



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Emperia Hill Crest"

"Emperia Hill Crest", Proposed Commercial Cum Residential Building on Gut No. 5/2, 6/1/1, 9/1, 11/2B (Old Gut No. 11/2/3/1) at Village – Shedung, Shedung Vardoli Road, National Highway No. 4, Taluka – Panvel, Dist.- Raigad, PIN – 410 221, State - Maharashtra, Country - India

Latitude Longitude: 18°57'10.9"N 73°10'22.2"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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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 "Emperia Hill Crest"

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Latitude Longitude: 18°57'10.9"N 73°10'22.2"E

NAME OF DEVELOPER: M/s. Emperia Builtcon

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 **25th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Emperia Hill Crest"**, Proposed Commercial Cum Residential Building on Gut No. 5/2, 6/1/1, 9/1, 11/2B (Old Gut No. 11/2/3/1) at Village – Shedung, Shedung Vardoli Road, National Highway No. 4, Taluka – Panvel, Dist.- Raigad, PIN – 410 221, State - Maharashtra, Country - India. It is about 8.5 Km. travel distance from Panvel Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Emperia Builtcon	
Project Registration Number	Project	RERA Project Number
	Emperia Hill Crest	P52000052086
Register office address	M/s. Emperia Builtcon Office No. A-906, "Mahavir Icon", Plot No. 89/90, Sector -15, CBD Belapur, Navi Mumbai, PIN – 400 614, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Hitesh H. Bhatshra (Builder Peson – Mobile No. 9892257509) Mr. Kapil Borade (Sales Person – Mobile No. 9920990672 / 08779773919)	
E – mail ID & Website	emperialbuiltcon@gmail.com , info@emperia.co.in www.emperia.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Jai Malhar Apartment
On or towards South	National Highway No. 4
On or towards East	Open Plot & Shedung Vardoli Road
On or towards West	Open Plot & Bharat Petrol Pump



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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 : 25.10.2023
	b)	Date on which the valuation is made : 28.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Tattva Consultant date 26.06.2023
	2.	Copy of Search Report date 11.11.2022 issued by Adv. Nancy Jain
	3.	Copy of Deed of Reconstitution of Partnership date 01.07.2023 b/w. Mr. Mukesh R. Chaudhry & others (the Continuing Partners) AND Mr. Dhirajbhai S. Manjeri (the Income Partner)
	4.	Copy of Agreement for sale date 25.01.2021 b/w. BNB Logistics Pvt. Ltd. (the Owners) AND Mr. Bapusaheb N. Dhupal & Three others (the Purchasers)
	5.	Copy of Affidavit -Cum – Declaration of M/s. Emperia Builtcon date 14.09.2023
	6.	Copy of Grant of Provisional Fire Approval No. MSRDC / FIRE / PFA / 00323 / 274 issued by Maharashtra State Road Development Corporation Ltd. (M.S.R.D.C.)
	7.	Copy of MAHARERA Registration Certificate of Project No. P52000052086 issued by Maharashtra Real Estate Regulatory Authority date 28.08.2023. Last Modified date 17.08.2023
	8.	Copy of Revised Commencement Certificate No. MSRDC / SPA / BP – 430 / Revised CC / 2023 / 869 date 22.05.2023 issued by Maharashtra State Road Development Corporation Ltd. (M.S.R.D.C.)
	9.	Copy of Revised Approved Plan No. MSRDC / SPA / BP – 430 / Revised CC / 2023 / 869 date 22.05.2023 issued by Special Planning Authority, Maharashtra State Road Development Corporation Ltd. (M.S.R.D.C.) (Number of Copies - Eighteen – Sheet No. 1/18 to 18/18)
	Approved upto:	
	Building No. / Wing	Number of Floors
	1 / A & B	1 Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Podium) + 2 nd Floor (Service Floor) + 3 rd to 17 th Upper Floors.
	2 / C	1 Basement + Ground (Part) + Stilt (Part) + 1 st to 17 th Upper Floors.
	2 / D	1 Basement + Ground (Part) + Stilt (Part) + 1 st to 16 th Upper Floors.
	Project Name (with address & phone nos.)	: "Emperia Hill Crest", Proposed Commercial Cum Residential Building on Gut No. 5/2, 6/1/1,

		9/1, 11/2B (Old Gut No. 11/2/3/1) at Village – Shedung, Shedung Vardoli Road, National Highway No. 4, Taluka – Panvel, Dist.- Raigad, PIN – 410 221, 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. Emperia Builtcon Address: Office No. A-906, "Mahavir Icon", Plot No. 89/90, Sector -15, CBD Belapur, Navi Mumbai, PIN – 400 614, State - Maharashtra, Country – India Contact Person : Mr. Hitesh H. Bhatshra (Builder Peson – Mobile No. 9892257509) Mr. Kapil Borade (Sales Person – Mobile No. 9920990672 / 08779773919)
5.	Brief description of the property (Including Leasehold / freehold etc.)	

About "Emperia Hill Crest" Project: Emperia Hill Crest Navi Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P52000052086. Emperia Builtcon is one of the known real estate brands in Navi Mumbai. Around 1 project is upcoming. There is 1 project of this builder, which is currently under-construction. Emperia Hill Crest Shedung housing society has 2 towers with 17 floors. There are around 496 units on offer.

TYPE OF THE BUILDING

Building No. / Wing	Number of Floors
1 / A & B	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Podium) + 2 nd Floor (Service Floor) + 3 rd to 17 th Upper Floors.
2 / C	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st to 17 th Upper Floors.
2 / D	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st to 16 th Upper Floors.

LEVEL OF COMPLETEION:

Building No. / Wing	Present stage of Construction	Percentage of work completion
1 & 2 / A to D	Work not yet started.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring

	<ul style="list-style-type: none"> ➤ Concealed plumbing ➤ Garden ➤ Club House ➤ Gymnasium ➤ Kids Play Area ➤ Swimming Pool ➤ Multipurpose Court ➤ Senior Citizen Sitouts ➤ Gymnasium 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Gut No. 5/2, 6/1/1, 9/1, 11/2B (Old Gut No. 11/2/3/1)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Gut No. 5/2, 6/1/1, 9/1, 11/2B (Old Gut No. 11/2/3/1) at Village – Shedung
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Emperia Hill Crest", Proposed Commercial Cum Residential Building on Gut No. 5/2, 6/1/1, 9/1, 11/2B (Old Gut No. 11/2/3/1) at Village – Shedung, Shedung Vardoli Road, National Highway No. 4, Taluka – Panvel, Dist.- Raigad, PIN – 410 221, State - Maharashtra, Country - India
8.	City / Town		:	Village – Shedung, Panvel
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Maharashtra State Road Development Corporation Ltd. (M. S. R. D.C.), Village Shedung
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	Survey No. 8/1	Adj Gut No -7 Gut No- 9-2 and Gut No - 11-2A	Open Plot & Jai Maihar Apartment
	South	Road	Adj NH-4 Mumbai Pune Highway	National Highway No. 4
	East	Survey No. 6/2	Adj Gut No -11-2C and Gut No - 12	Open Plot & Shedung Vardoli Road

	West	Survey No. 12	Adj Gut No -5 -1 Adj Gut No - 6-1-2 Adj Gut No 2	Open Plot & Bharat Petrol Pump
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 18°57'10.9"N 73°10'22.2"E
14.	Extent of the site			: Plot area – 13490.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Plot area – 13490.00 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work not yet started
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality			: Middle class
2.	Development of surrounding areas			: Normal
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 Revised Approved Plan No. MSRDC / SPA / BP – 430 / Revised CC / 2023 / 869 date 22.05.2023 issued by Special Planning Authority, Maharashtra State Road Development Corporation Ltd. (M.S.R.D.C.) (Number of Copies - Eighteen – Sheet No. 1/18 to 18/18) Approved upto:
			Building No. / Wing	Number of Floors
			1 / A & B	1 Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Podium) + 2 nd Floor (Service Floor) + 3 rd to 17 th Upper Floors.
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			2 / D	1 Basement + Ground (Part) + Stilt (Part) + 1 st to 16 th Upper Floors.									
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	B.T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Internal 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 developing area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 13490.00 Sq. M. (As per Approved Plan & 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)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 4,750.00 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 & RERA Certificate</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>13490</td> <td>4750</td> <td>6,40,77,500.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	13490	4750	6,40,77,500.00
As per Approved Plan & RERA Certificate													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
13490	4750	6,40,77,500.00											
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 not yet started										
	c) Year of construction	:	N.A. Building Construction work not yet started										
	d) Number of floors and height of each floor including basement, if any	:											
	Building No. / Wing		Number of Floors										
	1 / A & B		Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Podium) + 2 nd Floor (Service Floor) + 3 rd to 17 th Upper Floors.										

	2 / C	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1st to 17th Upper Floors.									
	2 / D	Proposed 1 Basement + Ground (Part) + Stilt (Part) + 1st to 16th 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 not yet started								
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started								
g)	Date of issue and validity of layout of approved map	:	Copy of Revised Approved Plan No. MSRDC / SPA / BP – 430 / Revised CC / 2023 / 869 date 22.05.2023 issued by Special Planning Authority, Maharashtra State Road Development Corporation Ltd. (M.S.R.D.C.) (Number of Copies - Eighteen – Sheet No. 1/18 to 18/18)								
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 / A & B</td> <td>1 Basement + Ground (Part) + Stilt (Part) + 1st Floor (Podium) + 2nd Floor (Service Floor) + 3rd to 17th Upper Floors</td> </tr> <tr> <td>2 / C</td> <td>1 Basement + Ground (Part) + Stilt (Part) + 1st to 17th Upper Floors</td> </tr> <tr> <td>2 / D</td> <td>1 Basement + Ground (Part) + Stilt (Part) + 1st to 16th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A & B	1 Basement + Ground (Part) + Stilt (Part) + 1 st Floor (Podium) + 2 nd Floor (Service Floor) + 3 rd to 17 th Upper Floors	2 / C	1 Basement + Ground (Part) + Stilt (Part) + 1 st to 17 th Upper Floors	2 / D	1 Basement + Ground (Part) + Stilt (Part) + 1 st to 16 th Upper Floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes								
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.								

Specifications of construction (floor-wise) in respect of

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

10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building No. 1, Wing - A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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	3	1 BHK	388	42	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
2	102	3	1 BHK	388	42	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
3	103	3	2 BHK	533	24	557	613	9340	52,02,380.00	56,18,570.00	11500	14,70,480
4	104	3	2 BHK	534	23	557	613	9340	52,02,380.00	56,18,570.00	11500	14,70,480
5	105	3	2 BHK	556	24	580	638	9340	54,17,200.00	58,50,576.00	12000	15,31,200
6	106	3	2 BHK	556	24	580	638	9340	54,17,200.00	58,50,576.00	12000	15,31,200
7	107	3	2 BHK	536	28	564	620	9340	52,67,760.00	56,89,181.00	12000	14,88,960
8	108	3	2 BHK	533	28	561	617	9340	52,39,740.00	56,58,919.00	12000	14,81,040
9	201	4	1 BHK	388	42	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200
10	202	4	1 BHK	388	42	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200
11	203	4	2 BHK	533	24	557	613	9360	52,13,520.00	56,30,602.00	11500	14,70,480
12	204	4	2 BHK	534	23	557	613	9360	52,13,520.00	56,30,602.00	11500	14,70,480
13	205	4	2 BHK	556	24	580	638	9360	54,28,800.00	58,63,104.00	12000	15,31,200
14	206	4	2 BHK	556	24	580	638	9360	54,28,800.00	58,63,104.00	12000	15,31,200
15	207	4	2 BHK	536	28	564	620	9360	52,79,040.00	57,01,363.00	12000	14,88,960
16	208	4	2 BHK	533	28	561	617	9360	52,50,960.00	56,71,037.00	12000	14,81,040
17	301	5	1 BHK	388	42	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
18	302	5	1 BHK	388	42	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
19	303	5	2 BHK	533	24	557	613	9380	52,24,660.00	56,42,633.00	12000	14,70,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
20	304	5	2 BHK	534	23	557	613	9380	52,24,660.00	56,42,633.00	12000	14,70,480
21	305	5	2 BHK	556	24	580	638	9380	54,40,400.00	58,75,632.00	12000	15,31,200
22	306	5	2 BHK	556	24	580	638	9380	54,40,400.00	58,75,632.00	12000	15,31,200
23	307	5	2 BHK	536	28	564	620	9380	52,90,320.00	57,13,546.00	12000	14,88,960
24	308	5	2 BHK	533	28	561	617	9380	52,62,180.00	56,83,154.00	12000	14,81,040
25	401	6	1 BHK	388	42	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
26	402	6	1 BHK	388	42	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
27	403	6	2 BHK	533	24	557	613	9400	52,35,800.00	56,54,664.00	12000	14,70,480
28	404	6	2 BHK	534	23	557	613	9400	52,35,800.00	56,54,664.00	12000	14,70,480
29	405	6	2 BHK	556	24	580	638	9400	54,52,000.00	58,88,160.00	12500	15,31,200
30	406	6	2 BHK	556	24	580	638	9400	54,52,000.00	58,88,160.00	12500	15,31,200
31	407	6	2 BHK	536	28	564	620	9400	53,01,600.00	57,25,728.00	12000	14,88,960
32	408	6	2 BHK	533	28	561	617	9400	52,73,400.00	56,95,272.00	12000	14,81,040
33	501	7	1 BHK	388	42	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
34	502	7	1 BHK	388	42	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
35	503	7	2 BHK	533	24	557	613	9420	52,46,940.00	56,66,695.00	12000	14,70,480
36	504	7	2 BHK	534	23	557	613	9420	52,46,940.00	56,66,695.00	12000	14,70,480
37	505	7	2 BHK	556	24	580	638	9420	54,63,600.00	59,00,688.00	12500	15,31,200
38	506	7	2 BHK	556	24	580	638	9420	54,63,600.00	59,00,688.00	12500	15,31,200
39	507	7	2 BHK	536	28	564	620	9420	53,12,880.00	57,37,910.00	12000	14,88,960
40	508	7	2 BHK	533	28	561	617	9420	52,84,620.00	57,07,390.00	12000	14,81,040
41	602	8	1 BHK	388	42	430	473	9440	40,59,200.00	43,83,936.00	9000	11,35,200
42	603	8	2 BHK	533	24	557	613	9440	52,58,080.00	56,78,726.00	12000	14,70,480
43	604	8	2 BHK	534	23	557	613	9440	52,58,080.00	56,78,726.00	12000	14,70,480
44	605	8	2 BHK	556	24	580	638	9440	54,75,200.00	59,13,216.00	12500	15,31,200
45	606	8	2 BHK	556	24	580	638	9440	54,75,200.00	59,13,216.00	12500	15,31,200
46	607	8	2 BHK	536	28	564	620	9440	53,24,160.00	57,50,093.00	12000	14,88,960
47	608	9	2 BHK	533	28	561	617	9440	52,95,840.00	57,19,507.00	12000	14,81,040
48	701	9	1 BHK	388	42	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
49	702	9	1 BHK	388	42	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
50	703	9	2 BHK	533	24	557	613	9460	52,69,220.00	56,90,758.00	12000	14,70,480
51	704	9	2 BHK	534	23	557	613	9460	52,69,220.00	56,90,758.00	12000	14,70,480
52	705	9	2 BHK	556	24	580	638	9460	54,86,800.00	59,25,744.00	12500	15,31,200
53	706	9	2 BHK	556	24	580	638	9460	54,86,800.00	59,25,744.00	12500	15,31,200
54	707	9	2 BHK	536	28	564	620	9460	53,35,440.00	57,62,275.00	12000	14,88,960
55	708	9	2 BHK	533	28	561	617	9460	53,07,060.00	57,31,625.00	12000	14,81,040
56	801	10	1 BHK	388	42	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200
57	802	10	1 BHK	388	42	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
58	803	10	2 BHK	533	24	557	613	9480	52,80,360.00	57,02,789.00	12000	14,70,480
59	804	10	2 BHK	534	23	557	613	9480	52,80,360.00	57,02,789.00	12000	14,70,480
60	805	10	2 BHK	556	24	580	638	9480	54,98,400.00	59,38,272.00	12500	15,31,200
61	806	10	2 BHK	556	24	580	638	9480	54,98,400.00	59,38,272.00	12500	15,31,200
62	807	10	2 BHK	536	28	564	620	9480	53,46,720.00	57,74,458.00	12000	14,88,960
63	808	10	2 BHK	533	28	561	617	9480	53,18,280.00	57,43,742.00	12000	14,81,040
64	901	11	1 BHK	388	42	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200
65	902	11	1 BHK	388	42	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200
66	903	11	2 BHK	533	24	557	613	9500	52,91,500.00	57,14,820.00	12000	14,70,480
67	904	11	2 BHK	534	23	557	613	9500	52,91,500.00	57,14,820.00	12000	14,70,480
68	905	11	2 BHK	556	24	580	638	9500	55,10,000.00	59,50,800.00	12500	15,31,200
69	906	11	2 BHK	556	24	580	638	9500	55,10,000.00	59,50,800.00	12500	15,31,200
70	907	11	2 BHK	536	28	564	620	9500	53,58,000.00	57,86,640.00	12000	14,88,960
71	908	11	2 BHK	533	28	561	617	9500	53,29,500.00	57,55,860.00	12000	14,81,040
72	1001	12	1 BHK	388	42	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
73	1002	12	1 BHK	388	42	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
74	1003	12	2 BHK	533	24	557	613	9520	53,02,640.00	57,26,851.00	12000	14,70,480
75	1004	12	2 BHK	534	23	557	613	9520	53,02,640.00	57,26,851.00	12000	14,70,480
76	1005	12	2 BHK	556	24	580	638	9520	55,21,600.00	59,63,328.00	12500	15,31,200
77	1006	12	2 BHK	556	24	580	638	9520	55,21,600.00	59,63,328.00	12500	15,31,200
78	1007	12	2 BHK	536	28	564	620	9520	53,69,280.00	57,98,822.00	12000	14,88,960
79	1008	12	2 BHK	533	28	561	617	9520	53,40,720.00	57,67,978.00	12000	14,81,040
80	1102	13	1 BHK	388	42	430	473	9540	41,02,200.00	44,30,376.00	9000	11,35,200
81	1103	13	2 BHK	533	24	557	613	9540	53,13,780.00	57,38,882.00	12000	14,70,480
82	1104	13	2 BHK	534	23	557	613	9540	53,13,780.00	57,38,882.00	12000	14,70,480
83	1105	13	2 BHK	556	24	580	638	9540	55,33,200.00	59,75,856.00	12500	15,31,200
84	1106	13	2 BHK	556	24	580	638	9540	55,33,200.00	59,75,856.00	12500	15,31,200
85	1107	13	2 BHK	536	28	564	620	9540	53,80,560.00	58,11,005.00	12000	14,88,960
86	1108	13	2 BHK	533	28	561	617	9540	53,51,940.00	57,80,095.00	12000	14,81,040
87	1201	14	1 BHK	388	42	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
88	1202	14	1 BHK	388	42	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
89	1203	14	2 BHK	533	24	557	613	9560	53,24,920.00	57,50,914.00	12000	14,70,480
90	1204	14	2 BHK	534	23	557	613	9560	53,24,920.00	57,50,914.00	12000	14,70,480
91	1205	14	2 BHK	556	24	580	638	9560	55,44,800.00	59,88,384.00	12500	15,31,200
92	1206	14	2 BHK	556	24	580	638	9560	55,44,800.00	59,88,384.00	12500	15,31,200
93	1207	14	2 BHK	536	28	564	620	9560	53,91,840.00	58,23,187.00	12000	14,88,960
94	1208	14	2 BHK	533	28	561	617	9560	53,63,160.00	57,92,213.00	12000	14,81,040
95	1301	15	1 BHK	388	42	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
96	1302	15	1 BHK	388	42	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200
97	1303	15	2 BHK	533	24	557	613	9580	53,36,060.00	57,62,945.00	12000	14,70,480
98	1304	15	2 BHK	534	23	557	613	9580	53,36,060.00	57,62,945.00	12000	14,70,480
99	1305	15	2 BHK	556	24	580	638	9580	55,56,400.00	60,00,912.00	12500	15,31,200
100	1306	15	2 BHK	556	24	580	638	9580	55,56,400.00	60,00,912.00	12500	15,31,200
101	1307	15	2 BHK	536	28	564	620	9580	54,03,120.00	58,35,370.00	12000	14,88,960
102	1308	15	2 BHK	533	28	561	617	9580	53,74,380.00	58,04,330.00	12000	14,81,040
103	1401	16	1 BHK	388	42	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
104	1402	16	1 BHK	388	42	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
105	1403	16	2 BHK	533	24	557	613	9600	53,47,200.00	57,74,976.00	12000	14,70,480
106	1404	16	2 BHK	534	23	557	613	9600	53,47,200.00	57,74,976.00	12000	14,70,480
107	1405	16	2 BHK	556	24	580	638	9600	55,68,000.00	60,13,440.00	12500	15,31,200
108	1406	16	2 BHK	556	24	580	638	9600	55,68,000.00	60,13,440.00	12500	15,31,200
109	1407	16	2 BHK	536	28	564	620	9600	54,14,400.00	58,47,552.00	12000	14,88,960
110	1408	16	2 BHK	533	28	561	617	9600	53,85,600.00	58,16,448.00	12000	14,81,040
111	1501	17	1 BHK	388	42	430	473	9620	41,36,600.00	44,67,528.00	9500	11,35,200
112	1502	17	1 BHK	388	42	430	473	9620	41,36,600.00	44,67,528.00	9500	11,35,200
113	1503	17	2 BHK	533	24	557	613	9620	53,58,340.00	57,87,007.00	12000	14,70,480
114	1504	17	2 BHK	534	23	557	613	9620	53,58,340.00	57,87,007.00	12000	14,70,480
115	1505	17	2 BHK	556	24	580	638	9620	55,79,600.00	60,25,968.00	12500	15,31,200
116	1506	17	2 BHK	556	24	580	638	9620	55,79,600.00	60,25,968.00	12500	15,31,200
117	1507	17	2 BHK	536	28	564	620	9620	54,25,680.00	58,59,734.00	12000	14,88,960
118	1508	17	2 BHK	533	28	561	617	9620	53,96,820.00	58,28,566.00	12000	14,81,040
Total				59584	3441	63025	69328		59,74,68,400.00	64,52,65,872.00		16,63,86,000

2) Building No. 1, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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	3	1 BHK	388	42	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
2	102	3	1 BHK	388	42	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
3	103	3	2 BHK	533	24	557	613	9340	52,02,380.00	56,18,570.00	11500	14,70,480
4	104	3	2 BHK	534	23	557	613	9340	52,02,380.00	56,18,570.00	11500	14,70,480
5	105	3	2 BHK	556	24	580	638	9340	54,17,200.00	58,50,576.00	12000	15,31,200
6	106	3	2 BHK	556	24	580	638	9340	54,17,200.00	58,50,576.00	12000	15,31,200
7	107	3	2 BHK	536	28	564	620	9340	52,67,760.00	56,89,181.00	12000	14,88,960
8	108	3	2 BHK	533	28	561	617	9340	52,39,740.00	56,58,919.00	12000	14,81,040
9	201	4	1 BHK	388	42	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
10	202	4	1 BHK	388	42	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200
11	203	4	2 BHK	533	24	557	613	9360	52,13,520.00	56,30,602.00	11500	14,70,480
12	204	4	2 BHK	534	23	557	613	9360	52,13,520.00	56,30,602.00	11500	14,70,480
13	205	4	2 BHK	556	24	580	638	9360	54,28,800.00	58,63,104.00	12000	15,31,200
14	206	4	2 BHK	556	24	580	638	9360	54,28,800.00	58,63,104.00	12000	15,31,200
15	207	4	2 BHK	536	28	564	620	9360	52,79,040.00	57,01,363.00	12000	14,88,960
16	208	4	2 BHK	533	28	561	617	9360	52,50,960.00	56,71,037.00	12000	14,81,040
17	301	5	1 BHK	388	42	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
18	302	5	1 BHK	388	42	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
19	303	5	2 BHK	533	24	557	613	9380	52,24,660.00	56,42,633.00	12000	14,70,480
20	304	5	2 BHK	534	23	557	613	9380	52,24,660.00	56,42,633.00	12000	14,70,480
21	305	5	2 BHK	556	24	580	638	9380	54,40,400.00	58,75,632.00	12000	15,31,200
22	306	5	2 BHK	556	24	580	638	9380	54,40,400.00	58,75,632.00	12000	15,31,200
23	307	5	2 BHK	536	28	564	620	9380	52,90,320.00	57,13,546.00	12000	14,88,960
24	308	5	2 BHK	533	28	561	617	9380	52,62,180.00	56,83,154.00	12000	14,81,040
25	401	6	1 BHK	388	42	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
26	402	6	1 BHK	388	42	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
27	403	6	2 BHK	533	24	557	613	9400	52,35,800.00	56,54,664.00	12000	14,70,480
28	404	6	2 BHK	534	23	557	613	9400	52,35,800.00	56,54,664.00	12000	14,70,480
29	405	6	2 BHK	556	24	580	638	9400	54,52,000.00	58,88,160.00	12500	15,31,200
30	406	6	2 BHK	556	24	580	638	9400	54,52,000.00	58,88,160.00	12500	15,31,200
31	407	6	2 BHK	536	28	564	620	9400	53,01,600.00	57,25,728.00	12000	14,88,960
32	408	6	2 BHK	533	28	561	617	9400	52,73,400.00	56,95,272.00	12000	14,81,040
33	501	7	1 BHK	388	42	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
34	502	7	1 BHK	388	42	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
35	503	7	2 BHK	533	24	557	613	9420	52,46,940.00	56,66,695.00	12000	14,70,480
36	504	7	2 BHK	534	23	557	613	9420	52,46,940.00	56,66,695.00	12000	14,70,480
37	505	7	2 BHK	556	24	580	638	9420	54,63,600.00	59,00,688.00	12500	15,31,200
38	506	7	2 BHK	556	24	580	638	9420	54,63,600.00	59,00,688.00	12500	15,31,200
39	507	7	2 BHK	536	28	564	620	9420	53,12,880.00	57,37,910.00	12000	14,88,960
40	508	7	2 BHK	533	28	561	617	9420	52,84,620.00	57,07,390.00	12000	14,81,040
41	601	8	1 BHK	388	42	430	473	9440	40,59,200.00	43,83,936.00	9000	11,35,200
42	603	8	2 BHK	533	24	557	613	9440	52,58,080.00	56,78,726.00	12000	14,70,480
43	604	8	2 BHK	534	23	557	613	9440	52,58,080.00	56,78,726.00	12000	14,70,480
44	605	8	2 BHK	556	24	580	638	9440	54,75,200.00	59,13,216.00	12500	15,31,200
45	606	8	2 BHK	556	24	580	638	9440	54,75,200.00	59,13,216.00	12500	15,31,200
46	607	8	2 BHK	536	28	564	620	9440	53,24,160.00	57,50,093.00	12000	14,88,960
47	608	9	2 BHK	533	28	561	617	9440	52,95,840.00	57,19,507.00	12000	14,81,040

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
48	701	9	1 BHK	388	42	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
49	702	9	1 BHK	388	42	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
50	703	9	2 BHK	533	24	557	613	9460	52,69,220.00	56,90,758.00	12000	14,70,480
51	704	9	2 BHK	534	23	557	613	9460	52,69,220.00	56,90,758.00	12000	14,70,480
52	705	9	2 BHK	556	24	580	638	9460	54,86,800.00	59,25,744.00	12500	15,31,200
53	706	9	2 BHK	556	24	580	638	9460	54,86,800.00	59,25,744.00	12500	15,31,200
54	707	9	2 BHK	536	28	564	620	9460	53,35,440.00	57,62,275.00	12000	14,88,960
55	708	9	2 BHK	533	28	561	617	9460	53,07,060.00	57,31,625.00	12000	14,81,040
56	801	10	1 BHK	388	42	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200
57	802	10	1 BHK	388	42	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200
58	803	10	2 BHK	533	24	557	613	9480	52,80,360.00	57,02,789.00	12000	14,70,480
59	804	10	2 BHK	534	23	557	613	9480	52,80,360.00	57,02,789.00	12000	14,70,480
60	805	10	2 BHK	556	24	580	638	9480	54,98,400.00	59,38,272.00	12500	15,31,200
61	806	10	2 BHK	556	24	580	638	9480	54,98,400.00	59,38,272.00	12500	15,31,200
62	807	10	2 BHK	536	28	564	620	9480	53,46,720.00	57,74,458.00	12000	14,88,960
63	808	10	2 BHK	533	28	561	617	9480	53,18,280.00	57,43,742.00	12000	14,81,040
64	901	11	1 BHK	388	42	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200
65	902	11	1 BHK	388	42	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200
66	903	11	2 BHK	533	24	557	613	9500	52,91,500.00	57,14,820.00	12000	14,70,480
67	904	11	2 BHK	534	23	557	613	9500	52,91,500.00	57,14,820.00	12000	14,70,480
68	905	11	2 BHK	556	24	580	638	9500	55,10,000.00	59,50,800.00	12500	15,31,200
69	906	11	2 BHK	556	24	580	638	9500	55,10,000.00	59,50,800.00	12500	15,31,200
70	907	11	2 BHK	536	28	564	620	9500	53,58,000.00	57,86,640.00	12000	14,88,960
71	908	11	2 BHK	533	28	561	617	9500	53,29,500.00	57,55,860.00	12000	14,81,040
72	1001	12	1 BHK	388	42	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
73	1002	12	1 BHK	388	42	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
74	1003	12	2 BHK	533	24	557	613	9520	53,02,640.00	57,26,851.00	12000	14,70,480
75	1004	12	2 BHK	534	23	557	613	9520	53,02,640.00	57,26,851.00	12000	14,70,480
76	1005	12	2 BHK	556	24	580	638	9520	55,21,600.00	59,63,328.00	12500	15,31,200
77	1006	12	2 BHK	556	24	580	638	9520	55,21,600.00	59,63,328.00	12500	15,31,200
78	1007	12	2 BHK	536	28	564	620	9520	53,69,280.00	57,98,822.00	12000	14,88,960
79	1008	12	2 BHK	533	28	561	617	9520	53,40,720.00	57,67,978.00	12000	14,81,040
80	1101	13	1 BHK	388	42	430	473	9540	41,02,200.00	44,30,376.00	9000	11,35,200
81	1103	13	2 BHK	533	24	557	613	9540	53,13,780.00	57,38,882.00	12000	14,70,480
82	1104	13	2 BHK	534	23	557	613	9540	53,13,780.00	57,38,882.00	12000	14,70,480
83	1105	13	2 BHK	556	24	580	638	9540	55,33,200.00	59,75,856.00	12500	15,31,200
84	1106	13	2 BHK	556	24	580	638	9540	55,33,200.00	59,75,856.00	12500	15,31,200
85	1107	13	2 BHK	536	28	564	620	9540	53,80,560.00	58,11,005.00	12000	14,88,960

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
86	1108	13	2 BHK	533	28	561	617	9540	53,51,940.00	57,80,095.00	12000	14,81,040
87	1201	14	1 BHK	388	42	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
88	1202	14	1 BHK	388	42	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
89	1203	14	2 BHK	533	24	557	613	9560	53,24,920.00	57,50,914.00	12000	14,70,480
90	1204	14	2 BHK	534	23	557	613	9560	53,24,920.00	57,50,914.00	12000	14,70,480
91	1205	14	2 BHK	556	24	580	638	9560	55,44,800.00	59,88,384.00	12500	15,31,200
92	1206	14	2 BHK	556	24	580	638	9560	55,44,800.00	59,88,384.00	12500	15,31,200
93	1207	14	2 BHK	536	28	564	620	9560	53,91,840.00	58,23,187.00	12000	14,88,960
94	1208	14	2 BHK	533	28	561	617	9560	53,63,160.00	57,92,213.00	12000	14,81,040
95	1301	15	1 BHK	388	42	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200
96	1302	15	1 BHK	388	42	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200
97	1303	15	2 BHK	533	24	557	613	9580	53,36,060.00	57,62,945.00	12000	14,70,480
98	1304	15	2 BHK	534	23	557	613	9580	53,36,060.00	57,62,945.00	12000	14,70,480
99	1305	15	2 BHK	556	24	580	638	9580	55,56,400.00	60,00,912.00	12500	15,31,200
100	1306	15	2 BHK	556	24	580	638	9580	55,56,400.00	60,00,912.00	12500	15,31,200
101	1307	15	2 BHK	536	28	564	620	9580	54,03,120.00	58,35,370.00	12000	14,88,960
102	1308	15	2 BHK	533	28	561	617	9580	53,74,380.00	58,04,330.00	12000	14,81,040
103	1401	16	1 BHK	388	42	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
104	1402	16	1 BHK	388	42	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
105	1403	16	2 BHK	533	24	557	613	9600	53,47,200.00	57,74,976.00	12000	14,70,480
106	1404	16	2 BHK	534	23	557	613	9600	53,47,200.00	57,74,976.00	12000	14,70,480
107	1405	16	2 BHK	556	24	580	638	9600	55,68,000.00	60,13,440.00	12500	15,31,200
108	1406	16	2 BHK	556	24	580	638	9600	55,68,000.00	60,13,440.00	12500	15,31,200
109	1407	16	2 BHK	536	28	564	620	9600	54,14,400.00	58,47,552.00	12000	14,88,960
110	1408	16	2 BHK	533	28	561	617	9600	53,85,600.00	58,16,448.00	12000	14,81,040
111	1501	17	1 BHK	388	42	430	473	9620	41,36,600.00	44,67,528.00	9500	11,35,200
112	1502	17	1 BHK	388	42	430	473	9620	41,36,600.00	44,67,528.00	9500	11,35,200
113	1503	17	2 BHK	533	24	557	613	9620	53,58,340.00	57,87,007.00	12000	14,70,480
114	1504	17	2 BHK	534	23	557	613	9620	53,58,340.00	57,87,007.00	12000	14,70,480
115	1505	17	2 BHK	556	24	580	638	9620	55,79,600.00	60,25,968.00	12500	15,31,200
116	1506	17	2 BHK	556	24	580	638	9620	55,79,600.00	60,25,968.00	12500	15,31,200
117	1507	17	2 BHK	536	28	564	620	9620	54,25,680.00	58,59,734.00	12000	14,88,960
118	1508	17	2 BHK	533	28	561	617	9620	53,96,820.00	58,28,566.00	12000	14,81,040
Total				59584	3441	63025	69328		59,74,68,400.00	64,52,65,872.00		16,63,86,000

3) Building No. 2, Wing – C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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	368	58	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
2	102	1	1 BHK	368	58	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
3	103	1	1 BHK	386	44	430	473	9300	39,99,000.00	43,18,920.00	9000	11,35,200
4	104	1	1 BHK	381	44	425	468	9300	39,52,500.00	42,68,700.00	9000	11,22,000
5	105	1	1 BHK	382	44	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
6	106	1	1 BHK	382	44	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
7	107	1	1 BHK	381	44	425	468	9300	39,52,500.00	42,68,700.00	9000	11,22,000
8	108	1	1 BHK	391	44	435	479	9300	40,45,500.00	43,69,140.00	9000	11,48,400
9	201	2	1 BHK	368	58	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
10	202	2	1 BHK	368	58	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
11	203	2	1 BHK	386	44	430	473	9320	40,07,600.00	43,28,208.00	9000	11,35,200
12	204	2	1 BHK	381	44	425	468	9320	39,61,000.00	42,77,880.00	9000	11,22,000
13	205	2	1 BHK	382	44	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
14	206	2	1 BHK	382	44	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
15	207	2	1 BHK	381	44	425	468	9320	39,61,000.00	42,77,880.00	9000	11,22,000
16	208	2	1 BHK	391	44	435	479	9320	40,54,200.00	43,78,536.00	9000	11,48,400
17	301	3	1 BHK	368	58	426	469	9340	39,78,840.00	42,97,147.00	9000	11,24,640
18	302	3	1 BHK	368	58	426	469	9340	39,78,840.00	42,97,147.00	9000	11,24,640
19	303	3	1 BHK	386	44	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
20	304	3	1 BHK	381	44	425	468	9340	39,69,500.00	42,87,060.00	9000	11,22,000
21	305	3	1 BHK	382	44	426	469	9340	39,78,840.00	42,97,147.00	9000	11,24,640
22	306	3	1 BHK	382	44	426	469	9340	39,78,840.00	42,97,147.00	9000	11,24,640
23	307	3	1 BHK	381	44	425	468	9340	39,69,500.00	42,87,060.00	9000	11,22,000
24	308	3	1 BHK	391	44	435	479	9340	40,62,900.00	43,87,932.00	9000	11,48,400
25	401	4	1 BHK	368	58	426	469	9360	39,87,360.00	43,06,349.00	9000	11,24,640
26	402	4	1 BHK	368	58	426	469	9360	39,87,360.00	43,06,349.00	9000	11,24,640
27	403	4	1 BHK	386	44	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200
28	404	4	1 BHK	381	44	425	468	9360	39,78,000.00	42,96,240.00	9000	11,22,000
29	405	4	1 BHK	382	44	426	469	9360	39,87,360.00	43,06,349.00	9000	11,24,640
30	406	4	1 BHK	382	44	426	469	9360	39,87,360.00	43,06,349.00	9000	11,24,640
31	407	4	1 BHK	381	44	425	468	9360	39,78,000.00	42,96,240.00	9000	11,22,000
32	408	4	1 BHK	391	44	435	479	9360	40,71,600.00	43,97,328.00	9000	11,48,400
33	501	5	1 BHK	368	58	426	469	9380	39,95,880.00	43,15,550.00	9000	11,24,640
34	502	5	1 BHK	368	58	426	469	9380	39,95,880.00	43,15,550.00	9000	11,24,640
35	503	5	1 BHK	386	44	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
36	504	5	1 BHK	381	44	425	468	9380	39,86,500.00	43,05,420.00	9000	11,22,000
37	505	5	1 BHK	382	44	426	469	9380	39,95,880.00	43,15,550.00	9000	11,24,640

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
38	506	5	1 BHK	382	44	426	469	9380	39,95,880.00	43,15,550.00	9000	11,24,640
39	507	5	1 BHK	381	44	425	468	9380	39,86,500.00	43,05,420.00	9000	11,22,000
40	508	5	1 BHK	391	44	435	479	9380	40,80,300.00	44,06,724.00	9000	11,48,400
41	601	6	1 BHK	368	58	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
42	602	6	1 BHK	368	58	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
43	603	6	1 BHK	386	44	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
44	604	6	1 BHK	381	44	425	468	9400	39,95,000.00	43,14,600.00	9000	11,22,000
45	605	6	1 BHK	382	44	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
46	606	6	1 BHK	382	44	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
47	607	6	1 BHK	381	44	425	468	9400	39,95,000.00	43,14,600.00	9000	11,22,000
48	608	6	1 BHK	391	44	435	479	9400	40,89,000.00	44,16,120.00	9000	11,48,400
49	701	7	1 BHK	368	58	426	469	9420	40,12,920.00	43,33,954.00	9000	11,24,640
50	702	7	1 BHK	368	58	426	469	9420	40,12,920.00	43,33,954.00	9000	11,24,640
51	703	7	1 BHK	386	44	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
52	704	7	1 BHK	381	44	425	468	9420	40,03,500.00	43,23,780.00	9000	11,22,000
53	705	7	1 BHK	382	44	426	469	9420	40,12,920.00	43,33,954.00	9000	11,24,640
54	706	7	1 BHK	382	44	426	469	9420	40,12,920.00	43,33,954.00	9000	11,24,640
55	707	7	1 BHK	381	44	425	468	9420	40,03,500.00	43,23,780.00	9000	11,22,000
56	708	7	1 BHK	391	44	435	479	9420	40,97,700.00	44,25,516.00	9000	11,48,400
57	802	8	1 BHK	368	58	426	469	9440	40,21,440.00	43,43,155.00	9000	11,24,640
58	803	8	1 BHK	386	44	430	473	9440	40,59,200.00	43,83,936.00	9000	11,35,200
59	804	8	1 BHK	381	44	425	468	9440	40,12,000.00	43,32,960.00	9000	11,22,000
60	805	8	1 BHK	382	44	426	469	9440	40,21,440.00	43,43,155.00	9000	11,24,640
61	806	8	1 BHK	382	44	426	469	9440	40,21,440.00	43,43,155.00	9000	11,24,640
62	807	8	1 BHK	381	44	425	468	9440	40,12,000.00	43,32,960.00	9000	11,22,000
63	808	8	1 BHK	391	44	435	479	9440	41,06,400.00	44,34,912.00	9000	11,48,400
64	901	9	1 BHK	368	58	426	469	9460	40,29,960.00	43,52,357.00	9000	11,24,640
65	902	9	1 BHK	368	58	426	469	9460	40,29,960.00	43,52,357.00	9000	11,24,640
66	903	9	1 BHK	386	44	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
67	904	9	1 BHK	381	44	425	468	9460	40,20,500.00	43,42,140.00	9000	11,22,000
68	905	9	1 BHK	382	44	426	469	9460	40,29,960.00	43,52,357.00	9000	11,24,640
69	906	9	1 BHK	382	44	426	469	9460	40,29,960.00	43,52,357.00	9000	11,24,640
70	907	9	1 BHK	381	44	425	468	9460	40,20,500.00	43,42,140.00	9000	11,22,000
71	908	9	1 BHK	391	44	435	479	9460	41,15,100.00	44,44,308.00	9500	11,48,400
72	1001	10	1 BHK	368	58	426	469	9480	40,38,480.00	43,61,558.00	9000	11,24,640
73	1002	10	1 BHK	368	58	426	469	9480	40,38,480.00	43,61,558.00	9000	11,24,640
74	1003	10	1 BHK	386	44	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200
75	1004	10	1 BHK	381	44	425	468	9480	40,29,000.00	43,51,320.00	9000	11,22,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
76	1005	10	1 BHK	382	44	426	469	9480	40,38,480.00	43,61,558.00	9000	11,24,640
77	1006	10	1 BHK	382	44	426	469	9480	40,38,480.00	43,61,558.00	9000	11,24,640
78	1007	10	1 BHK	381	44	425	468	9480	40,29,000.00	43,51,320.00	9000	11,22,000
79	1008	10	1 BHK	391	44	435	479	9480	41,23,800.00	44,53,704.00	9500	11,48,400
80	1101	11	1 BHK	368	58	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
81	1102	11	1 BHK	368	58	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
82	1103	11	1 BHK	386	44	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200
83	1104	11	1 BHK	381	44	425	468	9500	40,37,500.00	43,60,500.00	9000	11,22,000
84	1105	11	1 BHK	382	44	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
85	1106	11	1 BHK	382	44	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
86	1107	11	1 BHK	381	44	425	468	9500	40,37,500.00	43,60,500.00	9000	11,22,000
87	1108	11	1 BHK	391	44	435	479	9500	41,32,500.00	44,63,100.00	9500	11,48,400
88	1201	12	1 BHK	368	58	426	469	9520	40,55,520.00	43,79,962.00	9000	11,24,640
89	1202	12	1 BHK	368	58	426	469	9520	40,55,520.00	43,79,962.00	9000	11,24,640
90	1203	12	1 BHK	386	44	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
91	1204	12	1 BHK	381	44	425	468	9520	40,46,000.00	43,69,680.00	9000	11,22,000
92	1205	12	1 BHK	382	44	426	469	9520	40,55,520.00	43,79,962.00	9000	11,24,640
93	1206	12	1 BHK	382	44	426	469	9520	40,55,520.00	43,79,962.00	9000	11,24,640
94	1207	12	1 BHK	381	44	425	468	9520	40,46,000.00	43,69,680.00	9000	11,22,000
95	1208	12	1 BHK	391	44	435	479	9520	41,41,200.00	44,72,496.00	9500	11,48,400
96	1302	13	1 BHK	368	58	426	469	9540	40,64,040.00	43,89,163.00	9000	11,24,640
97	1303	13	1 BHK	386	44	430	473	9540	41,02,200.00	44,30,376.00	9000	11,35,200
98	1304	13	1 BHK	381	44	425	468	9540	40,54,500.00	43,78,860.00	9000	11,22,000
99	1305	13	1 BHK	382	44	426	469	9540	40,64,040.00	43,89,163.00	9000	11,24,640
100	1306	13	1 BHK	382	44	426	469	9540	40,64,040.00	43,89,163.00	9000	11,24,640
101	1307	13	1 BHK	381	44	425	468	9540	40,54,500.00	43,78,860.00	9000	11,22,000
102	1308	13	1 BHK	391	44	435	479	9540	41,49,900.00	44,81,892.00	9500	11,48,400
103	1401	14	1 BHK	368	58	426	469	9560	40,72,560.00	43,98,365.00	9000	11,24,640
104	1402	14	1 BHK	368	58	426	469	9560	40,72,560.00	43,98,365.00	9000	11,24,640
105	1403	14	1 BHK	386	44	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
106	1404	14	1 BHK	381	44	425	468	9560	40,63,000.00	43,88,040.00	9000	11,22,000
107	1405	14	1 BHK	382	44	426	469	9560	40,72,560.00	43,98,365.00	9000	11,24,640
108	1406	14	1 BHK	382	44	426	469	9560	40,72,560.00	43,98,365.00	9000	11,24,640
109	1407	14	1 BHK	381	44	425	468	9560	40,63,000.00	43,88,040.00	9000	11,22,000
110	1408	14	1 BHK	391	44	435	479	9560	41,58,600.00	44,91,288.00	9500	11,48,400
111	1501	15	1 BHK	368	58	426	469	9580	40,81,080.00	44,07,566.00	9000	11,24,640
112	1502	15	1 BHK	368	58	426	469	9580	40,81,080.00	44,07,566.00	9000	11,24,640
113	1503	15	1 BHK	386	44	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
114	1504	15	1 BHK	381	44	425	468	9580	40,71,500.00	43,97,220.00	9000	11,22,000
115	1505	15	1 BHK	382	44	426	469	9580	40,81,080.00	44,07,566.00	9000	11,24,640
116	1506	15	1 BHK	382	44	426	469	9580	40,81,080.00	44,07,566.00	9000	11,24,640
117	1507	15	1 BHK	381	44	425	468	9580	40,71,500.00	43,97,220.00	9000	11,22,000
118	1508	15	1 BHK	391	44	435	479	9580	41,67,300.00	45,00,684.00	9500	11,48,400
119	1601	16	1 BHK	368	58	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
120	1602	16	1 BHK	368	58	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
121	1603	16	1 BHK	386	44	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
122	1604	16	1 BHK	381	44	425	468	9600	40,80,000.00	44,06,400.00	9000	11,22,000
123	1605	16	1 BHK	382	44	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
124	1606	16	1 BHK	382	44	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
125	1607	16	1 BHK	381	44	425	468	9600	40,80,000.00	44,06,400.00	9000	11,22,000
126	1608	16	1 BHK	391	44	435	479	9600	41,76,000.00	45,10,080.00	9500	11,48,400
127	1701	17	1 BHK	368	58	426	469	9620	40,98,120.00	44,25,970.00	9000	11,24,640
128	1702	17	1 BHK	368	58	426	469	9620	40,98,120.00	44,25,970.00	9000	11,24,640
129	1703	17	1 BHK	386	44	430	473	9620	41,36,600.00	44,67,528.00	9500	11,35,200
130	1704	17	1 BHK	381	44	425	468	9620	40,88,500.00	44,15,580.00	9000	11,22,000
131	1705	17	1 BHK	382	44	426	469	9620	40,98,120.00	44,25,970.00	9000	11,24,640
132	1706	17	1 BHK	382	44	426	469	9620	40,98,120.00	44,25,970.00	9000	11,24,640
133	1707	17	1 BHK	381	44	425	468	9620	40,88,500.00	44,15,580.00	9000	11,22,000
134	1708	17	1 BHK	391	44	435	479	9620	41,84,700.00	45,19,476.00	9500	11,48,400
Total				50927	6344	57271	62998		54,17,58,100.00	58,50,98,750.00		15,11,95,440

4) Building No. 2, Wing – D:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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	368	58	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
2	102	1	1 BHK	368	58	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
3	103	1	1 BHK	391	44	435	479	9300	40,45,500.00	43,69,140.00	9000	11,48,400
4	104	1	1 BHK	381	44	425	468	9300	39,52,500.00	42,68,700.00	9000	11,22,000
5	105	1	1 BHK	382	44	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
6	106	1	1 BHK	382	44	426	469	9300	39,61,800.00	42,78,744.00	9000	11,24,640
7	107	1	1 BHK	381	44	425	468	9300	39,52,500.00	42,68,700.00	9000	11,22,000
8	108	1	1 BHK	386	44	430	473	9300	39,99,000.00	43,18,920.00	9000	11,35,200
9	201	2	1 BHK	368	58	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
10	202	2	1 BHK	368	58	426	469	9320	39,70,320.00	42,87,946.00	9000	11,24,640
11	203	2	1 BHK	391	44	435	479	9320	40,54,200.00	43,78,536.00	9000	11,48,400

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
12	204	2	1 BHK	381	44	425	468	9320	39,61,000.00	42,77,880.00	9000	11,22,000
13	205	2	1 BHK	382	44	426	469	9320	39,70,320.00	42,87,945.60	9000	11,24,640
14	206	2	1 BHK	382	44	426	469	9320	39,70,320.00	42,87,945.60	9000	11,24,640
15	207	2	1 BHK	381	44	425	468	9320	39,61,000.00	42,77,880.00	9000	11,22,000
16	208	2	1 BHK	386	44	430	473	9320	40,07,600.00	43,28,208.00	9000	11,35,200
17	301	3	1 BHK	368	58	426	469	9340	39,78,840.00	42,97,147.20	9000	11,24,640
18	302	3	1 BHK	368	58	426	469	9340	39,78,840.00	42,97,147.20	9000	11,24,640
19	303	3	1 BHK	391	44	435	479	9340	40,62,900.00	43,87,932.00	9000	11,48,400
20	304	3	1 BHK	381	44	425	468	9340	39,69,500.00	42,87,060.00	9000	11,22,000
21	305	3	1 BHK	382	44	426	469	9340	39,78,840.00	42,97,147.20	9000	11,24,640
22	306	3	1 BHK	382	44	426	469	9340	39,78,840.00	42,97,147.20	9000	11,24,640
23	307	3	1 BHK	381	44	425	468	9340	39,69,500.00	42,87,060.00	9000	11,22,000
24	308	3	1 BHK	386	44	430	473	9340	40,16,200.00	43,37,496.00	9000	11,35,200
25	401	4	1 BHK	368	58	426	469	9360	39,87,360.00	43,06,348.80	9000	11,24,640
26	402	4	1 BHK	368	58	426	469	9360	39,87,360.00	43,06,348.80	9000	11,24,640
27	403	4	1 BHK	391	44	435	479	9360	40,71,600.00	43,97,328.00	9000	11,48,400
28	404	4	1 BHK	381	44	425	468	9360	39,78,000.00	42,96,240.00	9000	11,22,000
29	405	4	1 BHK	382	44	426	469	9360	39,87,360.00	43,06,348.80	9000	11,24,640
30	406	4	1 BHK	382	44	426	469	9360	39,87,360.00	43,06,348.80	9000	11,24,640
31	407	4	1 BHK	381	44	425	468	9360	39,78,000.00	42,96,240.00	9000	11,22,000
32	408	4	1 BHK	386	44	430	473	9360	40,24,800.00	43,46,784.00	9000	11,35,200
33	501	5	1 BHK	368	58	426	469	9380	39,95,880.00	43,15,550.40	9000	11,24,640
34	502	5	1 BHK	368	58	426	469	9380	39,95,880.00	43,15,550.40	9000	11,24,640
35	503	5	1 BHK	391	44	435	479	9380	40,80,300.00	44,06,724.00	9000	11,48,400
36	504	5	1 BHK	381	44	425	468	9380	39,86,500.00	43,05,420.00	9000	11,22,000
37	505	5	1 BHK	382	44	426	469	9380	39,95,880.00	43,15,550.40	9000	11,24,640
38	506	5	1 BHK	382	44	426	469	9380	39,95,880.00	43,15,550.40	9000	11,24,640
39	507	5	1 BHK	381	44	425	468	9380	39,86,500.00	43,05,420.00	9000	11,22,000
40	508	5	1 BHK	386	44	430	473	9380	40,33,400.00	43,56,072.00	9000	11,35,200
41	601	6	1 BHK	368	58	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
42	602	6	1 BHK	368	58	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
43	603	6	1 BHK	391	44	435	479	9400	40,89,000.00	44,16,120.00	9000	11,48,400
44	604	6	1 BHK	381	44	425	468	9400	39,95,000.00	43,14,600.00	9000	11,22,000
45	605	6	1 BHK	382	44	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
46	606	6	1 BHK	382	44	426	469	9400	40,04,400.00	43,24,752.00	9000	11,24,640
47	607	6	1 BHK	381	44	425	468	9400	39,95,000.00	43,14,600.00	9000	11,22,000
48	608	6	1 BHK	386	44	430	473	9400	40,42,000.00	43,65,360.00	9000	11,35,200
49	701	7	1 BHK	368	58	426	469	9420	40,12,920.00	43,33,953.60	9000	11,24,640



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
50	702	7	1 BHK	368	58	426	469	9420	40,12,920.00	43,33,953.60	9000	11,24,640
51	703	7	1 BHK	391	44	435	479	9420	40,97,700.00	44,25,516.00	9000	11,48,400
52	704	7	1 BHK	381	44	425	468	9420	40,03,500.00	43,23,780.00	9000	11,22,000
53	705	7	1 BHK	382	44	426	469	9420	40,12,920.00	43,33,953.60	9000	11,24,640
54	706	7	1 BHK	382	44	426	469	9420	40,12,920.00	43,33,953.60	9000	11,24,640
55	707	7	1 BHK	381	44	425	468	9420	40,03,500.00	43,23,780.00	9000	11,22,000
56	708	7	1 BHK	386	44	430	473	9420	40,50,600.00	43,74,648.00	9000	11,35,200
57	801	8	1 BHK	368	58	426	469	9440	40,21,440.00	43,43,155.20	9000	11,24,640
58	803	8	1 BHK	391	44	435	479	9440	41,06,400.00	44,34,912.00	9000	11,48,400
59	804	8	1 BHK	381	44	425	468	9440	40,12,000.00	43,32,960.00	9000	11,22,000
60	805	8	1 BHK	382	44	426	469	9440	40,21,440.00	43,43,155.20	9000	11,24,640
61	806	8	1 BHK	382	44	426	469	9440	40,21,440.00	43,43,155.20	9000	11,24,640
62	807	8	1 BHK	381	44	425	468	9440	40,12,000.00	43,32,960.00	9000	11,22,000
63	808	8	1 BHK	386	44	430	473	9440	40,59,200.00	43,83,936.00	9000	11,35,200
64	901	9	1 BHK	368	58	426	469	9460	40,29,960.00	43,52,356.80	9000	11,24,640
65	902	9	1 BHK	368	58	426	469	9460	40,29,960.00	43,52,356.80	9000	11,24,640
66	903	9	1 BHK	391	44	435	479	9460	41,15,100.00	44,44,308.00	9500	11,48,400
67	904	9	1 BHK	381	44	425	468	9460	40,20,500.00	43,42,140.00	9000	11,22,000
68	905	9	1 BHK	382	44	426	469	9460	40,29,960.00	43,52,356.80	9000	11,24,640
69	906	9	1 BHK	382	44	426	469	9460	40,29,960.00	43,52,356.80	9000	11,24,640
70	907	9	1 BHK	381	44	425	468	9460	40,20,500.00	43,42,140.00	9000	11,22,000
71	908	9	1 BHK	386	44	430	473	9460	40,67,800.00	43,93,224.00	9000	11,35,200
72	1001	10	1 BHK	368	58	426	469	9480	40,38,480.00	43,61,558.40	9000	11,24,640
73	1002	10	1 BHK	368	58	426	469	9480	40,38,480.00	43,61,558.40	9000	11,24,640
74	1003	10	1 BHK	391	44	435	479	9480	41,23,800.00	44,53,704.00	9500	11,48,400
75	1004	10	1 BHK	381	44	425	468	9480	40,29,000.00	43,51,320.00	9000	11,22,000
76	1005	10	1 BHK	382	44	426	469	9480	40,38,480.00	43,61,558.40	9000	11,24,640
77	1006	10	1 BHK	382	44	426	469	9480	40,38,480.00	43,61,558.40	9000	11,24,640
78	1007	10	1 BHK	381	44	425	468	9480	40,29,000.00	43,51,320.00	9000	11,22,000
79	1008	10	1 BHK	386	44	430	473	9480	40,76,400.00	44,02,512.00	9000	11,35,200
80	1101	11	1 BHK	368	58	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
81	1102	11	1 BHK	368	58	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
82	1103	11	1 BHK	391	44	435	479	9500	41,32,500.00	44,63,100.00	9500	11,48,400
83	1104	11	1 BHK	381	44	425	468	9500	40,37,500.00	43,60,500.00	9000	11,22,000
84	1105	11	1 BHK	382	44	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
85	1106	11	1 BHK	382	44	426	469	9500	40,47,000.00	43,70,760.00	9000	11,24,640
86	1107	11	1 BHK	381	44	425	468	9500	40,37,500.00	43,60,500.00	9000	11,22,000
87	1108	11	1 BHK	386	44	430	473	9500	40,85,000.00	44,11,800.00	9000	11,35,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
88	1201	12	1 BHK	368	58	426	469	9520	40,55,520.00	43,79,961.60	9000	11,24,640
89	1202	12	1 BHK	368	58	426	469	9520	40,55,520.00	43,79,961.60	9000	11,24,640
90	1203	12	1 BHK	391	44	435	479	9520	41,41,200.00	44,72,496.00	9500	11,48,400
91	1204	12	1 BHK	381	44	425	468	9520	40,46,000.00	43,69,680.00	9000	11,22,000
92	1205	12	1 BHK	382	44	426	469	9520	40,55,520.00	43,79,961.60	9000	11,24,640
93	1206	12	1 BHK	382	44	426	469	9520	40,55,520.00	43,79,961.60	9000	11,24,640
94	1207	12	1 BHK	381	44	425	468	9520	40,46,000.00	43,69,680.00	9000	11,22,000
95	1208	12	1 BHK	386	44	430	473	9520	40,93,600.00	44,21,088.00	9000	11,35,200
96	1301	13	1 BHK	368	58	426	469	9540	40,64,040.00	43,89,163.20	9000	11,24,640
97	1303	13	1 BHK	391	44	435	479	9540	41,49,900.00	44,81,892.00	9500	11,48,400
98	1304	13	1 BHK	381	44	425	468	9540	40,54,500.00	43,78,860.00	9000	11,22,000
99	1305	13	1 BHK	382	44	426	469	9540	40,64,040.00	43,89,163.20	9000	11,24,640
100	1306	13	1 BHK	382	44	426	469	9540	40,64,040.00	43,89,163.20	9000	11,24,640
101	1307	13	1 BHK	381	44	425	468	9540	40,54,500.00	43,78,860.00	9000	11,22,000
102	1308	13	1 BHK	386	44	430	473	9540	41,02,200.00	44,30,376.00	9000	11,35,200
103	1401	14	1 BHK	368	58	426	469	9560	40,72,560.00	43,98,364.80	9000	11,24,640
104	1402	14	1 BHK	368	58	426	469	9560	40,72,560.00	43,98,364.80	9000	11,24,640
105	1403	14	1 BHK	391	44	435	479	9560	41,58,600.00	44,91,288.00	9500	11,48,400
106	1404	14	1 BHK	381	44	425	468	9560	40,63,000.00	43,88,040.00	9000	11,22,000
107	1405	14	1 BHK	382	44	426	469	9560	40,72,560.00	43,98,364.80	9000	11,24,640
108	1406	14	1 BHK	382	44	426	469	9560	40,72,560.00	43,98,364.80	9000	11,24,640
109	1407	14	1 BHK	381	44	425	468	9560	40,63,000.00	43,88,040.00	9000	11,22,000
110	1408	14	1 BHK	386	44	430	473	9560	41,10,800.00	44,39,664.00	9000	11,35,200
111	1501	15	1 BHK	368	58	426	469	9580	40,81,080.00	44,07,566.40	9000	11,24,640
112	1502	15	1 BHK	368	58	426	469	9580	40,81,080.00	44,07,566.40	9000	11,24,640
113	1503	15	1 BHK	391	44	435	479	9580	41,67,300.00	45,00,684.00	9500	11,48,400
114	1504	15	1 BHK	381	44	425	468	9580	40,71,500.00	43,97,220.00	9000	11,22,000
115	1505	15	1 BHK	382	44	426	469	9580	40,81,080.00	44,07,566.40	9000	11,24,640
116	1506	15	1 BHK	382	44	426	469	9580	40,81,080.00	44,07,566.40	9000	11,24,640
117	1507	15	1 BHK	381	44	425	468	9580	40,71,500.00	43,97,220.00	9000	11,22,000
118	1508	15	1 BHK	386	44	430	473	9580	41,19,400.00	44,48,952.00	9500	11,35,200
119	1601	16	1 BHK	368	58	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
120	1602	16	1 BHK	368	58	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
121	1603	16	1 BHK	391	44	435	479	9600	41,76,000.00	45,10,080.00	9500	11,48,400
122	1604	16	1 BHK	381	44	425	468	9600	40,80,000.00	44,06,400.00	9000	11,22,000
123	1605	16	1 BHK	382	44	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
124	1606	16	1 BHK	382	44	426	469	9600	40,89,600.00	44,16,768.00	9000	11,24,640
125	1607	16	1 BHK	381	44	425	468	9600	40,80,000.00	44,06,400.00	9000	11,22,000



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on 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 ₹
126	1608	16	1 BHK	386	44	430	473	9600	41,28,000.00	44,58,240.00	9500	11,35,200
Total				47888	5964	53852	59237		50,88,67,320.00	54,95,76,706.00		14,21,69,280

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 28 2 BHK - 90	118	63025	69328	59,74,68,400.00	64,52,65,872.00
B	1 BHK - 28 2 BHK - 90	118	63025	69328	59,74,68,400.00	64,52,65,872.00
C	1 BHK - 134	134	57271	62998	54,17,58,100.00	58,50,98,750.00
D	1 BHK - 126	126	53852	59237	50,88,67,320.00	54,95,76,706.00
Total		496	237173	260891	2,24,55,62,220.00	2,42,52,07,200.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,24,55,62,220.00
Final Realizable Value After Completion in ₹	2,42,52,07,200.00
Cost of Construction (Total Built up area x Rate) 260891 Sq. Ft. x ₹ 2400.00	62,61,38,400.00

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

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

10.	False ceiling	
	Total	

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 2,24,55,62,220.00
Final Realizable Value After Completion in ₹		₹ 2,42,52,07,200.00

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 ₹ 9,000.00 to ₹ 10,500.00 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 ₹ 9,300.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°57'10.9"N 73°10'22.2"E


Note: The Blue line shows the route to site from nearest railway station (Panvel – 8.5 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20232024

Annual Statement of Rates

Language
English


Selected District: रायगड

Select Taluka: पनवेल

Select Village: शेडूंग


Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
जिरायत शेत जमिन	0-1.25	4394400
जिरायत शेत जमिन	10.01-12.50	4825600
जिरायत शेत जमिन	5.01-7.50	4650400
जिरायत शेत जमिन	7.51-10.00	4724500
जिरायत शेत जमिन	12.51-च्या पुढे	5536900
जिरायत शेत जमिन	1.26-2.50	4479600
जिरायत शेत जमिन	2.51-5.00	4610200
विनशेती जमीनी/पूखंड	0-0.00	4750
		1 2 3 4



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



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बाजारमूल्य दर पत्रक

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Year
20232024

Annual Statement of Rates

Language
English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: शेडूंग

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	5060
पावठागातील मिळकती	0-0.00	6110
आंबा-फळबाग	0-0.00	0
कानू-फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सवनिष्ठा	0-0.00	56700
दुकाने	0-0.00	81300
		1 2 3 4

Price Indicators

HOUSING.COM Buy in Navi Mumbai

Emperia Hill Crest

By **EMPERIA BUILTCON**

Subsec No: 5/2, DM Survey No: 11/2, 11/31 Shedung, Panvel, Navi Mumbai

₹45.0 L - 68.0 L | ₹7.83 K/sq.ft
(Min starts at ₹23.83 K)

Contact Developer

1.2 BHK Apartments Configurations

Dec. 2028 Possession Starts

₹7.83 K/sq.ft Avg. Price

568.00 sq.ft. - 856.00 sq.ft. Carpet Area Sizes

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Shedung > 2 BHK Flats for Sale in Shedung > 890 Sq.ft

₹59.0 Lac EMI - ₹27k | Get pre-approved loan

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

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 556 sqft - ₹106/2sqft

Floor 8 (Out of 17 Floors)

Lifts 2

Developer **Emperia Builtcon**

Transaction Type **New Property**

Furnished Status **Unfurnished**

Project **Emperia Hill Crest**

Facing **East**

Car Parking **1 Covered**

Near by mophe station , near by school hospital

Contact Agent Get Phone No.

More Details

Price Breakup ₹59 Lac | ₹2,95,000 Approx. Registration Charges | ₹4 Per sq. Unit Monthly

Booking Amount ₹3.0 Lac

RERA ID P52000052086

Address Panvel, Navi Mumbai, Shedung, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

Landmarks Near by mophe station , near by school hospital

Price Indicators


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Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sheding > 1 BHK Flats for Sale in Sheding > 680 Sq-ft

₹ 37.0 Lac

EMI - ₹ 17k | [How much loan can I get?](#)

1 BHK 680 Sq-ft Flat For Sale **Sheding, Navi Mumbai**



1 Bed
2 Baths
2 Balconies
1 Covered Parking

Carpet Area 425 sqft - ₹ 8,706/sqft	Developer Emperia Builtcon	Project Emperia Hill Crest
Floor 9 (Out of 17 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

Last contact made 2 days ago

More Details

Price Breakup	₹ 37 Lac ₹ 1,85,000 Approx. Registration Charges ₹ 3 Per sq Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P52000052086
Address	Panvel, Navi Mumbai, Sheding, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	Bus stop Next to project NMMT bus stop Panvel Khopoli, Karjat.

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New Projects in Navi Mumbai > Emperia Hill Crest

Emperia Hill Crest


By: Emperia Builtcon

Sheding, Navi Mumbai - 410221

39.99 Lakhs Onwards

Price See Offers & Deals

Connect Now



Disclaimer: Prices are indicative


Investor / Resale Options Available

<p style="font-size: 0.7em; margin-bottom: 2px;">REERA</p> <p>Configuration 1 BHK, 2 BHK Flats <small>Katsi See Listings</small></p>	<p>Carpet Area 368 Sq.ft - 556 Sq.ft <small>View Floor Plan</small></p>	<p>Possession December 2028</p>
--	---	-------------------------------------

Construction Status
Under Construction

REERA No:
P52000052086
View REERA Details & QR Code



Price Indicators



Select City ▾
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Post Requirement
👤
☰

Property in Navi Mumbai / 2 BHK Flat for Sale in Emperia Hill Crest Last updated on 05-Oct-2023


2 BHK Flat for Sale in Emperia Hill Crest
Shedung, Navi Mumbai - 410221

Building: Emperia Hill Crest

 RERA
  0% Brokerage




₹ 60.42 Lacs
₹ 10867 / Sq.ft



Sandeep Patil
Agent

Connect Now



Configuration	Carpet Area	Possession
2 BHK Flat	556 Sq.ft	Under Construction - Possession Around December 2028
Bedroom	Bathroom	Balcony
2	2	1
Floor Number	Furnishing	RERA No
Higher Floor of 17	Un-Furnished	P52000052086
Property Code		
GHARL288735		



Select City ▾
Search
Q
Post Property
Post Requirement
👤
☰

Property in Navi Mumbai / 2 BHK Flat for Sale in Emperia Hill Crest Last updated on 05-Oct-2023


2 BHK Flat for Sale in Emperia Hill Crest
Shedung, Navi Mumbai - 410221

Building: Emperia Hill Crest

 RERA
  0% Brokerage



₹ 57.92 Lacs
₹ 10867 / Sq.ft



Maheesh Shah
Agent

Connect Now

Configuration	Carpet Area	Possession
2 BHK Flat	533 Sq.ft	Under Construction - Possession Around December 2028
Bedroom	Bathroom	Balcony
2	2	1
Floor Number	Furnishing	RERA No
Middle Floor of 17	Un-Furnished	P52000052086
Property Code		
GHARL288734		

Price Indicators

Ghar.tv Select City Search
Post Property Post Requirement

Property in Navi Mumbai / 1 BHK Flat for Sale in Emperia Hill Crest Last updated on 05 Oct 2023

1 BHK Flat for Sale in Emperia Hill Crest
Shedung, Navi Mumbai - 410221
Building: Emperia Hill Crest

REBA On Brokerage

₹ 42.49 Lacs
₹ 10867 / Sq.ft

Sandeep Patil
Agent

Connect Now

Configuration: 1 BHK Flat	Carpet Area: 391 Sq.ft	Possession: Under Construction - Possession Around December 2028
Bedroom: 1	Bathroom: 1	Balcony: 1
Floor Number: Lower Floor of 17	Furnishing: Un-Furnished	REBA No: P52000052086
Property Code: CHARL288733		

APPROVED PROJECT
HOME ABOUT US CONTACT US

EMPERIA HILL CREST SHEDUNG PANVEL

GOAL EXCLUSIVE 1 & 2 BHK
1 BHK STARTING **39.99*** LACS
PANVEL

* EOI PRICING *

3.5 Acres Layout 25+ Amenities Centrally Located

Eera No - P52000052086

EMPERIA HILL CREST PROJECT HIGHLIGHTS

- Ground +17 Storey Tower
- 1 & 2 BHK Apartments
- 3.5 Acres land parcel
- 30-60 min drive from Business hubs of Powai, BKC, Fort
- Navi Mumbai International Airport
- Surrounded by The Matheran Eco-Sensitive Zone
- Enjoy panoramic views of the majestic Prabhalmachi Mountain
- Witness natural waterfalls
- MahaRERA No. P52000052086

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Number*

Email ID*



Price Indicators

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₹ 60.0 Lac EMI - ₹ 27k | [Can I afford it?](#)

2 BHK 556 Sq.ft Flat For Sale in **Shedung, Navi Mumbai**

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 556 sqft - ₹10,79/sqft	Floor 2 (Out of 17 Floors)	Transaction Type New Property
Facing North - East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

More Details



Price Breakup	₹ 60 Lac ₹ 3,00,000 Approx. Registration Charges ₹ 7 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P52000052086
Address	Shedung Panvel, Shedung, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	Chatrapati Shivaji University, Gandhi Hospital, Reliance Mart .
Furnishing	Unfurnished

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Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Shedung > 2 BHK Flats for Sale in Shedung > 564 Sq.ft.

₹ 61.0 Lac EMI - ₹ 28k | [How much loan can I get?](#)

2 BHK 564 Sq.ft Flat For Sale in **Shedung, Navi Mumbai**

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 564 sqft - ₹10,815/sqft	Floor 2 (Out of 17 Floors)	Transaction Type New Property
Facing North - East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 61 Lac ₹ 3,05,000 Approx. Registration Charges ₹ 7 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P52000052086
Address	Shedung Panvel, Shedung, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	Chatrapati Shivaji University, Gandhi Hospital, Reliance Mart .
Furnishing	Unfurnished

Price Indicators Projects nearby Locality

HOUSING.COM Buy | Rent | Mumbai

1 BHK Flat ₹43.83 L EMI starts at ₹23.25 K

Emperia Hill Crest, Emperia Hill, Mumbai

710 sq.ft Build Up Area | ₹6.17 K/sq.ft Avg. Price | 1 BHK Configuration | 27th Sep. 2023 Possession status | Middle at 17 floors | East facing Facing | Unfurnished Furnishing

OVERVIEW | PROMOTIONS | FURNISHINGS | AMENITIES | PRICE TRENDS | LOCALITY | CALCULATOR

magicbricks Buy | Rent | Sell | Home Loans

₹31.0 Lac EMI - ₹14k | Get Loan offers from 34+ banks

600 Sq-ft 1 BHK Flat For Sale in Shedung, Navi Mumbai

1 Bed | 1 Bath | Unfurnished

Carpet Area: 410 sqft - ₹7.56/sqft | Floor: 4 (Out of 6 Floors) | Transaction Type: Resale

Facing: North - East | Furnished Status: Unfurnished | Age Of Construction: Under Construction

Contact Owner | Get Phone No.

More Details

Price Breakup	₹31 Lac ₹1,55,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
Address	Shedung, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Overlooking	Garden/Park

Price Indicators

Projects nearby Locality

magicbricks


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₹ 36.0 Lac

EMI - ₹ 16k | [Get pre-approved loan](#)

1 BHK 700 Sq-ft Flat For Sale in **Shedung, Navi Mumbai**



1 Bed
1 Bath
1 Balcony
Unfurnished

Carpet Area
424 sqft -
₹ 8.49/sqft

Flooring
East




Age Of Construction
Under Construction

Floor
7 (Out of 18 Floors)

Furnished Status
Unfurnished

Transaction Type
New Property

Type Of Ownership
Freehold

+4 Photos

East Facing Property

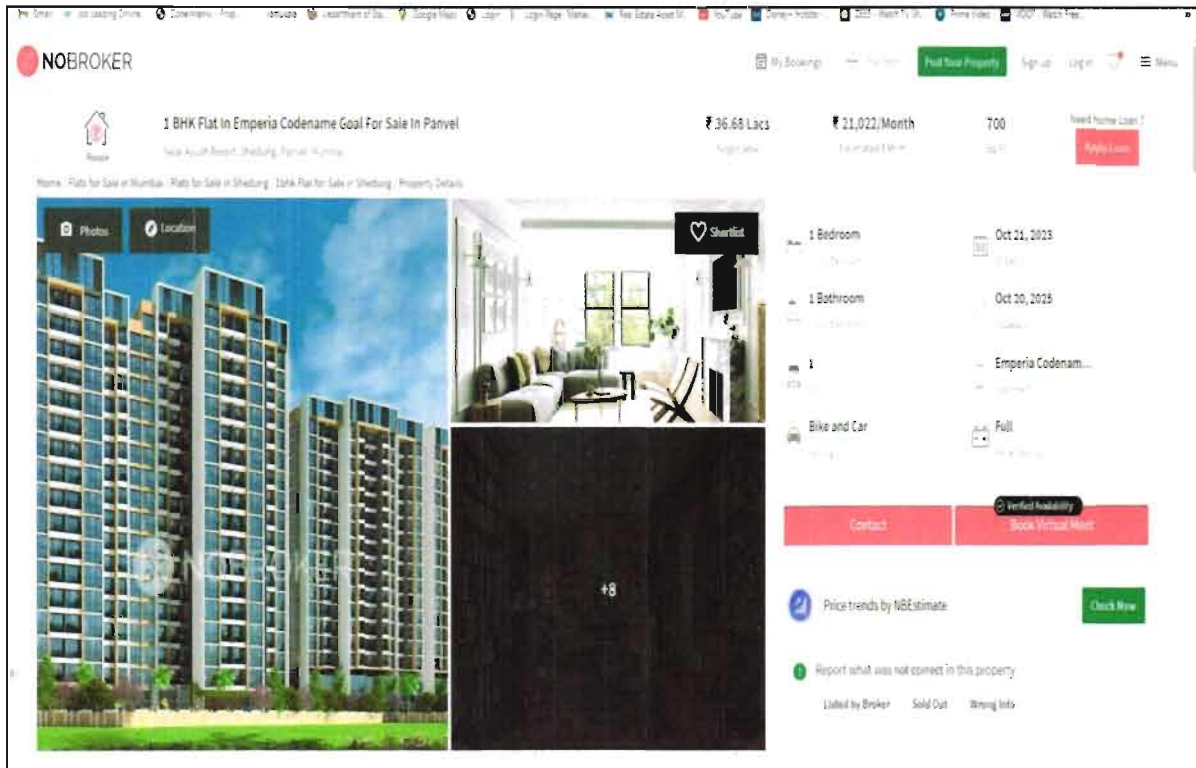
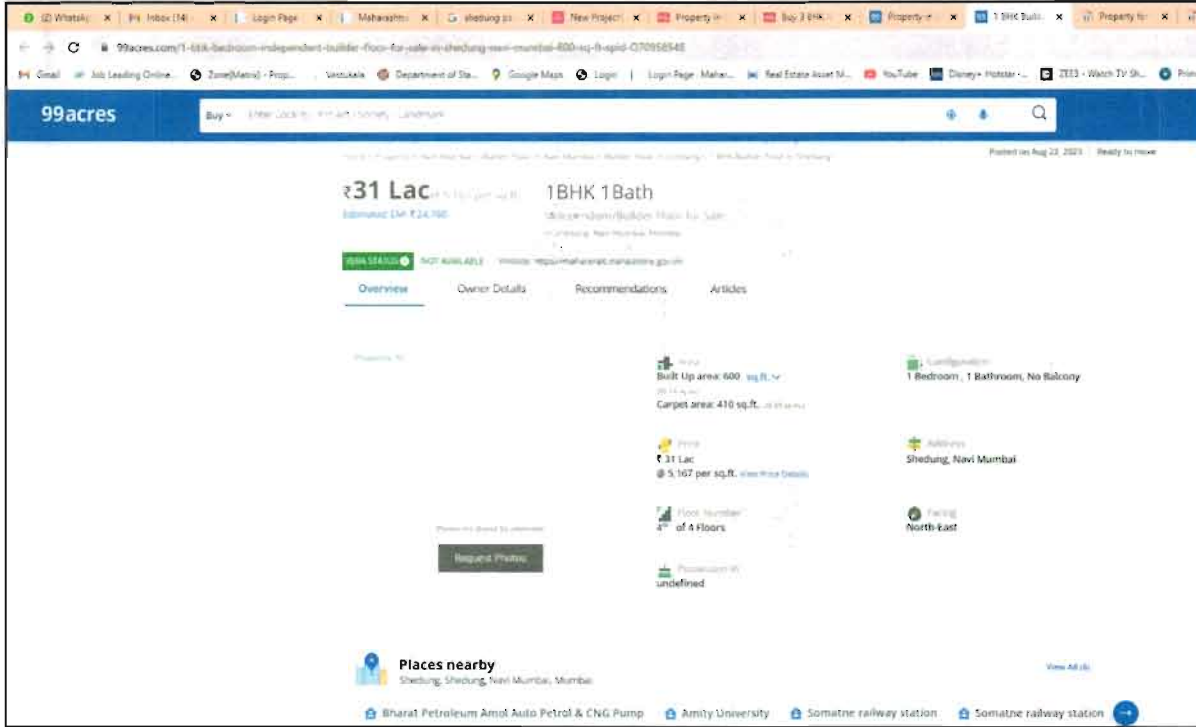
Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 36 Lac ₹ 1,60,000 Approx. Registration Charges ₹ 1,800 Monthly
Booking Amount	₹ 1.0 Lac
Address	shedung panvel, Shedung, Navi Mumbai - Beyond Navi Mumbai, Maharashtra
Landmarks	panvel station in 7 km near market near school
Furnishing	Unfurnished

Price Indicators Projects nearby Locality



Price Indicators Projects nearby Locality

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1 RK Flat In Jai Malhar Apartment For Sale In Panvel ₹ 30 Lacs ₹ 17,194/Month 396 Need Home Loan

₹ 30 Lacs Negotiable ₹ 17,194/Month 396 Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Shreeang | 1 RK Flat for Sale in Shreeang | Property Details

Photos Location Shortlist

1 Bedroom Sep 7, 2023

1 Bathroom Immediately

Jai Malhar Apartment

Car Partial

Get Owner Details

Price trends by NBEstimate Check this

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NOBROKER My Bookings [Post Your Property](#) Sign up Log in

2 BHK Flat In Emperia Codename Goal For Sale In Panvel ₹ 59 Lacs ₹ 33,815/Month 920 Need Home Loan

₹ 59 Lacs Negotiable ₹ 33,815/Month 920 Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Shreeang | 2BHK Flat for Sale in Shreeang | Property Details

Photos Location Shortlist

2 Bedroom Oct 21, 2023

2 Bathroom Oct 20, 2023

Emperia Codenam...

Bike and Car Full

Contact Verified Availability BOOK VISIT/PRINT

Price trends by NBEstimate Check this

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

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 : 28.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.28 14:59:37 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 28.10.2023 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 25.10.2023. 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 AEAPC0117Q
- 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. Emperia Builtcon
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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 25.10.2023 Valuation Date - 28.10.2023 Date of Report - 28.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.10.2023
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 **28th 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. Emperia Builtcon**. 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. Emperia Builtcon**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.28 14:59:19 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13