903	9	3 BHK	1520	200	1720	1892	16420	2,82,42,400	2,99,36,944	62500	49,19,200
32	904	9	3 BHK	1520	200	1720	1892	16420	2,82,42,400	2,99,36,944	62500	49,19,200
33	1001	10	4 BHK	1887	267	2154	2369	16480	3,54,97,920	3,76,27,795	78500	61,60,440
34	1002	10	4 BHK	1887	267	2154	2369	16480	3,54,97,920	3,76,27,795	78500	61,60,440
35	1003	10	3 BHK	1520	200	1720	1892	16480	2,83,45,600	3,00,46,336	62500	49,19,200
36	1004	10	3 BHK	1520	200	1720	1892	16480	2,83,45,600	3,00,46,336	62500	49,19,200
37	1101	11	4 BHK	1887	267	2154	2369	16540	3,56,27,160	3,77,64,790	78500	61,60,440
38	1102	11	4 BHK	1887	267	2154	2369	16540	3,56,27,160	3,77,64,790	78500	61,60,440
39	1103	11	3 BHK	1520	200	1720	1892	16540	2,84,48,800	3,01,55,728	63000	49,19,200
40	1104	11	3 BHK	1520	200	1720	1892	16540	2,84,48,800	3,01,55,728	63000	49,19,200
41	1201	12	4 BHK	1887	267	2154	2369	16600	3,57,56,400	3,79,01,784	79000	61,60,440
42	1202	12	4 BHK	1887	267	2154	2369	16600	3,57,56,400	3,79,01,784	79000	61,60,440
43	1203	12	3 BHK	1520	200	1720	1892	16600	2,85,52,000	3,02,65,120	63000	49,19,200
44	1204	12	3 BHK	1520	200	1720	1892	16600	2,85,52,000	3,02,65,120	63000	49,19,200
45	1301	13	4 BHK	1887	267	2154	2369	16660	3,58,85,640	3,80,38,778	79000	61,60,440
46	1302	13	4 BHK	1887	267	2154	2369	16660	3,58,85,640	3,80,38,778	79000	61,60,440
47	1303	13	3 BHK	1520	200	1720	1892	16660	2,86,55,200	3,03,74,512	63500	49,19,200
48	1304	13	3 BHK	1520	200	1720	1892	16660	2,86,55,200	3,03,74,512	63500	49,19,200
49	1401	14	4 BHK	1887	267	2154	2369	16720	3,60,14,880	3,81,75,773	79500	61,60,440
50	1402	14	4 BHK	1887	267	2154	2369	16720	3,60,14,880	3,81,75,773	79500	61,60,440
51	1403	14	3 BHK	1520	200	1720	1892	16720	2,87,58,400	3,04,83,904	63500	49,19,200
52	1404	14	3 BHK	1520	200	1720	1892	16720	2,87,58,400	3,04,83,904	63500	49,19,200
53	1501	15	4 BHK	1887	267	2154	2369	16780	3,61,44,120	3,83,12,767	80000	61,60,440
54	1502	15	4 BHK	1887	267	2154	2369	16780	3,61,44,120	3,83,12,767	80000	61,60,440
55	1503	15	3 BHK	1520	200	1720	1892	16780	2,88,61,600	3,05,93,296	63500	49,19,200
56	1504	15	3 BHK	1520	200	1720	1892	16780	2,88,61,600	3,05,93,296	63500	49,19,200
57	1601	16	4 BHK	1887	267	2154	2369	16840	3,62,73,360	3,84,49,762	80000	61,60,440

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan / Builder (Balcony + Servant 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 ₹
58	1602	16	4 BHK	1887	267	2154	2369	16840	3,62,73,360	3,84,49,762	80000	61,60,440
59	1603	16	3 BHK	1520	200	1720	1892	16840	2,89,64,800	3,07,02,688	64000	49,19,200
60	1604	16	3 BHK	1520	200	1720	1892	16840	2,89,64,800	3,07,02,688	64000	49,19,200
61	1701	17	4 BHK	1887	267	2154	2369	16900	3,64,02,600	3,85,86,756	80500	61,60,440
62	1702	17	4 BHK	1887	267	2154	2369	16900	3,64,02,600	3,85,86,756	80500	61,60,440
63	1703	17	3 BHK	1520	200	1720	1892	16900	2,90,68,000	3,08,12,080	64000	49,19,200
64	1704	17	3 BHK	1520	200	1720	1892	16900	2,90,68,000	3,08,12,080	64000	49,19,200
65	1801	18	4 BHK	1887	267	2154	2369	16960	3,65,31,840	3,87,23,750	80500	61,60,440
66	1802	18	4 BHK	1887	267	2154	2369	16960	3,65,31,840	3,87,23,750	80500	61,60,440
67	1803	18	3 BHK	1520	200	1720	1892	16960	2,91,71,200	3,09,21,472	64500	49,19,200
68	1804	18	3 BHK	1520	200	1720	1892	16960	2,91,71,200	3,09,21,472	64500	49,19,200
69	1901	19	4 BHK	1887	267	2154	2369	17020	3,66,61,080	3,88,60,745	81000	61,60,440
70	1902	19	4 BHK	1887	267	2154	2369	17020	3,66,61,080	3,88,60,745	81000	61,60,440
71	1903	19	3 BHK	1520	200	1720	1892	17020	2,92,74,400	3,10,30,864	64500	49,19,200
72	1904	19	3 BHK	1520	200	1720	1892	17020	2,92,74,400	3,10,30,864	64500	49,19,200
73	2001	20	4 BHK	1887	267	2154	2369	17080	3,67,90,320	3,89,97,739	81000	61,60,440
74	2002	20	4 BHK	1887	267	2154	2369	17080	3,67,90,320	3,89,97,739	81000	61,60,440
75	2003	20	3 BHK	1520	200	1720	1892	17080	2,93,77,600	3,11,40,256	65000	49,19,200
76	2004	20	3 BHK	1520	200	1720	1892	17080	2,93,77,600	3,11,40,256	65000	49,19,200
77	2101	21	4 BHK	1887	267	2154	2369	17140	3,69,19,560	3,91,34,734	81500	61,60,440
78	2102	21	4 BHK	1887	267	2154	2369	17140	3,69,19,560	3,91,34,734	81500	61,60,440
79	2103	21	3 BHK	1520	200	1720	1892	17140	2,94,80,800	3,12,49,648	65000	49,19,200
80	2104	21	3 BHK	1520	200	1720	1892	17140	2,94,80,800	3,12,49,648	65000	49,19,200
81	2201	22	4 BHK	1887	267	2154	2369	17200	3,70,48,800	3,92,71,728	82000	61,60,440
82	2202	22	4 BHK	1887	267	2154	2369	17200	3,70,48,800	3,92,71,728	82000	61,60,440
83	2203	22	3 BHK	1520	200	1720	1892	17200	2,95,84,000	3,13,59,040	65500	49,19,200
84	2204	22	3 BHK	1520	200	1720	1892	17200	2,95,84,000	3,13,59,040	65500	49,19,200
85	2301	23	4 BHK	1887	267	2154	2369	17260	3,71,78,040	3,94,08,722	82000	61,60,440
86	2302	23	4 BHK	1887	267	2154	2369	17260	3,71,78,040	3,94,08,722	82000	61,60,440
87	2303	23	3 BHK	1520	200	1720	1892	17260	2,96,87,200	3,14,68,432	65500	49,19,200
88	2304	23	3 BHK	1520	200	1720	1892	17260	2,96,87,200	3,14,68,432	65500	49,19,200
89	2401	24	4 BHK	1887	267	2154	2369	17320	3,73,07,280	3,95,45,717	82500	61,60,440
90	2402	24	4 BHK	1887	267	2154	2369	17320	3,73,07,280	3,95,45,717	82500	61,60,440
91	2403	24	3 BHK	1520	200	1720	1892	17320	2,97,90,400	3,15,77,824	66000	49,19,200
92	2404	24	3 BHK	1520	200	1720	1892	17320	2,97,90,400	3,15,77,824	66000	49,19,200
93	2501	25	4 BHK	1887	267	2154	2369	17380	3,74,36,520	3,96,82,711	82500	61,60,440
94	2502	25	4 BHK	1887	267	2154	2369	17380	3,74,36,520	3,96,82,711	82500	61,60,440
95	2503	25	3 BHK	1520	200	1720	1892	17380	2,98,93,600	3,16,87,216	66000	49,19,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan / Builder (Balcony + Servant 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	2504	25	3 BHK	1520	200	1720	1892	17380	2,98,93,600	3,16,87,216	66000	49,19,200
97	2601	26	4 BHK	1887	267	2154	2369	17440	3,75,65,760	3,98,19,706	83000	61,60,440
98	2602	26	4 BHK	1887	267	2154	2369	17440	3,75,65,760	3,98,19,706	83000	61,60,440
99	2603	26	3 BHK	1520	200	1720	1892	17440	2,99,96,800	3,17,96,608	66000	49,19,200
100	2604	26	3 BHK	1520	200	1720	1892	17440	2,99,96,800	3,17,96,608	66000	49,19,200
101	2701	27	4 BHK	1887	267	2154	2369	17500	3,76,95,000	3,99,56,700	83000	61,60,440
102	2702	27	4 BHK	1887	267	2154	2369	17500	3,76,95,000	3,99,56,700	83000	61,60,440
103	2703	27	3 BHK	1520	200	1720	1892	17500	3,01,00,000	3,19,06,000	66500	49,19,200
104	2704	27	3 BHK	1520	200	1720	1892	17500	3,01,00,000	3,19,06,000	66500	49,19,200
105	2801	28	4 BHK	1887	267	2154	2369	17560	3,78,24,240	4,00,93,694	83500	61,60,440
106	2802	28	4 BHK	1887	267	2154	2369	17560	3,78,24,240	4,00,93,694	83500	61,60,440
107	2803	28	3 BHK	1520	200	1720	1892	17560	3,02,03,200	3,20,15,392	66500	49,19,200
108	2804	28	3 BHK	1520	200	1720	1892	17560	3,02,03,200	3,20,15,392	66500	49,19,200
109	2901	29	4 BHK	1887	267	2154	2369	17620	3,79,53,480	4,02,30,689	84000	61,60,440
110	2902	29	4 BHK	1887	267	2154	2369	17620	3,79,53,480	4,02,30,689	84000	61,60,440
111	2903	29	3 BHK	1520	200	1720	1892	17620	3,03,06,400	3,21,24,784	67000	49,19,200
112	2904	29	3 BHK	1520	200	1720	1892	17620	3,03,06,400	3,21,24,784	67000	49,19,200
Total				190792	26152	216944	238638		3,64,68,28,640	3,86,56,38,358		62,04,59,840

3) Building No. 2, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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	201	2	3 BHK	1136	82	1218	1340	16000	1,94,88,000	2,06,57,280	43000	34,83,480
2	202	2	3 BHK	1136	82	1218	1340	16000	1,94,88,000	2,06,57,280	43000	34,83,480
3	203	2	2 BHK	883	81	964	1060	16000	1,54,24,000	1,63,49,440	34000	27,57,040
4	204	2	2 BHK	929	81	1010	1111	16000	1,61,60,000	1,71,29,600	35500	28,88,600
5	301	3	3 BHK	1136	82	1218	1340	16060	1,95,61,080	2,07,34,745	43000	34,83,480
6	302	3	3 BHK	1136	82	1218	1340	16060	1,95,61,080	2,07,34,745	43000	34,83,480
7	303	3	2 BHK	883	81	964	1060	16060	1,54,81,840	1,64,10,750	34000	27,57,040
8	304	3	2 BHK	929	81	1010	1111	16060	1,62,20,600	1,71,93,836	36000	28,88,600
9	401	4	3 BHK	1136	82	1218	1340	16120	1,96,34,160	2,08,12,210	43500	34,83,480
10	402	4	3 BHK	1136	82	1218	1340	16120	1,96,34,160	2,08,12,210	43500	34,83,480
11	403	4	2 BHK	883	81	964	1060	16120	1,55,39,680	1,64,72,061	34500	27,57,040
12	404	4	2 BHK	929	81	1010	1111	16120	1,62,81,200	1,72,58,072	36000	28,88,600
13	501	5	3 BHK	1136	82	1218	1340	16180	1,97,07,240	2,08,89,674	43500	34,83,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (Balcony Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	301	3	2 BHK	876	82	958	1054	16060	1,53,85,480	1,63,08,609	34000	27,39,880
6	302	3	3 BHK	1136	82	1218	1340	16060	1,95,61,080	2,07,34,745	43000	34,83,480
7	303	3	2 BHK	876	81	957	1053	16060	1,53,69,420	1,62,91,585	34000	27,37,020
8	304	3	2 BHK	876	81	957	1053	16060	1,53,69,420	1,62,91,585	34000	27,37,020
9	401	4	2 BHK	876	82	958	1054	16120	1,54,42,960	1,63,69,538	34000	27,39,880
10	402	4	3 BHK	1136	82	1218	1340	16120	1,96,34,160	2,08,12,210	43500	34,83,480
11	403	4	2 BHK	876	81	957	1053	16120	1,54,26,840	1,63,52,450	34000	27,37,020
12	404	4	2 BHK	876	81	957	1053	16120	1,54,26,840	1,63,52,450	34000	27,37,020
13	501	5	2 BHK	876	82	958	1054	16180	1,55,00,440	1,64,30,466	34000	27,39,880
14	502	5	3 BHK	1136	82	1218	1340	16180	1,97,07,240	2,08,89,674	43500	34,83,480
15	503	5	2 BHK	876	81	957	1053	16180	1,54,84,260	1,64,13,316	34000	27,37,020
16	504	5	2 BHK	876	81	957	1053	16180	1,54,84,260	1,64,13,316	34000	27,37,020
17	601	6	2 BHK	876	82	958	1054	16240	1,55,57,920	1,64,91,395	34500	27,39,880
18	602	6	3 BHK	1136	82	1218	1340	16240	1,97,80,320	2,09,67,139	43500	34,83,480
19	603	6	2 BHK	876	81	957	1053	16240	1,55,41,680	1,64,74,181	34500	27,37,020
20	604	6	2 BHK	876	81	957	1053	16240	1,55,41,680	1,64,74,181	34500	27,37,020
21	701	7	2 BHK	876	82	958	1054	16300	1,56,15,400	1,65,52,324	34500	27,39,880
22	702	7	3 BHK	1136	82	1218	1340	16300	1,98,53,400	2,10,44,604	44000	34,83,480
23	703	7	2 BHK	876	81	957	1053	16300	1,55,99,100	1,65,35,046	34500	27,37,020
24	704	7	2 BHK	876	81	957	1053	16300	1,55,99,100	1,65,35,046	34500	27,37,020
25	801	8	2 BHK	876	82	958	1054	16360	1,56,72,880	1,66,13,253	34500	27,39,880
26	802	8	3 BHK	1136	82	1218	1340	16360	1,99,26,480	2,11,22,069	44000	34,83,480
27	803	8	2 BHK	876	81	957	1053	16360	1,56,56,520	1,65,95,911	34500	27,37,020
28	804	8	2 BHK	876	81	957	1053	16360	1,56,56,520	1,65,95,911	34500	27,37,020
29	901	9	2 BHK	876	82	958	1054	16420	1,57,30,360	1,66,74,182	34500	27,39,880
30	902	9	3 BHK	1136	82	1218	1340	16420	1,99,99,560	2,11,99,534	44000	34,83,480
31	903	9	2 BHK	876	81	957	1053	16420	1,57,13,940	1,66,56,776	34500	27,37,020
32	904	9	2 BHK	876	81	957	1053	16420	1,57,13,940	1,66,56,776	34500	27,37,020
33	1001	10	2 BHK	876	82	958	1054	16480	1,57,87,840	1,67,35,110	35000	27,39,880
34	1002	10	3 BHK	1136	82	1218	1340	16480	2,00,72,640	2,12,76,998	44500	34,83,480
35	1003	10	2 BHK	876	81	957	1053	16480	1,57,71,360	1,67,17,642	35000	27,37,020
36	1004	10	2 BHK	876	81	957	1053	16480	1,57,71,360	1,67,17,642	35000	27,37,020
37	1101	11	2 BHK	876	82	958	1054	16540	1,58,45,320	1,67,96,039	35000	27,39,880
38	1102	11	3 BHK	1136	82	1218	1340	16540	2,01,45,720	2,13,54,463	44500	34,83,480
39	1103	11	2 BHK	876	81	957	1053	16540	1,58,28,780	1,67,78,507	35000	27,37,020
40	1104	11	2 BHK	876	81	957	1053	16540	1,58,28,780	1,67,78,507	35000	27,37,020
41	1201	12	2 BHK	876	82	958	1054	16600	1,59,02,800	1,68,56,968	35000	27,39,880



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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 ₹
42	1202	12	3 BHK	1136	82	1218	1340	16600	2,02,18,800	2,14,31,928	44500	34,83,480
43	1203	12	2 BHK	876	81	957	1053	16600	1,58,86,200	1,68,39,372	35000	27,37,020
44	1204	12	2 BHK	876	81	957	1053	16600	1,58,86,200	1,68,39,372	35000	27,37,020
45	1301	13	2 BHK	876	82	958	1054	16660	1,59,60,280	1,69,17,897	35000	27,39,880
46	1302	13	3 BHK	1136	82	1218	1340	16660	2,02,91,880	2,15,09,393	45000	34,83,480
47	1303	13	2 BHK	876	81	957	1053	16660	1,59,43,620	1,69,00,237	35000	27,37,020
48	1304	13	2 BHK	876	81	957	1053	16660	1,59,43,620	1,69,00,237	35000	27,37,020
49	1401	14	2 BHK	876	82	958	1054	16720	1,60,17,760	1,69,78,826	35500	27,39,880
50	1402	14	3 BHK	1136	82	1218	1340	16720	2,03,64,960	2,15,86,858	45000	34,83,480
51	1403	14	2 BHK	876	81	957	1053	16720	1,60,01,040	1,69,61,102	35500	27,37,020
52	1404	14	2 BHK	876	81	957	1053	16720	1,60,01,040	1,69,61,102	35500	27,37,020
53	1501	15	2 BHK	876	82	958	1054	16780	1,60,75,240	1,70,39,754	35500	27,39,880
54	1502	15	3 BHK	1136	82	1218	1340	16780	2,04,38,040	2,16,64,322	45000	34,83,480
55	1503	15	2 BHK	876	81	957	1053	16780	1,60,58,460	1,70,21,968	35500	27,37,020
56	1504	15	2 BHK	876	81	957	1053	16780	1,60,58,460	1,70,21,968	35500	27,37,020
57	1601	16	2 BHK	876	82	958	1054	16840	1,61,32,720	1,71,00,683	35500	27,39,880
58	1602	16	3 BHK	1136	82	1218	1340	16840	2,05,11,120	2,17,41,787	45500	34,83,480
59	1603	16	2 BHK	876	81	957	1053	16840	1,61,15,880	1,70,82,833	35500	27,37,020
60	1604	16	2 BHK	876	81	957	1053	16840	1,61,15,880	1,70,82,833	35500	27,37,020
61	1701	17	2 BHK	876	82	958	1054	16900	1,61,90,200	1,71,61,612	36000	27,39,880
62	1702	17	3 BHK	1136	82	1218	1340	16900	2,05,84,200	2,18,19,252	45500	34,83,480
63	1703	17	2 BHK	876	81	957	1053	16900	1,61,73,300	1,71,43,698	35500	27,37,020
64	1704	17	2 BHK	876	81	957	1053	16900	1,61,73,300	1,71,43,698	35500	27,37,020
65	1801	18	2 BHK	876	82	958	1054	16960	1,62,47,680	1,72,22,541	36000	27,39,880
66	1802	18	3 BHK	1136	82	1218	1340	16960	2,06,57,280	2,18,96,717	45500	34,83,480
67	1803	18	2 BHK	876	81	957	1053	16960	1,62,30,720	1,72,04,563	36000	27,37,020
68	1804	18	2 BHK	876	81	957	1053	16960	1,62,30,720	1,72,04,563	36000	27,37,020
69	1901	19	2 BHK	876	82	958	1054	17020	1,63,05,160	1,72,83,470	36000	27,39,880
70	1902	19	3 BHK	1136	82	1218	1340	17020	2,07,30,360	2,19,74,182	46000	34,83,480
71	1903	19	2 BHK	876	81	957	1053	17020	1,62,88,140	1,72,65,428	36000	27,37,020
72	1904	19	2 BHK	876	81	957	1053	17020	1,62,88,140	1,72,65,428	36000	27,37,020
73	2001	20	2 BHK	876	82	958	1054	17080	1,63,62,640	1,73,44,398	36000	27,39,880
74	2002	20	3 BHK	1136	82	1218	1340	17080	2,08,03,440	2,20,51,646	46000	34,83,480
75	2003	20	2 BHK	876	81	957	1053	17080	1,63,45,560	1,73,26,294	36000	27,37,020
76	2004	20	2 BHK	876	81	957	1053	17080	1,63,45,560	1,73,26,294	36000	27,37,020
77	2101	21	2 BHK	876	82	958	1054	17140	1,64,20,120	1,74,05,327	36500	27,39,880
78	2102	21	3 BHK	1136	82	1218	1340	17140	2,08,76,520	2,21,29,111	46000	34,83,480
79	2103	21	2 BHK	876	81	957	1053	17140	1,64,02,980	1,73,87,159	36000	27,37,020

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan (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 ₹
80	2104	21	2 BHK	876	81	957	1053	17140	1,64,02,980	1,73,87,159	36000	27,37,020
81	2201	22	2 BHK	876	82	958	1054	17200	1,64,77,600	1,74,66,256	36500	27,39,880
82	2202	22	3 BHK	1136	82	1218	1340	17200	2,09,49,600	2,22,06,576	46500	34,83,480
83	2203	22	2 BHK	876	81	957	1053	17200	1,64,60,400	1,74,48,024	36500	27,37,020
84	2204	22	2 BHK	876	81	957	1053	17200	1,64,60,400	1,74,48,024	36500	27,37,020
85	2301	23	2 BHK	876	82	958	1054	17260	1,65,35,080	1,75,27,185	36500	27,39,880
86	2302	23	3 BHK	1136	82	1218	1340	17260	2,10,22,680	2,22,84,041	46500	34,83,480
87	2303	23	2 BHK	876	81	957	1053	17260	1,65,17,820	1,75,08,889	36500	27,37,020
88	2304	23	2 BHK	876	81	957	1053	17260	1,65,17,820	1,75,08,889	36500	27,37,020
89	2401	24	2 BHK	876	82	958	1054	17320	1,65,92,560	1,75,88,114	36500	27,39,880
90	2402	24	3 BHK	1136	82	1218	1340	17320	2,10,95,760	2,23,61,506	46500	34,83,480
91	2403	24	2 BHK	876	81	957	1053	17320	1,65,75,240	1,75,69,754	36500	27,37,020
92	2404	24	2 BHK	876	81	957	1053	17320	1,65,75,240	1,75,69,754	36500	27,37,020
93	2501	25	2 BHK	876	82	958	1054	17380	1,66,50,040	1,76,49,042	37000	27,39,880
94	2502	25	3 BHK	1136	82	1218	1340	17380	2,11,68,840	2,24,38,970	46500	34,83,480
95	2503	25	2 BHK	876	81	957	1053	17380	1,66,32,660	1,76,30,620	36500	27,37,020
96	2504	25	2 BHK	876	81	957	1053	17380	1,66,32,660	1,76,30,620	36500	27,37,020
97	2601	26	2 BHK	876	82	958	1054	17440	1,67,07,520	1,77,09,971	37000	27,39,880
98	2602	26	3 BHK	1136	82	1218	1340	17440	2,12,41,920	2,25,16,435	47000	34,83,480
99	2603	26	2 BHK	876	81	957	1053	17440	1,66,90,080	1,76,91,485	37000	27,37,020
100	2604	26	2 BHK	876	81	957	1053	17440	1,66,90,080	1,76,91,485	37000	27,37,020
101	2701	27	2 BHK	876	82	958	1054	17500	1,67,65,000	1,77,70,900	37000	27,39,880
102	2702	27	3 BHK	1136	82	1218	1340	17500	2,13,15,000	2,25,93,900	47000	34,83,480
103	2703	27	2 BHK	876	81	957	1053	17500	1,67,47,500	1,77,52,350	37000	27,37,020
104	2704	27	2 BHK	876	81	957	1053	17500	1,67,47,500	1,77,52,350	37000	27,37,020
105	2801	28	2 BHK	876	82	958	1054	17560	1,68,22,480	1,78,31,829	37000	27,39,880
106	2802	28	3 BHK	1136	82	1218	1340	17560	2,13,88,080	2,26,71,365	47000	34,83,480
107	2803	28	2 BHK	876	81	957	1053	17560	1,68,04,920	1,78,13,215	37000	27,37,020
108	2804	28	2 BHK	876	81	957	1053	17560	1,68,04,920	1,78,13,215	37000	27,37,020
109	2901	29	2 BHK	876	82	958	1054	17620	1,68,79,960	1,78,92,758	37500	27,39,880
110	2902	29	3 BHK	1136	82	1218	1340	17620	2,14,61,160	2,27,48,830	47500	34,83,480
111	2903	29	2 BHK	876	81	957	1053	17620	1,68,62,340	1,78,74,080	37000	27,37,020
112	2904	29	2 BHK	876	81	957	1053	17620	1,68,62,340	1,78,74,080	37000	27,37,020
Total				105392	9128	114520	125972		1,92,50,81,200	2,04,05,86,072		32,75,27,200



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Summary of the Project:

Building No. / 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 - 56 3 BHK - 56	112	121688	133857	2,04,55,75,280.00	2,16,83,09,797.00
2 / B	3 BHK - 56 4 BHK - 56	112	216944	238638	3,64,68,28,640.00	3,86,56,38,358.00
2 / C	2 BHK - 56 3 BHK - 56	112	123480	135828	2,07,56,98,800.00	2,20,02,40,728.00
2 / D	2 BHK - 84 3 BHK - 28	112	114520	125972	1,92,50,81,200.00	2,04,05,86,072.00
Total		448	576632	634295	9,69,31,83,920.00	10,27,47,74,955.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	9,69,31,83,920.00
Final Realizable Value After Completion in ₹	10,27,47,74,955.00
Cost of Construction (Total Built up area x Rate) 634295 Sq. Ft. x ₹ 2600.00	1,64,91,67,000.00

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	N.A. Building Construction work not yet started
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	
2. Separate lumber room	N.A. Building Construction work not yet started
3. Separate water tank / sump	

4.	Trees, gardening	:	
	Total	:	

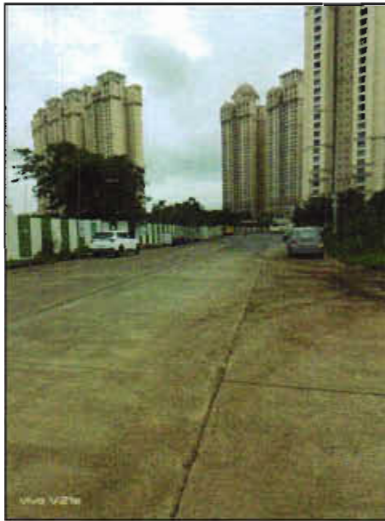
Part - F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

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 ₹		:		₹ 9,69,31,83,920.00
Final Realizable Value After Completion in ₹		:		₹ 10,27,47,74,955.00

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 ₹ 15,000 to ₹ 18,000.00 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 ₹ 16,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



TR



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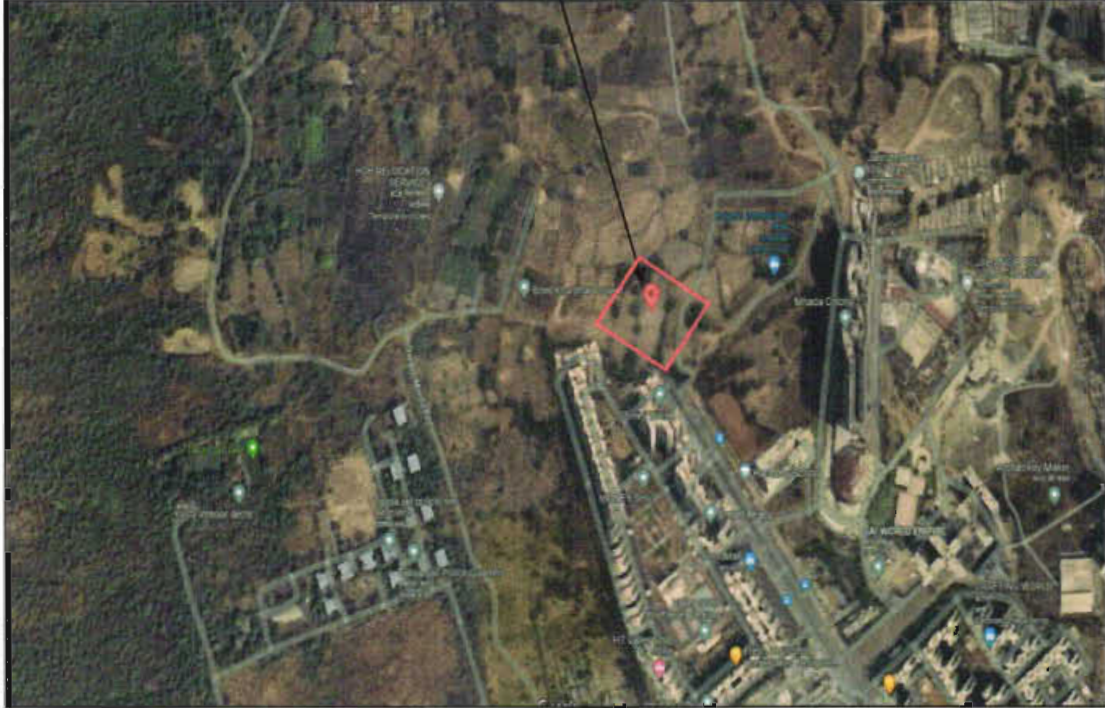
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Route Map of the property

Site u/r




Latitude Longitude: 19°04'59.3"N 73°04'16.5"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 7.9 Km.)




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2023-2024 Language: English

Selected District: Raigad

Select Village: मौजे: वींड (पनवेल महानगरपालिका)

Search By: Survey No. Location

Select	उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिसदुकाने औद्योगिक			एकक (R.L.)
SurveyNo	2.1-इतर महत्वाच्या रस्त्यासभूख रहिवास व इतर वापराच्या विकसित जमिनी	5390	39300	47300	56800	47300	चौ. मीटर
SurveyNo	2.2-इतर महत्वाच्या रस्त्यासभूख रहिवास व इतर वापराच्या विकासक्षम जमिनी	5250	41200	47400	51500	47400	चौ. मीटर
SurveyNo	2.3-इतर महत्वाच्या रस्त्यासभूख शेती वापराखालील जमिनी	5772100	0	0	0	0	हेक्टर
SurveyNo	3.1-उर्वरित ठिकाणाच्या रहिवास व इतर वापराच्या विकसित जमिनी	5280	38900	46900	56300	46900	चौ. मीटर
SurveyNo	3.2-उर्वरित ठिकाणाच्या रहिवास व इतर वापराच्या विकासक्षम जमिनी	4730	38800	45400	51000	45400	चौ. मीटर

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Sales Instances nearby

721686	सूची क्र.2	दुय्यम निबंधक : दु.नि. पनवेल 1
11-10-2023		दस्त क्रमांक : 7216/2023
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn 63m
गावाचे नाव : रोहिजण		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	20300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	8095685	
(4) भू.मापन,पॉटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: 1.2,58000/- सदनिका क्र. 2307,तेविसावा मजला,बिल्डींग नं.3,नेपोलियन टॉवर,साई वर्ल्ड एम्पायर फेज - 1,सर्व्हे नं. 93/3,93/2 व 4,94/1,94/2,94/3ए,94/3बी,94/4,102/1ए,102/1बी,102/3,102/4,102/5ए2,102/5बी,102/5के,103/1ए,103/1बी,103/2ए,103/2बी,103/3,मौजे-रोहिजण ता. पनवेल,जि. रायगड,चटई क्षेत्र 87.91 चौ.मी.,ओपन बाल्कनी क्षेत्र 6.32 चौ.मी.,सि.बी. क्षेत्र 1.08 चौ.मी.,टेरेस क्षेत्र 4.19 चौ.मी.,निच क्षेत्र 4.24 चौ.मी.,सर्व्हिस स्लॉब क्षेत्र 2.76 चौ.मी.,झाय बाल्कनी क्षेत्र 2.58 चौ.मी. व एक स्टिल्ट कार पार्किंग.((Survey Number : 93/3 व इतर :))	
(5) क्षेत्रफळ	87.91 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -मे. पैराडाईज सुपरस्ट्रक्चर तर्फे भागीदार अमित मधु बठीजा यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजबळ - वय-46 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. ऑफीस नं. 1701, सत्र प्लाझा, प्लॉट नं 19 व 20, सेक्टर नं.19डी, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड -400703 पिन नं -AAQFP7752A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -श्रेया स्वप्रिल राजगुरु - वय-32, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. बी-7, करुणा को ऑप ही सो.ति.,प्लॉट नं. 45, सेक्टर - 29,ब्लू डायमंड हॉटेल समोर, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड -400703 पिन नं -AMFPH2164M 2): नाव -स्वप्रिल नवनाथ राजगुरु - वय-35, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. बी-7, करुणा को ऑप ही सो.ति.,प्लॉट नं. 45, सेक्टर - 29,ब्लू डायमंड हॉटेल समोर, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड -400703 पिन नं -AMKPR2845N	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	7216/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1421000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Price Indicators

HOUSING.COM Bangalore

Shreeji Divine
By **SHREEJI LIFESPACES LLP**
Survey No. 27/4 (Part) - Stage - 3rd Main Road, Kharghar, New Mumbai

₹1.35 Cr - 3.67 Cr
EMI starts at ₹8700 K

Project Image: SHARE SAVE

Video: + 43 more

2, 3, 4.5, 5.5, 6-5 BHK Apartment...
Configurations

Dec. 2027
Possession Starts

Price on request
Avg. Price

₹37.00 sq.ft. - 2396.00 sq.ft.
Carpet Area
Sizes

Contact Seller

HOUSING.COM Bangalore

2 BHK Flat
By **SHREEJI LIFESPACES LLP**
Shreeji Divine, Section 27, Tansa, Kharghar, New Mumbai

₹1.35 Cr
EMI starts at ₹8700 K

Project Image: SHARE SAVE

Video: + 21 more

1076 sq.ft.
Build Up Area

₹12.56 K/sq.ft.
Avg. Price

2 BHK
Configuration

20th Nov. 2025
Possession status

Lower
of 42 floors

North-East facing
Facing

Semi-Furnished
Furnishing

Contact Seller

10



Price Indicators

square yards | New Mumbai | Buy | Rent | Projects | Agents | Services | Favorites | Intelligence

Home | Property in New Mumbai | Projects in Kharghar Sector 38 | Shreeji Divine | 2 BHK 928 Sq. Ft. Apartment in Shreeji Divine

2 BHK 928 Sq. Ft. Apartment in Shreeji Divine
 Kharghar Sector 38 | New Mumbai

₹ 1.66 Cr

Status: **Mid Stage Construction**

[See View](#) [Request](#)

[GET A CALL BACK](#)

- 2 BHK, 1200-4 BHK Apartment from 874 Sq. Ft. to 1985 Sq. Ft. Carpet
- Carpet Area: 928 Sq. Ft. (100%)

SquareYards RERA Reg: AS18000454 | Project RERA Reg: PS200014003

Shreeji Divine
 CBD Salapur | New Mumbai
₹ 1.56 Cr to 3.36 Cr | Mid Stage Construction

Contact our Real Estate Experts

Name: _____
 Email ID: _____
 +91 _____ Phone Number
 New Mumbai

square yards | New Mumbai | Buy | Rent | Projects | Agents | Services | Favorites | Intelligence

Home | Property in New Mumbai | Projects in Kharghar Sector 38 | Shreeji Divine | 4 BHK 1885 Sq. Ft. Apartment in Shreeji Divine

4 BHK 1885 Sq. Ft. Apartment in Shreeji Divine
 Kharghar Sector 38 | New Mumbai

₹ 3.36 Cr

Status: **Mid Stage Construction**

[See View](#) [Request](#)

[GET A CALL BACK](#)

- 2 BHK, 1200-4 BHK Apartment from 874 Sq. Ft. to 1985 Sq. Ft. Carpet
- Carpet Area: 1885 Sq. Ft. (100%)

SquareYards RERA Reg: AS18000454 | Project RERA Reg: PS200014003

Shreeji Divine
 CBD Salapur | New Mumbai
₹ 1.56 Cr to 3.36 Cr | Mid Stage Construction


Contact our Real Estate Experts

Name: _____
 Email ID: _____
 +91 _____ Phone Number
 New Mumbai

Price Indicators

square yards | [Navi Mumbai](#) | [Buy](#) | [Rent](#) | [Projects](#) | [Agents](#) | [Services](#) | [Resources](#) | [Intelligence](#)

Home | [New Projects in Navi Mumbai](#) | [Property in Navi Mumbai](#) | [Projects in Kharghar Sector 36](#) | [Shreeji Divine](#)



[Compare](#)

[29 Photos](#)

Shreeji Divine

Kharghar Sector 36, Navi Mumbai

₹ 1.56 Cr to 3.36 Cr

Status: **Mid Stage Construction**

[Need Loan?](#)
Get Free Credit Sec.

- Project Size**
445 units - 6.25 Acres
- Configurations** 2, 3 & 4 BHK Flat from 872 Sq. Ft. to 1085 Sq. Ft. (Carpet)
- 7 Properties for Sale** in Shreeji Divine

[29126 Views](#) | [128 Enquiries](#)

HOUSING.COM | [Buy in Navi Mumbai](#) | [Kharghar](#) | [Add](#)

www.Housing.com / Kharghar / 3 BHK Flat for Sale in Shreeji Divine / 2302975 / 1*** | Last updated: 24.6.2023

3 BHK Flat

By **NAVJEE GROUP**


Shreeji Divine, Sector 36, Taloja Kharghar, Navi Mumbai

₹1.7 Cr | [EMI starts at ₹94-40 K](#)

[Contact Seller](#)

₹12 [View Price](#)

₹128 [Zero brokerage know More](#)



[Share](#) | [Save](#)

[+ 21 more](#)

1340 sq.ft
Built Up Area

₹12.69 K/sq.ft
Avg. Price

3 BHK
Configuration

20th Nov. 2025
Possession status

Lower 1
(of 42 floors)

North-East facing
Facing

Semi-Furnished
Furnishing

Price Indicators


magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Kharghar > 2 BHK Flats for sale in Kharghar > ₹1.84 Cr

₹1.84 Cr [EMI - ₹ 83k](#) | [Can I afford it?](#)

2 BHK 1550 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



1 Photos

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area 955 sqft ~ ₹19,267/sqft	Developer Ravachi Lifespaces LLP	Project Shreeji Divine
Floor 4 (Out of 50 Floors)	Transaction Type New Property	Facing North
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction Under Construction

Contact Agent

Get Phone No.

Property viewed by 8 People

More Details

Price Breakup	₹1.84 Cr ₹9,20,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Kharghar, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Amandoot Metro station


magicbricks

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Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Kharghar > 3 BHK Flats for sale in Kharghar > ₹2.70 Cr

₹2.70 Cr [EMI - ₹ 122k](#) | [Get Loan offers from 34+ banks](#)

3 BHK 2802 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



12 Photos

3 Beds 3 Baths 3 Balconies Covered Parking

Laundry Ser. Service/Good.

Carpet Area 1720 sqft ~ ₹15,698/sqft	Developer Ravachi Lifespaces LLP	Project Shreeji Divine	Floor 11 (Out of 50 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 5



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Price Indicators Projects nearby Locality

Paradise Sai World Empire Phase III

By PARADISE GROUP
Rohinani, Sakinaka, Sakinaka Road, Kharghar, Navi Mumbai

₹1.58 Cr - 4.1 Cr | ₹23.68 K/sq.ft
EMI starts at ₹7B.44 K

2, 3, 4 BHK Apartments Configurations

Dec. 2027 Possession Starts

₹23.68 K/sq.ft Avg. Price

667.00 sq.ft. - 1679.00 sq.ft. (Carpet Area) Sizes

13 more

Paradise Sai World Empire

By PARADISE GROUP
Suryay No.1 & 2, Thane, Kharghar, Navi Mumbai

₹1.51 Cr - 3.93 Cr
EMI starts at ₹34.97 K

2, 3, 4 BHK Apartments Configurations

Oct. 2023 Possession Starts

Price on request Avg. Price

1275.00 sq.ft. - 3405.00 sq.ft. (Carpet Area) Sizes

36 more

Price Indicators Projects nearby Locality

Tharwani Palladian
By THARWANI REALTY
Plot No. 17 Sector 34 A & B Kharjat, Near Mumbai

₹98.5 L - 1.02 Cr | ₹17.22 K/sq.ft
EMI starts at ₹48.99 K

2 BHK Apartment Configuration
Sep. 2026 Possession Starts
₹17.22 K/sq.ft Avg. Price
572.00 sq.ft. - 806.00 sq.ft. (Carpet Area) Size

Adhiraj Samyama Tower 2B
By ADHIRAJ CONSTRUCTION PRIVATE LIMITED
Plot No. 84 Part B Adhiraj, Park, Kharjat, Near Mumbai

₹1.0 Cr - 1.2 Cr | ₹15.36 K/sq.ft
EMI starts at ₹49.25 K

2 BHK Apartment Configuration
Dec. 2022 Possession Starts
₹15.36 K/sq.ft Avg. Price
151.00 sq.ft. - 700.00 sq.ft. (Carpet Area) Size

14



Price Indicators Projects nearby Locality

2 BHK Flat ₹91.18 L EMI starts at ₹45.28 K

By **TDAY DDBNL**

Endowment Bldg. near Pinnacel Kharghar, Near Mumbai

₹15.20 K/sq.ft **2 BHK** **16th Sep. 2023** **Middle** **East facing** **Unfurnished**

600 sq.ft Build Up Area | Avg. Price | Configuration | Possession status | of 21 floors | Facing | Furnishing

3 BHK Flat ₹1.49 Cr EMI starts at ₹73.97 K

Adriatic Coastal City Tower, Robinson Kharghar, Near Mumbai

₹12.70 K/sq.ft **3 BHK** **8th Oct. 2023** **Lower** **East facing** **Unfurnished**

1173 sq.ft Build Up Area | Avg. Price | Configuration | Possession status | of 46 floors | Facing | Furnishing



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 : 12.10.2023

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=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
o=VASTUKALA,
2.5.4.21=962206e4f4e35cd3e6e099e24860199e0c73a304f33211
5279017a18b5852, postalCode=400068, st=Maharashtra,
serialNumber=413566666b0c9f808a2a56a8b6c1c7b110f310c12a19
4e29f2e29b327942501020=MANOJ BABURAO CHALIKWAR,
Date: 2023.10.12 12:13:09 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10.10.2023 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. If my authorized representative have personally inspected the property on 12.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

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

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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Ravechi Lifespaces LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing 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 - 10.10.2023 Valuation Date - 12.10.2023 Date of Report - 12.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.10.2023
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 **12th 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. Ravechi Lifespaces LLP**. 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. Ravechi Lifespaces LLP**. 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.

