

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "NORTHERN SUPREMUS & NORTHERN HILLS"

Sale Building No. 6 (Wing A & B) of Phase - II known as "Northern Supremus & Northern Hills", Building No. 1 & 2, S. R. A. Scheme on Plot bearing CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part) of Village – Dahisar, Shanti Nagar Zopadpatti, Dongari, Western Express Highway, S. V. Road, Dahisar (East), Mumbai - 400 067, State - Maharashtra, Country - India

Latitude Longitude: 19°14'53.6"N 72°51'51.3"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 :

- | | | | |
|---|--|---|--|
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|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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

Vastu/SBI/Mumbai/12/2023/5783/2304145

23/05-374-V

Date: 23.12.2023

MASTER VALUATION REPORT OF "Northern Supremus & Northern Hills"

Sale Building No. 6 (Wing A & B) of Phase - II known as "Northern Supremus & Northern Hills", Building No. 1 & 2, S. R. A. Scheme on Plot bearing CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part) of Village – Dahisar, Shanti Nagar Zopadpatti, Dongari, Western Express Highway, S. V. Road, Dahisar (East), Mumbai - 400 067, State - Maharashtra, Country - India

Latitude Longitude: 19°14'53.6"N 72°51'51.3"E

NAME OF DEVELOPER: M/s. N. Rose Developers Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20th December 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is Sale Building No. 6 (Wing A & B) of Phase - II known as "Northern Supremus & Northern Hills", Building No. 1 & 2, S. R. A. Scheme on Plot bearing CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part) of Village – Dahisar, Shanti Nagar Zopadpatti, Dongari, Western Express Highway, S. V. Road, Dahisar (East), Mumbai - 400 067, State - Maharashtra, Country - India. It is about 550 M. travel distance from Dahisar Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. N. Rose Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Northern Hills	P51800020350
Register office address	M/s. N. Rose Developers Pvt. Ltd. Office at 1 st Floor, Building No. 1, "Northern Heights", Shanti Nagar, Dongri, Near Sammelan Restaurant, Dahisar (West), Mumbai - 400 068, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Umakant Yadav (Builder Person – Mobile No. 98674 18939) Mehjabin Khan (Builder Person – Mobile No. 8600261726)	
E – mail ID AND Website	nrosedevelopers@gmail.com, www.nrosedevelopers.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Ghodbunder Road & Pinnacle Hospital
On or towards South	SRA Building & Road
On or towards East	Western Express Highway
On or towards West	Meher Apartment & Sasant CHSL



Our Pan India Presence at :

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

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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs	
	PROPOSED PROJECT AMENITIES:	
	<ul style="list-style-type: none"> ➤ Italian Marble flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone ➤ Grand Entrance Lobby ➤ Cafeteria ➤ Kids Activity Room ➤ Senior Citizen Corner Area ➤ Spa ➤ Swimming Pool ➤ Gymnasium ➤ Yoga Area ➤ Coffee Bar ➤ Cycling Track ➤ Mini Theatre ➤ Jogging Track ➤ Multi Purpose Hall ➤ Fitness Zone ➤ Barbeque Deck 	
6.	Location of property	:
	a) Plot No. / Survey No.	: CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part)
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part) of Village – Dahisar
	d) Ward / Taluka	: R – N / Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Sale Building No. 6 (Wing A & B) of Phase - II known as "Northern Supremus & Northern Hills", Building No. 1 & 2, S. R. A. Scheme on Plot bearing CTS No. 1625 (part), 1648 (part), 1653 (part), 1654 (part), 1657 (part) & 1663/B (part) of Village – Dahisar, Shanti Nagar Zopadpatti, Dongari, Western Express Highway, S. V. Road, Dahisar (East), Mumbai - 400 067, State - Maharashtra, Country - India

8.	City / Town	:	Dahisar (East), Mumbai		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Slum Rehabilitation Authority, Village – Dahisar		
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 (TIR)	As per RERA Certificate	As per Site
	North		18.30 Mts Wide DP Road	18.30 Mts Wide DP Road	Ghodbunder Road & Pinnacle Hospital
	South		CTS No. 1663 B PART of Village Dahisar	CTS No. 1663 B PART of Village Dahisar	SRA Building & Road
	East		18.30 Mts Wide DP Road	18.30 Mts Wide DP Road	Western Express Highway
	West		CTS No. 1654-9 & 1654-10 of Village Dahisar	CTS No. 1654-9 & 1654-10 of Village Dahisar	Meher Apartment & Sasant CHSL
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°14'53.6"N 72°51'51.3"E		
14.	Extent of the site	:	Total Plot area – 38312.22 Sq. M. (As per Approved Plan) Plot area – 5245.92 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 38312.22 Sq. M. (As per Approved Plan) Plot area – 5245.92 Sq. M. (As per RERA Certificate)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction is under construction		
II	CHARACTERSTICS 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?	:	<p>Copy of Approved Plan No. R-N / MHADA / 0004 / 20060203 date 14.09.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Nine - Sheet No. 1/29 to 29/29)</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>2 Basements + Lower Ground + Upper Ground + 1st to 9th floors (Podiums) (Ground to 8th Commercial Floors) + 'E' Deck Floor / Service Floor + 1st to 53rd upper floors.</td> </tr> <tr> <td>2 / B</td> <td></td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	2 Basements + Lower Ground + Upper Ground + 1 st to 9 th floors (Podiums) (Ground to 8 th Commercial Floors) + 'E' Deck Floor / Service Floor + 1 st to 53 rd upper floors.	2 / B	
Building No. / Wing	Number of Floors								
1 / A	2 Basements + Lower Ground + Upper Ground + 1 st to 9 th floors (Podiums) (Ground to 8 th Commercial Floors) + 'E' Deck Floor / Service Floor + 1 st to 53 rd upper floors.								
2 / B									
10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						
12.	Type of road available at present	:	B. T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 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 developed area						
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Total Plot area – 38312.22 Sq. M. (As per Approved Plan) Plot area – 5245.92 Sq. M. (As per RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						

4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,27,280.00 per Sq. M. for Residential ₹ 60,380.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>38312.22</td> <td>60380</td> <td>2313291844.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>5245.92</td> <td>60380</td> <td>31,67,48,650.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	38312.22	60380	2313291844.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	5245.92	60380	31,67,48,650.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
5245.92	60380	31,67,48,650.00																			
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 is under construction																		
	c) Year of construction	:	N.A. Building is under construction																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Building No. / Wing		Number of Floors																		
	1 / A	Proposed 2 Basements + Lower Ground + Upper Ground + 1st to 9th floors (Podiums) (Ground to 8th Commercial Floors) + 'E' Deck Floor / Service Floor + 1st to 53rd upper floors.																			
	2 / B																				
	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. R-N / MHADA / 0004 / 20060203 date 14.09.2022 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Nine - Sheet No. 1/29 to 29/29)																		
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>2 Basements + Lower Ground + Upper Ground + 1st to 9th floors (Podiums) (Ground to 8th Commercial Floors) + 'E' Deck Floor / Service Floor + 1st to 53rd upper floors.</td> </tr> <tr> <td>2 / B</td> <td></td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	2 Basements + Lower Ground + Upper Ground + 1 st to 9 th floors (Podiums) (Ground to 8 th Commercial Floors) + 'E' Deck Floor / Service Floor + 1 st to 53 rd upper floors.	2 / B													
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2 / B																					
	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.																		

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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	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

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

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	695	0	695	765	23000	1,59,85,000	1,72,63,800	43000	24,46,400
2	102	1	2 BHK	695	0	695	765	23000	1,59,85,000	1,72,63,800	43000	24,46,400

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
3	103	1	3 BHK	1037	56	1093	1202	23000	2,51,39,000	2,71,50,120	68000	38,47,360
4	104	1	3 BHK	1037	56	1093	1202	23000	2,51,39,000	2,71,50,120	68000	38,47,360
5	105	1	2 BHK	637	0	637	701	23000	1,46,51,000	1,58,23,080	39500	22,42,240
6	106	1	2 BHK	637	0	637	701	23000	1,46,51,000	1,58,23,080	39500	22,42,240
7	107	1	2 BHK	623	0	623	685	23000	1,43,29,000	1,54,75,320	38500	21,92,960
8	108	1	2 BHK	623	0	623	685	23000	1,43,29,000	1,54,75,320	38500	21,92,960
9	201	2	2 BHK	695	0	695	765	23060	1,60,26,700	1,73,08,836	43500	24,46,400
10	202	2	2 BHK	695	0	695	765	23060	1,60,26,700	1,73,08,836	43500	24,46,400
11	203	2	3 BHK	1037	56	1093	1202	23060	2,52,04,580	2,72,20,946	68000	38,47,360
12	204	2	3 BHK	1037	56	1093	1202	23060	2,52,04,580	2,72,20,946	68000	38,47,360
13	205	2	2 BHK	637	0	637	701	23060	1,46,89,220	1,58,64,358	39500	22,42,240
14	206	2	2 BHK	637	0	637	701	23060	1,46,89,220	1,58,64,358	39500	22,42,240
15	207	2	2 BHK	623	0	623	685	23060	1,43,66,380	1,55,15,690	39000	21,92,960
16	208	2	2 BHK	623	0	623	685	23060	1,43,66,380	1,55,15,690	39000	21,92,960
17	301	3	2 BHK	695	0	695	765	23120	1,60,68,400	1,73,53,872	43500	24,46,400
18	302	3	2 BHK	695	0	695	765	23120	1,60,68,400	1,73,53,872	43500	24,46,400
19	303	3	3 BHK	1037	56	1093	1202	23120	2,52,70,160	2,72,91,773	68000	38,47,360
20	304	3	3 BHK	1037	56	1093	1202	23120	2,52,70,160	2,72,91,773	68000	38,47,360
21	305	3	2 BHK	637	0	637	701	23120	1,47,27,440	1,59,05,635	40000	22,42,240
22	306	3	2 BHK	637	0	637	701	23120	1,47,27,440	1,59,05,635	40000	22,42,240
23	307	3	2 BHK	623	0	623	685	23120	1,44,03,760	1,55,56,061	39000	21,92,960
24	308	3	2 BHK	623	0	623	685	23120	1,44,03,760	1,55,56,061	39000	21,92,960
25	401	4	2 BHK	695	0	695	765	23180	1,61,10,100	1,73,98,908	43500	24,46,400
26	402	4	2 BHK	695	0	695	765	23180	1,61,10,100	1,73,98,908	43500	24,46,400
27	403	4	3 BHK	1037	56	1093	1202	23180	2,53,35,740	2,73,62,599	68500	38,47,360
28	406	4	2 BHK	637	0	637	701	23180	1,47,65,660	1,59,46,913	40000	22,42,240
29	407	4	2 BHK	623	0	623	685	23180	1,44,41,140	1,55,96,431	39000	21,92,960
30	408	4	2 BHK	623	0	623	685	23180	1,44,41,140	1,55,96,431	39000	21,92,960
31	501	5	2 BHK	695	0	695	765	23240	1,61,51,800	1,74,43,944	43500	24,46,400
32	502	5	2 BHK	695	0	695	765	23240	1,61,51,800	1,74,43,944	43500	24,46,400
33	503	5	3 BHK	1037	56	1093	1202	23240	2,54,01,320	2,74,33,426	68500	38,47,360
34	504	5	3 BHK	1037	56	1093	1202	23240	2,54,01,320	2,74,33,426	68500	38,47,360
35	505	5	2 BHK	637	0	637	701	23240	1,48,03,880	1,59,88,190	40000	22,42,240
36	506	5	2 BHK	637	0	637	701	23240	1,48,03,880	1,59,88,190	40000	22,42,240
37	507	5	2 BHK	623	0	623	685	23240	1,44,78,520	1,56,36,802	39000	21,92,960
38	508	5	2 BHK	623	0	623	685	23240	1,44,78,520	1,56,36,802	39000	21,92,960

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
75	1005	10	2 BHK	637	0	637	701	23540	1,49,94,980	1,61,94,578	40500	22,42,240
76	1006	10	2 BHK	637	0	637	701	23540	1,49,94,980	1,61,94,578	40500	22,42,240
77	1007	10	2 BHK	623	0	623	685	23540	1,46,65,420	1,58,38,654	39500	21,92,960
78	1008	10	2 BHK	623	0	623	685	23540	1,46,65,420	1,58,38,654	39500	21,92,960
79	1101	11	2 BHK	695	0	695	765	23600	1,64,02,000	1,77,14,160	44500	24,46,400
80	1102	11	2 BHK	695	0	695	765	23600	1,64,02,000	1,77,14,160	44500	24,46,400
81	1103	11	3 BHK	1040	56	1096	1206	23600	2,58,65,600	2,79,34,848	70000	38,57,920
82	1106	11	2 BHK	638	0	638	702	23600	1,50,56,800	1,62,61,344	40500	22,45,760
83	1107	11	2 BHK	623	0	623	685	23600	1,47,02,800	1,58,79,024	39500	21,92,960
84	1108	11	2 BHK	623	0	623	685	23600	1,47,02,800	1,58,79,024	39500	21,92,960
85	1201	12	2 BHK	695	0	695	765	23660	1,64,43,700	1,77,59,196	44500	24,46,400
86	1202	12	2 BHK	695	0	695	765	23660	1,64,43,700	1,77,59,196	44500	24,46,400
87	1203	12	3 BHK	1040	56	1096	1206	23660	2,59,31,360	2,80,05,869	70000	38,57,920
88	1204	12	3 BHK	1040	56	1096	1206	23660	2,59,31,360	2,80,05,869	70000	38,57,920
89	1205	12	2 BHK	638	0	638	702	23660	1,50,95,080	1,63,02,686	41000	22,45,760
90	1206	12	2 BHK	638	0	638	702	23660	1,50,95,080	1,63,02,686	41000	22,45,760
91	1207	12	2 BHK	623	0	623	685	23660	1,47,40,180	1,59,19,394	40000	21,92,960
92	1208	12	2 BHK	623	0	623	685	23660	1,47,40,180	1,59,19,394	40000	21,92,960
93	1301	13	2 BHK	695	0	695	765	23720	1,64,85,400	1,78,04,232	44500	24,46,400
94	1302	13	2 BHK	695	0	695	765	23720	1,64,85,400	1,78,04,232	44500	24,46,400
95	1303	13	3 BHK	1040	56	1096	1206	23720	2,59,97,120	2,80,76,890	70000	38,57,920
96	1304	13	3 BHK	1040	56	1096	1206	23720	2,59,97,120	2,80,76,890	70000	38,57,920
97	1305	13	2 BHK	638	0	638	702	23720	1,51,33,360	1,63,44,029	41000	22,45,760
98	1306	13	2 BHK	638	0	638	702	23720	1,51,33,360	1,63,44,029	41000	22,45,760
99	1307	13	2 BHK	623	0	623	685	23720	1,47,77,560	1,59,59,765	40000	21,92,960
100	1308	13	2 BHK	623	0	623	685	23720	1,47,77,560	1,59,59,765	40000	21,92,960
101	1401	14	2 BHK	695	0	695	765	23780	1,65,27,100	1,78,49,268	44500	24,46,400
102	1402	14	2 BHK	695	0	695	765	23780	1,65,27,100	1,78,49,268	44500	24,46,400
103	1403	14	3 BHK	1040	56	1096	1206	23780	2,60,62,880	2,81,47,910	70500	38,57,920
104	1404	14	3 BHK	1040	56	1096	1206	23780	2,60,62,880	2,81,47,910	70500	38,57,920
105	1405	14	2 BHK	638	0	638	702	23780	1,51,71,640	1,63,85,371	41000	22,45,760
106	1406	14	2 BHK	638	0	638	702	23780	1,51,71,640	1,63,85,371	41000	22,45,760
107	1407	14	2 BHK	623	0	623	685	23780	1,48,14,940	1,60,00,135	40000	21,92,960
108	1408	14	2 BHK	623	0	623	685	23780	1,48,14,940	1,60,00,135	40000	21,92,960
109	1501	15	2 BHK	695	0	695	765	23840	1,65,68,800	1,78,94,304	44500	24,46,400
110	1502	15	2 BHK	695	0	695	765	23840	1,65,68,800	1,78,94,304	44500	24,46,400
111	1503	15	3 BHK	1040	56	1096	1206	23840	2,61,28,640	2,82,18,931	70500	38,57,920
112	1504	15	3 BHK	1040	56	1096	1206	23840	2,61,28,640	2,82,18,931	70500	38,57,920

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
113	1505	15	2 BHK	638	0	638	702	23840	1,52,09,920	1,64,26,714	41000	22,45,760
114	1506	15	2 BHK	638	0	638	702	23840	1,52,09,920	1,64,26,714	41000	22,45,760
115	1507	15	2 BHK	623	0	623	685	23840	1,48,52,320	1,60,40,506	40000	21,92,960
116	1508	15	2 BHK	623	0	623	685	23840	1,48,52,320	1,60,40,506	40000	21,92,960
117	1601	16	2 BHK	695	0	695	765	23900	1,66,10,500	1,79,39,340	45000	24,46,400
118	1602	16	2 BHK	695	0	695	765	23900	1,66,10,500	1,79,39,340	45000	24,46,400
119	1603	16	3 BHK	1040	56	1096	1206	23900	2,61,94,400	2,82,89,952	70500	38,57,920
120	1604	16	3 BHK	1040	56	1096	1206	23900	2,61,94,400	2,82,89,952	70500	38,57,920
121	1605	16	2 BHK	638	0	638	702	23900	1,52,48,200	1,64,68,056	41000	22,45,760
122	1606	16	2 BHK	638	0	638	702	23900	1,52,48,200	1,64,68,056	41000	22,45,760
123	1607	16	2 BHK	623	0	623	685	23900	1,48,89,700	1,60,80,876	40000	21,92,960
124	1608	16	2 BHK	623	0	623	685	23900	1,48,89,700	1,60,80,876	40000	21,92,960
125	1701	17	2 BHK	695	0	695	765	23960	1,66,52,200	1,79,84,376	45000	24,46,400
126	1702	17	2 BHK	695	0	695	765	23960	1,66,52,200	1,79,84,376	45000	24,46,400
127	1703	17	3 BHK	1040	56	1096	1206	23960	2,62,60,160	2,83,60,973	71000	38,57,920
128	1704	17	3 BHK	1040	56	1096	1206	23960	2,62,60,160	2,83,60,973	71000	38,57,920
129	1705	17	2 BHK	638	0	638	702	23960	1,52,86,480	1,65,09,398	41500	22,45,760
130	1706	17	2 BHK	638	0	638	702	23960	1,52,86,480	1,65,09,398	41500	22,45,760
131	1707	17	2 BHK	623	0	623	685	23960	1,49,27,080	1,61,21,246	40500	21,92,960
132	1708	17	2 BHK	623	0	623	685	23960	1,49,27,080	1,61,21,246	40500	21,92,960
133	1801	18	2 BHK	695	0	695	765	24020	1,66,93,900	1,80,29,412	45000	24,46,400
134	1802	18	2 BHK	695	0	695	765	24020	1,66,93,900	1,80,29,412	45000	24,46,400
135	1803	18	3 BHK	1040	56	1096	1206	24020	2,63,25,920	2,84,31,994	71000	38,57,920
136	1806	18	2 BHK	638	0	638	702	24020	1,53,24,760	1,65,50,741	41500	22,45,760
137	1807	18	2 BHK	623	0	623	685	24020	1,49,64,460	1,61,61,617	40500	21,92,960
138	1808	18	2 BHK	623	0	623	685	24020	1,49,64,460	1,61,61,617	40500	21,92,960
139	1901	19	2 BHK	695	0	695	765	24080	1,67,35,600	1,80,74,448	45000	24,46,400
140	1902	19	2 BHK	695	0	695	765	24080	1,67,35,600	1,80,74,448	45000	24,46,400
141	1903	19	3 BHK	1040	56	1096	1206	24080	2,63,91,680	2,85,03,014	71500	38,57,920
142	1904	19	3 BHK	1040	56	1096	1206	24080	2,63,91,680	2,85,03,014	71500	38,57,920
143	1905	19	2 BHK	638	0	638	702	24080	1,53,63,040	1,65,92,083	41500	22,45,760
144	1906	19	2 BHK	638	0	638	702	24080	1,53,63,040	1,65,92,083	41500	22,45,760
145	1907	19	2 BHK	623	0	623	685	24080	1,50,01,840	1,62,01,987	40500	21,92,960
146	1908	19	2 BHK	623	0	623	685	24080	1,50,01,840	1,62,01,987	40500	21,92,960
147	2001	20	2 BHK	695	0	695	765	24140	1,67,77,300	1,81,19,484	45500	24,46,400
148	2002	20	2 BHK	695	0	695	765	24140	1,67,77,300	1,81,19,484	45500	24,46,400
149	2003	20	3 BHK	1040	56	1096	1206	24140	2,64,57,440	2,85,74,035	71500	38,57,920
150	2004	20	3 BHK	1040	56	1096	1206	24140	2,64,57,440	2,85,74,035	71500	38,57,920

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
189	2503	25	3 BHK	1045	56	1101	1211	24440	2,69,08,440	2,90,61,115	72500	38,75,520
190	2506	25	2 BHK	646	0	646	711	24440	1,57,88,240	1,70,51,299	42500	22,73,920
191	2507	25	2 BHK	624	0	624	686	24440	1,52,50,560	1,64,70,605	41000	21,96,480
192	2508	25	2 BHK	624	0	624	686	24440	1,52,50,560	1,64,70,605	41000	21,96,480
193	2601	26	2 BHK	701	0	701	771	24500	1,71,74,500	1,85,48,460	46500	24,67,520
194	2602	26	2 BHK	701	0	701	771	24500	1,71,74,500	1,85,48,460	46500	24,67,520
195	2603	26	3 BHK	1045	56	1101	1211	24500	2,69,74,500	2,91,32,460	73000	38,75,520
196	2604	26	3 BHK	1045	56	1101	1211	24500	2,69,74,500	2,91,32,460	73000	38,75,520
197	2605	26	2 BHK	646	0	646	711	24500	1,58,27,000	1,70,93,160	42500	22,73,920
198	2606	26	2 BHK	646	0	646	711	24500	1,58,27,000	1,70,93,160	42500	22,73,920
199	2607	26	2 BHK	624	0	624	686	24500	1,52,88,000	1,65,11,040	41500	21,96,480
200	2608	26	2 BHK	624	0	624	686	24500	1,52,88,000	1,65,11,040	41500	21,96,480
201	2701	27	2 BHK	701	0	701	771	24560	1,72,16,560	1,85,93,885	46500	24,67,520
202	2702	27	2 BHK	701	0	701	771	24560	1,72,16,560	1,85,93,885	46500	24,67,520
203	2703	27	3 BHK	1045	56	1101	1211	24560	2,70,40,560	2,92,03,805	73000	38,75,520
204	2704	27	3 BHK	1045	56	1101	1211	24560	2,70,40,560	2,92,03,805	73000	38,75,520
205	2705	27	2 BHK	646	0	646	711	24560	1,58,65,760	1,71,35,021	43000	22,73,920
206	2706	27	2 BHK	646	0	646	711	24560	1,58,65,760	1,71,35,021	43000	22,73,920
207	2707	27	2 BHK	624	0	624	686	24560	1,53,25,440	1,65,51,475	41500	21,96,480
208	2708	27	2 BHK	624	0	624	686	24560	1,53,25,440	1,65,51,475	41500	21,96,480
209	2801	28	2 BHK	701	0	701	771	24620	1,72,58,620	1,86,39,310	46500	24,67,520
210	2802	28	2 BHK	701	0	701	771	24620	1,72,58,620	1,86,39,310	46500	24,67,520
211	2803	28	3 BHK	1045	56	1101	1211	24620	2,71,06,620	2,92,75,150	73000	38,75,520
212	2804	28	3 BHK	1045	56	1101	1211	24620	2,71,06,620	2,92,75,150	73000	38,75,520
213	2805	28	2 BHK	646	0	646	711	24620	1,59,04,520	1,71,76,882	43000	22,73,920
214	2806	28	2 BHK	646	0	646	711	24620	1,59,04,520	1,71,76,882	43000	22,73,920
215	2807	28	2 BHK	624	0	624	686	24620	1,53,62,880	1,65,91,910	41500	21,96,480
216	2808	28	2 BHK	624	0	624	686	24620	1,53,62,880	1,65,91,910	41500	21,96,480
217	2901	29	2 BHK	701	0	701	771	24680	1,73,00,680	1,86,84,734	46500	24,67,520
218	2902	29	2 BHK	701	0	701	771	24680	1,73,00,680	1,86,84,734	46500	24,67,520
219	2903	29	3 BHK	1045	56	1101	1211	24680	2,71,72,680	2,93,46,494	73500	38,75,520
220	2904	29	3 BHK	1045	56	1101	1211	24680	2,71,72,680	2,93,46,494	73500	38,75,520
221	2905	29	2 BHK	646	0	646	711	24680	1,59,43,280	1,72,18,742	43000	22,73,920
222	2906	29	2 BHK	646	0	646	711	24680	1,59,43,280	1,72,18,742	43000	22,73,920
223	2907	29	2 BHK	624	0	624	686	24680	1,54,00,320	1,66,32,346	41500	21,96,480
224	2908	29	2 BHK	624	0	624	686	24680	1,54,00,320	1,66,32,346	41500	21,96,480
225	3001	30	2 BHK	701	0	701	771	24740	1,73,42,740	1,87,30,159	47000	24,67,520
226	3002	30	2 BHK	701	0	701	771	24740	1,73,42,740	1,87,30,159	47000	24,67,520

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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
227	3003	30	3 BHK	1045	56	1101	1211	24740	2,72,38,740	2,94,17,839	73500	38,75,520
228	3004	30	3 BHK	1045	56	1101	1211	24740	2,72,38,740	2,94,17,839	73500	38,75,520
229	3005	30	2 BHK	646	0	646	711	24740	1,59,82,040	1,72,60,603	43000	22,73,920
230	3006	30	2 BHK	646	0	646	711	24740	1,59,82,040	1,72,60,603	43000	22,73,920
231	3007	30	2 BHK	624	0	624	686	24740	1,54,37,760	1,66,72,781	41500	21,96,480
232	3008	30	2 BHK	624	0	624	686	24740	1,54,37,760	1,66,72,781	41500	21,96,480
233	3101	31	2 BHK	701	0	701	771	24800	1,73,84,800	1,87,75,584	47000	24,67,520
234	3102	31	2 BHK	701	0	701	771	24800	1,73,84,800	1,87,75,584	47000	24,67,520
235	3103	31	3 BHK	1045	56	1101	1211	24800	2,73,04,800	2,94,89,184	73500	38,75,520
236	3104	31	3 BHK	1045	56	1101	1211	24800	2,73,04,800	2,94,89,184	73500	38,75,520
237	3105	31	2 BHK	647	0	647	712	24800	1,60,45,600	1,73,29,248	43500	22,77,440
238	3106	31	2 BHK	647	0	647	712	24800	1,60,45,600	1,73,29,248	43500	22,77,440
239	3107	31	2 BHK	624	0	624	686	24800	1,54,75,200	1,67,13,216	42000	21,96,480
240	3108	31	2 BHK	624	0	624	686	24800	1,54,75,200	1,67,13,216	42000	21,96,480
241	3201	32	2 BHK	701	0	701	771	24860	1,74,26,860	1,88,21,009	47000	24,67,520
242	3202	32	2 BHK	701	0	701	771	24860	1,74,26,860	1,88,21,009	47000	24,67,520
243	3203	32	3 BHK	1045	56	1101	1211	24860	2,73,70,860	2,95,60,529	74000	38,75,520
244	3206	32	2 BHK	647	0	647	712	24860	1,60,84,420	1,73,71,174	43500	22,77,440
245	3207	32	2 BHK	624	0	624	686	24860	1,55,12,640	1,67,53,651	42000	21,96,480
246	3208	32	2 BHK	624	0	624	686	24860	1,55,12,640	1,67,53,651	42000	21,96,480
247	3301	33	2 BHK	701	0	701	771	24920	1,74,68,920	1,88,66,434	47000	24,67,520
248	3302	33	2 BHK	701	0	701	771	24920	1,74,68,920	1,88,66,434	47000	24,67,520
249	3303	33	3 BHK	1045	56	1101	1211	24920	2,74,36,920	2,96,31,874	74000	38,75,520
250	3304	33	3 BHK	1045	56	1101	1211	24920	2,74,36,920	2,96,31,874	74000	38,75,520
251	3305	33	2 BHK	647	0	647	712	24920	1,61,23,240	1,74,13,099	43500	22,77,440
252	3306	33	2 BHK	647	0	647	712	24920	1,61,23,240	1,74,13,099	43500	22,77,440
253	3307	33	2 BHK	624	0	624	686	24920	1,55,50,080	1,67,94,086	42000	21,96,480
254	3308	33	2 BHK	624	0	624	686	24920	1,55,50,080	1,67,94,086	42000	21,96,480
255	3401	34	2 BHK	701	0	701	771	24980	1,75,10,980	1,89,11,858	47500	24,67,520
256	3402	34	2 BHK	701	0	701	771	24980	1,75,10,980	1,89,11,858	47500	24,67,520
257	3403	34	3 BHK	1045	56	1101	1211	24980	2,75,02,980	2,97,03,218	74500	38,75,520
258	3404	34	3 BHK	1045	56	1101	1211	24980	2,75,02,980	2,97,03,218	74500	38,75,520
259	3405	34	2 BHK	647	0	647	712	24980	1,61,62,060	1,74,55,025	43500	22,77,440
260	3406	34	2 BHK	647	0	647	712	24980	1,61,62,060	1,74,55,025	43500	22,77,440
261	3407	34	2 BHK	624	0	624	686	24980	1,55,87,520	1,68,34,522	42000	21,96,480
262	3408	34	2 BHK	624	0	624	686	24980	1,55,87,520	1,68,34,522	42000	21,96,480
263	3501	35	2 BHK	701	0	701	771	25040	1,75,53,040	1,89,57,283	47500	24,67,520
264	3502	35	2 BHK	701	0	701	771	25040	1,75,53,040	1,89,57,283	47500	24,67,520

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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
265	3503	35	3 BHK	1045	56	1101	1211	25040	2,75,69,040	2,97,74,563	74500	38,75,520
266	3504	35	3 BHK	1045	56	1101	1211	25040	2,75,69,040	2,97,74,563	74500	38,75,520
267	3505	35	2 BHK	647	0	647	712	25040	1,62,00,880	1,74,96,950	43500	22,77,440
268	3506	35	2 BHK	647	0	647	712	25040	1,62,00,880	1,74,96,950	43500	22,77,440
269	3507	35	2 BHK	624	0	624	686	25040	1,56,24,960	1,68,74,957	42000	21,96,480
270	3508	35	2 BHK	624	0	624	686	25040	1,56,24,960	1,68,74,957	42000	21,96,480
271	3601	36	2 BHK	701	0	701	771	25100	1,75,95,100	1,90,02,708	47500	24,67,520
272	3602	36	2 BHK	701	0	701	771	25100	1,75,95,100	1,90,02,708	47500	24,67,520
273	3603	36	3 BHK	1045	56	1101	1211	25100	2,76,35,100	2,98,45,908	74500	38,75,520
274	3604	36	3 BHK	1045	56	1101	1211	25100	2,76,35,100	2,98,45,908	74500	38,75,520
275	3605	36	2 BHK	647	0	647	712	25100	1,62,39,700	1,75,38,876	44000	22,77,440
276	3606	36	2 BHK	647	0	647	712	25100	1,62,39,700	1,75,38,876	44000	22,77,440
277	3607	36	2 BHK	624	0	624	686	25100	1,56,62,400	1,69,15,392	42500	21,96,480
278	3608	36	2 BHK	624	0	624	686	25100	1,56,62,400	1,69,15,392	42500	21,96,480
279	3701	37	2 BHK	701	0	701	771	25160	1,76,37,160	1,90,48,133	47500	24,67,520
280	3702	37	2 BHK	701	0	701	771	25160	1,76,37,160	1,90,48,133	47500	24,67,520
281	3703	37	3 BHK	1045	56	1101	1211	25160	2,77,01,160	2,99,17,253	75000	38,75,520
282	3704	37	3 BHK	1045	56	1101	1211	25160	2,77,01,160	2,99,17,253	75000	38,75,520
283	3705	37	2 BHK	647	0	647	712	25160	1,62,78,520	1,75,80,802	44000	22,77,440
284	3706	37	2 BHK	647	0	647	712	25160	1,62,78,520	1,75,80,802	44000	22,77,440
285	3707	37	2 BHK	624	0	624	686	25160	1,56,99,840	1,69,55,827	42500	21,96,480
286	3708	37	2 BHK	624	0	624	686	25160	1,56,99,840	1,69,55,827	42500	21,96,480
287	3801	38	2 BHK	701	0	701	771	25220	1,76,79,220	1,90,93,558	47500	24,67,520
288	3802	38	2 BHK	701	0	701	771	25220	1,76,79,220	1,90,93,558	47500	24,67,520
289	3803	38	3 BHK	1045	56	1101	1211	25220	2,77,67,220	2,99,88,598	75000	38,75,520
290	3804	38	3 BHK	1045	56	1101	1211	25220	2,77,67,220	2,99,88,598	75000	38,75,520
291	3805	38	2 BHK	647	0	647	712	25220	1,63,17,340	1,76,22,727	44000	22,77,440
292	3806	38	2 BHK	647	0	647	712	25220	1,63,17,340	1,76,22,727	44000	22,77,440
293	3807	38	2 BHK	624	0	624	686	25220	1,57,37,280	1,69,96,262	42500	21,96,480
294	3808	38	2 BHK	624	0	624	686	25220	1,57,37,280	1,69,96,262	42500	21,96,480
295	3901	39	2 BHK	701	0	701	771	25280	1,77,21,280	1,91,38,982	48000	24,67,520
296	3902	39	2 BHK	701	0	701	771	25280	1,77,21,280	1,91,38,982	48000	24,67,520
297	3903	39	3 BHK	1045	56	1101	1211	25280	2,78,33,280	3,00,59,942	75000	38,75,520
298	3906	39	2 BHK	647	0	647	712	25280	1,63,56,160	1,76,64,653	44000	22,77,440
299	3907	39	2 BHK	624	0	624	686	25280	1,57,74,720	1,70,36,698	42500	21,96,480
300	3908	39	2 BHK	624	0	624	686	25280	1,57,74,720	1,70,36,698	42500	21,96,480
301	4001	40	2 BHK	701	0	701	771	25340	1,77,63,340	1,91,84,407	48000	24,67,520
302	4002	40	2 BHK	701	0	701	771	25340	1,77,63,340	1,91,84,407	48000	24,67,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
379	5001	50	2 BHK	701	0	701	771	25940	1,81,83,940	1,96,38,655	49000	24,67,520
380	5002	50	2 BHK	701	0	701	771	25940	1,81,83,940	1,96,38,655	49000	24,67,520
381	5003	50	3 BHK	1045	56	1101	1211	25940	2,85,59,940	3,08,44,735	77000	38,75,520
382	5004	50	3 BHK	1045	56	1101	1211	25940	2,85,59,940	3,08,44,735	77000	38,75,520
383	5005	50	2 BHK	647	0	647	712	25940	1,67,83,180	1,81,25,834	45500	22,77,440
384	5006	50	2 BHK	647	0	647	712	25940	1,67,83,180	1,81,25,834	45500	22,77,440
385	5007	50	2 BHK	624	0	624	686	25940	1,61,86,560	1,74,81,485	43500	21,96,480
386	5008	50	2 BHK	624	0	624	686	25940	1,61,86,560	1,74,81,485	43500	21,96,480
387	5101	51	2 BHK	701	0	701	771	26000	1,82,26,000	1,96,84,080	49000	24,67,520
388	5102	51	2 BHK	701	0	701	771	26000	1,82,26,000	1,96,84,080	49000	24,67,520
389	5103	51	3 BHK	1045	56	1101	1211	26000	2,86,26,000	3,09,16,080	77500	38,75,520
390	5104	51	3 BHK	1045	56	1101	1211	26000	2,86,26,000	3,09,16,080	77500	38,75,520
391	5105	51	2 BHK	647	0	647	712	26000	1,68,22,000	1,81,67,760	45500	22,77,440
392	5106	51	2 BHK	647	0	647	712	26000	1,68,22,000	1,81,67,760	45500	22,77,440
393	5107	51	2 BHK	624	0	624	686	26000	1,62,24,000	1,75,21,920	44000	21,96,480
394	5108	51	2 BHK	624	0	624	686	26000	1,62,24,000	1,75,21,920	44000	21,96,480
395	5201	52	2 BHK	701	0	701	771	26060	1,82,68,060	1,97,29,505	49500	24,67,520
396	5202	52	2 BHK	701	0	701	771	26060	1,82,68,060	1,97,29,505	49500	24,67,520
397	5203	52	3 BHK	1045	56	1101	1211	26060	2,86,92,060	3,09,87,425	77500	38,75,520
398	5204	52	3 BHK	1045	56	1101	1211	26060	2,86,92,060	3,09,87,425	77500	38,75,520
399	5205	52	2 BHK	647	0	647	712	26060	1,68,60,820	1,82,09,686	45500	22,77,440
400	5206	52	2 BHK	647	0	647	712	26060	1,68,60,820	1,82,09,686	45500	22,77,440
401	5207	52	2 BHK	624	0	624	686	26060	1,62,61,440	1,75,62,355	44000	21,96,480
402	5208	52	2 BHK	624	0	624	686	26060	1,62,61,440	1,75,62,355	44000	21,96,480
403	5301	53	2 BHK	701	0	701	771	26120	1,83,10,120	1,97,74,930	49500	24,67,520
404	5302	53	2 BHK	701	0	701	771	26120	1,83,10,120	1,97,74,930	49500	24,67,520
405	5303	53	3 BHK	1045	56	1101	1211	26120	2,87,58,120	3,10,58,770	77500	38,75,520
406	5305	53	2 BHK	647	0	647	712	26120	1,68,99,640	1,82,51,611	45500	22,77,440
407	5306	53	2 BHK	647	0	647	712	26120	1,68,99,640	1,82,51,611	45500	22,77,440
408	5307	53	2 BHK	624	0	624	686	26120	1,62,98,880	1,76,02,790	44000	21,96,480
409	5308	53	2 BHK	624	0	624	686	26120	1,62,98,880	1,76,02,790	44000	21,96,480
Total				305980	5488	311468	342615		7,65,03,06,280	8,26,23,30,782		

2) Building No. 2, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	695	0	695	765	23000	1,59,85,000	1,72,63,800	43000	24,46,400

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
38	508	5	3 BHK	1037	56	1093	1202	23240	2,54,01,320	2,74,33,426	68500	38,47,360
39	601	6	2 BHK	695	0	695	765	23300	1,61,93,500	1,74,88,980	43500	24,46,400
40	602	6	2 BHK	695	0	695	765	23300	1,61,93,500	1,74,88,980	43500	24,46,400
41	603	6	2 BHK	623	0	623	685	23300	1,45,15,900	1,56,77,172	39000	21,92,960
42	604	6	2 BHK	623	0	623	685	23300	1,45,15,900	1,56,77,172	39000	21,92,960
43	605	6	2 BHK	637	0	637	701	23300	1,48,42,100	1,60,29,468	40000	22,42,240
44	606	6	2 BHK	637	0	637	701	23300	1,48,42,100	1,60,29,468	40000	22,42,240
45	607	6	3 BHK	1037	56	1093	1202	23300	2,54,66,900	2,75,04,252	69000	38,47,360
46	608	6	3 BHK	1037	56	1093	1202	23300	2,54,66,900	2,75,04,252	69000	38,47,360
47	701	7	2 BHK	695	0	695	765	23360	1,62,35,200	1,75,34,016	44000	24,46,400
48	702	7	2 BHK	695	0	695	765	23360	1,62,35,200	1,75,34,016	44000	24,46,400
49	703	7	2 BHK	623	0	623	685	23360	1,45,53,280	1,57,17,542	39500	21,92,960
50	704	7	2 BHK	623	0	623	685	23360	1,45,53,280	1,57,17,542	39500	21,92,960
51	705	7	2 BHK	637	0	637	701	23360	1,48,80,320	1,60,70,746	40000	22,42,240
52	706	7	2 BHK	637	0	637	701	23360	1,48,80,320	1,60,70,746	40000	22,42,240
53	707	7	3 BHK	1037	56	1093	1202	23360	2,55,32,480	2,75,75,078	69000	38,47,360
54	708	7	3 BHK	1037	56	1093	1202	23360	2,55,32,480	2,75,75,078	69000	38,47,360
55	801	8	2 BHK	695	0	695	765	23420	1,62,76,900	1,75,79,052	44000	24,46,400
56	802	8	2 BHK	695	0	695	765	23420	1,62,76,900	1,75,79,052	44000	24,46,400
57	803	8	2 BHK	623	0	623	685	23420	1,45,90,660	1,57,57,913	39500	21,92,960
58	804	8	2 BHK	623	0	623	685	23420	1,45,90,660	1,57,57,913	39500	21,92,960
59	805	8	2 BHK	637	0	637	701	23420	1,49,18,540	1,61,12,023	40500	22,42,240
60	806	8	2 BHK	637	0	637	701	23420	1,49,18,540	1,61,12,023	40500	22,42,240
61	807	8	3 BHK	1037	56	1093	1202	23420	2,55,98,060	2,76,45,905	69000	38,47,360
62	808	8	3 BHK	1037	56	1093	1202	23420	2,55,98,060	2,76,45,905	69000	38,47,360
63	901	9	2 BHK	695	0	695	765	23480	1,63,18,600	1,76,24,088	44000	24,46,400
64	902	9	2 BHK	695	0	695	765	23480	1,63,18,600	1,76,24,088	44000	24,46,400
65	903	9	2 BHK	623	0	623	685	23480	1,46,28,040	1,57,98,283	39500	21,92,960
66	904	9	2 BHK	623	0	623	685	23480	1,46,28,040	1,57,98,283	39500	21,92,960
67	905	9	2 BHK	637	0	637	701	23480	1,49,56,760	1,61,53,301	40500	22,42,240
68	906	9	2 BHK	637	0	637	701	23480	1,49,56,760	1,61,53,301	40500	22,42,240
69	907	9	3 BHK	1037	56	1093	1202	23480	2,56,63,640	2,77,16,731	69500	38,47,360
70	908	9	3 BHK	1037	56	1093	1202	23480	2,56,63,640	2,77,16,731	69500	38,47,360
71	1001	10	2 BHK	695	0	695	765	23540	1,63,60,300	1,76,69,124	44000	24,46,400
72	1002	10	2 BHK	695	0	695	765	23540	1,63,60,300	1,76,69,124	44000	24,46,400
73	1003	10	2 BHK	623	0	623	685	23540	1,46,65,420	1,58,38,654	39500	21,92,960

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
74	1004	10	2 BHK	623	0	623	685	23540	1,46,65,420	1,58,38,654	39500	21,92,960
75	1005	10	2 BHK	637	0	637	701	23540	1,49,94,980	1,61,94,578	40500	22,42,240
76	1006	10	2 BHK	637	0	637	701	23540	1,49,94,980	1,61,94,578	40500	22,42,240
77	1007	10	3 BHK	1037	56	1093	1202	23540	2,57,29,220	2,77,87,558	69500	38,47,360
78	1008	10	3 BHK	1037	56	1093	1202	23540	2,57,29,220	2,77,87,558	69500	38,47,360
79	1101	11	2 BHK	695	0	695	765	23600	1,64,02,000	1,77,14,160	44500	24,46,400
80	1102	11	2 BHK	695	0	695	765	23600	1,64,02,000	1,77,14,160	44500	24,46,400
81	1103	11	2 BHK	623	0	623	685	23600	1,47,02,800	1,58,79,024	39500	21,92,960
82	1104	11	2 BHK	623	0	623	685	23600	1,47,02,800	1,58,79,024	39500	21,92,960
83	1105	11	2 BHK	638	0	638	702	23600	1,50,56,800	1,62,61,344	40500	22,45,760
84	1108	11	3 BHK	1040	56	1096	1206	23600	2,58,65,600	2,79,34,848	70000	38,57,920
85	1201	12	2 BHK	695	0	695	765	23660	1,64,43,700	1,77,59,196	44500	24,46,400
86	1202	12	2 BHK	695	0	695	765	23660	1,64,43,700	1,77,59,196	44500	24,46,400
87	1203	12	2 BHK	623	0	623	685	23660	1,47,40,180	1,59,19,394	40000	21,92,960
88	1204	12	2 BHK	623	0	623	685	23660	1,47,40,180	1,59,19,394	40000	21,92,960
89	1205	12	2 BHK	638	0	638	702	23660	1,50,95,080	1,63,02,686	41000	22,45,760
90	1206	12	2 BHK	638	0	638	702	23660	1,50,95,080	1,63,02,686	41000	22,45,760
91	1207	12	3 BHK	1040	56	1096	1206	23660	2,59,31,360	2,80,05,869	70000	38,57,920
92	1208	12	3 BHK	1040	56	1096	1206	23660	2,59,31,360	2,80,05,869	70000	38,57,920
93	1301	13	2 BHK	695	0	695	765	23720	1,64,85,400	1,78,04,232	44500	24,46,400
94	1302	13	2 BHK	695	0	695	765	23720	1,64,85,400	1,78,04,232	44500	24,46,400
95	1303	13	2 BHK	623	0	623	685	23720	1,47,77,560	1,59,59,765	40000	21,92,960
96	1304	13	2 BHK	623	0	623	685	23720	1,47,77,560	1,59,59,765	40000	21,92,960
97	1305	13	2 BHK	638	0	638	702	23720	1,51,33,360	1,63,44,029	41000	22,45,760
98	1306	13	2 BHK	638	0	638	702	23720	1,51,33,360	1,63,44,029	41000	22,45,760
99	1307	13	3 BHK	1040	56	1096	1206	23720	2,59,97,120	2,80,76,890	70000	38,57,920
100	1308	13	3 BHK	1040	56	1096	1206	23720	2,59,97,120	2,80,76,890	70000	38,57,920
101	1401	14	2 BHK	695	0	695	765	23780	1,65,27,100	1,78,49,268	44500	24,46,400
102	1402	14	2 BHK	695	0	695	765	23780	1,65,27,100	1,78,49,268	44500	24,46,400
103	1403	14	2 BHK	623	0	623	685	23780	1,48,14,940	1,60,00,135	40000	21,92,960
104	1404	14	2 BHK	623	0	623	685	23780	1,48,14,940	1,60,00,135	40000	21,92,960
105	1405	14	2 BHK	638	0	638	702	23780	1,51,71,640	1,63,85,371	41000	22,45,760
106	1406	14	2 BHK	638	0	638	702	23780	1,51,71,640	1,63,85,371	41000	22,45,760
107	1407	14	3 BHK	1040	56	1096	1206	23780	2,60,62,880	2,81,47,910	70500	38,57,920
108	1408	14	3 BHK	1040	56	1096	1206	23780	2,60,62,880	2,81,47,910	70500	38,57,920
109	1501	15	2 BHK	695	0	695	765	23840	1,65,68,800	1,78,94,304	44500	24,46,400
110	1502	15	2 BHK	695	0	695	765	23840	1,65,68,800	1,78,94,304	44500	24,46,400
111	1503	15	2 BHK	623	0	623	685	23840	1,48,52,320	1,60,40,506	40000	21,92,960



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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
112	1504	15	2 BHK	623	0	623	685	23840	1,48,52,320	1,60,40,506	40000	21,92,960
113	1505	15	2 BHK	638	0	638	702	23840	1,52,09,920	1,64,26,714	41000	22,45,760
114	1506	15	2 BHK	638	0	638	702	23840	1,52,09,920	1,64,26,714	41000	22,45,760
115	1507	15	3 BHK	1040	56	1096	1206	23840	2,61,28,640	2,82,18,931	70500	38,57,920
116	1508	15	3 BHK	1040	56	1096	1206	23840	2,61,28,640	2,82,18,931	70500	38,57,920
117	1601	16	2 BHK	695	0	695	765	23900	1,66,10,500	1,79,39,340	45000	24,46,400
118	1602	16	2 BHK	695	0	695	765	23900	1,66,10,500	1,79,39,340	45000	24,46,400
119	1603	16	2 BHK	623	0	623	685	23900	1,48,89,700	1,60,80,876	40000	21,92,960
120	1604	16	2 BHK	623	0	623	685	23900	1,48,89,700	1,60,80,876	40000	21,92,960
121	1605	16	2 BHK	638	0	638	702	23900	1,52,48,200	1,64,68,056	41000	22,45,760
122	1606	16	2 BHK	638	0	638	702	23900	1,52,48,200	1,64,68,056	41000	22,45,760
123	1607	16	3 BHK	1040	56	1096	1206	23900	2,61,94,400	2,82,89,952	70500	38,57,920
124	1608	16	3 BHK	1040	56	1096	1206	23900	2,61,94,400	2,82,89,952	70500	38,57,920
125	1701	17	2 BHK	695	0	695	765	23960	1,66,52,200	1,79,84,376	45000	24,46,400
126	1702	17	2 BHK	695	0	695	765	23960	1,66,52,200	1,79,84,376	45000	24,46,400
127	1703	17	2 BHK	623	0	623	685	23960	1,49,27,080	1,61,21,246	40500	21,92,960
128	1704	17	2 BHK	623	0	623	685	23960	1,49,27,080	1,61,21,246	40500	21,92,960
129	1705	17	2 BHK	638	0	638	702	23960	1,52,86,480	1,65,09,398	41500	22,45,760
130	1706	17	2 BHK	638	0	638	702	23960	1,52,86,480	1,65,09,398	41500	22,45,760
131	1707	17	3 BHK	1040	56	1096	1206	23960	2,62,60,160	2,83,60,973	71000	38,57,920
132	1708	17	3 BHK	1040	56	1096	1206	23960	2,62,60,160	2,83,60,973	71000	38,57,920
133	1801	18	2 BHK	695	0	695	765	24020	1,66,93,900	1,80,29,412	45000	24,46,400
134	1802	18	2 BHK	695	0	695	765	24020	1,66,93,900	1,80,29,412	45000	24,46,400
135	1803	18	2 BHK	623	0	623	685	24020	1,49,64,460	1,61,61,617	40500	21,92,960
136	1804	18	2 BHK	623	0	623	685	24020	1,49,64,460	1,61,61,617	40500	21,92,960
137	1805	18	2 BHK	638	0	638	702	24020	1,53,24,760	1,65,50,741	41500	22,45,760
138	1808	18	3 BHK	1040	56	1096	1206	24020	2,63,25,920	2,84,31,994	71000	38,57,920
139	1901	19	2 BHK	695	0	695	765	24080	1,67,35,600	1,80,74,448	45000	24,46,400
140	1902	19	2 BHK	695	0	695	765	24080	1,67,35,600	1,80,74,448	45000	24,46,400
141	1903	19	2 BHK	623	0	623	685	24080	1,50,01,840	1,62,01,987	40500	21,92,960
142	1904	19	2 BHK	623	0	623	685	24080	1,50,01,840	1,62,01,987	40500	21,92,960
143	1905	19	2 BHK	638	0	638	702	24080	1,53,63,040	1,65,92,083	41500	22,45,760
144	1906	19	2 BHK	638	0	638	702	24080	1,53,63,040	1,65,92,083	41500	22,45,760
145	1907	19	3 BHK	1040	56	1096	1206	24080	2,63,91,680	2,85,03,014	71500	38,57,920
146	1908	19	3 BHK	1040	56	1096	1206	24080	2,63,91,680	2,85,03,014	71500	38,57,920
147	2001	20	2 BHK	695	0	695	765	24140	1,67,77,300	1,81,19,484	45500	24,46,400
148	2002	20	2 BHK	695	0	695	765	24140	1,67,77,300	1,81,19,484	45500	24,46,400
149	2003	20	2 BHK	623	0	623	685	24140	1,50,39,220	1,62,42,358	40500	21,92,960

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
226	3002	30	2 BHK	701	0	701	771	24740	1,73,42,740	1,87,30,159	47000	24,67,520
227	3003	30	2 BHK	624	0	624	686	24740	1,54,37,760	1,66,72,781	41500	21,96,480
228	3004	30	2 BHK	624	0	624	686	24740	1,54,37,760	1,66,72,781	41500	21,96,480
229	3005	30	2 BHK	646	0	646	711	24740	1,59,82,040	1,72,60,603	43000	22,73,920
230	3006	30	2 BHK	646	0	646	711	24740	1,59,82,040	1,72,60,603	43000	22,73,920
231	3007	30	3 BHK	1045	56	1101	1211	24740	2,72,38,740	2,94,17,839	73500	38,75,520
232	3008	30	3 BHK	1045	56	1101	1211	24740	2,72,38,740	2,94,17,839	73500	38,75,520
233	3101	31	2 BHK	701	0	701	771	24800	1,73,84,800	1,87,75,584	47000	24,67,520
234	3102	31	2 BHK	701	0	701	771	24800	1,73,84,800	1,87,75,584	47000	24,67,520
235	3103	31	2 BHK	624	0	624	686	24800	1,54,75,200	1,67,13,216	42000	21,96,480
236	3104	31	2 BHK	624	0	624	686	24800	1,54,75,200	1,67,13,216	42000	21,96,480
237	3105	31	2 BHK	647	0	647	712	24800	1,60,45,600	1,73,29,248	43500	22,77,440
238	3106	31	2 BHK	647	0	647	712	24800	1,60,45,600	1,73,29,248	43500	22,77,440
239	3107	31	3 BHK	1045	56	1101	1211	24800	2,73,04,800	2,94,89,184	73500	38,75,520
240	3108	31	3 BHK	1045	56	1101	1211	24800	2,73,04,800	2,94,89,184	73500	38,75,520
241	3201	32	2 BHK	701	0	701	771	24860	1,74,26,860	1,88,21,009	47000	24,67,520
242	3202	32	2 BHK	701	0	701	771	24860	1,74,26,860	1,88,21,009	47000	24,67,520
243	3203	32	2 BHK	624	0	624	686	24860	1,55,12,640	1,67,53,651	42000	21,96,480
244	3204	32	2 BHK	624	0	624	686	24860	1,55,12,640	1,67,53,651	42000	21,96,480
245	3205	32	2 BHK	647	0	647	712	24860	1,60,84,420	1,73,71,174	43500	22,77,440
246	3208	32	3 BHK	1045	56	1101	1211	24860	2,73,70,860	2,95,60,529	74000	38,75,520
247	3301	33	2 BHK	701	0	701	771	24920	1,74,68,920	1,88,66,434	47000	24,67,520
248	3302	33	2 BHK	701	0	701	771	24920	1,74,68,920	1,88,66,434	47000	24,67,520
249	3303	33	2 BHK	624	0	624	686	24920	1,55,50,080	1,67,94,086	42000	21,96,480
250	3304	33	2 BHK	624	0	624	686	24920	1,55,50,080	1,67,94,086	42000	21,96,480
251	3305	33	2 BHK	647	0	647	712	24920	1,61,23,240	1,74,13,099	43500	22,77,440
252	3306	33	2 BHK	647	0	647	712	24920	1,61,23,240	1,74,13,099	43500	22,77,440
253	3307	33	3 BHK	1045	56	1101	1211	24920	2,74,36,920	2,96,31,874	74000	38,75,520
254	3308	33	3 BHK	1045	56	1101	1211	24920	2,74,36,920	2,96,31,874	74000	38,75,520
255	3401	34	2 BHK	701	0	701	771	24980	1,75,10,980	1,89,11,858	47500	24,67,520
256	3402	34	2 BHK	701	0	701	771	24980	1,75,10,980	1,89,11,858	47500	24,67,520
257	3403	34	2 BHK	624	0	624	686	24980	1,55,87,520	1,68,34,522	42000	21,96,480
258	3404	34	2 BHK	624	0	624	686	24980	1,55,87,520	1,68,34,522	42000	21,96,480
259	3405	34	2 BHK	647	0	647	712	24980	1,61,62,060	1,74,55,025	43500	22,77,440
260	3406	34	2 BHK	647	0	647	712	24980	1,61,62,060	1,74,55,025	43500	22,77,440
261	3407	34	3 BHK	1045	56	1101	1211	24980	2,75,02,980	2,97,03,218	74500	38,75,520
262	3408	34	3 BHK	1045	56	1101	1211	24980	2,75,02,980	2,97,03,218	74500	38,75,520
263	3501	35	2 BHK	701	0	701	771	25040	1,75,53,040	1,89,57,283	47500	24,67,520



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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
264	3502	35	2 BHK	701	0	701	771	25040	1,75,53,040	1,89,57,283	47500	24,67,520
265	3503	35	2 BHK	624	0	624	686	25040	1,56,24,960	1,68,74,957	42000	21,96,480
266	3504	35	2 BHK	624	0	624	686	25040	1,56,24,960	1,68,74,957	42000	21,96,480
267	3505	35	2 BHK	647	0	647	712	25040	1,62,00,880	1,74,96,950	43500	22,77,440
268	3506	35	2 BHK	647	0	647	712	25040	1,62,00,880	1,74,96,950	43500	22,77,440
269	3507	35	3 BHK	1045	56	1101	1211	25040	2,75,69,040	2,97,74,563	74500	38,75,520
270	3508	35	3 BHK	1045	56	1101	1211	25040	2,75,69,040	2,97,74,563	74500	38,75,520
271	3601	36	2 BHK	701	0	701	771	25100	1,75,95,100	1,90,02,708	47500	24,67,520
272	3602	36	2 BHK	701	0	701	771	25100	1,75,95,100	1,90,02,708	47500	24,67,520
273	3603	36	2 BHK	624	0	624	686	25100	1,56,62,400	1,69,15,392	42500	21,96,480
274	3604	36	2 BHK	624	0	624	686	25100	1,56,62,400	1,69,15,392	42500	21,96,480
275	3605	36	2 BHK	647	0	647	712	25100	1,62,39,700	1,75,38,876	44000	22,77,440
276	3606	36	2 BHK	647	0	647	712	25100	1,62,39,700	1,75,38,876	44000	22,77,440
277	3607	36	3 BHK	1045	56	1101	1211	25100	2,76,35,100	2,98,45,908	74500	38,75,520
278	3608	36	3 BHK	1045	56	1101	1211	25100	2,76,35,100	2,98,45,908	74500	38,75,520
279	3701	37	2 BHK	701	0	701	771	25160	1,76,37,160	1,90,48,133	47500	24,67,520
280	3702	37	2 BHK	701	0	701	771	25160	1,76,37,160	1,90,48,133	47500	24,67,520
281	3703	37	2 BHK	624	0	624	686	25160	1,56,99,840	1,69,55,827	42500	21,96,480
282	3704	37	2 BHK	624	0	624	686	25160	1,56,99,840	1,69,55,827	42500	21,96,480
283	3705	37	2 BHK	647	0	647	712	25160	1,62,78,520	1,75,80,802	44000	22,77,440
284	3706	37	2 BHK	647	0	647	712	25160	1,62,78,520	1,75,80,802	44000	22,77,440
285	3707	37	3 BHK	1045	56	1101	1211	25160	2,77,01,160	2,99,17,253	75000	38,75,520
286	3708	37	3 BHK	1045	56	1101	1211	25160	2,77,01,160	2,99,17,253	75000	38,75,520
287	3801	38	2 BHK	701	0	701	771	25220	1,76,79,220	1,90,93,558	47500	24,67,520
288	3802	38	2 BHK	701	0	701	771	25220	1,76,79,220	1,90,93,558	47500	24,67,520
289	3803	38	2 BHK	624	0	624	686	25220	1,57,37,280	1,69,96,262	42500	21,96,480
290	3804	38	2 BHK	624	0	624	686	25220	1,57,37,280	1,69,96,262	42500	21,96,480
291	3805	38	2 BHK	647	0	647	712	25220	1,63,17,340	1,76,22,727	44000	22,77,440
292	3806	38	2 BHK	647	0	647	712	25220	1,63,17,340	1,76,22,727	44000	22,77,440
293	3807	38	3 BHK	1045	56	1101	1211	25220	2,77,67,220	2,99,88,598	75000	38,75,520
294	3808	38	3 BHK	1045	56	1101	1211	25220	2,77,67,220	2,99,88,598	75000	38,75,520
295	3901	39	2 BHK	701	0	701	771	25280	1,77,21,280	1,91,38,982	48000	24,67,520
296	3902	39	2 BHK	701	0	701	771	25280	1,77,21,280	1,91,38,982	48000	24,67,520
297	3903	39	2 BHK	624	0	624	686	25280	1,57,74,720	1,70,36,698	42500	21,96,480
298	3904	39	2 BHK	624	0	624	686	25280	1,57,74,720	1,70,36,698	42500	21,96,480
299	3905	39	2 BHK	647	0	647	712	25280	1,63,56,160	1,76,64,653	44000	22,77,440
300	3908	39	3 BHK	1045	56	1101	1211	25280	2,78,33,280	3,00,59,942	75000	38,75,520
301	4001	40	2 BHK	701	0	701	771	25340	1,77,63,340	1,91,84,407	48000	24,67,520

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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
302	4002	40	2 BHK	701	0	701	771	25340	1,77,63,340	1,91,84,407	48000	24,67,520
303	4003	40	2 BHK	624	0	624	686	25340	1,58,12,160	1,70,77,133	42500	21,96,480
304	4004	40	2 BHK	624	0	624	686	25340	1,58,12,160	1,70,77,133	42500	21,96,480
305	4005	40	2 BHK	647	0	647	712	25340	1,63,94,980	1,77,06,578	44500	22,77,440
306	4006	40	2 BHK	647	0	647	712	25340	1,63,94,980	1,77,06,578	44500	22,77,440
307	4007	40	3 BHK	1045	56	1101	1211	25340	2,78,99,340	3,01,31,287	75500	38,75,520
308	4008	40	3 BHK	1045	56	1101	1211	25340	2,78,99,340	3,01,31,287	75500	38,75,520
309	4101	41	2 BHK	701	0	701	771	25400	1,78,05,400	1,92,29,832	48000	24,67,520
310	4102	41	2 BHK	701	0	701	771	25400	1,78,05,400	1,92,29,832	48000	24,67,520
311	4103	41	2 BHK	624	0	624	686	25400	1,58,49,600	1,71,17,568	43000	21,96,480
312	4104	41	2 BHK	624	0	624	686	25400	1,58,49,600	1,71,17,568	43000	21,96,480
313	4105	41	2 BHK	647	0	647	712	25400	1,64,33,800	1,77,48,504	44500	22,77,440
314	4106	41	2 BHK	647	0	647	712	25400	1,64,33,800	1,77,48,504	44500	22,77,440
315	4107	41	3 BHK	1045	56	1101	1211	25400	2,79,65,400	3,02,02,632	75500	38,75,520
316	4108	41	3 BHK	1045	56	1101	1211	25400	2,79,65,400	3,02,02,632	75500	38,75,520
317	4201	42	2 BHK	701	0	701	771	25460	1,78,47,460	1,92,75,257	48000	24,67,520
318	4202	42	2 BHK	701	0	701	771	25460	1,78,47,460	1,92,75,257	48000	24,67,520
319	4203	42	2 BHK	624	0	624	686	25460	1,58,87,040	1,71,58,003	43000	21,96,480
320	4204	42	2 BHK	624	0	624	686	25460	1,58,87,040	1,71,58,003	43000	21,96,480
321	4205	42	2 BHK	647	0	647	712	25460	1,64,72,620	1,77,90,430	44500	22,77,440
322	4206	42	2 BHK	647	0	647	712	25460	1,64,72,620	1,77,90,430	44500	22,77,440
323	4207	42	3 BHK	1045	56	1101	1211	25460	2,80,31,460	3,02,73,977	75500	38,75,520
324	4208	42	3 BHK	1045	56	1101	1211	25460	2,80,31,460	3,02,73,977	75500	38,75,520
325	4301	43	2 BHK	701	0	701	771	25520	1,78,89,520	1,93,20,682	48500	24,67,520
326	4302	43	2 BHK	701	0	701	771	25520	1,78,89,520	1,93,20,682	48500	24,67,520
327	4303	43	2 BHK	624	0	624	686	25520	1,59,24,480	1,71,98,438	43000	21,96,480
328	4304	43	2 BHK	624	0	624	686	25520	1,59,24,480	1,71,98,438	43000	21,96,480
329	4305	43	2 BHK	647	0	647	712	25520	1,65,11,440	1,78,32,355	44500	22,77,440
330	4306	43	2 BHK	647	0	647	712	25520	1,65,11,440	1,78,32,355	44500	22,77,440
331	4307	43	3 BHK	1045	56	1101	1211	25520	2,80,97,520	3,03,45,322	76000	38,75,520
332	4308	43	3 BHK	1045	56	1101	1211	25520	2,80,97,520	3,03,45,322	76000	38,75,520
333	4401	44	2 BHK	701	0	701	771	25580	1,79,31,580	1,93,66,106	48500	24,67,520
334	4402	44	2 BHK	701	0	701	771	25580	1,79,31,580	1,93,66,106	48500	24,67,520
335	4403	44	2 BHK	624	0	624	686	25580	1,59,61,920	1,72,38,874	43000	21,96,480
336	4404	44	2 BHK	624	0	624	686	25580	1,59,61,920	1,72,38,874	43000	21,96,480
337	4405	44	2 BHK	647	0	647	712	25580	1,65,50,260	1,78,74,281	44500	22,77,440
338	4406	44	2 BHK	647	0	647	712	25580	1,65,50,260	1,78,74,281	44500	22,77,440
339	4407	44	3 BHK	1045	56	1101	1211	25580	2,81,63,580	3,04,16,666	76000	38,75,520

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				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
340	4408	44	3 BHK	1045	56	1101	1211	25580	2,81,63,580	3,04,16,666	76000	38,75,520
341	4501	45	2 BHK	701	0	701	771	25640	1,79,73,640	1,94,11,531	48500	24,67,520
342	4502	45	2 BHK	701	0	701	771	25640	1,79,73,640	1,94,11,531	48500	24,67,520
343	4503	45	2 BHK	624	0	624	686	25640	1,59,99,360	1,72,79,309	43000	21,96,480
344	4504	45	2 BHK	624	0	624	686	25640	1,59,99,360	1,72,79,309	43000	21,96,480
345	4505	45	2 BHK	647	0	647	712	25640	1,65,89,080	1,79,16,206	45000	22,77,440
346	4506	45	2 BHK	647	0	647	712	25640	1,65,89,080	1,79,16,206	45000	22,77,440
347	4507	45	3 BHK	1045	56	1101	1211	25640	2,82,29,640	3,04,88,011	76000	38,75,520
348	4508	45	3 BHK	1045	56	1101	1211	25640	2,82,29,640	3,04,88,011	76000	38,75,520
349	4601	46	2 BHK	701	0	701	771	25700	1,80,15,700	1,94,56,956	48500	24,67,520
350	4602	46	2 BHK	701	0	701	771	25700	1,80,15,700	1,94,56,956	48500	24,67,520
351	4603	46	2 BHK	624	0	624	686	25700	1,60,36,800	1,73,19,744	43500	21,96,480
352	4604	46	2 BHK	624	0	624	686	25700	1,60,36,800	1,73,19,744	43500	21,96,480
353	4605	46	2 BHK	647	0	647	712	25700	1,66,27,900	1,79,58,132	45000	22,77,440
354	4608	46	3 BHK	1045	56	1101	1211	25700	2,82,95,700	3,05,59,356	76500	38,75,520
355	4701	47	2 BHK	701	0	701	771	25760	1,80,57,760	1,95,02,381	49000	24,67,520
356	4702	47	2 BHK	701	0	701	771	25760	1,80,57,760	1,95,02,381	49000	24,67,520
357	4703	47	2 BHK	624	0	624	686	25760	1,60,74,240	1,73,60,179	43500	21,96,480
358	4704	47	2 BHK	624	0	624	686	25760	1,60,74,240	1,73,60,179	43500	21,96,480
359	4705	47	2 BHK	647	0	647	712	25760	1,66,66,720	1,80,00,058	45000	22,77,440
360	4706	47	2 BHK	647	0	647	712	25760	1,66,66,720	1,80,00,058	45000	22,77,440
361	4707	47	3 BHK	1045	56	1101	1211	25760	2,83,61,760	3,06,30,701	76500	38,75,520
362	4708	47	3 BHK	1045	56	1101	1211	25760	2,83,61,760	3,06,30,701	76500	38,75,520
363	4801	48	2 BHK	701	0	701	771	25820	1,80,99,820	1,95,47,806	49000	24,67,520
364	4802	48	2 BHK	701	0	701	771	25820	1,80,99,820	1,95,47,806	49000	24,67,520
365	4803	48	2 BHK	624	0	624	686	25820	1,61,11,680	1,74,00,614	43500	21,96,480
366	4804	48	2 BHK	624	0	624	686	25820	1,61,11,680	1,74,00,614	43500	21,96,480
367	4805	48	2 BHK	647	0	647	712	25820	1,67,05,540	1,80,41,983	45000	22,77,440
368	4806	48	2 BHK	647	0	647	712	25820	1,67,05,540	1,80,41,983	45000	22,77,440
369	4807	48	3 BHK	1045	56	1101	1211	25820	2,84,27,820	3,07,02,046	77000	38,75,520
370	4808	48	3 BHK	1045	56	1101	1211	25820	2,84,27,820	3,07,02,046	77000	38,75,520
371	4901	49	2 BHK	701	0	701	771	25880	1,81,41,880	1,95,93,230	49000	24,67,520
372	4902	49	2 BHK	701	0	701	771	25880	1,81,41,880	1,95,93,230	49000	24,67,520
373	4903	49	2 BHK	624	0	624	686	25880	1,61,49,120	1,74,41,050	43500	21,96,480
374	4904	49	2 BHK	624	0	624	686	25880	1,61,49,120	1,74,41,050	43500	21,96,480
375	4905	49	2 BHK	647	0	647	712	25880	1,67,44,360	1,80,83,909	45000	22,77,440
376	4906	49	2 BHK	647	0	647	712	25880	1,67,44,360	1,80,83,909	45000	22,77,440
377	4907	49	3 BHK	1045	56	1101	1211	25880	2,84,93,880	3,07,73,390	77000	38,75,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. FL	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
378	4908	49	3 BHK	1045	56	1101	1211	25880	2,84,93,880	3,07,73,390	77000	38,75,520
379	5001	50	2 BHK	701	0	701	771	25940	1,81,83,940	1,96,38,655	49000	24,67,520
380	5002	50	2 BHK	701	0	701	771	25940	1,81,83,940	1,96,38,655	49000	24,67,520
381	5003	50	2 BHK	624	0	624	686	25940	1,61,86,560	1,74,81,485	43500	21,96,480
382	5004	50	2 BHK	624	0	624	686	25940	1,61,86,560	1,74,81,485	43500	21,96,480
383	5005	50	2 BHK	647	0	647	712	25940	1,67,83,180	1,81,25,834	45500	22,77,440
384	5006	50	2 BHK	647	0	647	712	25940	1,67,83,180	1,81,25,834	45500	22,77,440
385	5007	50	3 BHK	1045	56	1101	1211	25940	2,85,59,940	3,08,44,735	77000	38,75,520
386	5008	50	3 BHK	1045	56	1101	1211	25940	2,85,59,940	3,08,44,735	77000	38,75,520
387	5101	51	2 BHK	701	0	701	771	26000	1,82,26,000	1,96,84,080	49000	24,67,520
388	5102	51	2 BHK	701	0	701	771	26000	1,82,26,000	1,96,84,080	49000	24,67,520
389	5103	51	2 BHK	624	0	624	686	26000	1,62,24,000	1,75,21,920	44000	21,96,480
390	5104	51	2 BHK	624	0	624	686	26000	1,62,24,000	1,75,21,920	44000	21,96,480
391	5105	51	2 BHK	647	0	647	712	26000	1,68,22,000	1,81,67,760	45500	22,77,440
392	5106	51	2 BHK	647	0	647	712	26000	1,68,22,000	1,81,67,760	45500	22,77,440
393	5107	51	3 BHK	1045	56	1101	1211	26000	2,86,26,000	3,09,16,080	77500	38,75,520
394	5108	51	3 BHK	1045	56	1101	1211	26000	2,86,26,000	3,09,16,080	77500	38,75,520
395	5201	52	2 BHK	701	0	701	771	26060	1,82,68,060	1,97,29,505	49500	24,67,520
396	5202	52	2 BHK	701	0	701	771	26060	1,82,68,060	1,97,29,505	49500	24,67,520
397	5203	52	2 BHK	624	0	624	686	26060	1,62,61,440	1,75,62,355	44000	21,96,480
398	5204	52	2 BHK	624	0	624	686	26060	1,62,61,440	1,75,62,355	44000	21,96,480
399	5205	52	2 BHK	647	0	647	712	26060	1,68,60,820	1,82,09,686	45500	22,77,440
400	5206	52	2 BHK	647	0	647	712	26060	1,68,60,820	1,82,09,686	45500	22,77,440
401	5207	52	3 BHK	1045	56	1101	1211	26060	2,86,92,060	3,09,87,425	77500	38,75,520
402	5208	52	3 BHK	1045	56	1101	1211	26060	2,86,92,060	3,09,87,425	77500	38,75,520
403	5301	53	2 BHK	701	0	701	771	26120	1,83,10,120	1,97,74,930	49500	24,67,520
404	5302	53	2 BHK	701	0	701	771	26120	1,83,10,120	1,97,74,930	49500	24,67,520
405	5303	53	2 BHK	624	0	624	686	26120	1,62,98,880	1,76,02,790	44000	21,96,480
406	5304	53	2 BHK	624	0	624	686	26120	1,62,98,880	1,76,02,790	44000	21,96,480
407	5305	53	2 BHK	647	0	647	712	26120	1,68,99,640	1,82,51,611	45500	22,77,440
408	5306	53	2 BHK	647	0	647	712	26120	1,68,99,640	1,82,51,611	45500	22,77,440
409	5308	53	3 BHK	1045	56	1101	1211	26120	2,87,58,120	3,10,58,770	77500	38,75,520
Total				305980	5488	311468	342615		7,65,03,06,280	8,26,23,30,782		

Summary of the Project:

Building No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1 / A	2 BHK - 311 3 BHK - 98	409	311468	342615	7,65,03,06,280.00	8,26,23,30,782.00
2 / B	2 BHK - 311 3 BHK - 98	409	311468	342615	7,65,03,06,280.00	8,26,23,30,782.00
Total		818	622936	685230	15,30,06,12,560.00	16,52,46,61,564.00
Typical Refuge Floors – 4 th , 25 th , 32 nd , 39 th & 46 th - Flat Nos. 4 & 5 and 53 rd floor – Flat No. 4 (Building -1, Wing -A)						
Typical Refuge Floors – 4 th , 25 th , 32 nd , 39 th & 46 th - Flat Nos. 6 & 7 and 53 rd floor – Flat No. 7 (Building -2, Wing -B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	15,30,06,12,560.00
Final Realizable Value After Completion in ₹	16,52,46,61,564.00
Cost of Construction (Total Built up area x Rate) 685230 Sq. Ft. x ₹ 3200.00	2,19,27,36,000.00

Building No. / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1 / A	22	311468	1,09,63,68,000.00	24,12,00,960.00
2 / B	21	311468	1,09,63,68,000.00	24,12,00,960.00
Total		685230	15,30,06,12,560.00	16,52,46,61,564.00

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 ₹		:	₹ 15,30,06,12,560.00
Final Realizable Value After Completion in ₹		:	₹ 16,52,46,61,564.00

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 ₹ 22,500.00 to ₹ 27,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property Site u/r



Latitude Longitude: 19°14'53.6"N 72°51'51.3"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 550 Mtr.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2023/2024 **Language** English


Annual Statement of Rates

Selected District: मुंबई(उपनगर) Select Village: दहीसर (बोरीवली)

Search By: Survey No Location


Enter Survey No: 1625 Search

उपविभाग	बुनी बमीन	निवासी सदनिका	नोंदणीस	दुकाने	बौद्धिक	एकक (Rs./)	Attribute
89/418-रस्ता: हुतगणी मार्ग - (नदी ते म.न.पा. हद्द)	60380	127280	146370	159090	127280	चौरस मीटर	मि.टी.एम. 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 2023/2024 **Language** English

Annual Statement of Rates

Selected District: मुंबई(उपनगर) Select Village: दहीसर (बोरीवली)

Search By: Survey No Location

Select	उपविभाग	बुनी बमीन	निवासी सदनिका	नोंदणीस	दुकाने	बौद्धिक	एकक (Rs./)
SurveyNo	89/417A-भूभाग: मंडूट विकास योजना 2034 तुसार ते Natural Area या वापर विभागात समाविष्ट मिळकती.	16590	0	0	0	0	चौरस मीटर
SurveyNo	89/417-भूभाग: उतार व पूर्वेस मुंबई म.न.पा. हद्द, दक्षिणेस राष्ट्रीय उद्यान व शिव कल्लभ मार्गाच्या उत्तरेकडील 18 मी. रेश रस्ता व पश्चिमेस हुतगणी मार्ग.	44500	116520	131130	145650	116520	चौरस मीटर
SurveyNo	89/418-रस्ता: हुतगणी मार्ग - (नदी ते म.न.पा. हद्द)	60380	127280	146370	159090	127280	चौरस मीटर

1 2 3 4

Survey Number

1568 , 1569A , 1570B , 1570C , 1570A , 1571 , 1572 , 1574 , 1575 , 1576 , 1577 , 1578 , 1579 , 1580 , 1581 , 1582 , 1583 , 1585 , 1586 , 1587 , 1590 , 1601 , 1602 , 1603 , 1604 , 1605 , 1625PT , 1638 , 1639 , 1640 , 1641 , 1642 , 1643 , 1644 , 1649 , 1650B , 1650A , 1651 , 1652 , 1653 , 1654PT , 1656 , 1667 , 1658 , 1659 , 1660 , 1661 , 1662 , 1666 , 1667 , 1668 , 1669 , 1670 , 1750 , 1751 , 1761 , 1825 , 1826 , 1827 , 1832 , 1833 , 1834 , 1835 , 1836 , 1837 , 1838 , 1839 , 1841 , 1848 , 1851 , 1852 , 1853 , 1854 , 1855 , 1856 , 1866 , 1867 , 1868 , 1869 , 1870 , 1871 , 1872 , 1873 , 1873A , 1873D , 1874 , 1875 , 1876 , 1876A , 1878 , 1879 , 1880 , 1881 , 1882 , 1883 , 1884 , 2144 , 2153 , 2154 , 2155 , 2156

Sales Instance

23/23, 11:58 AM		freesearchigraervice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
7170368	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 3	
23-12-2023		दस्त क्रमांक : 7170/2023	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी :	
		Regn.63m	
गावाचे नाव : दहिसर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	12525859		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7388129.17		
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 108,ए विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: नॉर्दन हिल्स बिल्डींग नं.01, ब्लॉक नं: दहिसर(पुर्व),मुंबई 400068, रोड : एस.व्ही.रोड, इतर माहिती: सदनिकेच क्षेत्रफळ 57.878 चौ.मी. रेरा कारपेट म्हणजेच क्षेत्रफळ 623 चौ. फुट. रेरा कारपेट. एक कार पार्किंग सहित.((C.T.S. Number : 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt), & 1663B(Pt) ;))		
(5) क्षेत्रफळ	63.68 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एन. रोझ डेव्हलपर्स प्रा. लि. चे संचालक नारायण ए. शेलार तर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: 1 ला मजला, इमारतीचे नाव: नॉर्दन हार्ट्स, ब्लॉक नं: दहिसर पुर्व, रोड नं: शांती नगर डोंगरी, एस. व्ही. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AACCN5680J 2): नाव:-मे. एन. रोझ डेव्हलपर्स प्रा. लि. चे संचालक हिरेन पी. आशर तर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: 1 ला मजला, इमारतीचे नाव: नॉर्दन हार्ट्स, ब्लॉक नं: दहिसर पुर्व, रोड नं: शांती नगर डोंगरी, एस. व्ही. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AACCN5680J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमिच्छा दत्तात्रय गोकर्ण उर्फ सुमिच्छा अनंत भिसे वय:-40; पत्ता:-प्लॉट नं: 404, माळा नं: -, इमारतीचे नाव: लक्ष्मी विज्ञान अपार्टमेंट, ब्लॉक नं: मीरा रोड पुर्व, रोड नं: विजय पार्क जगगिड कॉम्प्लेक्स, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALTPB5148G 2): नाव:-दत्तात्रय विनोद गोकर्ण वय:-43; पत्ता:-प्लॉट नं: 404, माळा नं: -, इमारतीचे नाव: लक्ष्मी विज्ञान अपार्टमेंट, ब्लॉक नं: मीरा रोड पुर्व, रोड नं: विजय पार्क जगगिड कॉम्प्लेक्स, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AFTPG5690N		
(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	16/06/2023		
(11)अनुक्रमांक.खंड व पृष्ठ	7170/2023		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	751600		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000		

Sales Instance

4977516 23-12-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 8 दस्त क्रमांक : 4977/2023 नोंदणी : Regn.63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	14465330	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7708057.49	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1508,ए विंग, माळा नं: 15 वा मजला, इमारतीचे नाव: नॉर्दन हिल्स बिल्डींग नं.01, ब्लॉक नं: दहिसर(पूर्व),मुंबई 400068, रोड : एस.व्ही.रोड, इतर माहिती: सदनिकेच क्षेत्रफळ 57.878 चौ.मी. रेरा कारपेट म्हणजेच क्षेत्रफळ 623 चौ. फुट. रेरा कारपेट. एक कारपार्किंग सहित.((C.T.S. Number : 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt), & 1663B(Pt) ;))	
(5) क्षेत्रफळ	63.68 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एन. रोझ डेव्हलपर्स प्रा. लि. चे संचालक नारायण ए. शेलार आणि हिरेन पी. आशर या दोघां तर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:-42 पत्ता:-प्लॉट नं: -, माळा नं: 1 ला मजला , इमारतीचे नाव: नॉर्दन हाइट्स , ब्लॉक नं: दहिसर पूर्व, रोड नं: शांती नगर डोंगरी, एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AACCN5680J	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निकुंज प्रवीणभाई पटेल वय:-30; पत्ता:-प्लॉट नं: ए 11/503, माळा नं: -, इमारतीचे नाव: शांतीधाम सोसायटी , ब्लॉक नं: मीरा रोड पूर्व, रोड नं: शांतीधाम कॉम्प्लेक्स, जवळ इस्कोन टेम्पल, मागे रॉयल कॉलेज, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CKHPP7796M 2): नाव:-प्रवीणभाई जीवराजभाई पटेल वय:-58; पत्ता:-प्लॉट नं: ए 11/503, माळा नं: -, इमारतीचे नाव: शांतीधाम सोसायटी, ब्लॉक नं: मीरा रोड पूर्व, रोड नं: शांतीधाम कॉम्प्लेक्स, जवळ इस्कोन टेम्पल, मागे रॉयल कॉलेज, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AUEPP2988E	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4977/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	868000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Sales Instance

12920367 21-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्ता क्रमांक : 12920/2023 नोंदणी : Regn:63m
गावाचे नाव : दहिसर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	14697729	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8312528.65	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2605,ए विंग, माळा नं: 26 वा मजला, इमारतीचे नाव: नॉर्दन हिस्स बिल्डींग नं.01, ब्लॉक नं: दहिसर(पूर्व),मुंबई 400068, रोड : एस.व्ही.रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 60.015 चौ.मी. रेरा कारपेट म्हणजेच क्षेत्रफळ 646 चौ. फुट. रेरा कारपेट. एक कार पार्किंग सहित.((C.T.S. Number : 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt), & 1663B(Pt) ;))	
(5) क्षेत्रफळ	66.04 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एन. रोझ डेव्हलपर्स प्रा. लि. चे संचालक नारायण ए. शेलार आणि हिरेन पी. आशर या दोघां तर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: । ला मजला , इमारतीचे नाव: नॉर्दन हाईटस , ब्लॉक नं: दहिसर पूर्व, रोड नं: शांती नगर डोंगरी, एस. व्ही. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AACCN5680J	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रणजीत कुमार मिश्रा वय:-44; पत्ता:-प्लॉट नं: ए-401, माळा नं: -, इमारतीचे नाव: एम बारिया प्राइड, ब्लॉक नं: विरार पश्चिम, रोड नं: चालपेठ रोड, आगाशी पोस्ट ऑफिस समोर, आगाशी, महाराष्ट्र, ठाणे. पिन कोड:-401301 पॅन नं:-AVYPM1567D 2): नाव:-नितू रणजीत मिश्रा वय:-38; पत्ता:-प्लॉट नं: ए/401, माळा नं: -, इमारतीचे नाव: एम. बारिया प्राइड, ब्लॉक नं: विरार पश्चिम, रोड नं: चालपेठ रोड, आगाशी पोस्ट ऑफिस समोर, आगाशी, महाराष्ट्र, ठाणे. पिन कोड:-401301 पॅन नं:-BGFPM5727G	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12920/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	881900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

10072368	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 3
21-12-2023		दस्त क्रमांक : 10072/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	23009092	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12698663.22	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 604,ए विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: नॉर्दन हिल्स बिल्डींग नं.01, ब्लॉक नं: दहिसर(पूर्व),मुंबई 400068, रोड : एस.व्ही.रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 101.542 चौ.मी. रेरा कारपेट म्हणजेच क्षेत्रफळ 1093 चौ. फुट. रेरा कारपेट. एक कार पार्किंग सहित.((C.T.S. Number : 1625(Pt), 1648(Pt), 1653(Pt), 1654(Pt), 1657(Pt), & 1663B(Pt) ;))	
(5) क्षेत्रफळ	111.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे- एन. रोझ डेव्हलपर्स प्रा. लि. चे संचालक नारायण ए. शेलार आणि हिरेन पी. आशर या दोघां तर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: 1 ला मजला , इमारतीचे नाव: नॉर्दन हाईटस , ब्लॉक नं: दहिसर पूर्व, रोड नं: शांती नगर डोंगरी, एस. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AACCN5680J	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मयूर जयंतीलाल मकवाना वय:-37; पत्ता:-प्लॉट नं: 2, बिल्डींग नं.28, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सी. एस. रोड, विठ्ठल रकुमाई मंदिर, आनंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AQDPM3081A 2): नाव:-अलका मयूर मकवाना वय:-34; पत्ता:-प्लॉट नं: 2, बिल्डींग नं.28, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, सी. एस. रोड, विठ्ठल रकुमाई मंदिर, आनंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-BQXPP9570J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10072/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1380600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators



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₹1.67 Cr

EMI - ₹75k | [Get pre-approved loan](#)

2 BHK, 870 Sq-ft Flat For Sale **Dahisar East, Mumbai**

+5 Photos

✔ East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 624 sqft - ₹26,762/sqft</p> <p>Floor 28 (Out of 56 Floors)</p> <p>Lifts 4</p>	<p>Developer N.Rose Developers Pvt. Ltd.</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Northern Hills</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
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More Details

Price Breakup	₹1.67 Cr ₹7 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51900000108
Address	Nrose Sales Galleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur Mall 2.2km, Pragati Multispeciality Hospital 2.4km



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₹1.79 Cr

EMI - ₹81k | [Get pre-approved loan](#)

2 BHK, 1280 Sq-ft Flat For Sale **Dahisar East, Mumbai**

+3 Photos

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 701 sqft - ₹25,535/sqft</p> <p>Floor 8 (Out of 57 Floors)</p> <p>Lifts 5</p>	<p>Developer N.Rose Developers Pvt. Ltd.</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Northern Hills</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
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More Details

Price Breakup	₹1.79 Cr ₹ 8,95,000 Approx. Registration Charges ₹ 7,010 Monthly
Booking Amount	₹10.0 Lac
Address	Dahisar East, Mumbai, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur MallCarnival Cinemas WEHMetro MallInox Thakur VillagePVR

Price Indicators




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₹1.61 Cr

EMI - ₹ 73k | [How much loan can I get?](#)

2 BHK 1120 Sq-ft Flat For Sale **Dahisar East, Mumbai**

+8 Photos

✔ East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 624 sqft - ₹25,801/sqft</p> <p>Floor 8 (Out of 57 Floors)</p> <p>Lifts 5</p>	<p>Developer N Rose Developers Pvt. Ltd.</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Northern Hills</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
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Last contact made 3 days ago

More Details

Price Breakup	₹1.61 Cr ₹ 8,05,000 Approx. Registration Charges ₹ 6,240 Monthly
Booking Amount	₹10.0 Lac
Address	Dahisar East, Mumbai, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur MallCarnival Cinemas WEHMetro MallInnox Thakur VillagePVR




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₹1.55 Cr

EMI - ₹ 70k | [Get Loan offers from 34+ banks](#)

2 BHK 897 Sq-ft Flat For Sale **Dahisar East, Mumbai**

+12 Photos

✔ East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
Unfurnished

<p>Carpet Area 623 sqft - ₹24,880/sqft</p> <p>Floor 10 (Out of 66 Floors)</p> <p>Lifts 6</p>	<p>Developer N Rose Developers Pvt. Ltd.</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Northern Hills</p> <p>Facing East</p> <p>Car Parking 1 Open</p>
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More Details

Price Breakup	₹1.55 Cr ₹ 7,75,000 Approx. Registration Charges ₹ 3,500 Monthly
Booking Amount	₹1.0 Lac
Address	Nrose Sales Galleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	If you would like to know the complete address for Northern Hills In Mumbai, it is Nrose Sales Galleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, 400066


Price Indicators

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Rent ▾
Sell ▾
Home Loans ▾

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₹1.60 Cr EMI - ₹ 72k | [Get pre-approved loan](#) ZERO BROKERAGE

2 BHK 720 Sq-ft Flat For Sale **Dahisar East, Mumbai**



2 Beds
 2 Baths
 Unfurnished


Carpet Area	Developer	Project
647 sqft - ₹ 24,730/sqft	N Rose Developers Pvt. Ltd.	Northern Hills
Transaction Type	Status	Furnished Status
New Property	Under Construction	Unfurnished

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar East > 2 BHK Flats for Sale in Dahisar East > 996 Sq-ft

₹1.46 Cr EMI - ₹ 66k | [Get Loan offers from 34+ banks](#)

2 BHK 996 Sq-ft Flat For Sale **Dahisar East, Mumbai**



2 Beds
 2 Baths
 Unfurnished

Carpet Area	Developer	Project
623 sqft - ₹ 23,435/sqft	N Rose Developers Pvt. Ltd.	Northern Hills
Floor	Transaction Type	Facing
43 (Out of 57 Floors)	New Property	East
Lifts	Furnished Status	Type Of Ownership
5	Unfurnished	Freehold

🕒 East Facing Property

Contact Agent
Get Phone No.
👤 Last contact made 15 days ago

More Details

Price Breakup	₹ 1.46 Cr ₹ 7,30,000 Approx. Registration Charges ₹ 3,500 Monthly
Booking Amount	₹ 5.0 Lac
Address	Nrose Sales Galleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Nearby SV road and WEH

Price Indicators


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flat for Sale in Mumbai > Flat for Sale in Dahisar East > 2 BHK Flat for Sale in Dahisar East > 870 Sq-ft

₹1.67 Cr

EMI - ₹75k | [Get pre-approved loan](#)

2 BHK 870 Sq-ft Flat For Sale **Dahisar East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
624 sqft - ₹26,763/sqft

Floor
28 (Out of 56 Floors)

Lifts
4

Developer
N.Rose Developers Pvt. Ltd.

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Northern Hills

Facing
East

Car Parking
1 Covered

East Facing Property

Contact Agent
Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹1.67 Cr ₹7 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51900000108
Address	Nrose Sales Galleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur Mall 2.2km, Pragati Multispeciality Hospital 2.4km


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flat for Sale in Mumbai > Flat for Sale in Dahisar East > 3 BHK Flat for Sale in Dahisar East > 1960 Sq-ft

₹2.77 Cr

EMI - ₹1.25L | [Get Loan offers from 3+ banks](#)

3 BHK 1960 Sq-ft Flat For Sale **Dahisar East, Mumbai**



3 Beds
4 Baths
2 Covered Parking
Unfurnished

Carpet Area
1101 sqft - ₹25,159/sqft

Transaction Type
New Property

Developer
N.Rose Developers Pvt. Ltd.

Facing
East

Project
Northern Hills

Lifts
5

Floor
8 (Out of 57 Floors)

Furnished Status
Unfurnished

Visitor Parking

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.77 Cr ₹1,096 Monthly
Booking Amount	₹10.0 Lac
Address	Dahisar East, Mumbai, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur MallCarnival Cinemas WEHMetro MallInnox Thakur VillagePVR



Price Indicators Projects nearby Locality

HOUSING
Search

KS Zen Vrindavan

By KS Zen Vrindavan

Location: [Address]

₹1.22 Cr - 1.73 Cr | ₹23.00 K/sq.ft

432.00 sq.ft. - 551.00 sq.ft.



1-2 BHK Apartments
Configurations

Dec. 2024
Possession Starts

₹23.00 K/sq.ft
Avg. Price

432.00 sq.ft. - 551.00 sq.ft.
[Details]

HOUSING
Search


Grandness

By [Developer]

Location: [Address]

₹82.13 L - 1.24 Cr | ₹22.00 K/sq.ft

365.00 sq.ft. - 555.00 sq.ft.



1-2 BHK Apartments
Configurations

Dec. 2023
Possession Starts

₹22.00 K/sq.ft
Avg. Price

365.00 sq.ft. - 555.00 sq.ft.
[Details]

HOUSING
Search


Shri Upendra CHSL

By [Developer]

Location: [Address]

₹1.19 Cr - 1.74 Cr | ₹22.00 K/sq.ft

540.00 sq.ft. - 793.00 sq.ft.



2-3 BHK Apartments
Configurations

Under Construction
Possession Status

₹22.00 K/sq.ft
Avg. Price

540.00 sq.ft. - 793.00 sq.ft.
[Details]

Price Indicators Projects nearby Locality

2 BHK Flat **₹1.36 Cr** EMI starts at ₹7,740 x

B. HOUSING24 ENTERPRISES
Shri Jyeshtha CHS, Vengalra Colony, Central East, Mumbai

₹18.91 K/sq.ft Avg. Price

718 sq.ft Built up Area

2 BHK Configuration

1st Dec. 2025 Possession Status

Lower of 19 floors

Unfurnished Furnishing

[Contact Seller](#)

Devchhaya **₹1.45 Cr** (₹21.50 K/sq.ft) EMI starts at ₹7,094 x

B. HOUSING24 ENTERPRISES
CTS No. 2528/C 25.55/A, 2022, Central Western Suburbs, Mumbai

₹21.50 K/sq.ft Avg. Price

611.00 sq.ft (Carpet Area) Add

2 BHK Apartment Configuration

Sep. 2025 Possession Starts

[Contact Seller](#)




Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar East > 2 BHK Flats for Sale in Dahisar East > 950 Sq-ft

₹1.30 Cr EMI - ₹52k | [Get OCE-approved loan](#) | ✓ VERIFIED ON SITE

2 BHK 950 Sq-ft Flat For Sale Dahisar East, Mumbai

+9 Photos

2 Beds 2 Baths Semi-Furnished

Carpet Area: 537 sqft - ₹24,209/sqft

Floor: 29 (Out of 37 Floors)

Facing: East

Developer: The Dynamix Group

Project: Avanya

Transaction Type: New Property

Status: Ready to Move

Lifts: 2

Furnished Status: Semi-Furnished

East Facing Property
 Newly Constructed Property

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 2 days ago

More Details

Price Breakup	₹1.3 Cr ₹6,50,000 Approx. Registration Charges ₹4,500 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800003202
Address	Dahisar East, Mumbai, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Dynamix Avanya in Dahisar East, Mumbai Andheri Dahisar by Dynamix

HOUSING.COM
9/11 Mumbai
Dahisar East

Home > Mumbai > Dahisar East > Apartments for Sale in Dahisar East > 1 BHK Flat

1BHK Flat

By RAJLIFESPACES

Ruru Swatika, Shree Nagar, Dahisar East, Mumbai

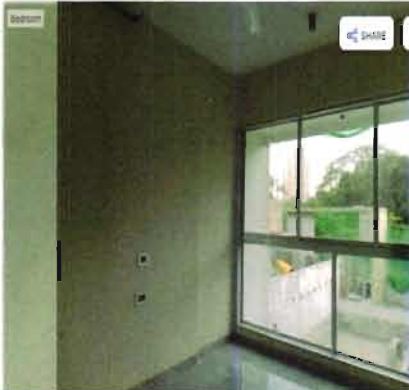


✓ VERIFIED

NO BROKERAGE Here Now

₹98.51L EMI starts at ₹4837/-

13.08.12.19

[Contact Seller](#)

+ 6 more

720 sq.ft
Build up Area
₹13.68 K/sq.ft
Avg. Price
Ready to move
Possession status
Higher of 23 floors
East facing
Facing
Unfurnished
Furnishing

Price Indicators Proj ects nearby Locality

2 BHK Flat ₹1.36 Cr (EM starts at ₹3.40 Cr)

By **WILSON INFRAPROJ**
Dahisar East (Dahisar East), Dahisar East, Mumbai

Zero brokerage fees here

718 sq.ft Build Up Area | **₹18.71 K/sq.ft** Avg. Price | **2 BHK** Configuration | **1st Dec. 2025** Possession status | **Lower of 19 floors** | **Unfurnished** Furnishing

2 BHK Flat ₹1.44 Cr (EM starts at ₹3.44 Cr)

By **BUILDTECH**
Dahisar East (Dahisar East), Dahisar East, Mumbai

Zero brokerage fees here

938 sq.ft Build Up Area | **₹15.40 K/sq.ft** Avg. Price | **2 BHK** Configuration | **31st Dec. 2025** Possession status | **Middle of 17 floors** | **East facing** Facing | **Unfurnished** Furnishing

₹1.86 Cr EMI: ₹90k | Get Loan offers from 35+ banks | **PREMIUM PROJECT** | **Special Price by Owner**

2 BHK Flat For Sale in Artiz Elite, Anand Nagar, Dahisar East, Mumbai

2 Beds | **2 Baths** | **1 Covered Parking** | **Furnished**

Carpet Area
733 sqft - ₹27,285/sqft

Developer
Artiz Realty and Buildtech Group

Project
Artiz Elite

Floor
16 (Out of 20 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
2

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 : 23.12.2023

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: 2023.12.23 13:42:57 +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 23.12.2023 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 20.12.2023. 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 is developed by M/s. N.Rose Developers Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 20.12.2023 Valuation Date – 23.12.2023 Date of Report - 23.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.12.2023
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 **23rd 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. N.Rose Developers Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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).

