

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shraddha Gold Crest"

"Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdass Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°12'03.3"N 72°51'00.7"E

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

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

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

Vastu/SBI/Mumbai/11/2023/5161/2303754

30/21-450-MRV

Date: 30.11.2023

MASTER VALUATION REPORT OF "Shraddha Gold Crest"

"Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Latitude Longitude: 19°12'03.3"N 72°51'00.7"E

NAME OF DEVELOPER: M/s. Shree Krishna Rahul Developers

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 **22nd November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shraddha Gold Crest"**, Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India. It is about 500 Mtr. walking distance from Kandivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Shree Krishna Rahul Developers	
Project Registration Number	Project	RERA Project Number
	Shraddha Gold Crest	P51800050191
Register office address	M/s. Shree Krishna Rahul Developers Ground & 1 st Floor, "Manisha Heights Commercial Building", Balrajeshwar Road, Behind Manisha Heights Building, Vaishali Nagar, Pipe Line, Mulund (West), Mumbai – 400 080, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mr. Vishal Salecha (Builder Person – Mobile No. 9967647057) Mr. Manish Desai (Sales Person – Mobile No. 9892219923)	
E – mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Adukia Road
On or towards South	Vrindavan Vatika CHLS
On or towards East	Dhavalgiri CHSL & S. V. Road
On or towards West	Open Plot & Road



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager,**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 22.11.2023
	b)	Date on which the valuation is made	: 30.11.2023
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 04.03.2023 from Adv. Vikas R. Hirlekar.		
	2. Copy of Title Certificate date 15.02.2022 from Adv. Vikas R. Hirlekar.		
	3. Copy of Deed of Admission cum Retirement date 26.04.2022 b/w. Mr. Jayesh V. Tanna (the First Part) & three others part of Building construction & Developers under the name and style of M/s Shree Krishna Rahul Developers		
	4. Copy of Affidavit- Cum – Declaration date 18.07.2023 of M/s Shree Krishna Rahul Developers		
	5. Copy of Engineer's Certificate date 30.09.2023 issued by SK Consultants & Engineer		
	6. Copy of Architect's Certificate date 03.07.2023 issued by Ar. S. S. Assocites.		
	7. Copy of Non Encumbrance Concerned to Legal date 13.02.2023 issued by M/s Shree Krishna Rahul Developers		
	8. Copy of MAHARERA Registration Certificate of Project No. P51800050191 issued by Maharashtra Real Estate Regulatory Authority date 21.03. Last Modified date 14.11.2023		
	9. Copy of Letter of Intent (LOI) No. SRA / DDTP / 0168 / RS / PL / LOI date 24.06.2017 issued by M/s Shree Krishna Rahul Developers		
	10. Copy of Amended IOA Certificate No. SRA / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	11. Copy of Commencement Certificate No. SRA / DDTP / 617 / RS / PL / AP date 16.09.2022 issued by Executive Engineer Slum Rehabilitation Authority (Composite Building) This C.C. is granted for work upto Plinth Level.		
	12. Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12) Approved upto:		
	Wing	Number of Floors	
	A	Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.	
	B	Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) +	

5 th to 26 th Upper floors.																
Project Name (with address & phone nos.)	: "Shraddha Gold Crest" , Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, 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. Shree Krishna Rahul Developers Address: Ground & 1 st Floor, "Manisha Heights Commercial Building" , Balrajeshwar Road, Behind Manisha Heights Building, Vaishali Nagar, Pipe Line, Mulund (West), Mumbai – 400 080, State - Maharashtra, Country- India. Contact Person : Mr. Vishal Salecha (Builder Person – Mobile No. 9967647057) Mr. Manish Desai (Sales Person – Mobile No. 9892219923)															
5. Brief description of the property (Including Leasehold / freehold etc.)	:															
<p>About "Shraddha Gold Crest" Project: Shraddha Group is famous for its contemporary style and meticulousness. It is planned by perhaps the greatest name in Indian Architecture. This luxurious address is sure to meet or perhaps exceed the high standards of luxury you are accustomed to. Gold Crest by Shraddha Group is designed for enhancing lifestyle With Contemporary style & detailed Architecture. These iconic 27 Storey Towers with 1 BHK & 2 BHK Apartments give you Spectacular Views, Ample Natural Light & Ventilation. The RERA registration number of this project is P51800050191. There are around 198 units on offer. Shraddha Gold Crest is scheduled for possession in Dec, 2027.</p> <p style="text-align: center;"><i>Think.Innovate.Create</i></p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> <tr> <td>B</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st to 4 th Floor (Podiums) + 5 th to 26 th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.	B	Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st to 4 th Floor (Podiums) + 5 th to 26 th Upper floors.	Wing	Present stage of Construction	Percentage of work completion	A	Plinth work is in progress.	05%	B	Plinth work is completed.	10%
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A	Plinth work is in progress.	05%														
B	Plinth work is completed.	10%														

DATE OF COMPLETION & FUTURE LIFE:				
Expected completion date as informed by builder is December – 2027 (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				
➤ Concealed plumbing				
➤ Children's Play Area				
➤ Clubhouse				
➤ Indoor Games				
➤ Mini Library				
➤ Gymnasium				
6.	Location of property	:		
	a) Plot No. / Survey No.	:	C.T.S. No. 386-B	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	C.T.S. No. 386-B of Village – Malad (N)	
	d) Ward / Taluka	:	R / S - Ward	
	e) Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikanddas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India	
8.	City / Town	:	Mumbai Suburban District	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority (SRA)	
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	Adukia Road	Adukia Road	Adukia Road
	South	CTS No. 389, 391 & 392	CTS No. 389, 391 & 392	Vrindavan Vatika CHLS
	East	By the Public Road known as Kasturbha Gandhi Road	Kasturbha Gandhi Road	Dhavalgiri CHSL & S. V. Road
	West	Partly by Property bearing CTS No. 385A & 381	CTS No. 385A & 381	Open Plot & Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°12'03.3"N 72°51'00.7"E	
14.	Extent of the site		: Plot area – 2755.30 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 – 2755.30 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 is in progress.	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12)	
			: Approved upto:	
			Wing	Number of Floors
			A	Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st

			to 4 th Floor (Podiums) + 5 th to 14 th Upper floors.									
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10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. Wide Kasturba Road & 13.40 M. Wide Jamanadas Adukiya Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 2755.30 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)	:	₹ 1,26,840.00 per Sq. M. for Residential ₹ 63,280.00 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>2755.30</td> <td>63280</td> <td>17,43,55,384.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2755.30	63280	17,43,55,384.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2755.30	63280	17,43,55,384.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									

	d) Number of floors and height of each floor including basement, if any	:							
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	B		Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12)						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.</td> </tr> <tr> <td>B</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.	B	Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress



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

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

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority	
		Approval upto:	
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We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) A- Wing (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved 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	501	5	2 BHK	592	42	634	697	23800	1,50,89,200.00	1,62,96,336.00	34000	20,92,200
2	502	5	2 BHK	613	44	657	723	23800	1,56,36,600.00	1,68,87,528.00	35000	21,68,100
3	503	5	1 BHK	300	0	300	330		PTC Unit			9,90,000
4	504	5	2 BHK	562	27	589	648	23800	1,40,18,200.00	1,51,39,656.00	31500	19,43,700
5	505	5	1 RK	300	0	300	330		PTC Unit			9,90,000
6	601	6	2 BHK	592	42	634	697	23890	1,51,46,260.00	1,63,57,961.00	34000	20,92,200
7	602	6	2 BHK	613	44	657	723	23890	1,56,95,730.00	1,69,51,388.00	35500	21,68,100
8	604	6	2 BHK	569	28	597	657	23890	1,42,62,330.00	1,54,03,316.00	32000	19,70,100
9	701	7	2 BHK	592	42	634	697	23980	1,52,03,320.00	1,64,19,586.00	34000	20,92,200
10	702	7	2 BHK	613	44	657	723	23980	1,57,54,860.00	1,70,15,249.00	35500	21,68,100
11	703	7	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
12	704	7	2 BHK	569	28	597	657	23980	1,43,16,060.00	1,54,61,345.00	32000	19,70,100
13	801	8	2 BHK	592	42	634	697	24070	1,52,60,380.00	1,64,81,210.00	34500	20,92,200
14	802	8	2 BHK	613	44	657	723	24070	1,58,13,990.00	1,70,79,109.00	35500	21,68,100
15	803	8	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
16	804	8	2 BHK	569	28	597	657	24070	1,43,69,790.00	1,55,19,373.00	32500	19,70,100
17	901	9	2 BHK	592	42	634	697	24160	1,53,17,440.00	1,65,42,835.00	34500	20,92,200
18	902	9	2 BHK	613	44	657	723	24160	1,58,73,120.00	1,71,42,970.00	35500	21,68,100
19	903	9	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
20	904	9	2 BHK	569	28	597	657	24160	1,44,23,520.00	1,55,77,402.00	32500	19,70,100
21	1001	10	2 BHK	592	42	634	697	24250	1,53,74,500.00	1,66,04,460.00	34500	20,92,200
22	1002	10	2 BHK	613	44	657	723	24250	1,59,32,250.00	1,72,06,830.00	36000	21,68,100
23	1003	10	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
24	1004	10	2 BHK	569	28	597	657	24250	1,44,77,250.00	1,56,35,430.00	32500	19,70,100
25	1101	11	2 BHK	592	42	634	697	24340	1,54,31,560.00	1,66,66,085.00	34500	20,92,200
26	1102	11	2 BHK	613	44	657	723	24340	1,59,91,380.00	1,72,70,690.00	36000	21,68,100
27	1103	11	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
28	1104	11	2 BHK	569	28	597	657	24340	1,45,30,980.00	1,56,93,458.00	32500	19,70,100
29	1201	12	2 BHK	592	42	634	697	24430	1,54,88,620.00	1,67,27,710.00	35000	20,92,200
30	1202	12	2 BHK	613	44	657	723	24430	1,60,50,510.00	1,73,34,551.00	36000	21,68,100
31	1203	12	2 BHK	629	29	658	724		Land Owner's Share			21,71,400
32	1204	12	2 BHK	569	28	597	657	24430	1,45,84,710.00	1,57,51,487.00	33000	19,70,100
33	1301	13	2 BHK	592	42	634	697		Land Owner's Share			20,92,200
34	1302	13	2 BHK	613	44	657	723		Land Owner's Share			21,68,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved 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 ₹
35	1304	13	2 BHK	569	28	597	657	24520	1,46,38,440.00	1,58,09,515.00	33000	19,70,100
36	1402	14	2 BHK	613	44	657	723	Land Owner's Share				21,68,100
37	1403	14	2 BHK	629	29	658	724					21,71,400
38	1404	14	2 BHK	569	28	597	657					19,70,100
Total				22144	1300	23444	25788					37,86,81,000.00

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

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder 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 ₹
39	1401	14	2 BHK	592	42	634	651	24610	1,56,02,740.00	1,65,38,904.00	34500	19,53,600
40	1501	15	2 BHK	592	42	634	651	24700	1,56,59,800.00	1,65,99,388.00	34500	19,53,600
41	1502	15	2 BHK	613	44	657	674	24700	1,62,27,900.00	1,72,01,574.00	36000	20,22,900
42	1503	15	2 BHK	629	29	658	692	24700	1,62,52,600.00	1,72,27,756.00	36000	20,75,700
43	1504	15	2 BHK	569	28	597	626	24700	1,47,45,900.00	1,56,30,654.00	32500	18,77,700
44	1601	16	2 BHK	592	42	634	651	24790	1,57,16,860.00	1,66,59,872.00	34500	19,53,600
45	1602	16	2 BHK	613	44	657	674	24790	1,62,87,030.00	1,72,64,252.00	36000	20,22,900
46	1603	16	2 BHK	629	29	658	692	24790	1,63,11,820.00	1,72,90,529.00	36000	20,75,700
47	1604	16	2 BHK	569	28	597	626	24790	1,47,99,630.00	1,56,87,608.00	32500	18,77,700
48	1701	17	2 BHK	592	42	634	651	24880	1,57,73,920.00	1,67,20,355.00	35000	19,53,600
49	1702	17	2 BHK	613	44	657	674	24880	1,63,46,160.00	1,73,26,930.00	36000	20,22,900
50	1703	17	2 BHK	629	29	658	692	24880	1,63,71,040.00	1,73,53,302.00	36000	20,75,700
51	1704	17	2 BHK	569	28	597	626	24880	1,48,53,360.00	1,57,44,562.00	33000	18,77,700
52	1801	18	2 BHK	592	42	634	651	24970	1,58,30,980.00	1,67,80,839.00	35000	19,53,600
53	1802	18	2 BHK	613	44	657	674	24970	1,64,05,290.00	1,73,89,607.00	36000	20,22,900
54	1803	18	2 BHK	629	29	658	692	24970	1,64,30,260.00	1,74,16,076.00	36500	20,75,700
55	1804	18	2 BHK	569	28	597	626	24970	1,49,07,090.00	1,58,01,515.00	33000	18,77,700
56	1901	19	2 BHK	592	42	634	651	25060	1,58,88,040.00	1,68,41,322.00	35000	19,53,600
57	1902	19	2 BHK	613	44	657	674	25060	1,64,64,420.00	1,74,52,285.00	36500	20,22,900
58	1903	19	2 BHK	629	29	658	692	25060	1,64,89,480.00	1,74,78,849.00	36500	20,75,700
59	1904	19	2 BHK	569	28	597	626	25060	1,49,60,820.00	1,58,58,469.00	33000	18,77,700
60	2001	20	2 BHK	592	42	634	651	25150	1,59,45,100.00	1,69,01,806.00	35000	19,53,600
61	2002	20	2 BHK	613	44	657	674	25150	1,65,23,550.00	1,75,14,963.00	36500	20,22,900
62	2003	20	2 BHK	629	29	658	692	25150	1,65,48,700.00	1,75,41,622.00	36500	20,75,700
63	2101	21	2 BHK	592	42	634	651	25240	1,60,02,160.00	1,69,62,290.00	35500	19,53,600
64	2102	21	2 BHK	613	44	657	674	25240	1,65,82,680.00	1,75,77,641.00	36500	20,22,900

Sl. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder 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 ₹
65	2103	21	2 BHK	629	29	658	692	25240	1,66,07,920.00	1,76,04,395.00	36500	20,75,700
66	2104	21	2 BHK	569	28	597	626	25240	1,50,68,280.00	1,59,72,377.00	33500	18,77,700
67	2201	22	2 BHK	592	42	634	651	25330	1,60,59,220.00	1,70,22,773.00	35500	19,53,600
68	2202	22	2 BHK	613	44	657	674	25330	1,66,41,810.00	1,76,40,319.00	37000	20,22,900
69	2203	22	2 BHK	629	29	658	692	25330	1,66,67,140.00	1,76,67,168.00	37000	20,75,700
70	2204	22	2 BHK	569	28	597	626	25330	1,51,22,010.00	1,60,29,331.00	33500	18,77,700
71	2301	23	2 BHK	592	42	634	651	25420	1,61,16,280.00	1,70,83,257.00	35500	19,53,600
72	2302	23	2 BHK	613	44	657	674	25420	1,67,00,940.00	1,77,02,996.00	37000	20,22,900
73	2303	23	2 BHK	629	29	658	692	25420	1,67,26,360.00	1,77,29,942.00	37000	20,75,700
74	2304	23	2 BHK	569	28	597	626	25420	1,51,75,740.00	1,60,86,284.00	33500	18,77,700
75	2401	24	2 BHK	592	42	634	651	25510	1,61,73,340.00	1,71,43,740.00	35500	19,53,600
76	2402	24	2 BHK	613	44	657	674	25510	1,67,60,070.00	1,77,65,674.00	37000	20,22,900
77	2403	24	2 BHK	629	29	658	692	25510	1,67,85,580.00	1,77,92,715.00	37000	20,75,700
78	2404	24	2 BHK	569	28	597	626	25510	1,52,29,470.00	1,61,43,238.00	33500	18,77,700
79	2501	25	2 BHK	592	42	634	651	25600	1,62,30,400.00	1,72,04,224.00	36000	19,53,600
80	2502	25	2 BHK	613	44	657	674	25600	1,68,19,200.00	1,78,28,352.00	37000	20,22,900
81	2503	25	2 BHK	629	29	658	692	25600	1,68,44,800.00	1,78,55,488.00	37000	20,75,700
82	2504	25	2 BHK	569	28	597	626	25600	1,52,83,200.00	1,62,00,192.00	34000	18,77,700
83	2601	26	2 BHK	592	42	634	651	25690	1,62,87,460.00	1,72,64,708.00	36000	19,53,600
84	2602	26	2 BHK	613	44	657	674	25690	1,68,78,330.00	1,78,91,030.00	37500	20,22,900
85	2603	26	2 BHK	629	29	658	692	25690	1,69,04,020.00	1,79,18,261.00	37500	20,75,700
86	2604	26	2 BHK	569	28	597	626	25690	1,53,36,930.00	1,62,57,146.00	34000	18,77,700
Total				28859	1730	30589	31745		77,03,45,830.00	81,65,66,580.00		9,52,34,700

2) B - Wing:

Sl. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	1 BHK	406	446		Land Owner's Share			13,38,439
2	502	5	1 BHK	406	446					13,38,439
3	503	5	1 BHK	406	446					13,38,439
4	504	5	1 BHK	406	446					13,38,439
5	505	5	1 BHK	300	330		PTC Unit			9,90,331
6	506	5	1 BHK	300	330					9,90,331
7	507	5	1 BHK	300	330					9,90,331
8	508	5	1 RK	300	330					9,90,331
9	509	5	1 RK	300	330					9,90,331

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
10	601	6	1 BHK	406	446					13,38,439
11	602	6	1 BHK	406	446					13,38,439
12	605	6	1 BHK	300	330					9,90,331
13	606	6	1 BHK	300	330					9,90,331
14	607	6	1 BHK	300	330					9,90,331
15	608	6	1 RK	300	330					9,90,331
16	609	6	1 RK	300	330					9,90,331
17	701	7	1 BHK	406	446					13,38,439
18	702	7	1 BHK	406	446	23980	97,25,989.00	1,05,04,068.00	22000	13,38,439
19	703	7	1 BHK	406	446					13,38,439
20	704	7	1 BHK	406	446					13,38,439
21	705	7	1 BHK	300	330					9,90,331
22	706	7	1 BHK	300	330					9,90,331
23	707	7	1 BHK	300	330					9,90,331
24	708	7	1 RK	300	330					9,90,331
25	709	7	1 RK	300	330					9,90,331
26	801	8	1 BHK	406	446					13,38,439
27	802	8	1 BHK	406	446					13,38,439
28	803	8	1 BHK	406	446					13,38,439
29	804	8	1 BHK	406	446					13,38,439
30	805	8	1 BHK	300	330					9,90,331
31	806	8	1 BHK	300	330					9,90,331
32	807	8	1 BHK	300	330					9,90,331
33	808	8	1 RK	300	330					9,90,331
34	809	8	1 RK	300	330					9,90,331
35	901	9	1 BHK	406	446					13,38,439
36	902	9	1 BHK	406	446					13,38,439
37	903	9	1 BHK	406	446					13,38,439
38	904	9	1 BHK	406	446					13,38,439
39	905	9	1 BHK	300	330					9,90,331
40	906	9	1 BHK	300	330					9,90,331
41	907	9	1 BHK	300	330					9,90,331
42	908	9	1 RK	300	330					9,90,331
43	909	9	1 RK	300	330					9,90,331
44	1001	10	1 BHK	406	446	24250	98,35,497.00	1,06,22,337.00	22000	13,38,439
45	1002	10	1 BHK	406	446	24250	98,35,497.00	1,06,22,337.00	22000	13,38,439

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
46	1003	10	1 BHK	406	446					13,38,439
47	1004	10	1 BHK	406	446					13,38,439
48	1005	10	1 BHK	300	330					9,90,331
49	1006	10	1 BHK	300	330					9,90,331
50	1007	10	1 BHK	300	330					9,90,331
51	1008	10	1 RK	300	330					9,90,331
52	1009	10	1 RK	300	330					9,90,331
53	1101	11	1 BHK	406	446					13,38,439
54	1102	11	1 BHK	406	446					13,38,439
55	1103	11	1 BHK	406	446					13,38,439
56	1104	11	1 BHK	406	446					13,38,439
57	1105	11	1 BHK	300	330					9,90,331
58	1106	11	1 BHK	300	330					9,90,331
59	1107	11	1 BHK	300	330					9,90,331
60	1108	11	1 RK	300	330					9,90,331
61	1109	11	1 RK	300	330					9,90,331
62	1201	12	1 BHK	406	446					13,38,439
63	1202	12	1 BHK	406	446	24430	99,08,503.00	1,07,01,183.00	22500	13,38,439
64	1203	12	1 BHK	406	446					13,38,439
65	1204	12	1 BHK	406	446					13,38,439
66	1205	12	1 BHK	300	330					9,90,331
67	1206	12	1 BHK	300	330					9,90,331
68	1207	12	1 BHK	300	330					9,90,331
69	1208	12	1 RK	300	330					9,90,331
70	1209	12	1 RK	300	330					9,90,331
71	1301	13	1 BHK	406	446					13,38,439
72	1302	13	1 BHK	406	446					13,38,439
73	1305	13	1 BHK	300	330					9,90,331
74	1306	13	1 BHK	300	330					9,90,331
75	1307	13	1 BHK	300	330					9,90,331
76	1308	13	1 RK	300	330					9,90,331
77	1309	13	1 RK	300	330					9,90,331
78	1401	14	1 BHK	406	446					13,38,439
79	1402	14	1 BHK	406	446					13,38,439
80	1403	14	1 BHK	406	446					13,38,439
81	1404	14	1 BHK	406	446					13,38,439

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
82	1405	14	1 BHK	300	330					9,90,331
83	1406	14	1 BHK	300	330					9,90,331
84	1407	14	1 BHK	300	330					9,90,331
85	1408	14	1 RK	300	330					9,90,331
86	1409	14	1 RK	300	330					9,90,331
87	1501	15	1 BHK	406	446					13,38,439
88	1502	15	1 BHK	406	446	24700	1,00,18,012.00	1,08,19,453.00	22500	13,38,439
89	1503	15	1 BHK	406	446	24700	1,00,18,012.00	1,08,19,453.00	22500	13,38,439
90	1504	15	1 BHK	406	446					13,38,439
91	1505	15	1 BHK	300	330					9,90,331
92	1506	15	1 BHK	300	330					9,90,331
93	1507	15	1 BHK	300	330					9,90,331
94	1508	15	1 RK	300	330					9,90,331
95	1509	15	1 RK	300	330					9,90,331
96	1601	16	1 BHK	406	446					13,38,439
97	1602	16	1 BHK	406	446	24790	1,00,54,515.00	1,08,58,876.00	22500	13,38,439
98	1603	16	1 BHK	406	446	24790	1,00,54,515.00	1,08,58,876.00	22500	13,38,439
99	1604	16	1 BHK	406	446					13,38,439
100	1605	16	1 BHK	300	330					9,90,331
101	1606	16	1 BHK	300	330					9,90,331
102	1607	16	1 BHK	300	330					9,90,331
103	1608	16	1 RK	300	330					9,90,331
104	1609	16	1 RK	300	330					9,90,331
105	1701	17	1 BHK	406	446					13,38,439
106	1702	17	1 BHK	406	446					13,38,439
107	1703	17	1 BHK	406	446					13,38,439
108	1704	17	1 BHK	406	446					13,38,439
109	1705	17	1 BHK	300	330					9,90,331
110	1706	17	1 BHK	300	330					9,90,331
111	1707	17	1 BHK	300	330					9,90,331
112	1708	17	1 RK	300	330					9,90,331
113	1709	17	1 RK	300	330					9,90,331
114	1801	18	1 BHK	406	446					13,38,439
115	1802	18	1 BHK	406	446					13,38,439
116	1803	18	1 BHK	406	446					13,38,439
117	1804	18	1 BHK	406	446					13,38,439



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
118	1805	18	1 BHK	300	330					9,90,331
119	1806	18	1 BHK	300	330					9,90,331
120	1807	18	1 BHK	300	330					9,90,331
121	1808	18	1 RK	300	330					9,90,331
122	1809	18	1 RK	300	330					9,90,331
123	1901	19	1 BHK	406	446					13,38,439
124	1902	19	1 BHK	406	446					13,38,439
125	1903	19	1 BHK	406	446					13,38,439
126	1904	19	1 BHK	406	446					13,38,439
127	1905	19	1 BHK	300	330					9,90,331
128	1906	19	1 BHK	300	330					9,90,331
129	1907	19	1 BHK	300	330					9,90,331
130	1908	19	1 RK	300	330					9,90,331
131	1909	19	1 RK	300	330					9,90,331
132	2001	20	1 BHK	406	446	25150	1,02,00,526.00	1,10,16,568.00	23000	13,38,439
133	2002	20	1 BHK	406	446	25150	1,02,00,526.00	1,10,16,568.00	23000	13,38,439
134	2005	20	1 BHK	300	330					9,90,331
135	2006	20	1 BHK	300	330					9,90,331
136	2007	20	1 BHK	300	330					9,90,331
137	2008	20	1 RK	300	330					9,90,331
138	2009	20	1 RK	300	330					9,90,331
139	2101	21	1 BHK	406	446	25240	1,02,37,029.00	1,10,55,991.00	23000	13,38,439
140	2102	21	1 BHK	406	446	25240	1,02,37,029.00	1,10,55,991.00	23000	13,38,439
141	2103	21	1 BHK	406	446	25240	1,02,37,029.00	1,10,55,991.00	23000	13,38,439
142	2104	21	1 BHK	406	446	25240	1,02,37,029.00	1,10,55,991.00	23000	13,38,439
143	2105	21	1 BHK	300	330					9,90,331
144	2106	21	1 BHK	300	330					9,90,331
145	2107	21	1 BHK	300	330					9,90,331
146	2108	21	1 RK	300	330					9,90,331
147	2109	21	1 RK	300	330					9,90,331
148	2201	22	1 BHK	406	446	25330	1,02,73,532.00	1,10,95,415.00	23000	13,38,439
149	2202	22	1 BHK	406	446	25330	1,02,73,532.00	1,10,95,415.00	23000	13,38,439
150	2203	22	1 BHK	406	446	25330	1,02,73,532.00	1,10,95,415.00	23000	13,38,439
151	2204	22	1 BHK	406	446	25330	1,02,73,532.00	1,10,95,415.00	23000	13,38,439
152	2205	22	1 BHK	300	330					9,90,331
153	2206	22	1 BHK	300	330					9,90,331

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
154	2207	22	1 BHK	300	330					9,90,331
155	2208	22	1 RK	300	330					9,90,331
156	2209	22	1 RK	300	330					9,90,331
PTC Unit										
157	2301	23	1 BHK	406	446	25420	1,03,10,035.00	1,11,34,838.00	23000	13,38,439
158	2302	23	1 BHK	406	446	25420	1,03,10,035.00	1,11,34,838.00	23000	13,38,439
159	2303	23	1 BHK	406	446	25420	1,03,10,035.00	1,11,34,838.00	23000	13,38,439
160	2304	23	1 BHK	406	446	25420	1,03,10,035.00	1,11,34,838.00	23000	13,38,439
161	2305	23	1 BHK	300	330					9,90,331
162	2306	23	1 BHK	300	330					9,90,331
163	2307	23	1 BHK	300	330					9,90,331
164	2308	23	1 RK	300	330					9,90,331
165	2309	23	1 RK	300	330					9,90,331
PTC Unit										
166	2401	24	1 BHK	406	446	25510	1,03,46,538.00	1,11,74,261.00	23500	13,38,439
167	2402	24	1 BHK	406	446	25510	1,03,46,538.00	1,11,74,261.00	23500	13,38,439
168	2403	24	1 BHK	406	446	25510	1,03,46,538.00	1,11,74,261.00	23500	13,38,439
169	2404	24	1 BHK	406	446	25510	1,03,46,538.00	1,11,74,261.00	23500	13,38,439
170	2405	24	1 BHK	300	330					9,90,331
171	2406	24	1 BHK	300	330					9,90,331
172	2407	24	1 BHK	300	330					9,90,331
173	2408	24	1 RK	300	330					9,90,331
174	2409	24	1 RK	300	330					9,90,331
175	2501	25	1 BHK	300	330					9,90,331
176	2502	25	1 BHK	300	330					9,90,331
177	2503	25	1 BHK	406	446	25600	1,03,83,041.00	1,12,13,684.00	23500	13,38,439
178	2504	25	1 BHK	406	446	25600	1,03,83,041.00	1,12,13,684.00	23500	13,38,439
179	2505	25	1 BHK	300	330					9,90,331
180	2506	25	1 BHK	300	330					9,90,331
181	2507	25	1 BHK	300	330					9,90,331
182	2508	25	1 RK	300	330					9,90,331
183	2509	25	1 RK	300	330					9,90,331
184	2606	26	1 BHK	300	330					9,90,331
185	2607	26	1 BHK	300	330					9,90,331
186	2608	26	1 RK	300	330					9,90,331
187	2609	26	1 RK	300	330					9,90,331
Total				64136	70549		28,52,86,210.00	30,81,09,107.00		21,16,48,097

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Approved – Sale Flat	2 BHK - 25	25	15693	17262	37,86,81,000.00	40,89,75,480.00
Approved - Land Owner's Share	2 BHK - 11	11	7151	7866	-	-
Approved – PTC Unit	1 BHK - 01 1 RK - 01	02	600	660	-	-
Proposed – Sale Flat	2 BHK - 48	48	30589	31745	77,03,45,830.00	81,65,66,580.00
Total (a)		86	54033	57533	1,14,90,26,830.00	1,22,55,42,060.00
B - Wing						
Sale Flat	1 BHK - 28	28	11356	12492	28,52,86,210.00	30,81,09,107.00
Land Owner's Share	1 BHK - 48	48	19468	21415	-	-
PTC Unit	1 RK - 44 1 BHK - 67	111	33311	36642	-	-
Total (b)		187	64136	70549	28,52,86,210.00	30,81,09,107.00
Total (a + b)		273	118169	128082	1,43,43,13,040.00	1,53,36,51,167.00
Refuge Floor – 6 th & 13 th Floor – Flat No. 3 and 20 th Floor – Flat No. 4 (Wing -A)						
Refuge Floor – 6 th , 13 th & 20 th Floor – Flat No. 3 & 4 (Wing -B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,43,43,13,040.00
Final Realizable Value After Completion in ₹	1,53,36,51,167.00
Cost of Construction (Total Built up area x Rate) 128082 Sq. Ft. x ₹ 3000.00	38,42,46,000.00

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

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

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

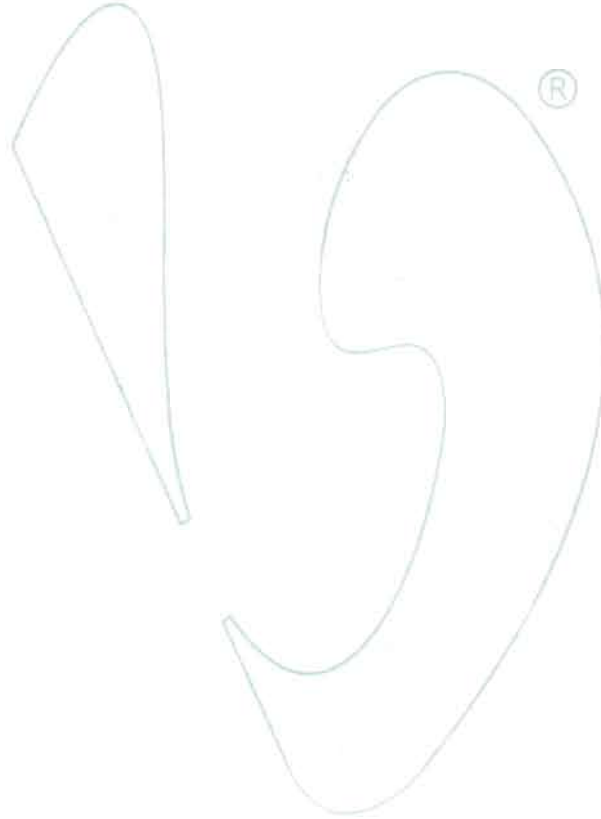
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,43,43,13,040.00
Final Realizable Value After Completion in ₹		₹ 1,53,36,51,167.00

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 ₹ 23,000.00 to ₹ 26,500.00 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 ₹ 23,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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Vastukala Consultants (I) Pvt. Ltd.

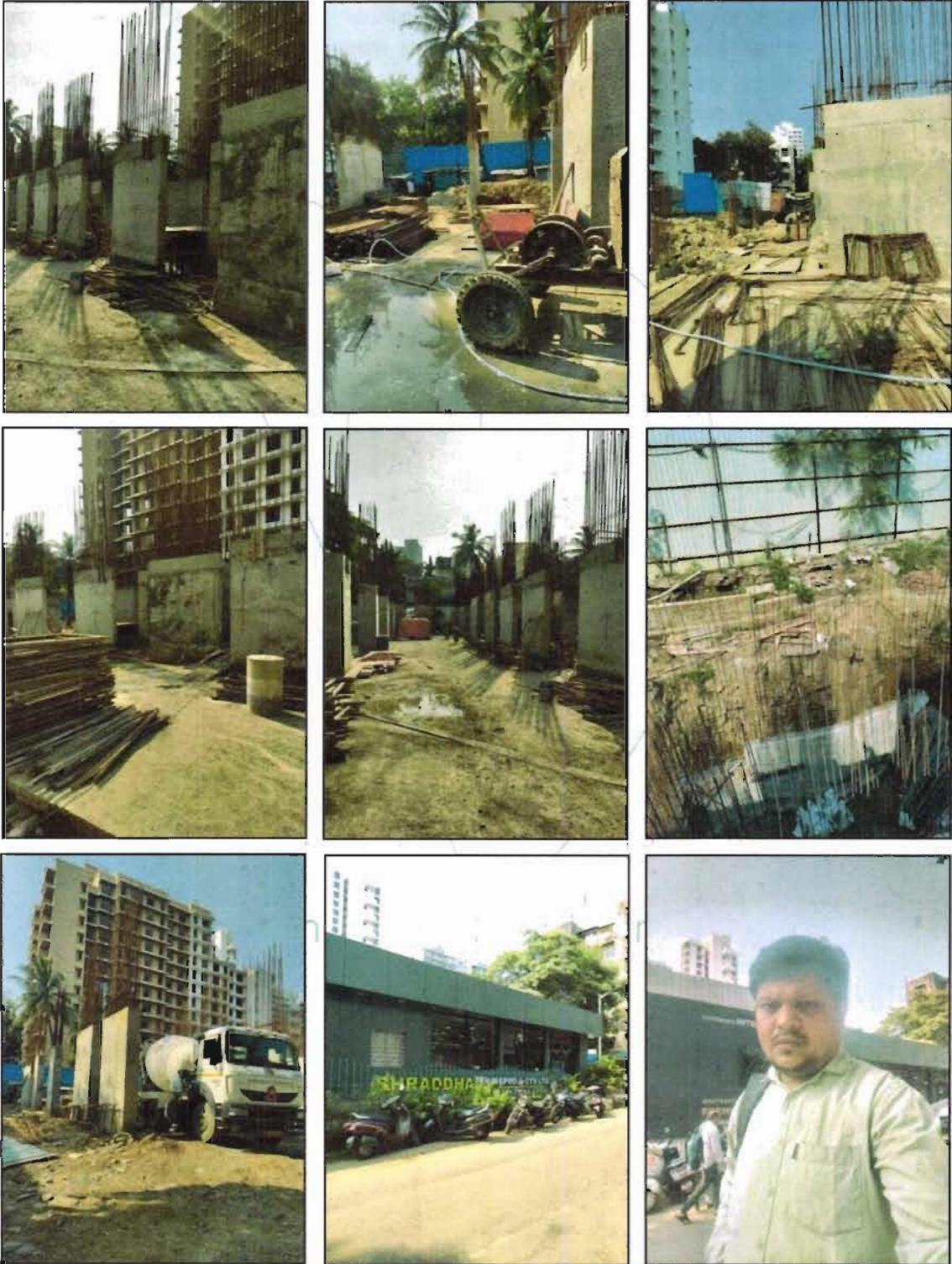
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Actual Site Photographs



Route Map of the property Site u/r



Latitude Longitude: 19°12'03.3"N 72°51'00.7"E

Note: The Blue line shows the route to site from nearest Railway station (Kandivali –500 Mtr.)

Ready Reckoner Rate


Department of Registration & Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Language: English


Selected District: मुंबई(उपनगर)

Select Village: मालाड (उत्तर) (बोरीवली)

Search By: Survey No Location

Enter Survey No:

उपविभाग	कुची बमीन	निवासी सदनिका	बोंडीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
64/309-रस्ता : स्वामी विवेकानंद रोड.	63280	126840	145860	160600	126840	चौरस मीटर	मि.टी.एन. नंबर


Department of Registration & Stamps
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बाजारमूल्य दर पत्रक

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Selected District: मुंबई(उपनगर)

Select Village: मालाड (उत्तर) (बोरीवली)

Search By: Survey No Location

Select	उपविभाग	कुची बमीन	निवासी सदनिका	बोंडीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	64/305 - भुभाग: उत्तरेस बाईं सीमा, पूर्वेस एच.व्ही. रोड, दक्षिणेस मामनेदार बाडी मार्ग व पश्चिमेस गाव हद्द.	55530	134160	154280	187690	134160	चौरस मीटर
SurveyNo	64/306-रस्ता : स्वामी विवेकानंद रोड.	64680	114110	198000	293900	114110	चौरस मीटर
SurveyNo	64/307-भुभाग: उत्तरेस बाईंसीकी हद्द, पूर्वेस रेन्जे जार्डन, दक्षिणेस मामनेदार बाडी मार्ग, पूर्वेस एच. व्ही. रोड.	45410	105740	162400	249800	105740	चौरस मीटर
SurveyNo	64/308-भुभाग: उत्तरेस माकाची हद्द, पूर्वेस रेन्जे जार्डन, दक्षिणेस बाईं हद्द व पश्चिमेस एच. व्ही. रोड.	50170	131340	151050	174100	131340	चौरस मीटर
SurveyNo	64/309-रस्ता : स्वामी विवेकानंद रोड.	63280	126840	145860	160600	126840	चौरस मीटर

12

Survey Number

22, 23, 24, 28, 29, 30, 31, 32, 33, 34, 55, 56, 57, 64, 65, 66, 67, 68, 69, 72, 73, 99, 329, 339, 340, 341, 342, 343, 366C, 369, 369D, 370, 371, 372, 373, 374, 375, 376, 377, 378, 378A, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 403, 403B, 423A, 424, 424B, 425, 426, 428, 428B, 429, 430, 431, 432, 434D, 434E, 434A, 435, 436, 437, 438, 441, 444K, 444, 445, 447, 448, 369/2, 444D/3, 444/4, 341+342/B1



Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Resources **Intelligence**

Overview **Regulatory Information** Price List Floor Plans Resale Listings Amenities Specifications

Shraddha Gold Crest - Regulatory Information

Project RERA Reg. P51600050191
 Square Yards RERA Reg. A51800000454

Shraddha Gold Crest - Price List

Unit Type	Area	New Home Price*
1 BHK 406 Sq. Ft. Apartment	406 Sq. Ft. (Carpet)	₹ 95.00 Lac
1 BHK 487 Sq. Ft. Apartment	487 Sq. Ft. (Carpet)	₹ 1.14 Cr
2 BHK 598 Sq. Ft. Apartment	598 Sq. Ft. (Carpet)	₹ 1.40 Cr
2 BHK 658 Sq. Ft. Apartment	658 Sq. Ft. (Carpet)	₹ 1.54 Cr

square yards Mumbai Buy Rent Projects Agents Services Resources **Intelligence**

Home / Projects in Mumbai / Projects in Kandival West / Shraddha Gold Crest / 1 BHK 487 Sq. Ft. Apartment in Shraddha Gold Crest

1 BHK 487 Sq. Ft. Apartment in Shraddha Gold Crest

Kandival West, Mumbai

₹ 1.14 Cr

Brand: **New Launch**

1780 Views 1 Enquiry

GET A CALL BACK

- 1 BHK-2 BHK Apartment from 406 Sq. Ft. to 658 Sq. Ft. (Carpet)
- Carpet Area: 487 Sq. Ft. (100%) Discover

Contact our Real Estate Experts

Name: _____
 Email ID: _____
 Phone Number: _____

Square Yards RERA Reg. A51800000454 Project RERA Reg. P51600050191

Shraddha Gold Crest
 Mumbai Western Suburbs, Mumbai
₹ 95.00 Lac to 1.54 Cr **New Launch**

Price Indicators

HOUSING [Buy in Mumbai](#)


Home / Mumbai / Housing / Shradha Gold Crest / Shree Krishna Shradha Gold Crest / Shree Krishna Shradha Gold Crest

Shree Krishna Shradha Gold Crest 1 BHK

By SHREE KRISHNA GOLD CREST DEVELOPERS

₹95.0 L - 1.5 Cr | ₹25.42 K/sq.ft
 406.00 sq.ft. | 558.00 sq.ft.
 2 BHK Starts at ₹42.11 L

[Contact Seller](#)



1-2 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹25.42 K/sq.ft
Avg. Price

406.00 sq.ft. | 558.00 sq.ft.
Carpet Area
2 BHK

HOUSING [Buy in Mumbai](#)

Home / Mumbai / Housing / 1 BHK Flat / 1 BHK Flat / 1 BHK Flat


1 BHK Flat

By SHREE KRISHNA GOLD CREST DEVELOPERS

₹1.17 Cr | 582 starts at ₹20.09 K

[Contact Seller](#)

Zero brokerage fees here



582 sq.ft.
Built Up Area

₹20.30 K/sq.ft.
Avg. Price

1 BHK
Configuration

30th Nov, 2025
Possession Status

Lower of 27 floors

East facing Facing

Unfurnished Furnishing

HOUSING [Buy in Mumbai](#)

Home / Mumbai / Housing / 1 BHK Flat / 1 BHK Flat / 1 BHK Flat


1 BHK Flat

By SHREE KRISHNA GOLD CREST DEVELOPERS

₹1.04 Cr | 527 starts at ₹19.65 K

[Contact Seller](#)

Zero brokerage fees here



527 sq.ft.
Built Up Area

₹19.73 K/sq.ft.
Avg. Price

1 BHK
Configuration

31st Dec, 2026
Possession Status

Lower of 21 floors

East facing Facing

Unfurnished Furnishing

Price Indicators

HOUSING.com Buy in Mumbai

1 BHK Flat ₹1.26 Cr LKH starts at ₹4235 ₹

633 sq.ft. Built-up Area | ₹19.01 x/sq.ft. Avg. Price | 1 BHK Configuration | 31st Dec. 2026 Possession Status | Lower of 27 floors | East facing Facing | Unfurnished Furnishing

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Patel Nagar Kandivali West » 1 BHK » Flats for Sale in Patel Nagar Kandivali West » 610 Sq.ft

₹96.0 Lac | EMI - ₹ 43k | Get Loan offers from 34+ banks

1 BHK 610 Sq.ft Flat For Sale **Patel Nagar Kandivali West, Mumbai**

1 Bed | 2 Baths | Semi-Furnished

Carpet Area
406 sqft *
₹ 23.645/sqft

Floor
17 (Out of 26 Floors)

Lifts
4

Developer
Shradha Prime Projects LTD

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Gold Crest

Facing
East

Car Parking
1 Open

Contact Agent | Get Phone No.

More Details

Price Breakup ₹96 Lac | ₹4,80,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount ₹2.0 Lac

RERA ID P51800050191.

Address CTS Number - 386B, Bhanu Park, Trikamdas Rd, Ghanshayam Nagar, Jethava Nagar, Kandivali West, Mumbai, Patel Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra

Price Indicators


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Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Patel Nagar Kandivali West > 1 BHK Flats for sale in Patel Nagar Kandivali West > 610 Sq.ft.

₹95.0 Lac EMI: ₹ 5.7k Can't afford it?

1 BHK 610 Sq.ft Flat For Sale **Patel Nagar Kandivali West, Mumbai**

1 Bed 2 Baths Semi-Furnished



2 Photos

Carpet Area 406 sqft ~ ₹23,399/sqft	Developer Shraddha Prime Projects LTD	Project Gold Crest
Floor 15 (Out of 26 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Semi-Furnished	Car Parking 1 Open

East Facing Property

Contact Agent
Get Phone No.
Last contact made 4 days ago

More Details

Price Breakup: ₹95 Lac | ₹4,75,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount: ₹2.0 Lac

RERA ID: P51800050191.

Address: CT5 Number - 386B, Bhanu Park, Trikamdas Rd, Chanshayam Nagar, Jethava Nagar, Kandivali West, Mumbai, Patel Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra


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Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jethava Nagar > 2 BHK Flats for sale in Jethava Nagar > 1010 Sq.ft.

₹1.49 Cr EMI: ₹ 87k Get pre-approved loan

2 BHK 1010 Sq.ft Flat For Sale **Jethava Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking



7 Photos

Carpet Area 598 sqft ~ ₹24,916/sqft	Developer Shraddha Prime Projects LTD	Project Gold Crest
Floor 21 (Out of 26 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

Nr Station, SV Link Rd, school, college, shopping complex, hospital

Contact Agent
Get Phone No.

More Details

Price Breakup: ₹1.49 Cr | ₹7,45,000 Approx. Registration Charges | ₹8 Per sq. Unit Monthly

Booking Amount: ₹11.0 Lac

RERA ID: P51800050191

Address: Kandivali West, Mumbai, Jethava Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: Nr Station, SV Link Rd, school, college, shopping complex, hospital


Price Indicators

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Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 2 BHK Flats for Sale in Kandivali West > 1000 Sq.ft

₹1.47 Cr EMI - ₹66k | [Can I afford it?](#)

2 BHK 1000 Sq-ft Flat For Sale - **Kandivali West, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 596 sqft ~ ₹24.58/sqft	Developer Shradha Prime Projects LTD	Project Gold Crest
Floor 12 (Out of 26 Floors)	Transaction Type New Property	Facing West
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

offer Free Club Membership

Contact Agent
Get Phone No.

Last contact made 11 days ago

More Details


Price Breakup	₹1.47 Cr ₹7,35,000	Approx. Registration Charges ₹8 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac	
Address	B99kandivali west., Kandivali West, Mumbai - Western Mumbai, Maharashtra	
Landmarks	Nearby railway station.	

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 2 BHK Flats for Sale in Kandivali West > 834 Sq.ft

₹1.59 Cr EMI - ₹72k | [How much loan can I get?](#)

2 BHK 834 Sq-ft Flat For Sale - **Kandivali West, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 634 sqft ~ ₹25.07/sqft	Developer Shradha Prime Projects LTD	Project Gold Crest
Floor 12 (Out of 27 Floors)	Transaction Type New Property	Facing North - West
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

offer +17 Photos

Contact Agent
Get Phone No.

Last contact made 61 days ago

More Details

Price Breakup	₹1.59 Cr ₹7,95,000	Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac	
RERA ID	P51800050191	
Address	Kandivali West, Mumbai, Kandivali West, Mumbai - Western Mumbai, Maharashtra	
Landmarks	Jethwa Nagar	

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jethava Nagar > 2 BHK Flats for Sale in Jethava Nagar > 800 Sq.ft.

₹1.39 Cr EMI: ₹ 63k | [Get pre-approved loan](#)

2 BHK 600 Sq-ft Flat For Sale **Jethava Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area
600 sqft ~
₹ 23,167/sqft

Developer
Shraddha Prime Projects LTD

Project
Gold Crest

Floor
15 (Out of 27 Floors)

Transaction Type
New Property

Facing
East

Lifts
3

Furnished Status
Semi-Furnished

Car Parking
1 Covered

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup ₹1.39 Cr | ₹ 6,95,000 Approx. Registration Charges | ₹ 6 Per sq. Unit Monthly

Booking Amount ₹1.0 Lac

RERA ID P51800050191

Address Kandivali West, Mumbai, Jethava Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks near by kandivali station

NOBROKER

2 BHK Flat in Shraddha Gold Crest For Sale in Kandivali West

₹ 1.48 Cr Price

₹ 86,288/Month EMI

BSA

2 Bedroom

2 Bathroom

1 Balcony

Shraddha Gold Crest

Book and Call

Viewed by 100+ people

Share this by WhatsApp

Search and select nearby property

Listed by Broker

Price Indicators

2 BHK Flat ₹1.6 Cr (₹19.51 K/sq.ft)

820 sq.ft Built Up Area | ₹19.51 K/sq.ft Avg. Price | 2 BHK Configuration | 1st Dec, 2025 Possession Status | Higher of 27 floors | West facing Facing | Unfurnished Furnishing

Property Overview

Brokerage	Price	<input checked="" type="checkbox"/> I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc
No Charge	₹1.6 Cr	<input type="checkbox"/> I am interested in Home Loans
Carpet Area	Brochure	Get Contact Details
658 sq.ft	2	Still deciding?
Bathrooms	Parking	Share Report
2	1 Covered and 1 Open Parking	
Balcony	Added	
1	More than a month ago	

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Price Indicators Projects nearby Locality


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Irani Wadi > 1 BHK Flats for Sale in Irani Wadi > 680 Sq. Ft.

₹ 95.0 Lac

EMI - ₹ 43k | [Can I afford it?](#)

1 BHK 680 Sq-ft Flat For Sale **Irani Wadi, Mumbai**



1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
416 sqft ~
₹ 22,837/sqft

Floor
19 (Out of 21 Floors)

Lifts
3

Developer

Sai Krupa Developers

Project

Skylon Suburbia

Transaction Type

New Property

Facing

East

Furnished Status

Unfurnished

Car Parking

1 Covered

✔ East Facing Property
OFFER Free Club Membership

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 95 Lac ₹ 4,75,000 Approx. Registration Charges ₹ 5 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	PS1800034335
Address	Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West, Western Suburbs, Mumbai, Irani Wadi, Mumbai - Western Mumbai, Maharashtra


magicbricks
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Home > Property for Sale in Mumbai > 2 BHK Flats for Sale in Mumbai > Flats for Sale in Babrekar Nagar Kandivali West > 2 BHK Flats for Sale in Babrekar Nagar Kandivali West > 800 Sq. Ft.

₹ 1.38 Cr

EMI - ₹ 62k | [Get loan offers from 3 banks](#)

2 BHK 800 Sq-ft Flat For Sale **Babrekar Nagar Kandivali West, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Furnished

Carpet Area
675 sqft ~
₹ 22,394/sqft

Floor
19 (Out of 23 Floors)

Lifts
2

Developer

Veena Developers

Project

Veena Smart Homes

Transaction Type

New Property

Facing

East

Furnished Status

Furnished

Car Parking


1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 1.38 Cr ₹ 6,90,000 Approx. Registration Charges ₹ 3,500 Monthly
Booking Amount	₹ 10.0 Lac
RERA ID	p51800029400
Address	Kandivali West, Mumbai, Babrekar Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra




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Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 1 BHK Flats for Sale in Kandivali West > 527 Sq Ft

₹1.19 Cr EMI-₹54k | [How much loan can I get?](#)

1 BHK 527 Sq-ft Flat For Sale **Kandivali West, Mumbai**



1 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 405 sqft ~ ₹29,383/sqft	Developer Rishi Developers	Project Trilok Park
Floor 8 (Out of 12 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.
Last contact made 30 days ago

More Details


Price Breakup	₹1.19 Cr ₹5,95,000 Approx. Registration Charges ₹2,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800033509
Address	Jamnadas Adukiya Road, Kandivali West, Mumbai 400067, Kandivali West, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 3 BHK Flats for Sale in Kandivali West > 988 Sq-ft

₹1.89 Cr EMI-₹85k | [Get Loan offers from 3+ banks](#)

3 BHK 988 Sq-ft Flat For Sale **Kandivali West, Mumbai**



16 Photos

3 Beds
3 Baths
1 Balcony
Unfurnished

Carpet Area 820 sqft ~ ₹23,049/sqft	Developer Anant Shriya Developers	Project Anant Tara
Floor 14 (Out of 22 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold

Contact Agent
Get Phone No.

More Details


Price Breakup	₹1.89 Cr ₹9,45,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
Address	kandivali west, Kandivali West, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Sethia Imperial Avenue **₹1.67 Cr** | ₹23.10 k/sq.ft
BHK starts at ₹52.91 k

By Sethia Infrastruc Pvt. Ltd.

100774111, 10th Floor, Sector 17, Phase 1, Gurgaon, Haryana, India




2 BHK Apartment Configuration Dec. 2023 Possession Starts ₹23.10 k/sq.ft Avg. Price 589.00 sq.ft. (Target Area) Size

[Contact Seller](#)

Hiranandani Castalia **₹2.5 Cr - 3.5 Cr** | ₹22.12 k/sq.ft
BHK starts at ₹1.24 Lacs

By Hiranandani Construction

100774111, 10th Floor, Sector 17, Phase 1, Gurgaon, Haryana, India



2-3 BHK Apartments Configuration Dec. 2023 Possession Starts ₹22.12 k/sq.ft Avg. Price 730.00 sq.ft. - 1055.00 sq.ft. (Target Area) Size

[Contact Seller](#)

Overview Home More About Project Floor Plan Tour This Project Amenities Price Trends

Hiranandani Castalia Overview

100774111, 10th Floor, Sector 17, Phase 1, Gurgaon, Haryana, India

1.26 Acres (14% open) 730.00 sq.ft. - 1055.00 sq.ft. Present Day 1 Building

₹22.12 k/sq.ft. Dec. 2023 2-3 BHK Apartments

Contact Seller: hnm@happz.com, +9182794...

Please share your contact





Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Irani Wadi > 1 BHK Flats for Sale in Irani Wadi > 335 Sq-ft

₹ 87.4 Lac | EMI - ₹ 39k | [Get Loan offers from 34+ banks](#)

1 BHK 335 Sq-ft Flat For Sale [Irani Wadi, Mumbai](#)

+6 Photos

1 Bed	1 Bath	1 Covered Parking	Unfurnished
Carpet Area 335 sqft ₹ 26,100/sqft		Project: Shreenath Enclave	Floor: 5 (Out of 22 Floors)
Transaction Type New Property		Facing: East	Lifts: 3
Furnished Status: Unfurnished		Car Parking: 1 Covered	Type Of Ownership: Freehold

Near to Kandivali Metro Station

Contact Agent
Get Phone No.

Last contact made 78 days ago

More Details

Price Breakup	₹ 87.4 Lac ₹ 4,37,175 Approx. Registration Charges ₹ 6,000 Monthly
Booking Amount	₹ 8.7 Lac
Address	Irani Wadi Road No 3, Irani Wadi, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near to Kandivali Metro Station

HOUSING.COM
Buy in Mumbai

Mumbai, Mumbai (Western Suburb) Projects Near Me | 1000000000


Sapphire 1 BHK

By SUSHANT REALTY



Broomfield Road, New Market, Sakinaka, Sagar Road West, Western Suburb, Mumbai

₹ 87K for 18 Months on-ward

[Contact Sellers](#)



1, 2 BHK Apartments Configurations
Oct. 2027 Possession Starts
₹ 22.50 K/sq.ft. Avg. Price
394.00 sq.ft. - 634.00 sq.ft. Carpet Area

+ 25 more

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 : 30.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 16:45:28 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Date

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

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 30.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Krishna Rahul Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 22.11.2023 Valuation Date - 30.11.2023 Date of Report - 30.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.11.2023
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 **30th November 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. Shree Krishna Rahul Developers**. 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. Shree Krishna Rahul Developers**. 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).



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 16:44:29 +05'30"



Auth. Sign.

Think.Innovate.Create

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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