

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Supremo Phase I Salvia D - Wing"

"Supremo Phase I Salvia D - Wing", Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India

Latitude Longitude: 19°09'49.5"N 72°57'31.4"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



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- | | | | |
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-  **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 "Supremo Phase I Salvia D - Wing"

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Latitude Longitude: 19°09'49.5"N 72°57'31.4"E

NAME OF DEVELOPER: M/s. K. V. Buildhome Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **7th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Supremo Phase I Salvia D - Wing"**, Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village - Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India. It is about 1.4 Km. travel distance from Mulund Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, 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. K. V. Buildhome Ltd.	
Project Registration Number	Project	RERA Project Number
	Supremo Phase I Salvia D - Wing	P51800050377
Register office address	M/s. K. V. Buildhome Ltd. Office No. 322, "Commerce House", 140, N. M. Road, Shree K. M. Vardhan, Chowk, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Jayshree (Builder Person - Mobile No. 8692852383) Mr. Naresh Khatri (Builder Person - Mobile No. 9619725557)	
E - mail ID & Website	naresh@neelamrealtors.com www.neelamrealtors.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & SRA Building
On or towards South	Tata Colony Road
On or towards East	Open Plot & Tata Colony Road
On or towards West	VB Phadake Road & Shubh Labh CHSL



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
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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 : 07.10.2023
	b)	Date on which the valuation is made : 17.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Report Legal Title Report date 18.01.2023 issued by Adv. Pratik K. Shah
	2.	Copy of Development Agreement date 08.07.2022 b/w. Swas Construction Co. (the Owner) AND K. V. Buildhome Ltd. (the Developer)
	3.	Copy of Architect's Certificate date 31.08.2023 issued by Arc. Aniket Sonar (Vastuvikalp) (As per RERA Certificate)
	4.	Copy of Engineer Certificate date 03.10.2023 issued by Eng. Ghanshyam M. Sutar (As per RERA Certificate)
	5.	Copy of NOC from Fire Fighting & Fire Protection No. CHE / ES / 2027 / T / 337 (NBEW) – CFO / 1 / New date 15.11.2022 issued by MCGM Fire Brigade
	6.	Copy of NOC for Height Clearance No. SNCR / WEST / B-011223 / 736527 date 31.04.2023 issued by Airports Authority of India
	7.	Copy of MAHARERA Registration Certificate of Project No. P51800050377 issued by Maharashtra Real Estate Regulatory Authority date 05.04.2023. Last Modified date 14.10.2023
	8.	Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 425448 / 2023 date 10.08.2023 issued by State Level Environment Impact Assessment Authority
	9.	Copy of Commencement Certificate No. CHE / ES / 2027 / T / 337 (NEW) / CC / 1 / New dated 24.11.2015 issued by Municipal Corporation of Greater Mumbai C.C. for shore plies only as per fresh IOD date 07.02.2023. This C.C. is valid upto 19.03.2024. Commencement Certificate upto Plinth for commercial portion and CC upto Stilt slab for Residential Wings including IH tenement building as per approved IOD Plan date 07.02.2023 (CC valid upto 19.03.2024)
	10.	Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai Approved upto:
	Building	Number of Floors

No. Wing												
1 / D	Ground + 1st to 6th floors (Podiums) + Podium Top Level (Fitness Center) + Service Floor + 1st to 28th upper floors.											
Project Name (with address & phone nos.)	:	"Supremo Phase I Salvia D - Wing" , Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, 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. K. V. Buildhome Ltd. Address: Office No. 322, "Commerce House", 140, N. M. Road, Shree K. M. Vardhan Chowk, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country - India Contact Person : Jayshree (Builder Person - Mobile No. 8692852383) Mr. Naresh Khatri (Builder Person – Mobile No. 9619725557)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "Supremo Phase I Salvia D - Wing" Project: Residential project, Neelam Supremo Phase I Salvia D Wing in Mumbai is offering units for sale in Mulund East. Check out some Apartment that suit your lifestyle and liking. Possession date of Neelam Supremo Phase I Salvia D Wing is Dec, 2029. The property offers 1 BHK, 2 BHK units. As per the area plan, units are in the size range of 420.0 - 630.0 sq.ft.. The project by Neelam Realtors is set in 0.47 Acres . This residential project was launched in April 2023. It has 316 units. There is 1 building in this project. Contact for further details. Neelam Supremo Phase I Salvia D Wing follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well. ID is P51800050377</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Proposed Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 41st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / D	Proposed Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 41 st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / D	Plinth work is in progress.	05%
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Building No. / Wing	Present stage of Construction	Percentage of work completion										
1 / D	Plinth work is in progress.	05%										

DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2029 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Italian Marble flooring in all rooms		➤ Skating Rink
➤ Granite Kitchen platform with Stainless Steel Sink		➤ Box Office
➤ Powder coated aluminum sliding windows with M.S. Grills		➤ Meditation Area
➤ Laminated wooden flush doors with Safety door		➤ Health Care Center
➤ Concealed wiring		➤ Library
➤ Concealed plumbing		➤ Kids Play Area
➤ Swimming Pool		➤ Tennis Court
➤ Jogging Track		➤ Senior Citizen Corner Area
➤ Gymnasium		➤ Fitness Centre
6.	Location of property	:
	a) Plot No. / Survey No.	: Sub Plot No. M + B1 + B2 & A
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: C. T. S. No. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund
	d) Ward / Taluka	: T - Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: “Supremo Phase I Salvia D - Wing” , Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India
8.	City / Town	: Mulund (East), Mumbai
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Municipal Corporation of Greater Mumbai, Village – Mulund (East)
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.

13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Maratha Mandal Mulund	Maratha Mandal Mulund	Open Plot & SRA Building
	South	Kelkar College	Kelkar College	Tata Colony Road
	East	Tata Colony Road	Tata Colony Road	Open Plot & Tata Colony Road
	West	VB Phadake Road	VB Phadake Road	VB Phadake Road & Shubh Labh CHSL
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°09'49.5"N 72°57'31.4"E	
14.	Extent of the site		: Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	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. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater	

			Mumbai Approved upto:																		
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10.	Corner plot or intermittent plot?	:	Intermittent																		
11.	Road facilities	:	Yes																		
12.	Type of road available at present	:	B. T. Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. Wide D. P. Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,33,330.00 per Sq. M. for Residential ₹ 67,520.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>25426.16</td> <td>67520</td> <td>1,71,67,74,323.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>851.37</td> <td>67520</td> <td>5,74,84,502.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	25426.16	67520	1,71,67,74,323.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	851.37	67520	5,74,84,502.00
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851.37	67520	5,74,84,502.00																			
Part – B (Valuation of Building)																					

1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
	c) Year of construction	:	N.A. Building Construction work is in progress				
	d) Number of floors and height of each floor including basement, if any	:					
	Building No. / Wing		Number of Floors				
	1 / D		Proposed Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 41 st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 th upper floors.				
	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai				
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / D	Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 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 is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing,	:	Proposed

	fitting etc. and specify the species of timber		
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
<p><i>Proposed Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 41st upper floors.</i></p>	<p><i>Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai.</i></p> <p>Approval upto: <i>Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</i></p>

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

1) Phase I, Building No. 1, D – Wing (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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	101	1	1 BHK	441	41	482	530	18000	86,76,000	89,36,280	18500	16,96,640
2	102	1	2 BHK	607	41	648	713	18000	1,16,64,000	1,20,13,920	25000	22,80,960
3	103	1	1 BHK	439	41	480	528	18000	86,40,000	88,99,200	18500	16,89,600
4	104	1	1 BHK	441	41	482	530	18000	86,76,000	89,36,280	18500	16,96,640
5	107	1	2 BHK	610	41	651	716	18000	1,17,18,000	1,20,69,540	25000	22,91,520
6	108	1	1 BHK	441	41	482	530	18000	86,76,000	89,36,280	18500	16,96,640
7	201	2	1 BHK	441	41	482	530	18070	87,09,740	89,71,032	18500	16,96,640
8	202	2	2 BHK	607	41	648	713	18070	1,17,09,360	1,20,60,641	25000	22,80,960
9	203	2	1 BHK	439	41	480	528	18070	86,73,600	89,33,808	18500	16,89,600
10	204	2	1 BHK	441	41	482	530	18070	87,09,740	89,71,032	18500	16,96,640
11	205	2	1 BHK	441	41	482	530	18070	87,09,740	89,71,032	18500	16,96,640
12	206	2	2 BHK	610	41	651	716	18070	1,17,63,570	1,21,16,477	25000	22,91,520
13	207	2	2 BHK	610	41	651	716	18070	1,17,63,570	1,21,16,477	25000	22,91,520
14	208	2	1 BHK	441	41	482	530	18070	87,09,740	89,71,032	18500	16,96,640
15	301	3	1 BHK	441	41	482	530	18140	87,43,480	90,05,784	19000	16,96,640
16	302	3	2 BHK	607	41	648	713	18140	1,17,54,720	1,21,07,362	25000	22,80,960
17	303	3	1 BHK	439	41	480	528	18140	87,07,200	89,68,416	18500	16,89,600
18	304	3	1 BHK	441	41	482	530	18140	87,43,480	90,05,784	19000	16,96,640
19	305	3	1 BHK	441	41	482	530	18140	87,43,480	90,05,784	19000	16,96,640
20	306	3	2 BHK	610	41	651	716	18140	1,18,09,140	1,21,63,414	25500	22,91,520
21	307	3	2 BHK	610	41	651	716	18140	1,18,09,140	1,21,63,414	25500	22,91,520
22	308	3	1 BHK	441	41	482	530	18140	87,43,480	90,05,784	19000	16,96,640
23	401	4	1 BHK	441	41	482	530	18210	87,77,220	90,40,537	19000	16,96,640
24	402	4	2 BHK	607	41	648	713	18210	1,18,00,080	1,21,54,082	25500	22,80,960
25	403	4	1 BHK	439	41	480	528	18210	87,40,800	90,03,024	19000	16,89,600
26	404	4	1 BHK	441	41	482	530	18210	87,77,220	90,40,537	19000	16,96,640
27	405	4	1 BHK	441	41	482	530	18210	87,77,220	90,40,537	19000	16,96,640
28	406	4	2 BHK	610	41	651	716	18210	1,18,54,710	1,22,10,351	25500	22,91,520
29	407	4	2 BHK	610	41	651	716	18210	1,18,54,710	1,22,10,351	25500	22,91,520
30	408	4	1 BHK	441	41	482	530	18210	87,77,220	90,40,537	19000	16,96,640
31	501	5	1 BHK	441	41	482	530	18280	88,10,960	90,75,289	19000	16,96,640
32	502	5	2 BHK	607	41	648	713	18280	1,18,45,440	1,22,00,803	25500	22,80,960
33	503	5	1 BHK	439	41	480	528	18280	87,74,400	90,37,632	19000	16,89,600
34	504	5	1 BHK	441	41	482	530	18280	88,10,960	90,75,289	19000	16,96,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
35	505	5	1 BHK	441	41	482	530	18280	88,10,960	90,75,289	19000	16,96,640
36	506	5	2 BHK	610	41	651	716	18280	1,19,00,280	1,22,57,288	25500	22,91,520
37	507	5	2 BHK	610	41	651	716	18280	1,19,00,280	1,22,57,288	25500	22,91,520
38	508	5	1 BHK	441	41	482	530	18280	88,10,960	90,75,289	19000	16,96,640
39	601	6	1 BHK	441	41	482	530	18350	88,44,700	91,10,041	19000	16,96,640
40	602	6	2 BHK	607	41	648	713	18350	1,18,90,800	1,22,47,524	25500	22,80,960
41	603	6	1 BHK	439	41	480	528	18350	88,08,000	90,72,240	19000	16,89,600
42	604	6	1 BHK	441	41	482	530	18350	88,44,700	91,10,041	19000	16,96,640
43	605	6	1 BHK	441	41	482	530	18350	88,44,700	91,10,041	19000	16,96,640
44	606	6	2 BHK	610	41	651	716	18350	1,19,45,850	1,23,04,226	25500	22,91,520
45	607	6	2 BHK	610	41	651	716	18350	1,19,45,850	1,23,04,226	25500	22,91,520
46	608	6	1 BHK	441	41	482	530	18350	88,44,700	91,10,041	19000	16,96,640
47	701	7	1 BHK	441	41	482	530	18420	88,78,440	91,44,793	19000	16,96,640
48	702	7	2 BHK	607	41	648	713	18420	1,19,36,160	1,22,94,245	25500	22,80,960
49	703	7	1 BHK	439	41	480	528	18420	88,41,600	91,06,848	19000	16,89,600
50	704	7	1 BHK	441	41	482	530	18420	88,78,440	91,44,793	19000	16,96,640
51	705	7	1 BHK	441	41	482	530	18420	88,78,440	91,44,793	19000	16,96,640
52	706	7	2 BHK	610	41	651	716	18420	1,19,91,420	1,23,51,163	25500	22,91,520
53	707	7	2 BHK	610	41	651	716	18420	1,19,91,420	1,23,51,163	25500	22,91,520
54	708	7	1 BHK	441	41	482	530	18420	88,78,440	91,44,793	19000	16,96,640
55	801	8	1 BHK	441	41	482	530	18490	89,12,180	91,79,545	19000	16,96,640
56	802	8	2 BHK	607	41	648	713	18490	1,19,81,520	1,23,40,966	25500	22,80,960
57	803	8	1 BHK	439	41	480	528	18490	88,75,200	91,41,456	19000	16,89,600
58	804	8	1 BHK	441	41	482	530	18490	89,12,180	91,79,545	19000	16,96,640
59	807	8	2 BHK	610	41	651	716	18490	1,20,36,990	1,23,98,100	26000	22,91,520
60	808	8	1 BHK	441	41	482	530	18490	89,12,180	91,79,545	19000	16,96,640
61	901	9	1 BHK	441	41	482	530	18560	89,45,920	92,14,298	19000	16,96,640
62	902	9	2 BHK	607	41	648	713	18560	1,20,26,880	1,23,87,686	26000	22,80,960
63	903	9	1 BHK	439	41	480	528	18560	89,08,800	91,76,064	19000	16,89,600
64	904	9	1 BHK	441	41	482	530	18560	89,45,920	92,14,298	19000	16,96,640
65	905	9	1 BHK	441	41	482	530	18560	89,45,920	92,14,298	19000	16,96,640
66	906	9	2 BHK	610	41	651	716	18560	1,20,82,560	1,24,45,037	26000	22,91,520
67	907	9	2 BHK	610	41	651	716	18560	1,20,82,560	1,24,45,037	26000	22,91,520
68	908	9	1 BHK	441	41	482	530	18560	89,45,920	92,14,298	19000	16,96,640
69	1001	10	1 BHK	441	41	482	530	18630	89,79,660	92,49,050	19500	16,96,640

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
70	1002	10	2 BHK	607	41	648	713	18630	1,20,72,240	1,24,34,407	26000	22,80,960
71	1003	10	1 BHK	439	41	480	528	18630	89,42,400	92,10,672	19000	16,89,600
72	1004	10	1 BHK	441	41	482	530	18630	89,79,660	92,49,050	19500	16,96,640
73	1005	10	1 BHK	441	41	482	530	18630	89,79,660	92,49,050	19500	16,96,640
74	1006	10	2 BHK	610	41	651	716	18630	1,21,28,130	1,24,91,974	26000	22,91,520
75	1007	10	2 BHK	610	41	651	716	18630	1,21,28,130	1,24,91,974	26000	22,91,520
76	1008	10	1 BHK	441	41	482	530	18630	89,79,660	92,49,050	19500	16,96,640
77	1101	11	1 BHK	441	41	482	530	18700	90,13,400	92,83,802	19500	16,96,640
78	1102	11	2 BHK	607	41	648	713	18700	1,21,17,600	1,24,81,128	26000	22,80,960
79	1103	11	1 BHK	439	41	480	528	18700	89,76,000	92,45,280	19500	16,89,600
80	1104	11	1 BHK	441	41	482	530	18700	90,13,400	92,83,802	19500	16,96,640
81	1105	11	1 BHK	441	41	482	530	18700	90,13,400	92,83,802	19500	16,96,640
82	1106	11	2 BHK	610	41	651	716	18700	1,21,73,700	1,25,38,911	26000	22,91,520
83	1107	11	2 BHK	610	41	651	716	18700	1,21,73,700	1,25,38,911	26000	22,91,520
84	1108	11	1 BHK	441	41	482	530	18700	90,13,400	92,83,802	19500	16,96,640
85	1201	12	1 BHK	441	41	482	530	18770	90,47,140	93,18,554	19500	16,96,640
86	1202	12	2 BHK	607	41	648	713	18770	1,21,62,960	1,25,27,849	26000	22,80,960
87	1203	12	1 BHK	439	41	480	528	18770	90,09,600	92,79,888	19500	16,89,600
88	1204	12	1 BHK	441	41	482	530	18770	90,47,140	93,18,554	19500	16,96,640
89	1205	12	1 BHK	441	41	482	530	18770	90,47,140	93,18,554	19500	16,96,640
90	1206	12	2 BHK	610	41	651	716	18770	1,22,19,270	1,25,85,848	26000	22,91,520
91	1207	12	2 BHK	610	41	651	716	18770	1,22,19,270	1,25,85,848	26000	22,91,520
92	1208	12	1 BHK	441	41	482	530	18770	90,47,140	93,18,554	19500	16,96,640
93	1301	13	1 BHK	441	41	482	530	18840	90,80,880	93,53,306	19500	16,96,640
94	1302	13	2 BHK	607	41	648	713	18840	1,22,08,320	1,25,74,570	26000	22,80,960
95	1303	13	1 BHK	439	41	480	528	18840	90,43,200	93,14,496	19500	16,89,600
96	1304	13	1 BHK	441	41	482	530	18840	90,80,880	93,53,306	19500	16,96,640
97	1305	13	1 BHK	441	41	482	530	18840	90,80,880	93,53,306	19500	16,96,640
98	1306	13	2 BHK	610	41	651	716	18840	1,22,64,840	1,26,32,785	26500	22,91,520
99	1307	13	2 BHK	610	41	651	716	18840	1,22,64,840	1,26,32,785	26500	22,91,520
100	1308	13	1 BHK	441	41	482	530	18840	90,80,880	93,53,306	19500	16,96,640
101	1401	14	1 BHK	441	41	482	530	18910	91,14,620	93,88,059	19500	16,96,640
102	1402	14	2 BHK	607	41	648	713	18910	1,22,53,680	1,26,21,290	26500	22,80,960
103	1403	14	1 BHK	439	41	480	528	18910	90,76,800	93,49,104	19500	16,89,600
104	1404	14	1 BHK	441	41	482	530	18910	91,14,620	93,88,059	19500	16,96,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
105	1405	14	1 BHK	441	41	482	530	18910	91,14,620	93,88,059	19500	16,96,640
106	1406	14	2 BHK	610	41	651	716	18910	1,23,10,410	1,26,79,722	26500	22,91,520
107	1407	14	2 BHK	610	41	651	716	18910	1,23,10,410	1,26,79,722	26500	22,91,520
108	1408	14	1 BHK	441	41	482	530	18910	91,14,620	93,88,059	19500	16,96,640
109	1501	15	1 BHK	441	41	482	530	18980	91,48,360	94,22,811	19500	16,96,640
110	1502	15	2 BHK	607	41	648	713	18980	1,22,99,040	1,26,68,011	26500	22,80,960
111	1503	15	1 BHK	439	41	480	528	18980	91,10,400	93,83,712	19500	16,89,600
112	1504	15	1 BHK	441	41	482	530	18980	91,48,360	94,22,811	19500	16,96,640
113	1507	15	2 BHK	610	41	651	716	18980	1,23,55,980	1,27,26,659	26500	22,91,520
114	1508	15	1 BHK	441	41	482	530	18980	91,48,360	94,22,811	19500	16,96,640
115	1601	16	1 BHK	441	41	482	530	19050	91,82,100	94,57,563	19500	16,96,640
116	1602	16	2 BHK	607	41	648	713	19050	1,23,44,400	1,27,14,732	26500	22,80,960
117	1603	16	1 BHK	439	41	480	528	19050	91,44,000	94,18,320	19500	16,89,600
118	1604	16	1 BHK	441	41	482	530	19050	91,82,100	94,57,563	19500	16,96,640
119	1605	16	1 BHK	441	41	482	530	19050	91,82,100	94,57,563	19500	16,96,640
120	1606	16	2 BHK	610	41	651	716	19050	1,24,01,550	1,27,73,597	26500	22,91,520
121	1607	16	2 BHK	610	41	651	716	19050	1,24,01,550	1,27,73,597	26500	22,91,520
122	1608	16	1 BHK	441	41	482	530	19050	91,82,100	94,57,563	19500	16,96,640
123	1701	17	1 BHK	441	41	482	530	19120	92,15,840	94,92,315	20000	16,96,640
124	1702	17	2 BHK	607	41	648	713	19120	1,23,89,760	1,27,61,453	26500	22,80,960
125	1703	17	1 BHK	439	41	480	528	19120	91,77,600	94,52,928	19500	16,89,600
126	1704	17	1 BHK	441	41	482	530	19120	92,15,840	94,92,315	20000	16,96,640
127	1705	17	1 BHK	441	41	482	530	19120	92,15,840	94,92,315	20000	16,96,640
128	1706	17	2 BHK	610	41	651	716	19120	1,24,47,120	1,28,20,534	26500	22,91,520
129	1707	17	2 BHK	610	41	651	716	19120	1,24,47,120	1,28,20,534	26500	22,91,520
130	1708	17	1 BHK	441	41	482	530	19120	92,15,840	94,92,315	20000	16,96,640
131	1801	18	1 BHK	441	41	482	530	19190	92,49,580	95,27,067	20000	16,96,640
132	1802	18	2 BHK	607	41	648	713	19190	1,24,35,120	1,28,08,174	26500	22,80,960
133	1803	18	1 BHK	439	41	480	528	19190	92,11,200	94,87,536	20000	16,89,600
134	1804	18	1 BHK	441	41	482	530	19190	92,49,580	95,27,067	20000	16,96,640
135	1805	18	1 BHK	441	41	482	530	19190	92,49,580	95,27,067	20000	16,96,640
136	1806	18	2 BHK	610	41	651	716	19190	1,24,92,690	1,28,67,471	27000	22,91,520
137	1807	18	2 BHK	610	41	651	716	19190	1,24,92,690	1,28,67,471	27000	22,91,520
138	1808	18	1 BHK	441	41	482	530	19190	92,49,580	95,27,067	20000	16,96,640
139	1901	19	1 BHK	441	41	482	530	19260	92,83,320	95,61,820	20000	16,96,640

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
140	1902	19	2 BHK	607	41	648	713	19260	1,24,80,480	1,28,54,894	27000	22,80,960
141	1903	19	1 BHK	439	41	480	528	19260	92,44,800	95,22,144	20000	16,89,600
142	1904	19	1 BHK	441	41	482	530	19260	92,83,320	95,61,820	20000	16,96,640
143	1905	19	1 BHK	441	41	482	530	19260	92,83,320	95,61,820	20000	16,96,640
144	1906	19	2 BHK	610	41	651	716	19260	1,25,38,260	1,29,14,408	27000	22,91,520
145	1907	19	2 BHK	610	41	651	716	19260	1,25,38,260	1,29,14,408	27000	22,91,520
146	1908	19	1 BHK	441	41	482	530	19260	92,83,320	95,61,820	20000	16,96,640
147	2001	20	1 BHK	441	41	482	530	19330	93,17,060	95,96,572	20000	16,96,640
148	2002	20	2 BHK	607	41	648	713	19330	1,25,25,840	1,29,01,615	27000	22,80,960
149	2003	20	1 BHK	439	41	480	528	19330	92,78,400	95,56,752	20000	16,89,600
150	2004	20	1 BHK	441	41	482	530	19330	93,17,060	95,96,572	20000	16,96,640
151	2005	20	1 BHK	441	41	482	530	19330	93,17,060	95,96,572	20000	16,96,640
152	2006	20	2 BHK	610	41	651	716	19330	1,25,83,830	1,29,61,345	27000	22,91,520
153	2007	20	2 BHK	610	41	651	716	19330	1,25,83,830	1,29,61,345	27000	22,91,520
154	2008	20	1 BHK	441	41	482	530	19330	93,17,060	95,96,572	20000	16,96,640
155	2101	21	1 BHK	442	41	483	531	19400	93,70,200	96,51,306	20000	17,00,160
156	2102	21	2 BHK	611	41	652	717	19400	1,26,48,800	1,30,28,264	27000	22,95,040
157	2103	21	1 BHK	445	41	486	535	19400	94,28,400	97,11,252	20000	17,10,720
158	2104	21	1 BHK	442	41	483	531	19400	93,70,200	96,51,306	20000	17,00,160
159	2105	21	1 BHK	442	41	483	531	19400	93,70,200	96,51,306	20000	17,00,160
160	2106	21	2 BHK	613	41	654	719	19400	1,26,87,600	1,30,68,228	27000	23,02,080
161	2107	21	2 BHK	613	41	654	719	19400	1,26,87,600	1,30,68,228	27000	23,02,080
162	2108	21	1 BHK	442	41	483	531	19400	93,70,200	96,51,306	20000	17,00,160
163	2201	22	1 BHK	442	41	483	531	19470	94,04,010	96,86,130	20000	17,00,160
164	2202	22	2 BHK	611	41	652	717	19470	1,26,94,440	1,30,75,273	27000	22,95,040
165	2203	22	1 BHK	445	41	486	535	19470	94,62,420	97,46,293	20500	17,10,720
166	2204	22	1 BHK	442	41	483	531	19470	94,04,010	96,86,130	20000	17,00,160
167	2207	22	2 BHK	613	41	654	719	19470	1,27,33,380	1,31,15,381	27500	23,02,080
168	2208	22	1 BHK	442	41	483	531	19470	94,04,010	96,86,130	20000	17,00,160
169	2301	23	1 BHK	442	41	483	531	19540	94,37,820	97,20,955	20500	17,00,160
170	2302	23	2 BHK	611	41	652	717	19540	1,27,40,080	1,31,22,282	27500	22,95,040
171	2303	23	1 BHK	445	41	486	535	19540	94,96,440	97,81,333	20500	17,10,720
172	2304	23	1 BHK	442	41	483	531	19540	94,37,820	97,20,955	20500	17,00,160
173	2305	23	1 BHK	442	41	483	531	19540	94,37,820	97,20,955	20500	17,00,160
174	2306	23	2 BHK	613	41	654	719	19540	1,27,79,160	1,31,62,535	27500	23,02,080

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
175	2307	23	2 BHK	613	41	654	719	19540	1,27,79,160	1,31,62,535	27500	23,02,080
176	2308	23	1 BHK	442	41	483	531	19540	94,37,820	97,20,955	20500	17,00,160
177	2401	24	1 BHK	442	41	483	531	19610	94,71,630	97,55,779	20500	17,00,160
178	2402	24	2 BHK	611	41	652	717	19610	1,27,85,720	1,31,69,292	27500	22,95,040
179	2403	24	1 BHK	445	41	486	535	19610	95,30,460	98,16,374	20500	17,10,720
180	2404	24	1 BHK	442	41	483	531	19610	94,71,630	97,55,779	20500	17,00,160
181	2405	24	1 BHK	442	41	483	531	19610	94,71,630	97,55,779	20500	17,00,160
182	2406	24	2 BHK	613	41	654	719	19610	1,28,24,940	1,32,09,688	27500	23,02,080
183	2407	24	2 BHK	613	41	654	719	19610	1,28,24,940	1,32,09,688	27500	23,02,080
184	2408	24	1 BHK	442	41	483	531	19610	94,71,630	97,55,779	20500	17,00,160
185	2501	25	1 BHK	442	41	483	531	19680	95,05,440	97,90,603	20500	17,00,160
186	2502	25	2 BHK	611	41	652	717	19680	1,28,31,360	1,32,16,301	27500	22,95,040
187	2503	25	1 BHK	445	41	486	535	19680	95,64,480	98,51,414	20500	17,10,720
188	2504	25	1 BHK	442	41	483	531	19680	95,05,440	97,90,603	20500	17,00,160
189	2505	25	1 BHK	442	41	483	531	19680	95,05,440	97,90,603	20500	17,00,160
190	2506	25	2 BHK	613	41	654	719	19680	1,28,70,720	1,32,56,842	27500	23,02,080
191	2507	25	2 BHK	613	41	654	719	19680	1,28,70,720	1,32,56,842	27500	23,02,080
192	2508	25	1 BHK	442	41	483	531	19680	95,05,440	97,90,603	20500	17,00,160
193	2601	26	1 BHK	442	41	483	531	19750	95,39,250	98,25,428	20500	17,00,160
194	2602	26	2 BHK	611	41	652	717	19750	1,28,77,000	1,32,63,310	27500	22,95,040
195	2603	26	1 BHK	445	41	486	535	19750	95,98,500	98,86,455	20500	17,10,720
196	2604	26	1 BHK	442	41	483	531	19750	95,39,250	98,25,428	20500	17,00,160
197	2605	26	1 BHK	442	41	483	531	19750	95,39,250	98,25,428	20500	17,00,160
198	2606	26	2 BHK	613	41	654	719	19750	1,29,16,500	1,33,03,995	27500	23,02,080
199	2607	26	2 BHK	613	41	654	719	19750	1,29,16,500	1,33,03,995	27500	23,02,080
200	2608	26	1 BHK	442	41	483	531	19750	95,39,250	98,25,428	20500	17,00,160
201	2701	27	1 BHK	442	41	483	531	19820	95,73,060	98,60,252	20500	17,00,160
202	2702	27	2 BHK	611	41	652	717	19820	1,29,22,640	1,33,10,319	27500	22,95,040
203	2703	27	1 BHK	445	41	486	535	19820	96,32,520	99,21,496	20500	17,10,720
204	2704	27	1 BHK	442	41	483	531	19820	95,73,060	98,60,252	20500	17,00,160
205	2705	27	1 BHK	442	41	483	531	19820	95,73,060	98,60,252	20500	17,00,160
206	2706	27	2 BHK	613	41	654	719	19820	1,29,62,280	1,33,51,148	28000	23,02,080
207	2707	27	2 BHK	613	41	654	719	19820	1,29,62,280	1,33,51,148	28000	23,02,080
208	2708	27	1 BHK	442	41	483	531	19820	95,73,060	98,60,252	20500	17,00,160
209	2801	28	1 BHK	442	41	483	531	19890	96,06,870	98,95,076	20500	17,00,160
210	2802	28	2 BHK	611	41	652	717	19890	1,29,68,280	1,33,57,328	28000	22,95,040
211	2803	28	1 BHK	445	41	486	535	19890	96,66,540	99,56,536	20500	17,10,720

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
212	2804	28	1 BHK	442	41	483	531	19890	96,06,870	98,95,076	20500	17,00,160
213	2805	28	1 BHK	442	41	483	531	19890	96,06,870	98,95,076	20500	17,00,160
214	2806	28	2 BHK	613	41	654	719	19890	1,30,08,060	1,33,98,302	28000	23,02,080
215	2807	28	2 BHK	613	41	654	719	19890	1,30,08,060	1,33,98,302	28000	23,02,080
216	2808	28	1 BHK	442	41	483	531	19890	96,06,870	98,95,076	20500	17,00,160
Total				108792	8856	117648	129413		2,22,99,02,980	2,29,68,00,074		41,41,20,960

2) Phase I, Building No. 1, D – Wing (Proposed Inventory – Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
217	2901	29	1 BHK	442	41	483	531	19960	96,40,680	99,29,900	20500	17,00,160
218	2902	29	2 BHK	611	41	652	717	19960	1,30,13,920	1,34,04,338	28000	22,95,040
219	2903	29	1 BHK	445	41	486	535	19960	97,00,560	99,91,577	21000	17,10,720
220	2904	29	1 BHK	442	41	483	531	19960	96,40,680	99,29,900	20500	17,00,160
221	2907	29	2 BHK	613	41	654	719	19960	1,30,53,840	1,34,45,455	28000	23,02,080
222	2908	29	1 BHK	442	41	483	531	19960	96,40,680	99,29,900	20500	17,00,160
223	3001	30	1 BHK	442	41	483	531	20030	96,74,490	99,64,725	21000	17,00,160
224	3002	30	2 BHK	611	41	652	717	20030	1,30,59,560	1,34,51,347	28000	22,95,040
225	3003	30	1 BHK	445	41	486	535	20030	97,34,580	1,00,26,617	21000	17,10,720
226	3004	30	1 BHK	442	41	483	531	20030	96,74,490	99,64,725	21000	17,00,160
227	3005	30	1 BHK	442	41	483	531	20030	96,74,490	99,64,725	21000	17,00,160
228	3006	30	2 BHK	613	41	654	719	20030	1,30,99,620	1,34,92,609	28000	23,02,080
229	3007	30	2 BHK	613	41	654	719	20030	1,30,99,620	1,34,92,609	28000	23,02,080
230	3008	30	1 BHK	442	41	483	531	20030	96,74,490	99,64,725	21000	17,00,160
231	3101	31	1 BHK	442	41	483	531	20100	97,08,300	99,99,549	21000	17,00,160
232	3102	31	2 BHK	611	41	652	717	20100	1,31,05,200	1,34,98,356	28000	22,95,040
233	3103	31	1 BHK	445	41	486	535	20100	97,68,600	1,00,61,658	21000	17,10,720
234	3104	31	1 BHK	442	41	483	531	20100	97,08,300	99,99,549	21000	17,00,160
235	3105	31	1 BHK	442	41	483	531	20100	97,08,300	99,99,549	21000	17,00,160
236	3106	31	2 BHK	613	41	654	719	20100	1,31,45,400	1,35,39,762	28000	23,02,080
237	3107	31	2 BHK	613	41	654	719	20100	1,31,45,400	1,35,39,762	28000	23,02,080
238	3108	31	1 BHK	442	41	483	531	20100	97,08,300	99,99,549	21000	17,00,160
239	3201	32	1 BHK	442	41	483	531	20170	97,42,110	1,00,34,373	21000	17,00,160
240	3202	32	2 BHK	611	41	652	717	20170	1,31,50,840	1,35,45,365	28000	22,95,040
241	3203	32	1 BHK	445	41	486	535	20170	98,02,620	1,00,96,699	21000	17,10,720
242	3204	32	1 BHK	442	41	483	531	20170	97,42,110	1,00,34,373	21000	17,00,160
243	3205	32	1 BHK	442	41	483	531	20170	97,42,110	1,00,34,373	21000	17,00,160

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
244	3206	32	2 BHK	613	41	654	719	20170	1,31,91,180	1,35,86,915	28500	23,02,080
245	3207	32	2 BHK	613	41	654	719	20170	1,31,91,180	1,35,86,915	28500	23,02,080
246	3208	32	1 BHK	442	41	483	531	20170	97,42,110	1,00,34,373	21000	17,00,160
247	3301	33	1 BHK	442	41	483	531	20240	97,75,920	1,00,69,198	21000	17,00,160
248	3302	33	2 BHK	611	41	652	717	20240	1,31,96,480	1,35,92,374	28500	22,95,040
249	3303	33	1 BHK	445	41	486	535	20240	98,36,640	1,01,31,739	21000	17,10,720
250	3304	33	1 BHK	442	41	483	531	20240	97,75,920	1,00,69,198	21000	17,00,160
251	3305	33	1 BHK	442	41	483	531	20240	97,75,920	1,00,69,198	21000	17,00,160
252	3306	33	2 BHK	613	41	654	719	20240	1,32,36,960	1,36,34,069	28500	23,02,080
253	3307	33	2 BHK	613	41	654	719	20240	1,32,36,960	1,36,34,069	28500	23,02,080
254	3308	33	1 BHK	442	41	483	531	20240	97,75,920	1,00,69,198	21000	17,00,160
255	3401	34	1 BHK	442	41	483	531	20310	98,09,730	1,01,04,022	21000	17,00,160
256	3402	34	2 BHK	611	41	652	717	20310	1,32,42,120	1,36,39,384	28500	22,95,040
257	3403	34	1 BHK	445	41	486	535	20310	98,70,660	1,01,66,780	21000	17,10,720
258	3404	34	1 BHK	442	41	483	531	20310	98,09,730	1,01,04,022	21000	17,00,160
259	3405	34	1 BHK	442	41	483	531	20310	98,09,730	1,01,04,022	21000	17,00,160
260	3406	34	2 BHK	613	41	654	719	20310	1,32,82,740	1,36,81,222	28500	23,02,080
261	3407	34	2 BHK	613	41	654	719	20310	1,32,82,740	1,36,81,222	28500	23,02,080
262	3408	34	1 BHK	442	41	483	531	20310	98,09,730	1,01,04,022	21000	17,00,160
263	3501	35	1 BHK	442	41	483	531	20380	98,43,540	1,01,38,846	21000	17,00,160
264	3502	35	2 BHK	611	41	652	717	20380	1,32,87,760	1,36,86,393	28500	22,95,040
265	3503	35	1 BHK	445	41	486	535	20380	99,04,680	1,02,01,820	21500	17,10,720
266	3504	35	1 BHK	442	41	483	531	20380	98,43,540	1,01,38,846	21000	17,00,160
267	3505	35	1 BHK	442	41	483	531	20380	98,43,540	1,01,38,846	21000	17,00,160
268	3506	35	2 BHK	613	41	654	719	20380	1,33,28,520	1,37,28,376	28500	23,02,080
269	3507	35	2 BHK	613	41	654	719	20380	1,33,28,520	1,37,28,376	28500	23,02,080
270	3508	35	1 BHK	442	41	483	531	20380	98,43,540	1,01,38,846	21000	17,00,160
271	3601	36	1 BHK	442	41	483	531	20450	98,77,350	1,01,73,671	21000	17,00,160
272	3602	36	2 BHK	611	41	652	717	20450	1,33,33,400	1,37,33,402	28500	22,95,040
273	3603	36	1 BHK	445	41	486	535	20450	99,38,700	1,02,36,861	21500	17,10,720
274	3604	36	1 BHK	442	41	483	531	20450	98,77,350	1,01,73,671	21000	17,00,160
275	3607	36	2 BHK	613	41	654	719	20450	1,33,74,300	1,37,75,529	28500	23,02,080
276	3608	36	1 BHK	442	41	483	531	20450	98,77,350	1,01,73,671	21000	17,00,160
277	3701	37	1 BHK	442	41	483	531	20520	99,11,160	1,02,08,495	21500	17,00,160
278	3702	37	2 BHK	611	41	652	717	20520	1,33,79,040	1,37,80,411	28500	22,95,040
279	3703	37	1 BHK	445	41	486	535	20520	99,72,720	1,02,71,902	21500	17,10,720
280	3704	37	1 BHK	442	41	483	531	20520	99,11,160	1,02,08,495	21500	17,00,160
281	3705	37	1 BHK	442	41	483	531	20520	99,11,160	1,02,08,495	21500	17,00,160

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony / Deck 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 ₹
282	3706	37	2 BHK	613	41	654	719	20520	1,34,20,080	1,38,22,682	29000	23,02,080
283	3707	37	2 BHK	613	41	654	719	20520	1,34,20,080	1,38,22,682	29000	23,02,080
284	3708	37	1 BHK	442	41	483	531	20520	99,11,160	1,02,08,495	21500	17,00,160
285	3801	38	1 BHK	442	16	458	504	20590	94,30,220	97,13,127	20000	16,12,160
286	3802	38	2 BHK	611	16	627	690	20590	1,29,09,930	1,32,97,228	27500	22,07,040
287	3803	38	1 BHK	445	16	461	507	20590	94,91,990	97,76,750	20500	16,22,720
288	3804	38	1 BHK	442	16	458	504	20590	94,30,220	97,13,127	20000	16,12,160
289	3805	38	1 BHK	442	16	458	504	20590	94,30,220	97,13,127	20000	16,12,160
290	3806	38	2 BHK	613	16	629	692	20590	1,29,51,110	1,33,39,643	28000	22,14,080
291	3807	38	2 BHK	613	16	629	692	20590	1,29,51,110	1,33,39,643	28000	22,14,080
292	3808	38	1 BHK	442	16	458	504	20590	94,30,220	97,13,127	20000	16,12,160
293	3901	39	1 BHK	442	41	483	531	20660	99,78,780	1,02,78,143	21500	17,00,160
294	3902	39	2 BHK	611	41	652	717	20660	1,34,70,320	1,38,74,430	29000	22,95,040
295	3903	39	1 BHK	445	41	486	535	20660	1,00,40,760	1,03,41,983	21500	17,10,720
296	3904	39	1 BHK	442	41	483	531	20660	99,78,780	1,02,78,143	21500	17,00,160
297	3905	39	1 BHK	442	41	483	531	20660	99,78,780	1,02,78,143	21500	17,00,160
298	3906	39	2 BHK	613	41	654	719	20660	1,35,11,640	1,39,16,989	29000	23,02,080
299	3907	39	2 BHK	613	41	654	719	20660	1,35,11,640	1,39,16,989	29000	23,02,080
300	3908	39	1 BHK	442	41	483	531	20660	99,78,780	1,02,78,143	21500	17,00,160
301	4001	40	1 BHK	442	16	458	504	20730	94,94,340	97,79,170	20500	16,12,160
302	4002	40	2 BHK	611	16	627	690	20730	1,29,97,710	1,33,87,641	28000	22,07,040
303	4003	40	1 BHK	445	16	461	507	20730	95,56,530	98,43,226	20500	16,22,720
304	4004	40	1 BHK	442	16	458	504	20730	94,94,340	97,79,170	20500	16,12,160
305	4005	40	1 BHK	442	16	458	504	20730	94,94,340	97,79,170	20500	16,12,160
306	4006	40	2 BHK	613	16	629	692	20730	1,30,39,170	1,34,30,345	28000	22,14,080
307	4007	40	2 BHK	613	16	629	692	20730	1,30,39,170	1,34,30,345	28000	22,14,080
308	4008	40	1 BHK	442	16	458	504	20730	94,94,340	97,79,170	20500	16,12,160
309	4101	41	1 BHK	442	41	483	531	20800	1,00,46,400	1,03,47,792	21500	17,00,160
310	4102	41	2 BHK	611	41	652	717	20800	1,35,61,600	1,39,68,448	29000	22,95,040
311	4103	41	1 BHK	445	41	486	535	20800	1,01,08,800	1,04,12,064	21500	17,10,720
312	4104	41	1 BHK	442	41	483	531	20800	1,00,46,400	1,03,47,792	21500	17,00,160
313	4105	41	1 BHK	442	41	483	531	20800	1,00,46,400	1,03,47,792	21500	17,00,160
314	4106	41	2 BHK	613	41	654	719	20800	1,36,03,200	1,40,11,296	29000	23,02,080
315	4107	41	2 BHK	613	41	654	719	20800	1,36,03,200	1,40,11,296	29000	23,02,080
316	4108	41	1 BHK	442	41	483	531	20800	1,00,46,400	1,03,47,792	21500	17,00,160
Total				50540	3700	54240	59664		1,10,56,97,150	1,13,88,68,066		19,09,24,800

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 BHK - 136 2 BHK - 80	216	117648	129413	2,22,99,02,980.00	2,29,68,00,074.00
Proposed	1 BHK - 63 2 BHK - 37	100	54240	59664	1,10,56,97,150.00	1,13,88,68,066.00
Total		316	171888	189077	3,33,56,00,130.00	3,43,56,68,140.00
Typical Refuge Floor – 8th, 15th, 22nd, 29th & 36th floor - Flat Nos. 5 & 6						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,33,56,00,130.00
Final Realizable Value After Completion in ₹	3,43,56,68,140.00
Cost of Construction (Total Built up area x Rate) 189077 Sq. Ft. x ₹ 3200.00	60,50,46,400.00

Building No. / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1 / D	05	189077	60,50,46,400.00	3,02,52,320.00

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

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

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

4.	Trees, gardening	:	
	Total	:	

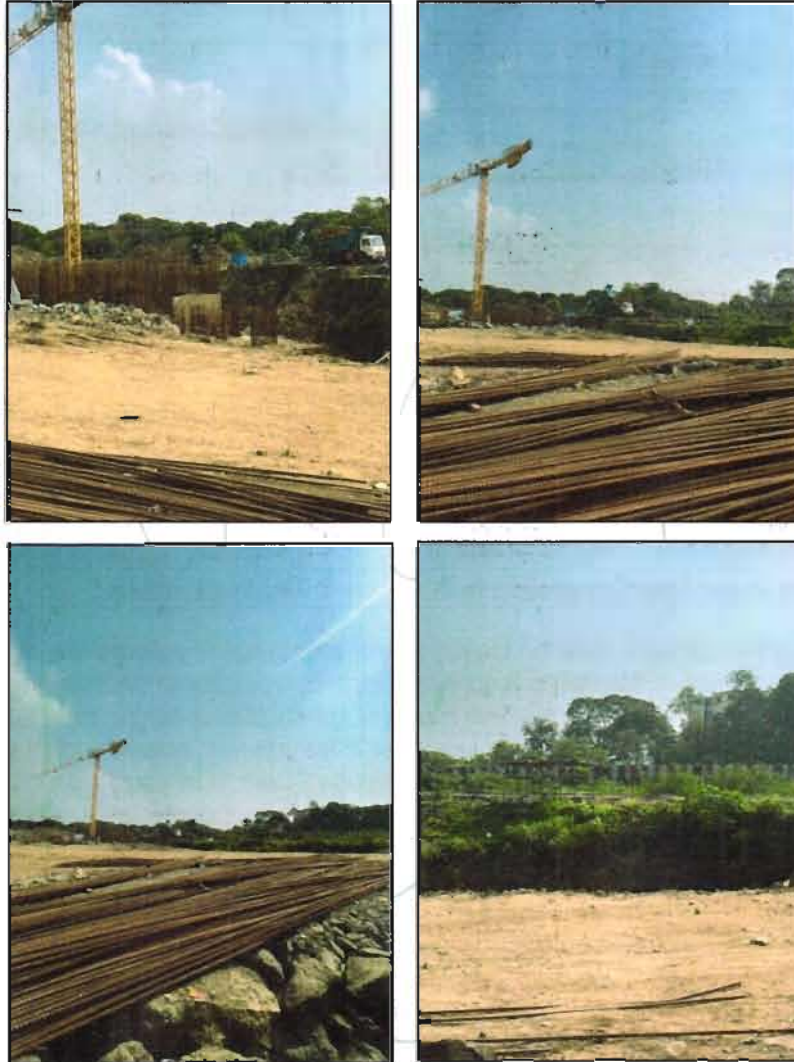
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,33,56,00,130.00
Final Realizable Value After Completion in ₹		:	₹ 3,43,56,68,140.00

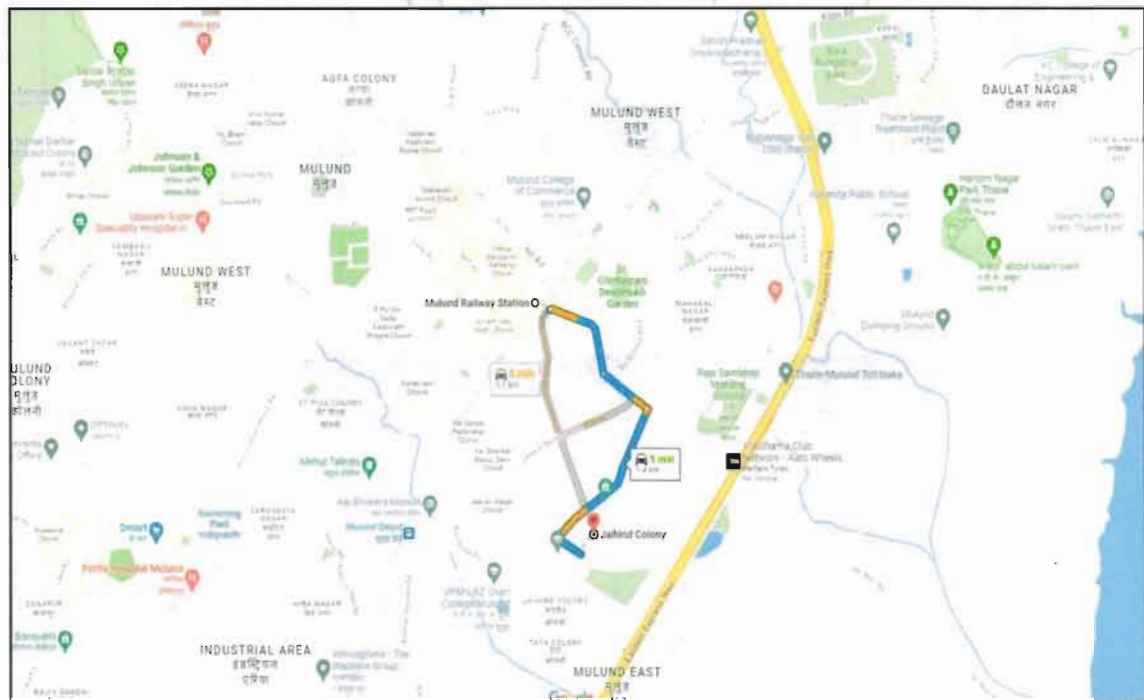
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 17,500 to ₹ 21,500.00 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 ₹ 18,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°09'49.5"N 72°57'31.4"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.4 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year Language

2023/2024 English


Selected District मुंबई(उपनगर)

Select Village मुमुंड (पू) - कुर्ना

Search By Survey No Location


Enter Survey No

उपविभाग	कुली बमीन	निवासी सदनिका	नोंदिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
124/570 -भुभाग: रेल्वे लाईन व पूर्वे हुनगती मार्ग यामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौरस मीटर	मि.टी.एन. नंबर



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Government of Maharashtra

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महाराष्ट्र शासन



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बाजारमूल्य दर पत्रक

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Year Language

2023/2024 English

Selected District मुंबई(उपनगर)

Select Village मुमुंड (पू) - कुर्ना

Search By Survey No Location

Select	उपविभाग	कुली बमीन	निवासी सदनिका	नोंदिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	124/570 -भुभाग: रेल्वे लाईन व पूर्वे हुनगती मार्ग यामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौरस मीटर
SurveyNo	124/571A-भुभाग:CRZ-I क्षेत्रातील समाविष्ट मिळकती.	19700	0	0	0	0	चौरस मीटर
SurveyNo	124/571B-भुभाग: संकुर विकास योजना 2034 नुसार चे Natural Area या बापर विभागात समाविष्ट मिळकती.	19700	0	0	0	0	चौरस मीटर
SurveyNo	124/571C -भुभाग-पूर्वे हुनगती मार्गाच्या पूर्वेकडील मूलभूत विभाग क्रमांक 124/571 व 124/571Dमधील मिळकती वसवुन अवलेला भूभाग	59750	142910	164340	178830	142910	चौरस मीटर
SurveyNo	124/571D-भुभाग-उत्तरेस व पूर्वेस राव हद्द, रश्मिसेस इन्फिय ड्राईंग व नासा व पश्चिमेस पूर्वे हुनगती मार्ग	70290	142910	164340	178830	142910	चौरस मीटर

1 2

Survey Number

1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1319, 1322, 1489
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Sales Instance

सूची क्र.2		प्लान नंबर: सह दु.नि. कुर्ली 1
16-10-2023 Note - Generated Through eSearch Module For original report please contact concern SRC Office		एस क्रमांक: 11259/2023 मंडळी: Regn 53m
गावाचे नाव: मुहुंठ		
(1) स्थितीचा प्रकार	खरदरनाम	
(2) मालकाचे नाव	11358906	
(3) भाड्याचा/आवडीचा/कराचा बाबतचे/अन्यदाखल आकारणी करी को पारदर्शन कि मूल्य करावे)	10757817.722	
(4) मूल्यांकन पध्दतीनाम व मर्यादनांक/अवधारणा	1) पालिकेचे नाव: Muzhant Ma sa ga. इतर वर्गाने, सदरनाम नं. फ्लॉट नं. 3407, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड : 90 फीट रोड मुहुंठ पूर्व मुहुंठ 400081. इतर माहिती: सध्या मिळकत ही मोठे मुहुंठ पूर्व कि.टी.एस. नं. 1289 (पार), 1290 (पार), 1291 (पार), 1292 (पार), 1293 (पार), 1294 (पार), 1295 (पार), 1296 (पार) आणि 1297 (पार) मध्ये आहे. पार्ले व क्षेत्रफळ 612.75 चौ. फूट रोड कारपेट आणि बाळकनी. डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाळकनी. डेक क्षेत्रफळ 16.36 चौ. फूट कारपेट. सोबत एक कार पाकणी सोबत. इतर माहिती व मिळकतीचे वर्गाने दस्ताव मुहुंठ कल्याणमध्ये. सध्या दस्ताव मिळकत महिला खरेदीदार असल्याने शासन अधिसूचक मुद्रांक 2021 अन्वी सं.क्र.12 प्र.क्र.107 मं. (धोरण) दि. 31.03.2021 अन्वी मुद्रांक शुल्क मध्ये 1 टक्के सरवात देण्यात आली. (C.T.S. Number : 1289 (पार), 1290 (पार), 1291 (पार), 1292 (पार), 1293 (पार), 1294 (पार), 1295 (पार), 1296 (पार) आणि 1297 (पार) ;)	
(5) क्षेत्रफळ	66.87 चौ.मीटर	
(6) आकारणी किंवा मुद्री ठरवायचे असेल तर:		
(7) दस्तावेज बनवणे देणे/या विषयाने देणे/या अंदाजाचे नस किंवा विदेशी न्यायालयीन सुकुमनाम किंवा अदला अलापन प्रक्रियेत नस व नस	1) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898	
(8) दस्तावेज बनवणे देणे/या अंदाजाचे नस किंवा विदेशी न्यायालयीन सुकुमनाम किंवा अदला अलापन प्रक्रियेत नस व नस	1) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898 2) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898	
(9) दस्तावेज बनवणे देण्याचा दिनांक	11.06.2023	
(10) एस नोंदीचे दिनांक	11.06.2023	
(11) अनुमतीचा तारीख व मुद्रा	11.259/2023	
(12) भाड्याचा/आवडीचा/कराचा मुल्य	568000	
(13) भाड्याचा/आवडीचा/कराचा नोंदीचा मुल्य	30000	

सूची क्र.2		प्लान नंबर: सह दु.नि. कुर्ली 1
16-10-2023 Note - Generated Through eSearch Module For original report please contact concern SRC Office		एस क्रमांक: 18492/2023 मंडळी: Regn 53m
गावाचे नाव: मुहुंठ		
(1) स्थितीचा प्रकार	खरदरनाम	
(2) मालकाचे नाव	10133444	
(3) भाड्याचा/आवडीचा/कराचा बाबतचे/अन्यदाखल आकारणी करी को पारदर्शन कि मूल्य करावे)	9856713.526	
(4) मूल्यांकन पध्दतीनाम व मर्यादनांक/अवधारणा	1) पालिकेचे नाव: मुहुंठ मलगावट वर्गाने, सदरनाम नं. फ्लॉट नं. 706, माळा नं. 7 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड : 90 फीट रोड मुहुंठ पूर्व मुहुंठ 400081. इतर माहिती: सध्या फ्लॉट हा मोठे मुहुंठ पूर्व कि.टी.एस. नं. 1289 (पार), 1290 (पार), 1291 (पार), 1292 (पार), 1293 (पार), 1294 (पार), 1295 (पार), 1296 (पार) आणि 1297 (पार) मध्ये आहे. पार्ले व क्षेत्रफळ 610 चौ. फूट रोड कारपेट आणि बाळकनी. डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाळकनी. डेक क्षेत्रफळ 16.36 चौ. फूट कारपेट. सोबत एक कार पाकणी सोबत. इतर माहिती व मिळकतीचे वर्गाने दस्ताव मुहुंठ कल्याणमध्ये. (C.T.S. Number : 1289 (पार), 1290 (पार), 1291 (पार), 1292 (पार), 1293 (पार), 1294 (पार), 1295 (पार), 1296 (पार) आणि 1297 (पार) ;)	
(5) क्षेत्रफळ	66.59 चौ.मीटर	
(6) आकारणी किंवा मुद्री ठरवायचे असेल तर:		
(7) दस्तावेज बनवणे देणे/या विषयाने देणे/या अंदाजाचे नस किंवा विदेशी न्यायालयीन सुकुमनाम किंवा अदला अलापन प्रक्रियेत नस व नस	1) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898	
(8) दस्तावेज बनवणे देणे/या अंदाजाचे नस किंवा विदेशी न्यायालयीन सुकुमनाम किंवा अदला अलापन प्रक्रियेत नस व नस	1) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898 2) नस.के.जी.विशुद्धीकरण शुल्क वी.ए.ए.अर्जाचा शुल्क व इतर शुल्के मुळाव्या सोबत जोडले गेले. 34 मजला. पार्ले नं. 322, माळा नं. 34 वा मजला, इमारतीचे नाव: सार्लिया विंग डी विलिंगिंग नं. 1, ब्लॉक नं. प्रोजेक्ट सुप्रियो फेस 1, केडकर कॉलेज जवळ, रोड नं. 90 फीट रोड मुहुंठ पूर्व मुहुंठ मलगावट मुहुंठ कि.टी.एस. नं. 400081 कि.टी.एस. नं. 407720898	
(9) दस्तावेज बनवणे देण्याचा दिनांक	27.09.2023	
(10) एस नोंदीचे दिनांक	03.10.2023	
(11) अनुमतीचा तारीख व मुद्रा	18492/2023	
(12) भाड्याचा/आवडीचा/कराचा मुल्य	608100	
(13) भाड्याचा/आवडीचा/कराचा नोंदीचा मुल्य	30000	



Sales Instance

1800670 16-10-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office	सूची क्र.2	दुयम निबंधक सह दु.नि. कुर्ली 2 दस्ता क्रमांक - 18006 2023 नोंदणी Regn.63m
गावाचे नाव : मुसुंड		
(1) विलेखाचा प्रकार	करारनामा	
(2) नोंदवदता	11948167	
(3) भाजारभाज/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देणे की परदेशार ते नमूद करावे	10757517.222	
(4) भू मालक पोस्टाद्वारा व परक्यांक/असत्यास	1) पारिकेचे नाव Mumbai Ma.aa.pn इतर वर्णन सवदिका नं: फ्लॉट नं: 4006, माळा नं: 40 वा मजला, इमारतीचे नाव: सावित्रा विंग डी.बिल्डिंग नं. 1. ब्लॉक नं. प्रोजेक्ट सुप्रिमो फेस 1.केळकर कॉलेज जवळ. रोड : 90 फीट रोड मुसुंड पूर्व मुंबई 400081. इतर माहिती: सदर मिळकत ही मौजे मुसुंड पूर्व सि.टी.एस. नं. 1289(पार्ट),1290(पार्ट),1292(पार्ट),1293(पार्ट),1294(पार्ट),1295(पार्ट)आणि 1297(पार्ट)मध्ये आहे.---- फ्लॉट व क्षेत्रफळ 612.75 चौ. फूट रेश कारपेट आणि बाल्कनी डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाल्कनी डेक क्षेत्रफळ 16.36 चौ. फूट कारपेट ---- सोबत एक कार पार्किंग सहीत ---- इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number 1289 (पार्ट), 1290 (पार्ट),1292 (पार्ट),1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट),1296 (पार्ट) आणि 1297 (पार्ट). :))	
(5) क्षेत्रफळ	66.57 चौ.मीटर	
(6) अकारणी किंवा जुडी देण्यात असेल किंवा		
(7) दस्तऐवज करून देणा-या विवहून देण्या-या पक्षकारांचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिकारिते नाव व पत्ता	1): नाव-के.जी.विठ्ठलराव एन एन वी तर्फे भण्डारा करण वं. कर्ण तर्फे मुळकार संजय जी. वेंगळे व्हा.प्लॉट नं. 322, माळा नं: 3 वा मजला, इमारतीचे नाव: कॉमर्स इण्डस, ब्लॉक नं. बी.के.एम. कर्ण रोड, रोड नं. 140, एन.एम. रोड, कॅम्पे मुंबई, महाराष्ट्र मुंबई पिन कोड:-400001 पिन नं:-AAJFK3429N	
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिकारिते नाव व पत्ता	1): नाव-कुमार सुनील व्हाटी व्हा.-41, पत्ता-प्लॉट नं. 1403, माळा नं. , इमारतीचे नाव: लक्ष्मिता बिल्डिंग, ब्लॉक नं. , रोड नं. निमो नगर, मुसुंड गोरगाव रिक रोड, डी नॉट उजळ, मुसुंड वेंग, मुंबई, महाराष्ट्र, M.C.B.A.I. पिन कोड-400080 पिन नं:-AMRPP3780P	
(9) दस्तऐवज करून दिल्याचा दिनांक	21.09.2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21.09.2023	
(11) अनुक्रमिक संखे व पृष्ठ	18006 2023	
(12) भाजारभाजमार्फत मुद्रांक शुल्क	716900	
(13) भाजारभाजमार्फत नोंदणी शुल्क	30000	
(14) नोंद		

18213370 16-10-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office	सूची क्र.2	दुयम निबंधक सह दु.नि. कुर्ली 2 दस्ता क्रमांक - 18215 2023 नोंदणी Regn.63m
गावाचे नाव : मुसुंड		
(1) विलेखाचा प्रकार	करारनामा	
(2) नोंदवदता	10661969	
(3) भाजारभाज/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देणे की परदेशार ते नमूद करावे	10235149.32	
(4) भू मालक पोस्टाद्वारा व परक्यांक/असत्यास	2) पारिकेचे नाव Mumbai Ma.aa.pn इतर वर्णन सवदिका नं: फ्लॉट नं: 2002, माळा नं: 20 वा मजला, इमारतीचे नाव: सावित्रा विंग डी.बिल्डिंग नं. 1. ब्लॉक नं. प्रोजेक्ट सुप्रिमो फेस जवळ. रोड : 90 फीट रोड मुसुंड पूर्व मुंबई 400081. इतर माहिती: सदर फ्लॉट हा मौजे मुसुंड पूर्व सि.टी.एस. नं. 1289(पार्ट),1290(पार्ट),1292(पार्ट),1293(पार्ट),1294(पार्ट),1295(पार्ट) आणि 1297(पार्ट)मध्ये आहे.---- फ्लॉट व क्षेत्रफळ 606.77 चौ. फूट रेश कारपेट आणि बाल्कनी डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाल्कनी डेक क्षेत्रफळ 16.36 चौ. फूट एकर पार्किंग सहीत.---- इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 1289 (पार्ट), 1290 (पार्ट),1292 (पार्ट),1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट) आणि 1297 (पार्ट). :))	
(5) क्षेत्रफळ	66.26 चौ.मीटर	
(6) अकारणी किंवा जुडी देण्यात असेल किंवा		
(7) दस्तऐवज करून देणा-या विवहून देण्या-या पक्षकारांचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिकारिते नाव व पत्ता	1): नाव-के.जी.विठ्ठलराव एन एन वी तर्फे भण्डारा करण व्ही. कर्ण वं. कर्ण तर्फे मुळकार संजय जी. वेंगळे व्हा.प्लॉट नं. 322, माळा नं: 3 वा मजला, इमारतीचे नाव: कॉमर्स इण्डस, ब्लॉक नं. बी.के.एम. कर्ण रोड, रोड नं. 140, एन.एम. रोड, कॅम्पे मुंबई, महाराष्ट्र मुंबई पिन कोड:-400001 पिन नं:-AAJFK3429N	
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिकारिते नाव व पत्ता	1): नाव-धनी शिवेरा वेंगा व्हा.-49, पत्ता-प्लॉट नं. 1202, माळा नं: 12 वा मजला, इमारतीचे नाव: विलिंग नं. 14, श्रद्धा मिळकत, ब्लॉक नं. , रोड नं. टांगो नगर, विकोमी पूर्व मुंबई, महाराष्ट्र मुंबई पिन कोड-400064 2): नाव-जितेश भवनजी वेंगा व्हा.-48, पत्ता-प्लॉट नं. 1202, माळा नं: 12 वा मजला, इमारतीचे नाव: विलिंग नं. 14, श्रद्धा मिळकत, ब्लॉक नं. , रोड नं. टांगो नगर, विकोमी पूर्व मुंबई, महाराष्ट्र मुंबई पिन कोड-400064	
(9) दस्तऐवज करून दिल्याचा दिनांक	25.09.2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25.09.2023	
(11) अनुक्रमिक संखे व पृष्ठ	18215 2023	
(12) भाजारभाजमार्फत मुद्रांक शुल्क	639800	
(13) भाजारभाजमार्फत नोंदणी शुल्क	30000	



Price Indicators

HOUSING.com Mumbai

Mulund East

₹1.25 Cr - 2.8 Cr

Swasth Dwyer
Mulund East, Central Mumbai Suburb, Mumbai

1 & 2 BHK Apartments

₹187.92 L - 1.45 Cr

Akshay Anvesh Impartion
Mulund East, Central Mumbai Suburb, Mumbai

1 & 2 BHK Apartments

Neelam Supremo Phase I Salvia D Wing

₹91 L - 1.38 Cr | ₹18.42/sq.ft
EMI starts at ₹45.18 k

By NEELAM REALTORS

Mulund East, Central Mumbai Suburb, Mumbai

Contact Developer

Project Images

1 & 2 BHK Apartment Configurations

Dec. 2029 Possession Starts

₹18.42 ₹/sq.ft Avg. Price

420.00 sq.ft. - 830.00 sq.ft. Carpet Area Sizes

Configuration	Area (sq.ft.)	Price (₹)
1 BHK	400	1.25 Cr
1.5 BHK	450	1.5 Cr
2 BHK	550	2.0 Cr
2.5 BHK	650	2.5 Cr
3 BHK	800	3.0 Cr
3.5 BHK	900	3.5 Cr
4 BHK	1000	4.0 Cr
4.5 BHK	1100	4.5 Cr
5 BHK	1200	5.0 Cr
5.5 BHK	1300	5.5 Cr
6 BHK	1400	6.0 Cr
6.5 BHK	1500	6.5 Cr
7 BHK	1600	7.0 Cr
7.5 BHK	1700	7.5 Cr
8 BHK	1800	8.0 Cr
8.5 BHK	1900	8.5 Cr
9 BHK	2000	9.0 Cr
9.5 BHK	2100	9.5 Cr
10 BHK	2200	10.0 Cr
10.5 BHK	2300	10.5 Cr
11 BHK	2400	11.0 Cr
11.5 BHK	2500	11.5 Cr
12 BHK	2600	12.0 Cr
12.5 BHK	2700	12.5 Cr
13 BHK	2800	13.0 Cr
13.5 BHK	2900	13.5 Cr
14 BHK	3000	14.0 Cr
14.5 BHK	3100	14.5 Cr
15 BHK	3200	15.0 Cr
15.5 BHK	3300	15.5 Cr
16 BHK	3400	16.0 Cr
16.5 BHK	3500	16.5 Cr
17 BHK	3600	17.0 Cr
17.5 BHK	3700	17.5 Cr
18 BHK	3800	18.0 Cr
18.5 BHK	3900	18.5 Cr
19 BHK	4000	19.0 Cr
19.5 BHK	4100	19.5 Cr
20 BHK	4200	20.0 Cr
20.5 BHK	4300	20.5 Cr
21 BHK	4400	21.0 Cr
21.5 BHK	4500	21.5 Cr
22 BHK	4600	22.0 Cr
22.5 BHK	4700	22.5 Cr
23 BHK	4800	23.0 Cr
23.5 BHK	4900	23.5 Cr
24 BHK	5000	24.0 Cr
24.5 BHK	5100	24.5 Cr
25 BHK	5200	25.0 Cr
25.5 BHK	5300	25.5 Cr
26 BHK	5400	26.0 Cr
26.5 BHK	5500	26.5 Cr
27 BHK	5600	27.0 Cr
27.5 BHK	5700	27.5 Cr
28 BHK	5800	28.0 Cr
28.5 BHK	5900	28.5 Cr
29 BHK	6000	29.0 Cr
29.5 BHK	6100	29.5 Cr
30 BHK	6200	30.0 Cr
30.5 BHK	6300	30.5 Cr
31 BHK	6400	31.0 Cr
31.5 BHK	6500	31.5 Cr
32 BHK	6600	32.0 Cr
32.5 BHK	6700	32.5 Cr
33 BHK	6800	33.0 Cr
33.5 BHK	6900	33.5 Cr
34 BHK	7000	34.0 Cr
34.5 BHK	7100	34.5 Cr
35 BHK	7200	35.0 Cr
35.5 BHK	7300	35.5 Cr
36 BHK	7400	36.0 Cr
36.5 BHK	7500	36.5 Cr
37 BHK	7600	37.0 Cr
37.5 BHK	7700	37.5 Cr
38 BHK	7800	38.0 Cr
38.5 BHK	7900	38.5 Cr
39 BHK	8000	39.0 Cr
39.5 BHK	8100	39.5 Cr
40 BHK	8200	40.0 Cr
40.5 BHK	8300	40.5 Cr
41 BHK	8400	41.0 Cr
41.5 BHK	8500	41.5 Cr
42 BHK	8600	42.0 Cr
42.5 BHK	8700	42.5 Cr
43 BHK	8800	43.0 Cr
43.5 BHK	8900	43.5 Cr
44 BHK	9000	44.0 Cr
44.5 BHK	9100	44.5 Cr
45 BHK	9200	45.0 Cr
45.5 BHK	9300	45.5 Cr
46 BHK	9400	46.0 Cr
46.5 BHK	9500	46.5 Cr
47 BHK	9600	47.0 Cr
47.5 BHK	9700	47.5 Cr
48 BHK	9800	48.0 Cr
48.5 BHK	9900	48.5 Cr
49 BHK	10000	49.0 Cr
49.5 BHK	10100	49.5 Cr
50 BHK	10200	50.0 Cr
50.5 BHK	10300	50.5 Cr
51 BHK	10400	51.0 Cr
51.5 BHK	10500	51.5 Cr
52 BHK	10600	52.0 Cr
52.5 BHK	10700	52.5 Cr
53 BHK	10800	53.0 Cr
53.5 BHK	10900	53.5 Cr
54 BHK	11000	54.0 Cr
54.5 BHK	11100	54.5 Cr
55 BHK	11200	55.0 Cr
55.5 BHK	11300	55.5 Cr
56 BHK	11400	56.0 Cr
56.5 BHK	11500	56.5 Cr
57 BHK	11600	57.0 Cr
57.5 BHK	11700	57.5 Cr
58 BHK	11800	58.0 Cr
58.5 BHK	11900	58.5 Cr
59 BHK	12000	59.0 Cr
59.5 BHK	12100	59.5 Cr
60 BHK	12200	60.0 Cr
60.5 BHK	12300	60.5 Cr
61 BHK	12400	61.0 Cr
61.5 BHK	12500	61.5 Cr
62 BHK	12600	62.0 Cr
62.5 BHK	12700	62.5 Cr
63 BHK	12800	63.0 Cr
63.5 BHK	12900	63.5 Cr
64 BHK	13000	64.0 Cr
64.5 BHK	13100	64.5 Cr
65 BHK	13200	65.0 Cr
65.5 BHK	13300	65.5 Cr
66 BHK	13400	66.0 Cr
66.5 BHK	13500	66.5 Cr
67 BHK	13600	67.0 Cr
67.5 BHK	13700	67.5 Cr
68 BHK	13800	68.0 Cr
68.5 BHK	13900	68.5 Cr
69 BHK	14000	69.0 Cr
69.5 BHK	14100	69.5 Cr
70 BHK	14200	70.0 Cr
70.5 BHK	14300	70.5 Cr
71 BHK	14400	71.0 Cr
71.5 BHK	14500	71.5 Cr
72 BHK	14600	72.0 Cr
72.5 BHK	14700	72.5 Cr
73 BHK	14800	73.0 Cr
73.5 BHK	14900	73.5 Cr
74 BHK	15000	74.0 Cr
74.5 BHK	15100	74.5 Cr
75 BHK	15200	75.0 Cr
75.5 BHK	15300	75.5 Cr
76 BHK	15400	76.0 Cr
76.5 BHK	15500	76.5 Cr
77 BHK	15600	77.0 Cr
77.5 BHK	15700	77.5 Cr
78 BHK	15800	78.0 Cr
78.5 BHK	15900	78.5 Cr
79 BHK	16000	79.0 Cr
79.5 BHK	16100	79.5 Cr
80 BHK	16200	80.0 Cr
80.5 BHK	16300	80.5 Cr
81 BHK	16400	81.0 Cr
81.5 BHK	16500	81.5 Cr
82 BHK	16600	82.0 Cr
82.5 BHK	16700	82.5 Cr
83 BHK	16800	83.0 Cr
83.5 BHK	16900	83.5 Cr
84 BHK	17000	84.0 Cr
84.5 BHK	17100	84.5 Cr
85 BHK	17200	85.0 Cr
85.5 BHK	17300	85.5 Cr
86 BHK	17400	86.0 Cr
86.5 BHK	17500	86.5 Cr
87 BHK	17600	87.0 Cr
87.5 BHK	17700	87.5 Cr
88 BHK	17800	88.0 Cr
88.5 BHK	17900	88.5 Cr
89 BHK	18000	89.0 Cr
89.5 BHK	18100	89.5 Cr
90 BHK	18200	90.0 Cr
90.5 BHK	18300	90.5 Cr
91 BHK	18400	91.0 Cr
91.5 BHK	18500	91.5 Cr
92 BHK	18600	92.0 Cr
92.5 BHK	18700	92.5 Cr
93 BHK	18800	93.0 Cr
93.5 BHK	18900	93.5 Cr
94 BHK	19000	94.0 Cr
94.5 BHK	19100	94.5 Cr
95 BHK	19200	95.0 Cr
95.5 BHK	19300	95.5 Cr
96 BHK	19400	96.0 Cr
96.5 BHK	19500	96.5 Cr
97 BHK	19600	97.0 Cr
97.5 BHK	19700	97.5 Cr
98 BHK	19800	98.0 Cr
98.5 BHK	19900	98.5 Cr
99 BHK	20000	99.0 Cr
99.5 BHK	20100	99.5 Cr
100 BHK	20200	100.0 Cr

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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Mulund East » 1 BHK Flats for Sale in Mulund East » 810 Sq.ft

₹90.0 Lac EMI- ₹4.5k Can I afford it?

1 BHK 810 Sq. ft Flat For Sale **Mulund East, Mumbai**

1 Bed 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 482 sqft - ₹18.672/sqft

Floor: 10 (Out of 45 Floors)

Lifts: 4

Developer: **Neelam Realtors**

Project: **Supremo Phase I Salvia D Wing**

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Agent Get Phone No.

More Details


Price Breakup: ₹90 Lac | ₹4,50,000 Approx. Registration Charges | ₹4,000 Monthly

Booking Amount: ₹1.0 Lac

Address: **Mulund East, Mumbai, Mulund East, Mumbai - Central Mumbai, Maharashtra**

Landmarks: **Mulund East**

Price Indicators




Select City ▾


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Post Requirement
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Property in Mumbai / Property in Mulund East / 1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing



0% Brokerage




Configuration
1 BHK Flat

Bedroom
1

Floor Number
Lower Floor of

Property Code
CHARL288281

₹ 80.00 Lacs
₹ 18736 / Sq.ft



Jeetendra
Agent

Contact Now

Carpet Area
427 Sq.ft


Bathroom
1

Furnishing
Un-Furnished

Possession
New Launch - Possession Around December 2029

Balcony
1

RERA No.
P51800050377




Select City ▾


Q
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Post Requirement
👤
☰

Property in Mumbai / Property in Mulund East / 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing



0% Brokerage




Configuration
2 BHK Flat

Bedroom
2

Floor Number
Higher Floor of

Property Code
CHARL288285

₹ 1.17 Cr
₹ 18736 / Sq.ft



Jeetendra
Agent

Contact Now

Carpet Area
627 Sq.ft

Bathroom
2

Furnishing
Un-Furnished

Possession
New Launch - Possession Around December 2029

Balcony
1

RERA No.
P51800050377

Price Indicators

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Property in Mumbai / Property in Mulund East / 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

RERA
 0% Brokerage

Configuration	Carpet Area	Possession
2 BHK Flat	597 Sq.ft	New Launch - Possession Around December 2029
Bedroom:	Bathroom:	Balcony:
2	2	1
Floor Number	Furnishing	RERA No
Middle Floor of	Un-Furnished	PS1800050377
Property Code: CHARL288284		

₹ 1.12 Cr

₹ 18736 / Sq.ft

Rohit Verma
Agent

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Property in Mumbai / Property in Mulund East / 1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing Last updated on 02 Oct 2023

1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

RERA
 0% Brokerage

Configuration	Carpet Area	Possession
1 BHK Flat	460 Sq.ft	New Launch - Possession Around December 2029
Bedroom:	Bathroom:	Balcony:
1	1	1
Floor Number	Furnishing	RERA No
Middle Floor of	Un-Furnished	PS1800050377
Property Code: GHARL288282		

₹ 86.19 Lacs

₹ 18736 / Sq.ft

Times True Properties
Agent

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Price Indicators

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Property in Mumbai | Property in Mulund East | 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing

Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

REDA
0% Brokerage

₹ 1.18 Cr

₹ 18736 / Sq.ft

Ajay R
Agent

Contact Now

Configuration: 2 BHK Flat	Carpet Area: 631 Sq.ft	Possession: New Launch Possession Around December 2029
Bedroom: 2	Bathroom: 2	Balcony: 1
Floor Number: Middle Floor of	Furnishing: Un-Furnished	RERA No: P51800050377
Property Code: GHARL286286		

PROPTIGER
Mumbai
Enter a location, quarter, project or RERA ID 📍

Via Property > Property in Mumbai > Property in Mulund East >

PROJECT RERA ID: P51800050377

Neelam Supremo Phase I Salvia D Wing ♥

by Neelam Realtors

Mulund East, Mumbai 📍

1, 2 BHK

Apartment

420 - 630 sq ft

Carpet Area

₹ 91.00 L - ₹ 1.38 Cr

Buyer Price

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Price Indicators Projects nearby Locality

Neelam Spiro Tower
 ₹2.7 Cr - 3.5 Cr | ₹9.30 K/sq.ft.
 3 BHK Apartment Configuration
 Ready to Move Possession Status
 ₹9.30 K/sq.ft. Avg. Price
 1476.00 sq.ft. - 1910.00 sq.ft. (Built-up Area)
 Contact Developer

1 BHK Flat
 ₹95.0 L | ₹11.88 K/sq.ft.
 1 BHK Configuration
 1st Dec. 2027 Possession Status
 ₹11.88 K/sq.ft. Avg. Price
 800 sq.ft. Build Up Area
 Higher of 41 floors
 East facing Facing
 Unfurnished Furnishing
 Contact Seller

Price Indicators Projects nearby Locality

NOBROKER

2 BHK Flat In Neelam Passcode Sequel For Sale In Mulund East

₹ 1.36 Crores | ₹ 77,947/Month | 943 sq.ft.

2 Bedroom | 2 Bathroom | 1 Balcony

Oct 14, 2023 | Oct 13, 2023

Neelam Passcode S...

Full

Contact | Book Virtual Visit

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

99acres

Buy | 1 BHK 1 Bath

₹ 78 Lac | Estimated EMF ₹ 42,200

1 BHK 1 Bath

Built Up area: 456 sq.ft. | Carpet area: 383 sq.ft.

₹ 78 Lac | @ 17,105 per sq.ft.


1 of 1 Floors

1 Bedroom, 1 Bathroom, 1 Balcony


The Kamal Sagar CHS

Jaihind Colony, Central Mumbai suburbs

Price Indicators Projects nearby Locality



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[Find Your Property](#)
[Sign Up](#)
[Log In](#)





1 BHK Flat in Triratnadeep Chs For Sale in Mulund East

₹ 91 Lacs

₹ 52,156/Month

550

[Apply to Sell](#)

+5

1 Bedroom	Oct 18, 2023
1 Bathroom	Immediately
NA	Triratnadeep Chs
Car	Full


Contact

🔒
Instant Availability


Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



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2 BHK Flat in Sainath Gardens For Sale in Mulund East

₹ 1.6 Crores

₹ 91,703/Month

800

[Apply to Sell](#)

+10

2 Bedroom	Sep 5, 2023
2 Bathroom	Immediately
NA	Sainath Gardens
Bike and Car	Full


Get Owner Details

📄
📄

Price trends by NBEstimate Check Now


Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



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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 : 17.10.2023

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: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=94226604d35d031edc39e26865913490cf1d3301333
115279617a1805452, postalCode=400069, st=Maharashtra,
serialNumber=41, cn=Manoj Baburao Chalikwar, o=VASTUKALA
CONSULTANTS (I) PRIVATE LIMITED, c=IN
394e282e29e127e42586, cm=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 16:58:59 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.10.2023 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 07.10.2023. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. K. V. Buildhome Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 07.10.2023 Valuation Date - 17.10.2023 Date of Report - 17.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.10.2023
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 **17th 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. K. V. Buildhome Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. K. V. Buildhome Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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.

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
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2.5.4.20=9822b6c4fa225dc03edcf19c26865913490c0d33da11
33115279b17a18b5552, postalCode=400069, st=Maharashtra,
serialNumber=41a56a596ab8cc89862a55a8fcc3feb31f3, uid
2e394e2882e29a327062304c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.17 14:03:30 +05'30'

Auth. Sign.