

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Maplewoods Phase 1"

"Maplewoods Phase 1", Proposed Residential Complex on Plot Bearing Gut No. 51(2), 56 & 57(2) at Village – Digha, Thane Belapur Road, Next to Mukund Company Road, Behind Krishna Business Park, Ramu Limaje Nagar, Dighe, Navi Mumbai, Taluka– Thane, Dist.– Thane, Pin– 400 708, State - Maharashtra, Country - India

Latitude Longitude: 19°10'56.2"N 72°59'49.8"E

Valuation Done for: **State Bank of India**

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



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF "Maplewoods Phase 1"

"Maplewoods Phase 1", Proposed Residential Complex on Plot Bearing Gut No. 51(2), 56 & 57(2) at Village – Digha, Thane Belapur Road, Next to Mukund Company Road, Behind Krishna Business Park, Ramu Limaje Nagar, Dighe, Navi Mumbai, Taluka– Thane, Dist.– Thane, Pin– 400 708, State - Maharashtra, Country - India

Latitude Longitude: 19°10'56.2"N 72°59'49.8"E

NAME OF DEVELOPER: M/s. BKS Galaxy Realtors LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **07th December 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Maplewoods Phase 1"**, Proposed Residential Complex on Plot Bearing Gut No. 51(2), 56 & 57(2) at Village – Digha, Thane Belapur Road, Next to Mukund Company Road, Behind Krishna Business Park, Ramu Limaje Nagar, Dighe, Navi Mumbai, Taluka– Thane, Dist.– Thane, Pin– 400 708, State - Maharashtra, Country - India. It is about 1.3 Km. travel distance from Dighe Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. BKS Galaxy Realtors LLP	
Project Registration Number	Project	RERA Project Number
	Maplewoods Phase 1",	P51700050973
Register office address	M/s. BKS Galaxy Realtors LLP Address: Office No. 1002, 1202 & 1302, "Bhumiraj Costarica", Plot No. 1 & 2, Sector 18, Palm Beach Road, Sanpada, Taluka & Dist. – Thane, Navi Mumbai, Pin– 400 705, State- Maharashtra, Country - India	
Contact Numbers	Contact Person : Swati Shinde (Builder Person - Mobile No. 8591356838) Mona Das (Sales Person – Mobile No. 9709342351)	
E – mail ID & Website	bksgalaxy@gmail.com www.galaxygroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Royal Park Residency & Road
On or towards South	Slum Area & Entral Road
On or towards East	Slum Area
On or towards West	Thane Belapur Road



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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 : 07.12.2023
	b)	Date on which the valuation is made : 14.12.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Adv. Abhimanyu H. Jadhav dated 25.04.2023
	2.	Copy of Grant Environment Clearance Certificate No. SIA / MH / INFRA2 / 406628 / 2022 date 11.04.2023 issued by Government of India, Maharashtra
	3.	Copy of Declaration About Commencement Certificate date 24.04.2023 of BKC Galaxy Realtors LLP
	4.	Copy of Affidavit Cum Declaration of Mr. Sanjay M. Gawande Designated partners of M/s. BKC Galaxy Realtors LLP date 18.04.2023
	5.	Copy of Certificate date 28.06.2023 issued by BKC Galaxy Realtors LLP
	6.	Copy of Fire Fighting NOC No. FIRE / HQ / Vashi / 1816 / 2023 date 31.03.2023 issued by Divisional Fire Officer Navi Mumbai Municipal Corporation
	7.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 00821 / 627540 date 12.08.2022 issued by Airports Authority of India
	8.	Copy of CA Certificate date 28.08.2023 issued by CA Jitendra B. Lodha & Co.
	9.	Copy of Engineer's Certificate date 24.04.2023 issued by Pravin G. Kulkarni (As per RERA Certificate)
	10.	Copy of Architect's Certificate date 21.04.2023 issued by Ar. Vishal V. Shah (As per RERA Certificate)
	11.	Copy of MAHARERA Registration Certificate of Project No. P51700050973 issued by Maharashtra Real Estate Regulatory Authority date 16.05.2023. Last Modified date 08.08.2023
	12.	Copy of N.A. Order District Collector Thane date 31.03.2021
	13.	Copy of Amended Commencement Certificate No. NMMC / TPO / BP / 17163 / 2023 dated 11.04.2023 issued by Assisant Director of Town Planning Navi Mumbai Municipal Corporation
	14.	Copy of Approved Plan No. NRV / A-17163 dated 11.04.2023 issued by Assisant Director of Town Planning Navi Mumbai Municipal Corporation (Number of Copies – Thirty – Sheet No. 1/30 to 30/30)
	Approved upto:	
	Building	Number of Floors
	D	Lower Stilt + Upper Stilt on Ground Floor + 1st to 5th Floors Podiums + 6th to 38th Upper

		Floors.															
F		Lower Stilt + Upper Stilt on Ground Floor + 1 st to 27 th Upper Floors.															
	Project Name (with address & phone nos.)	: "Maplewoods Phase 1", Proposed Residential Complex on Plot Bearing Gut No. 51(2), 56 & 57(2) at Village – Digha, Thane Belapur Road, Next to Mukund Company Road, Behind Krishna Business Park, Ramu Limaje Nagar, Dighe, Navi Mumbai, Taluka– Thane, Dist.– Thane, Pin– 400 708, 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. BKS Galaxy Realtors LLP <u>Address:</u> Office No. 1002, 1202 & 1302, "Bhumiraj Costarica", Plot No. 1 & 2, Sector 18, Palm Beach Road, Sanpada, Taluka & Dist. – Thane, Navi Mumbai, Pin– 400 705, State- Maharashtra, Country - India <u>Contact Person :</u> Swati Shinde (Builder Person - Mobile No. 8591356838) Mona Das (Sales Person – Mobile No. 9709342351)															
5.	Brief description of the property (Including Leasehold / freehold etc.)	:															
<p>About "Maplewoods Phase 1" Project: Maple woods is a residential and commercial project with six towers of G+38 at Airoli, Navi Mumbai. At Maple Woods, 1 , 2 & 3 BHK spaces are designed to meet your expectations, with all modern amenities.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Proposed Lower Stilt + Upper Stilt on Ground Floor + 1st to 5th Floors Podiums + 6th to 38th Upper Floors.</td> </tr> <tr> <td>F</td> <td>Proposed Lower Stilt + Upper Stilt on Ground Floor + 1st to 27th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Foundation work is in progress</td> <td>0%</td> </tr> <tr> <td>F</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>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.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills 			Building	Number of Floors	D	Proposed Lower Stilt + Upper Stilt on Ground Floor + 1 st to 5 th Floors Podiums + 6 th to 38 th Upper Floors.	F	Proposed Lower Stilt + Upper Stilt on Ground Floor + 1 st to 27 th Upper Floors.	Building	Present stage of Construction	Percentage of work completion	D	Foundation work is in progress	0%	F	Plinth work is completed.	10%
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Building	Present stage of Construction	Percentage of work completion															
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F	Plinth work is completed.	10%															

	<ul style="list-style-type: none"> ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone ➤ Swimming Pool 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Gut No. 51(2), 56 & 57(2)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Gut No. 51(2), 56 & 57(2) at Village – Digha
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	"Maplewoods Phase 1", Proposed Residential Complex on Plot Bearing Gut No. 51(2), 56 & 57(2) at Village – Digha, Thane Belapur Road, Next to Mukund Company Road, Behind Krishna Business Park, Ramu Limaje Nagar, Dighe, Navi Mumbai, Taluka– Thane, Dist.– Thane, Pin– 400 708, State - Maharashtra, Country - India
8.	City / Town		:	Digha, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Assisant Director of Town Planning Navi Mumbai Municipal Corporation
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	Hotel Royal Park	Hotel Royal Park	Royal Park Residency & Road
	South	Pipeline End MIDC Road	Pipeline End MIDC Road	Slum Area & Entral Road
	East	MIDC Land Ramnagar	MIDC Land Ramnagar	Slum Area
	West	MIDC Pipeline Road	MIDC Pipeline Road	Thane Belapur Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B

		As per the Deed	Actuals						
	North	-	-						
	South	-	-						
	East	-	-						
	West	-	-						
14.2	Latitude, Longitude & Co-ordinates of property	19°10'56.2"N 72°59'49.8"E							
14.	Extent of the site	Plot area – 20000.00 (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 – 20000.00 (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report							
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress							
II	CHARACTERISTICS OF THE SITE								
1.	Classification of locality	Middle class							
2.	Development of surrounding areas	Good							
3.	Possibility of frequent flooding/ sub-merging	No							
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available near by							
5.	Level of land with topographical conditions	Plain							
6.	Shape of land	Irregular							
7.	Type of use to which it can be put	For residential purpose							
8.	Any usage restriction	Residential							
9.	Is plot in town planning approved layout?	Copy of Approved Plan No. NRV / A-17163 dated 11.04.2023 issued by Assisant Director of Town Planning Navi Mumbai Municipal Corporation Approved upto: <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Lower Stilt + Upper Stilt on Ground Floor + 1st to 5th Floors Podiums + 6th to 38th Upper Floors.</td> </tr> <tr> <td>F</td> <td>Lower Stilt + Upper Stilt on Ground Floor + 1st to 27th Upper Floors.</td> </tr> </tbody> </table>		Building	Number of Floors	D	Lower Stilt + Upper Stilt on Ground Floor + 1 st to 5 th Floors Podiums + 6 th to 38 th Upper Floors.	F	Lower Stilt + Upper Stilt on Ground Floor + 1 st to 27 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	Thane Belapur Road							
13.	Width of road – is it below 20 ft. or more than 20 ft.	09 Mtr. Wide 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-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 20000.00 (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)	:	₹ 67,800.00 per Sq. M. for Residential ₹ 19,700.00 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>20000</td> <td>19700</td> <td>39,40,00,000.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	20000	19700	39,40,00,000.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
20000	19700	39,40,00,000.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Building		Number of Floors									
	D		Proposed Lower Stilt + Upper Stilt on Ground Floor + 1st to 5th Floors Podiums + 6th to 38th Upper Floors									
	F		Proposed Lower Stilt + Upper Stilt on Ground Floor + 1st to 27th Upper Floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:	N.A. Building Construction work is in progress									
	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. NRV / A-17163 dated 11.04.2023 issued by Assisant Director of Town Planning Navi Mumbai Municipal Corporation									
	h) Approved map / plan issuing authority	:										

		Approved upto:	
		Building	Number of Floors
		D	Lower Stilt + Upper Stilt on Ground Floor + 1 st to 5 th Floors Podiums + 6 th to 38 th Upper Floors.
		F	Lower Stilt + Upper Stilt on Ground Floor + 1 st to 27 th Upper Floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1. Building - D:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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	601	6	3 BHK	834	917	16800	1,40,11,200.00	1,51,32,096.00	31500	25,68,720
2	602	6	2 BHK	643	707	16800	1,08,02,400.00	1,16,66,592.00	24500	19,80,440
3	603	6	2 BHK	643	707	16800	1,08,02,400.00	1,16,66,592.00	24500	19,80,440
4	605	6	4 BHK	987	1086	16800	1,65,81,600.00	1,79,08,128.00	37500	30,39,960
5	606	6	3 BHK	834	917	16800	1,40,11,200.00	1,51,32,096.00	31500	25,68,720
6	701	7	3 BHK	834	917	16840	1,40,44,560.00	1,51,68,125.00	31500	25,68,720
7	702	7	2 BHK	643	707	16840	1,08,28,120.00	1,16,94,370.00	24500	19,80,440
8	703	7	2 BHK	643	707	16840	1,08,28,120.00	1,16,94,370.00	24500	19,80,440
9	704	7	2 BHK	630	693	16840	1,06,09,200.00	1,14,57,936.00	24000	19,40,400
10	705	7	2 BHK	630	693	16840	1,06,09,200.00	1,14,57,936.00	24000	19,40,400
11	706	7	3 BHK	834	917	16840	1,40,44,560.00	1,51,68,125.00	31500	25,68,720
12	801	8	3 BHK	834	917	16880	1,40,77,920.00	1,52,04,154.00	31500	25,68,720
13	802	8	2 BHK	643	707	16880	1,08,53,840.00	1,17,22,147.00	24500	19,80,440
14	803	8	2 BHK	643	707	16880	1,08,53,840.00	1,17,22,147.00	24500	19,80,440
15	804	8	2 BHK	630	693	16880	1,06,34,400.00	1,14,85,152.00	24000	19,40,400
16	805	8	2 BHK	630	693	16880	1,06,34,400.00	1,14,85,152.00	24000	19,40,400
17	806	8	3 BHK	834	917	16880	1,40,77,920.00	1,52,04,154.00	31500	25,68,720
18	901	9	3 BHK	834	917	16920	1,41,11,280.00	1,52,40,182.00	32000	25,68,720
19	902	9	2 BHK	643	707	16920	1,08,79,560.00	1,17,49,925.00	24500	19,80,440
20	903	9	2 BHK	643	707	16920	1,08,79,560.00	1,17,49,925.00	24500	19,80,440
21	904	9	2 BHK	630	693	16920	1,06,59,600.00	1,15,12,368.00	24000	19,40,400
22	905	9	2 BHK	630	693	16920	1,06,59,600.00	1,15,12,368.00	24000	19,40,400
23	906	9	3 BHK	834	917	16920	1,41,11,280.00	1,52,40,182.00	32000	25,68,720
24	1001	10	3 BHK	834	917	16960	1,41,44,640.00	1,52,76,211.00	32000	25,68,720
25	1002	10	2 BHK	643	707	16960	1,09,05,280.00	1,17,77,702.00	24500	19,80,440
26	1003	10	2 BHK	643	707	16960	1,09,05,280.00	1,17,77,702.00	24500	19,80,440
27	1005	10	4 BHK	987	1086	16960	1,67,39,520.00	1,80,78,682.00	37500	30,39,960
28	1006	10	3 BHK	834	917	16960	1,41,44,640.00	1,52,76,211.00	32000	25,68,720
29	1101	11	3 BHK	834	917	17000	1,41,78,000.00	1,53,12,240.00	32000	25,68,720
30	1102	11	2 BHK	643	707	17000	1,09,31,000.00	1,18,05,480.00	24500	19,80,440
31	1103	11	2 BHK	643	707	17000	1,09,31,000.00	1,18,05,480.00	24500	19,80,440
32	1104	11	2 BHK	630	693	17000	1,07,10,000.00	1,15,66,800.00	24000	19,40,400



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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 ₹
33	1105	11	2 BHK	630	693	17000	1,07,10,000.00	1,15,66,800.00	24000	19,40,400
34	1106	11	3 BHK	834	917	17000	1,41,78,000.00	1,53,12,240.00	32000	25,68,720
35	1201	12	3 BHK	834	917	17040	1,42,11,360.00	1,53,48,269.00	32000	25,68,720
36	1202	12	2 BHK	643	707	17040	1,09,56,720.00	1,18,33,258.00	24500	19,80,440
37	1203	12	2 BHK	643	707	17040	1,09,56,720.00	1,18,33,258.00	24500	19,80,440
38	1204	12	2 BHK	630	693	17040	1,07,35,200.00	1,15,94,016.00	24000	19,40,400
39	1205	12	2 BHK	630	693	17040	1,07,35,200.00	1,15,94,016.00	24000	19,40,400
40	1206	12	3 BHK	834	917	17040	1,42,11,360.00	1,53,48,269.00	32000	25,68,720
41	1301	13	3 BHK	834	917	17080	1,42,44,720.00	1,53,84,298.00	32000	25,68,720
42	1302	13	2 BHK	643	707	17080	1,09,82,440.00	1,18,61,035.00	24500	19,80,440
43	1303	13	2 BHK	643	707	17080	1,09,82,440.00	1,18,61,035.00	24500	19,80,440
44	1304	13	2 BHK	630	693	17080	1,07,60,400.00	1,16,21,232.00	24000	19,40,400
45	1305	13	2 BHK	630	693	17080	1,07,60,400.00	1,16,21,232.00	24000	19,40,400
46	1306	13	3 BHK	834	917	17080	1,42,44,720.00	1,53,84,298.00	32000	25,68,720
47	1401	14	3 BHK	834	917	17120	1,42,78,080.00	1,54,20,326.00	32000	25,68,720
48	1402	14	2 BHK	643	707	17120	1,10,08,160.00	1,18,88,813.00	25000	19,80,440
49	1403	14	2 BHK	643	707	17120	1,10,08,160.00	1,18,88,813.00	25000	19,80,440
50	1404	14	2 BHK	630	693	17120	1,07,85,600.00	1,16,48,448.00	24500	19,40,400
51	1405	14	2 BHK	630	693	17120	1,07,85,600.00	1,16,48,448.00	24500	19,40,400
52	1406	14	3 BHK	834	917	17120	1,42,78,080.00	1,54,20,326.00	32000	25,68,720
53	1501	15	3 BHK	834	917	17160	1,43,11,440.00	1,54,56,355.00	32000	25,68,720
54	1502	15	2 BHK	643	707	17160	1,10,33,880.00	1,19,16,590.00	25000	19,80,440
55	1503	15	2 BHK	643	707	17160	1,10,33,880.00	1,19,16,590.00	25000	19,80,440
56	1505	15	4 BHK	987	1086	17160	1,69,36,920.00	1,82,91,874.00	38000	30,39,960
57	1506	15	3 BHK	834	917	17160	1,43,11,440.00	1,54,56,355.00	32000	25,68,720
58	1601	16	3 BHK	834	917	17200	1,43,44,800.00	1,54,92,384.00	32500	25,68,720
59	1602	16	2 BHK	643	707	17200	1,10,59,600.00	1,19,44,368.00	25000	19,80,440
60	1603	16	2 BHK	643	707	17200	1,10,59,600.00	1,19,44,368.00	25000	19,80,440
61	1604	16	2 BHK	630	693	17200	1,08,36,000.00	1,17,02,880.00	24500	19,40,400
62	1605	16	2 BHK	630	693	17200	1,08,36,000.00	1,17,02,880.00	24500	19,40,400
63	1606	16	3 BHK	834	917	17200	1,43,44,800.00	1,54,92,384.00	32500	25,68,720
64	1701	17	3 BHK	834	917	17240	1,43,78,160.00	1,55,28,413.00	32500	25,68,720
65	1702	17	2 BHK	643	707	17240	1,10,85,320.00	1,19,72,146.00	25000	19,80,440
66	1703	17	2 BHK	643	707	17240	1,10,85,320.00	1,19,72,146.00	25000	19,80,440
67	1704	17	2 BHK	630	693	17240	1,08,61,200.00	1,17,30,096.00	24500	19,40,400

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68	1705	17	2 BHK	630	693	17240	1,08,61,200.00	1,17,30,096.00	24500	19,40,400
69	1706	17	3 BHK	834	917	17240	1,43,78,160.00	1,55,28,413.00	32500	25,68,720
70	1801	18	3 BHK	834	917	17280	1,44,11,520.00	1,55,64,442.00	32500	25,68,720
71	1802	18	2 BHK	643	707	17280	1,11,11,040.00	1,19,99,923.00	25000	19,80,440
72	1803	18	2 BHK	643	707	17280	1,11,11,040.00	1,19,99,923.00	25000	19,80,440
73	1804	18	2 BHK	630	693	17280	1,08,86,400.00	1,17,57,312.00	24500	19,40,400
74	1805	18	2 BHK	630	693	17280	1,08,86,400.00	1,17,57,312.00	24500	19,40,400
75	1806	18	3 BHK	834	917	17280	1,44,11,520.00	1,55,64,442.00	32500	25,68,720
76	1901	19	3 BHK	834	917	17320	1,44,44,880.00	1,56,00,470.00	32500	25,68,720
77	1902	19	2 BHK	643	707	17320	1,11,36,760.00	1,20,27,701.00	25000	19,80,440
78	1903	19	2 BHK	643	707	17320	1,11,36,760.00	1,20,27,701.00	25000	19,80,440
79	1904	19	2 BHK	630	693	17320	1,09,11,600.00	1,17,84,528.00	24500	19,40,400
80	1905	19	2 BHK	630	693	17320	1,09,11,600.00	1,17,84,528.00	24500	19,40,400
81	1906	19	3 BHK	834	917	17320	1,44,44,880.00	1,56,00,470.00	32500	25,68,720
82	2001	20	3 BHK	834	917	17360	1,44,78,240.00	1,56,36,499.00	32500	25,68,720
83	2002	20	2 BHK	643	707	17360	1,11,62,480.00	1,20,55,478.00	25000	19,80,440
84	2003	20	2 BHK	643	707	17360	1,11,62,480.00	1,20,55,478.00	25000	19,80,440
85	2005	20	4 BHK	987	1086	17360	1,71,34,320.00	1,85,05,066.00	38500	30,39,960
86	2006	20	3 BHK	834	917	17360	1,44,78,240.00	1,56,36,499.00	32500	25,68,720
87	2101	21	3 BHK	834	917	17400	1,45,11,600.00	1,56,72,528.00	32500	25,68,720
88	2102	21	2 BHK	643	707	17400	1,11,88,200.00	1,20,83,256.00	25000	19,80,440
89	2103	21	2 BHK	643	707	17400	1,11,88,200.00	1,20,83,256.00	25000	19,80,440
90	2104	21	2 BHK	630	693	17400	1,09,62,000.00	1,18,38,960.00	24500	19,40,400
91	2105	21	2 BHK	630	693	17400	1,09,62,000.00	1,18,38,960.00	24500	19,40,400
92	2106	21	3 BHK	834	917	17400	1,45,11,600.00	1,56,72,528.00	32500	25,68,720
93	2201	22	3 BHK	834	917	17440	1,45,44,960.00	1,57,08,557.00	32500	25,68,720
94	2202	22	2 BHK	643	707	17440	1,12,13,920.00	1,21,11,034.00	25000	19,80,440
95	2203	22	2 BHK	643	707	17440	1,12,13,920.00	1,21,11,034.00	25000	19,80,440
96	2204	22	2 BHK	630	693	17440	1,09,87,200.00	1,18,66,176.00	24500	19,40,400
97	2205	22	2 BHK	630	693	17440	1,09,87,200.00	1,18,66,176.00	24500	19,40,400
98	2206	22	3 BHK	834	917	17440	1,45,44,960.00	1,57,08,557.00	32500	25,68,720
99	2301	23	3 BHK	834	917	17480	1,45,78,320.00	1,57,44,586.00	33000	25,68,720
100	2302	23	2 BHK	643	707	17480	1,12,39,640.00	1,21,38,811.00	25500	19,80,440
101	2303	23	2 BHK	643	707	17480	1,12,39,640.00	1,21,38,811.00	25500	19,80,440
102	2304	23	2 BHK	630	693	17480	1,10,12,400.00	1,18,93,392.00	25000	19,40,400



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103	2305	23	2 BHK	630	693	17480	1,10,12,400.00	1,18,93,392.00	25000	19,40,400
104	2306	23	3 BHK	834	917	17480	1,45,78,320.00	1,57,44,586.00	33000	25,68,720
105	2401	24	3 BHK	834	917	17520	1,46,11,680.00	1,57,80,614.00	33000	25,68,720
106	2402	24	2 BHK	643	707	17520	1,12,65,360.00	1,21,66,589.00	25500	19,80,440
107	2403	24	2 BHK	643	707	17520	1,12,65,360.00	1,21,66,589.00	25500	19,80,440
108	2404	24	2 BHK	630	693	17520	1,10,37,600.00	1,19,20,608.00	25000	19,40,400
109	2405	24	2 BHK	630	693	17520	1,10,37,600.00	1,19,20,608.00	25000	19,40,400
110	2406	24	3 BHK	834	917	17520	1,46,11,680.00	1,57,80,614.00	33000	25,68,720
111	2501	25	3 BHK	834	917	17560	1,46,45,040.00	1,58,16,643.00	33000	25,68,720
112	2502	25	2 BHK	643	707	17560	1,12,91,080.00	1,21,94,366.00	25500	19,80,440
113	2503	25	2 BHK	643	707	17560	1,12,91,080.00	1,21,94,366.00	25500	19,80,440
114	2505	25	4 BHK	987	1086	17560	1,73,31,720.00	1,87,18,258.00	39000	30,39,960
115	2506	25	3 BHK	834	917	17560	1,46,45,040.00	1,58,16,643.00	33000	25,68,720
116	2601	26	3 BHK	834	917	17600	1,46,78,400.00	1,58,52,672.00	33000	25,68,720
117	2602	26	2 BHK	643	707	17600	1,13,16,800.00	1,22,22,144.00	25500	19,80,440
118	2603	26	2 BHK	643	707	17600	1,13,16,800.00	1,22,22,144.00	25500	19,80,440
119	2604	26	2 BHK	630	693	17600	1,10,88,000.00	1,19,75,040.00	25000	19,40,400
120	2605	26	2 BHK	630	693	17600	1,10,88,000.00	1,19,75,040.00	25000	19,40,400
121	2606	26	3 BHK	834	917	17600	1,46,78,400.00	1,58,52,672.00	33000	25,68,720
122	2701	27	3 BHK	834	917	17640	1,47,11,760.00	1,58,88,701.00	33000	25,68,720
123	2702	27	2 BHK	643	707	17640	1,13,42,520.00	1,22,49,922.00	25500	19,80,440
124	2703	27	2 BHK	643	707	17640	1,13,42,520.00	1,22,49,922.00	25500	19,80,440
125	2704	27	2 BHK	630	693	17640	1,11,13,200.00	1,20,02,256.00	25000	19,40,400
126	2705	27	2 BHK	630	693	17640	1,11,13,200.00	1,20,02,256.00	25000	19,40,400
127	2706	27	3 BHK	834	917	17640	1,47,11,760.00	1,58,88,701.00	33000	25,68,720
128	2801	28	3 BHK	834	917	17680	1,47,45,120.00	1,59,24,730.00	33000	25,68,720
129	2802	28	2 BHK	643	707	17680	1,13,68,240.00	1,22,77,699.00	25500	19,80,440
130	2803	28	2 BHK	643	707	17680	1,13,68,240.00	1,22,77,699.00	25500	19,80,440
131	2804	28	2 BHK	630	693	17680	1,11,38,400.00	1,20,29,472.00	25000	19,40,400
132	2805	28	2 BHK	630	693	17680	1,11,38,400.00	1,20,29,472.00	25000	19,40,400
133	2806	28	3 BHK	834	917	17680	1,47,45,120.00	1,59,24,730.00	33000	25,68,720
134	2901	29	3 BHK	834	917	17720	1,47,78,480.00	1,59,60,758.00	33500	25,68,720
135	2902	29	2 BHK	643	707	17720	1,13,93,960.00	1,23,05,477.00	25500	19,80,440
136	2903	29	2 BHK	643	707	17720	1,13,93,960.00	1,23,05,477.00	25500	19,80,440
137	2904	29	2 BHK	630	693	17720	1,11,63,600.00	1,20,56,688.00	25000	19,40,400

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138	2905	29	2 BHK	630	693	17720	1,11,63,600.00	1,20,56,688.00	25000	19,40,400
139	2906	29	3 BHK	834	917	17720	1,47,78,480.00	1,59,60,758.00	33500	25,68,720
140	3001	30	3 BHK	834	917	17760	1,48,11,840.00	1,59,96,787.00	33500	25,68,720
141	3002	30	2 BHK	643	707	17760	1,14,19,680.00	1,23,33,254.00	25500	19,80,440
142	3003	30	2 BHK	643	707	17760	1,14,19,680.00	1,23,33,254.00	25500	19,80,440
143	3005	30	4 BHK	987	1086	17760	1,75,29,120.00	1,89,31,450.00	39500	30,39,960
144	3006	30	3 BHK	834	917	17760	1,48,11,840.00	1,59,96,787.00	33500	25,68,720
145	3101	31	3 BHK	834	917	17800	1,48,45,200.00	1,60,32,816.00	33500	25,68,720
146	3102	31	2 BHK	643	707	17800	1,14,45,400.00	1,23,61,032.00	26000	19,80,440
147	3103	31	2 BHK	643	707	17800	1,14,45,400.00	1,23,61,032.00	26000	19,80,440
148	3104	31	2 BHK	630	693	17800	1,12,14,000.00	1,21,11,120.00	25000	19,40,400
149	3105	31	2 BHK	630	693	17800	1,12,14,000.00	1,21,11,120.00	25000	19,40,400
150	3106	31	3 BHK	834	917	17800	1,48,45,200.00	1,60,32,816.00	33500	25,68,720
151	3201	32	3 BHK	834	917	17840	1,48,78,560.00	1,60,68,845.00	33500	25,68,720
152	3202	32	2 BHK	643	707	17840	1,14,71,120.00	1,23,88,810.00	26000	19,80,440
153	3203	32	2 BHK	643	707	17840	1,14,71,120.00	1,23,88,810.00	26000	19,80,440
154	3204	32	2 BHK	630	693	17840	1,12,39,200.00	1,21,38,336.00	25500	19,40,400
155	3205	32	2 BHK	630	693	17840	1,12,39,200.00	1,21,38,336.00	25500	19,40,400
156	3206	32	3 BHK	834	917	17840	1,48,78,560.00	1,60,68,845.00	33500	25,68,720
157	3301	33	3 BHK	834	917	17880	1,49,11,920.00	1,61,04,874.00	33500	25,68,720
158	3302	33	2 BHK	643	707	17880	1,14,96,840.00	1,24,16,587.00	26000	19,80,440
159	3303	33	2 BHK	643	707	17880	1,14,96,840.00	1,24,16,587.00	26000	19,80,440
160	3304	33	2 BHK	630	693	17880	1,12,64,400.00	1,21,65,552.00	25500	19,40,400
161	3305	33	2 BHK	630	693	17880	1,12,64,400.00	1,21,65,552.00	25500	19,40,400
162	3306	33	3 BHK	834	917	17880	1,49,11,920.00	1,61,04,874.00	33500	25,68,720
163	3401	34	3 BHK	834	917	17920	1,49,45,280.00	1,61,40,902.00	33500	25,68,720
164	3402	34	2 BHK	643	707	17920	1,15,22,560.00	1,24,44,365.00	26000	19,80,440
165	3403	34	2 BHK	643	707	17920	1,15,22,560.00	1,24,44,365.00	26000	19,80,440
166	3404	34	2 BHK	630	693	17920	1,12,89,600.00	1,21,92,768.00	25500	19,40,400
167	3405	34	2 BHK	630	693	17920	1,12,89,600.00	1,21,92,768.00	25500	19,40,400
168	3406	34	3 BHK	834	917	17920	1,49,45,280.00	1,61,40,902.00	33500	25,68,720
169	3501	35	3 BHK	834	917	17960	1,49,78,640.00	1,61,76,931.00	33500	25,68,720
170	3502	35	2 BHK	643	707	17960	1,15,48,280.00	1,24,72,142.00	26000	19,80,440
171	3503	35	2 BHK	643	707	17960	1,15,48,280.00	1,24,72,142.00	26000	19,80,440
172	3505	35	4 BHK	987	1086	17960	1,77,26,520.00	1,91,44,642.00	40000	30,39,960

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173	3506	35	3 BHK	834	917	17960	1,49,78,640.00	1,61,76,931.00	33500	25,68,720
174	3601	36	3 BHK	834	917	18000	1,50,12,000.00	1,62,12,960.00	34000	25,68,720
175	3602	36	2 BHK	643	707	18000	1,15,74,000.00	1,24,99,920.00	26000	19,80,440
176	3603	36	2 BHK	643	707	18000	1,15,74,000.00	1,24,99,920.00	26000	19,80,440
177	3604	36	2 BHK	630	693	18000	1,13,40,000.00	1,22,47,200.00	25500	19,40,400
178	3605	36	2 BHK	630	693	18000	1,13,40,000.00	1,22,47,200.00	25500	19,40,400
179	3606	36	3 BHK	834	917	18000	1,50,12,000.00	1,62,12,960.00	34000	25,68,720
180	3701	37	3 BHK	834	917	18040	1,50,45,360.00	1,62,48,989.00	34000	25,68,720
181	3702	37	2 BHK	643	707	18040	1,15,99,720.00	1,25,27,698.00	26000	19,80,440
182	3703	37	2 BHK	643	707	18040	1,15,99,720.00	1,25,27,698.00	26000	19,80,440
183	3704	37	2 BHK	630	693	18040	1,13,65,200.00	1,22,74,416.00	25500	19,40,400
184	3705	37	2 BHK	630	693	18040	1,13,65,200.00	1,22,74,416.00	25500	19,40,400
185	3706	37	3 BHK	834	917	18040	1,50,45,360.00	1,62,48,989.00	34000	25,68,720
186	3801	38	3 BHK	834	917	18080	1,50,78,720.00	1,62,85,018.00	34000	25,68,720
187	3802	38	2 BHK	643	707	18080	1,16,25,440.00	1,25,55,475.00	26000	19,80,440
188	3803	38	2 BHK	643	707	18080	1,16,25,440.00	1,25,55,475.00	26000	19,80,440
189	3804	38	2 BHK	630	693	18080	1,13,90,400.00	1,23,01,632.00	25500	19,40,400
190	3805	38	2 BHK	630	693	18080	1,13,90,400.00	1,23,01,632.00	25500	19,40,400
191	3806	38	3 BHK	834	917	18080	1,50,78,720.00	1,62,85,018.00	34000	25,68,720
Total				137151	150866		2,39,20,55,400.00	2,58,34,19,836.00		42,24,25,080

2. Building - F:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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	1	Upper Stilt	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
2	2		1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
3	5		1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
4	6		1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
5	7		1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
6	8		1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
7	101	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
8	102	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
9	105	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
10	106	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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 ₹
11	107	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
12	108	1	1 BHK	421	463	16600	69,88,600.00	75,47,688.00	15500	12,96,680
13	201	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
14	202	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
15	205	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
16	206	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
17	207	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
18	208	2	1 BHK	421	463	16640	70,05,440.00	75,65,875.00	16000	12,96,680
19	301	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
20	302	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
21	305	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
22	306	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
23	307	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
24	308	3	1 BHK	421	463	16680	70,22,280.00	75,84,062.00	16000	12,96,680
25	401	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
26	402	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
27	405	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
28	406	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
29	407	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
30	408	4	1 BHK	421	463	16720	70,39,120.00	76,02,250.00	16000	12,96,680
31	501	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
32	502	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
33	505	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
34	506	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
35	507	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
36	508	5	1 BHK	421	463	16760	70,55,960.00	76,20,437.00	16000	12,96,680
37	601	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
38	603	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
39	604	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
40	605	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
41	606	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
42	607	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
43	608	6	1 BHK	421	463	16800	70,72,800.00	76,38,624.00	16000	12,96,680
44	701	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
45	702	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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	703	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
47	704	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
48	705	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
49	706	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
50	707	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
51	708	7	1 BHK	421	463	16840	70,89,640.00	76,56,811.00	16000	12,96,680
52	801	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
53	802	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
54	803	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
55	804	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
56	805	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
57	806	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
58	807	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
59	808	8	1 BHK	421	463	16880	71,06,480.00	76,74,998.00	16000	12,96,680
60	901	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
61	902	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
62	903	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
63	904	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
64	905	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
65	906	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
66	907	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
67	908	9	1 BHK	421	463	16920	71,23,320.00	76,93,186.00	16000	12,96,680
68	1001	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
69	1003	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
70	1004	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
71	1005	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
72	1006	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
73	1007	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
74	1008	10	1 BHK	421	463	16960	71,40,160.00	77,11,373.00	16000	12,96,680
75	1101	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
76	1102	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
77	1103	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
78	1104	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
79	1105	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
80	1106	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680

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81	1107	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
82	1108	11	1 BHK	421	463	17000	71,57,000.00	77,29,560.00	16000	12,96,680
83	1201	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
84	1202	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
85	1203	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
86	1204	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
87	1205	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
88	1206	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
89	1207	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
90	1208	12	1 BHK	421	463	17040	71,73,840.00	77,47,747.00	16000	12,96,680
91	1301	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
92	1302	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
93	1303	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
94	1304	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
95	1305	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
96	1306	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
97	1307	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
98	1308	13	1 BHK	421	463	17080	71,90,680.00	77,65,934.00	16000	12,96,680
99	1401	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
100	1402	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
101	1403	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
102	1404	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
103	1405	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
104	1406	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
105	1407	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
106	1408	14	1 BHK	421	463	17120	72,07,520.00	77,84,122.00	16000	12,96,680
107	1501	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
108	1503	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
109	1504	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
110	1505	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
111	1506	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
112	1507	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
113	1508	15	1 BHK	421	463	17160	72,24,360.00	78,02,309.00	16500	12,96,680
114	1601	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
115	1602	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680



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116	1603	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
117	1604	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
118	1605	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
119	1606	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
120	1607	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
121	1608	16	1 BHK	421	463	17200	72,41,200.00	78,20,496.00	16500	12,96,680
122	1701	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
123	1702	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
124	1703	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
125	1704	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
126	1705	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
127	1706	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
128	1707	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
129	1708	17	1 BHK	421	463	17240	72,58,040.00	78,38,683.00	16500	12,96,680
130	1801	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
131	1802	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
132	1803	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
133	1804	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
134	1805	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
135	1806	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
136	1807	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
137	1808	18	1 BHK	421	463	17280	72,74,880.00	78,56,870.00	16500	12,96,680
138	1901	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
139	1902	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
140	1903	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
141	1904	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
142	1905	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
143	1906	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
144	1907	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
145	1908	19	1 BHK	421	463	17320	72,91,720.00	78,75,058.00	16500	12,96,680
146	2001	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
147	2003	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
148	2004	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
149	2005	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
150	2006	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680

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151	2007	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
152	2008	20	1 BHK	421	463	17360	73,08,560.00	78,93,245.00	16500	12,96,680
153	2101	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
154	2102	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
155	2103	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
156	2104	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
157	2105	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
158	2106	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
159	2107	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
160	2108	21	1 BHK	421	463	17400	73,25,400.00	79,11,432.00	16500	12,96,680
161	2201	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
162	2202	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
163	2203	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
164	2204	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
165	2205	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
166	2206	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
167	2207	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
168	2208	22	1 BHK	421	463	17440	73,42,240.00	79,29,619.00	16500	12,96,680
169	2301	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
170	2302	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
171	2303	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
172	2304	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
173	2305	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
174	2306	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
175	2307	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
176	2308	23	1 BHK	421	463	17480	73,59,080.00	79,47,806.00	16500	12,96,680
177	2401	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
178	2402	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
179	2403	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
180	2404	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
181	2405	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
182	2406	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
183	2407	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
184	2408	24	1 BHK	421	463	17520	73,75,920.00	79,65,994.00	16500	12,96,680
185	2501	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA 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 ₹
186	2503	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
187	2504	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
188	2505	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
189	2506	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
190	2507	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
191	2508	25	1 BHK	421	463	17560	73,92,760.00	79,84,181.00	16500	12,96,680
192	2601	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
193	2602	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
194	2603	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
195	2604	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
196	2605	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
197	2606	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
198	2606	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
199	2607	26	1 BHK	421	463	17600	74,09,600.00	80,02,368.00	16500	12,96,680
200	2701	27	1 BHK	421	463	17640	74,26,440.00	80,20,555.00	16500	12,96,680
201	2702	27	1 BHK	421	463	17640	74,26,440.00	80,20,555.00	16500	12,96,680
202	2703	27	1 BHK	421	463	17640	74,26,440.00	80,20,555.00	16500	12,96,680
203	2704	27	1 BHK	421	463	17640	74,26,440.00	80,20,555.00	16500	12,96,680
204	2708	27	1 BHK	421	463	17640	74,26,440.00	80,20,555.00	16500	12,96,680
Total				85884	94472		1,47,01,15,160.00	1,58,77,24,371.00		26,45,22,720

Summary of the Project:

Building	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 ₹
D	2 BHK - 118 3 BHK - 66 4 BHK - 07	191	137151	150866	2,39,20,55,400.00	2,58,34,19,836.00
F	1 BHK - 204	204	85884	94472	1,47,01,15,160.00	1,58,77,24,371.00
Total		395	223035	245338	3,86,21,70,560.00	4,17,11,44,207.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,86,21,70,560.00
Final Realizable Value After Completion in ₹	4,17,11,44,207.00
Cost of Construction (Total Built up area x Rate) 245338 Sq. Ft. x ₹ 2800.00	68,69,46,400.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	

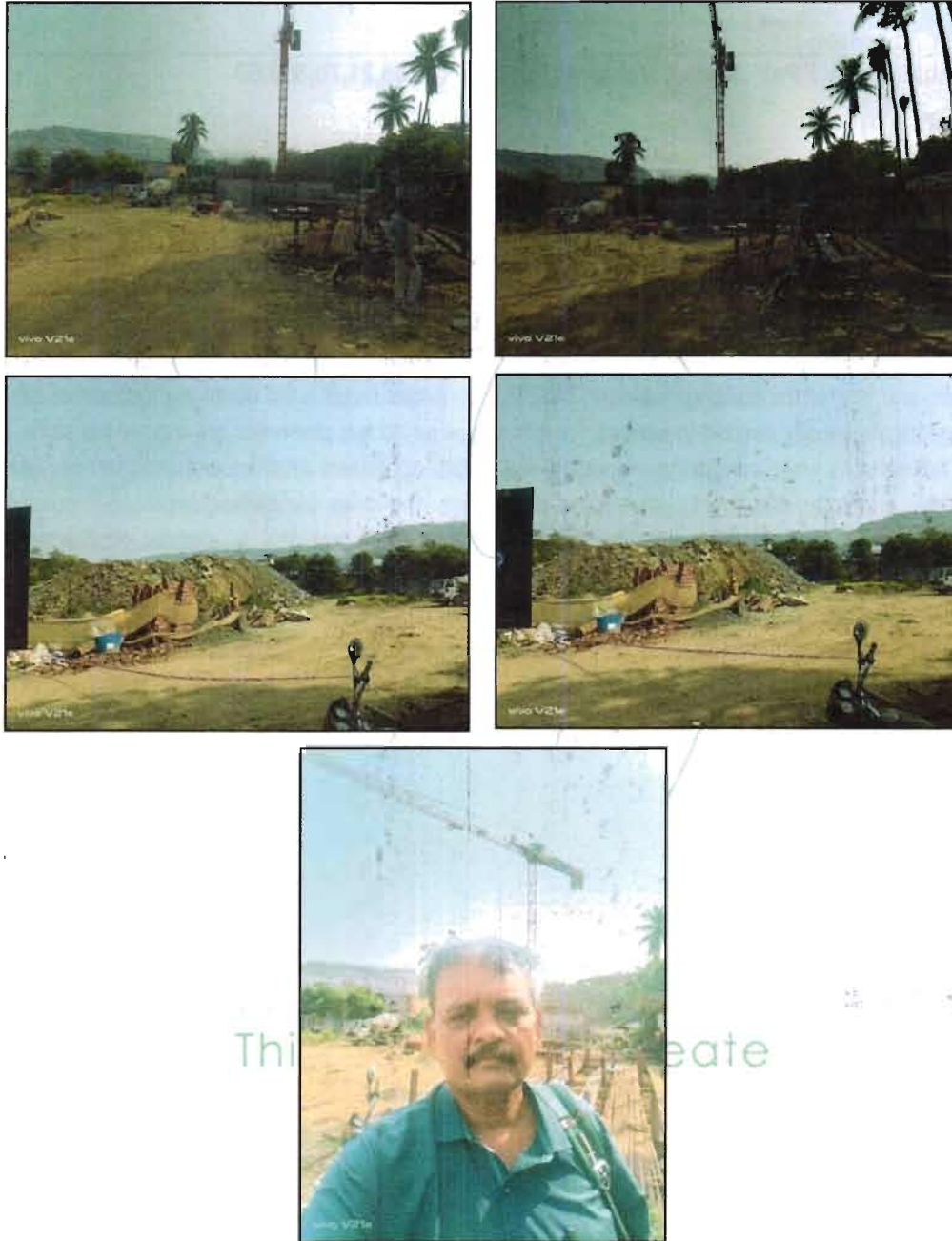


Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,86,21,70,560.00
Final Realizable Value After Completion in ₹		:	₹ 4,17,11,44,207.00

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 ₹ 16,000.00 to ₹ 18,500.00 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 ₹ 16,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

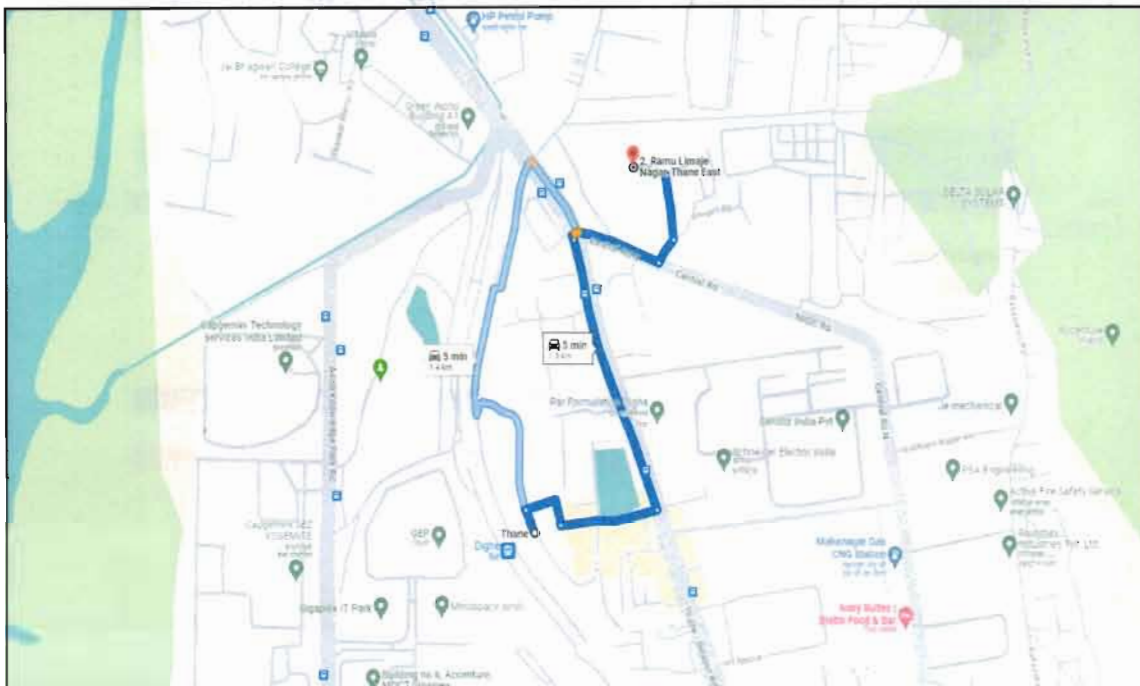
Think.Innovate.Create

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'56.2"N 72°59'49.8"E

Note: The Blue line shows the route to site from nearest railway station (Dighe – 1.3 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20232024

Annual Statement of Rates

Language
English

Selected District: ठाणे


Select Taluka: ठाणे

Select Village: गावाचे नाव : दिणे

Search By: Survey No Location


Enter Survey No: 51

उपविभाग	शुली बर्मीन	निवादी बदलिका	मॉडीस	दुकाने	मौजोचिक	एकक (Rs.)	Attribute
6/210-दिणे	19700	67800	73900	84700	73900	ची. मीटर	सर्व्हे नंबर



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20232024

Annual Statement of Rates

Language
English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : दिणे

Search By: Survey No Location

Select	उपविभाग	शुली बर्मीन	निवादी बदलिका	मॉडीस	दुकाने	मौजोचिक	एकक (Rs.)
SurveyNo	6/210/1-दिणे	20500	84900	92400	106100	92400	ची. मीटर
SurveyNo	6/210-दिणे	19700	67800	73900	84700	73900	ची. मीटर

Survey Number: 3, 3, 51, 57, 240, 241, 242, 246, 247, 248, 249, 250, 252, 253, 254, 255, 256, 328, 329, रि.मंदि

Price Indicators

PROPERTYPISTOL Buy ▾ Enter Locality, Property or Developer Home Services ▾ Offices My Desk

> Galaxy Maplewoods: Airoli

Galaxy Maplewoods

by **Galaxy Group and Prathe Group**

Galaxy Maplewoods, Thane - Belapur Road, next to Mukund Company Road, behind Krishna Business Park, Ramu Limraje Nagar, Digha, Navi Mumbai, Maharashtra, India

INR 79.0 Lacs

Zero Brokerage Best Price Guarantee **Book Now**

Configurations: **1BHK, 2 BHK, 3 BHK** Possession Date: **Dec 2025**

Min Price per sqft: **INR 18.76 K per Sqft.** Total Area: **421 - 840 Sq Ft**

Save for Later **Contact Seller**

Overview Configurations Amenities Locality Bank Offers Developer

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Airoli > 1 BHK Flats for Sale in Airoli > 650 Sq Ft

₹75.0 Lac EMI - ₹34k | [Get pre-approved loan](#)

1 BHK 650 Sq-ft Flat For Sale: **Airoli, Navi Mumbai**

1 Bed **1 Bath** **1 Balcony** **Unfurnished**

Carpet Area: **450 sqft** ₹16,667/sqft Developer: **Galaxy Group** Project: **Galaxy Maplewoods**

Floor: **40 (Out of 43 Floors)** Transaction Type: **New Property** Facing: **East**

Lifts: **2** Furnished Status: **Unfurnished** Type Of Ownership: **Co-operative Society**

East Facing Property

Contact Agent **Get Phone No.** Last contact made 12 days ago

More Details

Price Breakup: **₹75 Lac | ₹3,75,000** Approx. Registration Charges | **₹1,500** Monthly

Booking Amount: **₹1.0 Lac**

RERA ID: **P51700050973**

Address: **Airoli, Navi Mumbai, Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Landmarks: **The Property is close to Dmart ,All Banks etc**

Price Indicators

HOUSING.COM Buy in Real Mumbai

Galaxy Maplewoods Phase 1

₹1.23 Cr - 1.25 Cr | ₹19.44 K/sq.ft
635 starts at ₹1.23 Cr

2 BHK Apartment Configuration

Dec. 2028 Possession Starts

₹19.44 K/sq.ft Avg. Price

635.00 sq.ft. - 643.00 sq.ft. Carpet Area

3 more

2 BHK Apartment Configuration

Dec. 2028 Possession Starts

₹19.44 K/sq.ft Avg. Price

635.00 sq.ft. - 643.00 sq.ft. Carpet Area

HOUSING.COM Buy in Real Mumbai

2 BHK Flat

₹1.25 Cr | 64K starts at ₹1.25 Cr

1100 sq.ft. Built Up Area

₹11.50 K/sq.ft Avg. Price

2 BHK Configuration

30th Dec 2027 Possession status

Lower of 15 floors

East facing Facing

Unfurnished Furnishing

5 more

1100 sq.ft. Built Up Area

₹11.50 K/sq.ft Avg. Price

2 BHK Configuration

30th Dec 2027 Possession status

Lower of 15 floors

East facing Facing

Unfurnished Furnishing

Price Indicators


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Digha > 3 BHK Flats for Sale in Digha > 1500 Sq-ft

₹1.59 Cr

EMI - ₹ 72k | [Get pre-approved loan](#)

3 BHK 1500 Sq-ft Flat For Sale [Digha, Navi Mumbai](#)



1 Photos

3 Beds
3 Baths
1 Covered Parking
Unfurnished

<p style="font-size: 0.7em;">Carpet Area</p> <p>838 sqft - ₹16,974/sqft</p>	<p style="font-size: 0.7em;">Developer</p> <p>Galaxy Group</p>	<p style="font-size: 0.7em;">Project</p> <p>Galaxy Maplewoods</p>
<p style="font-size: 0.7em;">Floor</p> <p>18 (Out of 38 Floors)</p>	<p style="font-size: 0.7em;">Transaction Type</p> <p>New Property</p>	<p style="font-size: 0.7em;">Facing</p> <p>East</p>
<p style="font-size: 0.7em;">Lifts</p> <p>3</p>	<p style="font-size: 0.7em;">Furnished Status</p> <p>Unfurnished</p>	<p style="font-size: 0.7em;">Car Parking</p> <p>1 Covered</p>

✓ East Facing Property
✓ Near Mind space and thane belapur road
OFFER
All inclusive Rs 16500000

Contact Agent
Get Phone No.
Last contact made 12 days ago

More Details

Price Breakup	₹1.59 Cr ₹7,95,000 Approx. Registration Charges [₹8,000 Monthly
Booking Amount	₹54,000
Address	Airoli, Navi Mumbai, Digha, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Mind space and thane belapur road


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Airoli > 3 BHK Flats for Sale in Airoli > 1600 Sq-ft

₹1.45 Cr

EMI - ₹ 65k | [How much loan can I get?](#)

3 BHK 1600 Sq-ft Flat For Sale [Airoli, Navi Mumbai](#)



3 Beds
3 Baths
1 Balcony
Unfurnished

<p style="font-size: 0.7em;">Carpet Area</p> <p>950 sqft - ₹15,263/sqft</p>	<p style="font-size: 0.7em;">Developer</p> <p>Galaxy Group</p>	<p style="font-size: 0.7em;">Project</p> <p>Galaxy Maplewoods</p>
<p style="font-size: 0.7em;">Floor</p> <p>22 (Out of 39 Floors)</p>	<p style="font-size: 0.7em;">Transaction Type</p> <p>New Property</p>	<p style="font-size: 0.7em;">Facing</p> <p>North</p>
<p style="font-size: 0.7em;">Furnished Status</p> <p>Unfurnished</p>	<p style="font-size: 0.7em;">Type Of Ownership</p> <p>Freehold</p>	<p style="font-size: 0.7em;">Age Of Construction</p> <p>Under Construction</p>

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.45 Cr ₹7,25,000 Approx. Registration Charges
Booking Amount	₹2.0 Lac
Address	airoli in front of digha railway station, Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	nr digha railway station


Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Airoli > 1 BHK Flats for Sale in Airoli > 650 Sq-ft

₹ 65.0 Lac | EMI - ₹ 29k | [Get pre-approved loan](#)

1 BHK 650 Sq-ft Flat For Sale - [Airoli, Navi Mumbai](#)



1 Bed | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 450 sqft - ₹ 14,444/sqft	Developer Galaxy Group	Project Galaxy Maplewoods
Floor 15 (Out of 38 Floors)	Transaction Type New Property	Facing East
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction Under Construction

East Facing Property

Last contact made 13 days ago

Contact Agent
Get Phone No

More Details


Price Breakup	₹ 65 Lac ₹ 3,25,000 Approx. Registration Charges
Booking Amount	₹ 1.0 Lac
Address	opposite digha railway station thane belapur road airoli, Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	nr digha railway station

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Digha > 2 BHK Flats for Sale in Digha > 1250 Sq-ft

₹ 1.15 Cr | EMI - ₹ 52k | [Get pre-approved loan](#)

2 BHK 1250 Sq-ft Flat For Sale - [Digha, Navi Mumbai](#)



2 Beds | 2 Baths | 2 Balconies | Unfurnished

Carpet Area 750 sqft - ₹ 14,133/sqft	Developer Galaxy Group	Project Galaxy Maplewoods
Floor 41 (Out of 43 Floors)	Transaction Type New Property	Facing East
Floors 2	Furnished Status Unfurnished	Type Of Ownership Co-operative Society

East Facing Property

Last contact made 14 days ago

Contact Agent
Get Phone No

More Details

Price Breakup	₹ 1.15 Cr ₹ 5.75,000 Approx. Registration Charges ₹ 2,500 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51700050973
Address	Airoli, Navi Mumbai, Digha, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	The Property is close to Green World


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Digha > 2 BHK Flats for Sale in Digha > 1080 Sq-ft

₹1.25 Cr EMI - ₹ 56k | [How much loan can I get?](#)

2 BHK 1080 Sq-ft Flat For Sale **Digha, Navi Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
638 sqft - ₹19,592/sqft

Floor
15 (Out of 38 Floors)

Lifts
3

Developer
Galaxy Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Galaxy Maplewoods

Facing
East

Car Parking
1 Covered

East Facing Property
Near Mukund company on thane belapur road
OFFER All inclusive 12500000

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 27 days ago

More Details

Price Breakup ₹1.25 Cr | ₹ 6,25,000 Approx. Registration Charges | ₹ 5,000 Monthly

Booking Amount ₹ 27,000

Address Airoli, Navi Mumbai, Digha, Navi Mumbai - Central Navi Mumbai, Maharashtra


Landmarks Near Mukund company on thane belapur road

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Airoli > 2 BHK Flats for Sale in Airoli > 1250 Sq-ft

₹1.10 Cr EMI - ₹ 50k | [Can I afford it?](#)

2 BHK 1250 Sq-ft Flat For Sale **Airoli, Navi Mumbai**



2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area
750 sqft - ₹14,667/sqft

Floor
29 (Out of 40 Floors)

Furnished Status
Unfurnished

Developer
Galaxy Group

Transaction Type
New Property

Type Of Ownership
Freehold

Project
Galaxy Maplewoods

Facing
East

Age Of Construction
Under Construction

East Facing Property

[Contact Agent](#)

[Get Phone No.](#)

More Details

Price Breakup ₹1.1 Cr | ₹ 5,50,000 Approx. Registration Charges

Booking Amount ₹ 1.0 Lac

Address nr digha railway station, Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks in front of digha railway station

Price Indicators

2 BHK Flat
By SBI/SHRI GROUP
Sector: Maplewoods Phase 1 | Rama Laxmi Nagar | Dighri | Noida | Mumbai

₹1.27 Cr (EMI starts at ₹53,054)
₹10.09 K/sq.ft

1259 sq.ft. Built Up Area | ₹10.09 K/sq.ft. Avg. Price | 2 BHK Configuration | 30th Dec, 2027 Possession status | Lower of 23 floors | West facing Facing | Unfurnished Furnishing

Zero brokerage know More

+ 5 more

2 BHK Flat
By SBI/SHRI GROUP
Sector: Maplewoods Phase 1 | Rama Laxmi Nagar | Dighri | Noida | Mumbai

₹1.1 Cr (EMI starts at ₹54,511)
₹11.96 K/sq.ft

920 sq.ft. Built Up Area | ₹11.96 K/sq.ft. Avg. Price | 2 BHK Configuration | 1st Jan, 2023 Possession status | Lower of 58 floors | West facing Facing | Unfurnished Furnishing

Zero brokerage know More

+ 8 more

Price Indicators

HOUSING.com Buy or Rent Property

Home / Sale / Apartment for Sale in Digha / 3 BHK Flat

₹1.5 Cr EMI starts at ₹14.47 k

By GALAXY GROUP

Galaxy Masterpiece Phase 1 - 3 BHK Large Facing Digha, Navi Mumbai

₹19.58 K/sq.ft. Avg. Price

1000 sq.ft. Built Up Area

3 BHK Configuration

30th Dec. 2027 Possession status

Lower of 15 floors

East facing Facing

Unfurnished Furnishing

HOUSING.com Buy or Rent Property

Home / Sale / Apartment for Sale in Digha / 3 BHK Flat

₹1.69 Cr EMI starts at ₹22.90 k

By GALAXY GROUP

Galaxy Masterpiece Phase 1 - 3 BHK Large Facing Digha, Navi Mumbai

₹19.15 K/sq.ft. Avg. Price

1650 sq.ft. Built Up Area

3 BHK Configuration

30th Dec. 2027 Possession status

Middle of 33 floors

West facing Facing

Unfurnished Furnishing

OVERVIEW FURNISHINGS AMENITIES PRICE TRENDS LOCALITY PROJECT O&A DEVELOPER CALCULATOR

Price Indicators Projects nearby Locality

HOUSING.com
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BKS Maplewoods Phase II

By BKS REALTY PRIVATE LIMITED


Project Name: BKS Maplewoods Phase II, BKS Realty Projects

₹1.3 Cr - 1.55 Cr | ₹17.57 K/sq.ft.

300 Starts at ₹64.54 K

[See More](#)


[Contact Seller](#)



2.3 BHK Apartments Configurations

Dec. 2022 Possession Starts

₹17.57 K/sq.ft Avg. Price



+ 7 more

630.00 sq.ft. - 834.00 sq.ft. (Current Area Size)

HOUSING.com
Sign In
Logout

2 BHK Flat


By BKS REALTY PRIVATE LIMITED

BKS Maplewoods Phase II, BKS Realty Projects

₹1.18 Cr | Starts at ₹38.88 K

₹15.70/sq.ft.

[Contact Seller](#)



900 sq.ft. Built Up Area

₹15.11 K/sq.ft. Avg. Price


2 BHK Configuration

1st Jan. 2023 Possession Status

Middle of 28 floors

West-facing Facing

Unfurnished Furnishing



+ 14 more

HOUSING.com
Sign In
Logout

3 BHK Flat


By BKS REALTY PRIVATE LIMITED

BKS Maplewoods Phase II, BKS Realty Projects

₹1.45 Cr | Starts at ₹39 K

₹15.70/sq.ft.

[Contact Seller](#)



1200 sq.ft. Built Up Area

₹12.08 K/sq.ft. Avg. Price

3 BHK Configuration

1st Jan. 2023 Possession Status

Middle of 28 floors

West-facing Facing

Unfurnished Furnishing

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Dighe > 2 BHK Flats for Sale in Dighe > 1050 Sq-ft

₹1.25 Cr EMI - ₹ 56k

2 BHK 1050 Sq-ft Flat For Sale in Dighe, Navi Mumbai

Get Loan offers from 34+ banks

2 Beds
2 Baths
2 Balconies
1 Covered Parking

<p>Carpet Area 650 sqft - ₹19,231/sqft</p>	<p>Floor Upper Basement (Out of 35 Floors)</p>	<p>Transaction Type New Property</p>
<p>Additional Rooms 1 Store Room</p>	<p>Facing East</p>	<p>Lift 1</p>
<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>	<p>Type Of Ownership Co-operative Society</p>

Near NHP, VPM, Euro School, Dighe, Airoli Station

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.25 Cr ₹ 6,25,000 Approx. Registration Charges ₹ 2,000 Monthly
Booking Amount	₹ 27,000
Address	Dighe, Navi Mumbai, Dighe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near NHP, VPM, Euro School, Dighe, Airoli Station

HOUSING
State
City

Home > Flats for Sale in Navi Mumbai > 3 BHK Flat

3 BHK Flat

₹14 Cr

Divisions of ₹14 Cr

Contact Seller

1200 sqft
Built Up Area

₹11.67 K/sq.ft
Avg. Price

3 BHK
Configuration

31st Jun, 2026
Possession Status

Middle
of 33 floors

East facing
Facing

Unfurnished
Furnishing

Price Indicators Projects nearby Locality

HOUSING.com Buy or Rent Mumbai



Sign In | Add

2 BHK Flat ₹1.12 Cr EMI starts at ₹86.60 K

By M/S DILKASH REALTORS PVT LTD

205 Maplewoods Phase 1, Kalyan, MIDC Road, Doha, Near Mumbai

Zero brokerage Free Home

+ 3 more

900 sq.ft
Built Up Area
₹12.44 K/sq.ft
Avg. Price
2 BHK
Configuration
1st Jul, 2027
Possession
status
Lower
of 38 floors
West facing
Facing
Unfurnished
Furnishing

[Contact Seller](#)

HOUSING.com Buy or Rent Mumbai



Sign In | Add

3 BHK Flat ₹1.55 Cr EMI starts at ₹16.95 K

By M/S DILKASH REALTORS PVT LTD

315 Maplewoods Phase 1, Kalyan, MIDC Road, Doha, Near Mumbai

Zero brokerage Free Home

+ 27 more

1200 sq.ft
Built Up Area
₹12.92 K/sq.ft
Avg. Price
3 BHK
Configuration
31st Dec, 2026
Possession
status
Middle
of 38 floors
East facing
Facing
Unfurnished
Furnishing

[Contact Seller](#)

HOUSING.com Buy or Rent Mumbai



Sign In | Add

2 BHK Flat ₹1.18 Cr EMI starts at ₹92.58 K

By M/S DILKASH REALTORS PVT LTD

205 Maplewoods Phase 1, Kalyan, MIDC Road, Doha, Near Mumbai

Zero brokerage Free Home

900 sq.ft
Built Up Area
₹15.11 K/sq.ft
Avg. Price
2 BHK
Configuration
1st Jul, 2027
Possession
status
Middle
of 38 floors
East facing
Facing
Unfurnished
Furnishing

[Contact Seller](#)

Price Indicators Projects nearby Locality

2 BHK Flat ₹1.2 Cr EM starts at ₹88 K

By **Maplewoods**

Prime Location, Sunlight-Faced, Digital, Semi-Furnished

1165 sq.ft. Built Up Area | **₹10.30 K/sq.ft.** Avg. Price | **1 Year Old** Age of property | **Ready to move** Possession Status | **Module 0** of 27 floors | **East facing** Facing | **Semi-Furnished** Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER

1 BHK Flat ₹85.0 L EM starts at ₹42.20 K

By **Pathways**

Pure Lush Green Sector-9 West, New Mumbai

Zero Brokerage Brokerage Free Flat

790 sq.ft. Built Up Area | **₹11.55 K/sq.ft.** Avg. Price | **1 BHK** Configuration | **31st Oct, 2023** Possession Status | **0** of 1 floor | **East facing** Facing | **Unfurnished** Furnishing

PROVISIONS FURNISHINGS BUY-D-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER

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 : 14.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.14 16:14:01 +05'30'

Auth. Sign.

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

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

₹ _____ (Rupees _____

_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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

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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 14.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 07.12.2023. 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. BKS Galaxy Realtors LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 07.12.2023 Valuation Date - 14.12.2023 Date of Report - 14.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.12.2023
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 **14th December 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. BKS Galaxy Realtors LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
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: 2023.12.14 16:13:37 +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