

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Centrona Nova - B"**

**"Centrona Nova - B", Building No. 13, Orchid - D, Revised S. R. Scheme on Plot Bearing Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt) of Village Ghatkopar, Near Eastern Express Highway, Jeejabai Flyover, Kamraj Nagar Road, Ghatkopar (East), Mumbai, PIN - 400 077,  
State - Maharashtra, Country - India**

**Latitude Longitude: 19°04'20.6"N 72°54'39.9"E**

## Valuation Done for:


**State Bank of India**

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



### **Our Pan India Presence at :**

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

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

## MASTER VALUATION REPORT OF "Centrona Nova - B"

**"Centrona Nova - B", Building No. 13, Orchid - D, Revised S. R. Scheme on Plot Bearing Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt) of Village Ghatkopar, Near Eastern Express Highway, Jeejabai Flyover, Kamraj Nagar Road, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India**

**Latitude Longitude: 19°04'20.6"N 72°54'39.9"E**

### NAME OF DEVELOPER: M/s. L & T Avenue Realty LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **13<sup>th</sup> February 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Centrona Nova - B", Building No. 13, Orchid - D, Revised S. R. Scheme on Plot Bearing Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt) of Village Ghatkopar, Near Eastern Express Highway, Jeejabai Flyover, Kamraj Nagar Road, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India. It is about 3.7 Km. travel distance from Ghatkopar Railway / Metro 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. L & T Avenue Realty LLP		
Project Registration Number	Project	RERA Project Number	
	Centrona Nova - B	P51800004566	
Register office address	M/s. L & T Avenue Realty LLP Address: "L & T Realty 77 Crossroads, Eastern Express Highway, Near Ghatkopar Jeejabai Flyover, Ghatkopar (East), Mumbai, Pin - 400 077, State - Maharashtra, Country - India.		
Contact Numbers	Contact Person : Mr. Chirag Chavda (Manager -CRM - Mobile No. 98677 98744) Mr. Manan Korani (Sales Person - Mobile No. 7666646404)		
E - mail ID & Website	<a href="mailto:chirag.chavda@larsentoubro.com">chirag.chavda@larsentoubro.com</a> <a href="http://www.lntrealty.com">www.lntrealty.com</a>		

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Kamraj Nagar Road & Om Sai Ganesh CHSL
On or towards South	Existing Nalla & Slum Area
On or towards East	Under Construction Crystal Xrbia Building & Road
On or towards West	Eastern Express Highway



#### Our Pan India Presence at :

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

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

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

To,

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

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

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

Bandra Kurla Complex, Bandra (East),

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

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

i		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 13.02.2024
	b)	Date on which the valuation is made	: 01.03.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Certificate dated 04.09.2021 issued by Adv. R. K. Jha & Associates		
	2. Copy of Joint Development Agreement date 06.02.2018 b/w. Aryamaan Developers Pvt. Ltd (the Developer) AND Xrbia Chakan Developers (the Joint Developer)		
	3. Copy of MAHARERA Registration Certificate of Project No. P51800004566 issued by Maharashtra Real Estate Regulatory Authority date 30.10.2023. Last Modified date 26.02.2024 ( <b>Building No. 13, Orchid -D</b> )		
	4. Copy of Architect's Certificate date 01.01.2024 issued by Ar. Vishwas Satodia (As per RERA Certificate)		
	5. Copy of CA Certificate date 30.09.2021 issued by CASHarp & Tannan (As per RERA Certificate)		
	6. Copy of Engineer's Certificate for Quality Assurance date 17.01.2024 issued by Er. Rajendra V. Joshi Consulting Engineer (As per RERA Certificate)		
	7. Copy of Engineer's Certificate date 01.01.2024 issued by Er. Ramesh B. Rapelli (As per RERA Certificate)		
	8. Copy of Annual Report on Statement of Accounts date 18.12.2018 issued by CA. Ameer Dipen Tolia (As per RERA Certificate)		
	9. Copy of Commencement Certificate No. SRA / ENG / 3838 / N / STGL / AP date 31.05.2017 issued by Executive Engineer Slum Rehabilitation Authority ( <b>Sale Building No. 13</b> )  <b>This C.C. is re-endorsed as per approved amended plans dated 13.07.2023 of Sale Building No. 13.</b>		
	10. Copy of Amended Plan Approval Letter No. SRA / ENG / 3838 / N / STGL / AP date 13.07.2023 issued by Executive Engineer Slum Rehabilitation Authority ( <b>Sale Building No. 13</b> )		
	11. Copy of Approved Plan No. SRA / ENG / 3838 / N / STGL / AP date 13.07.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Thirteen - Sheet No. 1/1 to 13/13) <b>Approved upto:</b>		
	Building No. / Wing	Number of Floors	
	13 / Orchid D	Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.	
	Project Name (with address & phone nos.)	:	"Centrona Nova - B", Building No. 13, Orchid - D, Revised S. R. Scheme on Plot

		Bearing Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt) of Village Ghatkopar, Near Eastern Express Highway, Jeejabai Flyover, Kamraj Nagar Road, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. L &amp; T Avenue Realty LLP</b></p> <p><b>Address:</b>  <b>"L &amp; T Realty 77 Crossroads,</b> Eastern Express Highway, Near Ghatkopar Jeejabai Flyover, Ghatkopar (East), Mumbai, Pin - 400 077, State - Maharashtra, Country – India.</p> <p><b>Contact Person :</b>  Mr. Chirag Chavda (Manager -CRM – Mobile No. 98677 98744)  Mr. Manan Korani (Sales Person – Mobile No. 7666646404)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p><b>About "Centrona Nova - D" Project:</b> L and T Realty Centrona by LNT Realty is one of the well-known under-construction projects in Ghatkopar East, offering low budget apartments. L and T Realty Centrona Ghatkopar East is scheduled for possession in Dec, 2026. With almost all basic amenities in place, L and T Realty Centrona brings highly affordable yet beautiful. There are 1BHK and 2BHK apartments for sale, coming up in this project. L and T Realty Centrona Central Mumbai is a RERA-registered project with registration number P51800004566 &amp; P51800003446. L and T Realty Centrona Ghatkopar East has 6 towers, with 27 floors. Spread over an area of 2.65 acres, L and T Realty Centrona is one of the spacious projects in the Central Mumbai region.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>13 / Orchid D</td> <td>Proposed Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1<sup>st</sup> to 26<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>13 / Orchid D</td> <td>Foundation work is in progress</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>December – 2025 (Building No. 13, Orchid D) (As per MAHARERA Certificate)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p>			Building No. / Wing	Number of Floors	13 / Orchid D	Proposed Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	13 / Orchid D	Foundation work is in progress	0%
Building No. / Wing	Number of Floors											
13 / Orchid D	Proposed Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.											
Building No. / Wing	Present stage of Construction	Percentage of work completion										
13 / Orchid D	Foundation work is in progress	0%										

	<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Club House</li> <li>➤ Kids Play Area</li> <li>➤ Children's Play Zone</li> <li>➤ Yoga Deck</li> <li>➤ Jacuzzi</li> <li>➤ Jogging Track</li> <li>➤ Swimming Pool</li> <li>➤ Multipurpose Hall</li> <li>➤ Party Hall</li> <li>➤ Open Air Theatre</li> <li>➤ Basket ball Court</li> <li>➤ Healthcare space</li> <li>➤ Library</li> <li>➤ Senior Citizen Area</li> <li>➤ Convenience Store</li> </ul>		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt)
	b) Door No.	:	Not applicable
	c) C. T. S. No. / Village	:	Old CTS No. 194 (pt) and New CTS No. 194/A (pt) & 194/B (pt) of Village Ghatkopar
	d) Ward / Taluka	:	N - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>"Centrona Nova - B", Building No. 13, Orchid - D, Revised S. R. Scheme on Plot Bearing Old CTS No. 194 (pt) and New CTS No. 194/A (pt) &amp; 194/B (pt) of Village Ghatkopar, Near Eastern Express Highway, Jeejabai Flyover, Kamraj Nagar Road, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India</b>
8.	City / Town	:	Ghatkopar (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 - Ghatkopar
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.	<b>Boundaries of the property</b>		
	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Eastern Express Highway	CTS No. 195 (pt)
	South	Rising City Project	Existing Nalla
	East	SRA Project being developed by Neelam Realtors	CTS No. 194 (pt)
	West	Rajput House	Eastern Express Highway
			Kamraj Nagar Road & Om Sai Ganesh CHSL
			Existing Nalla & Slum Area
			Under Construction Crystal Xrbia Building & Road
			Eastern Express Highway
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°04'20.6"N 72°54'39.9"E
14.	Extent of the site	:	Total Plot Area – 71153.00 Sq. M. (As per MR Plan) Plot Area – 792.95 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 – 71153.00 Sq. M. (As per MR Plan) Plot Area – 792.95 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Higher 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	:	All available near by

	Stop, Market etc.						
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 3838 / N / STGL / AP date 13.07.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Thirteen - Sheet No. 1/1 to 13/13) <b>Approved upto:</b>				
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>13 / Orchid D</td> <td>Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1<sup>st</sup> to 26<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	13 / Orchid D	Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.
Building No. / Wing	Number of Floors						
13 / Orchid D	Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.						
10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 Mtr. Wide D. P. Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	<b>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)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Total Plot Area – 71153.00 Sq. M. (As per MR Plan) Plot Area – 792.95 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)	:	₹ 1,70,980.00 per Sq. M. for Residential ₹ 79,850.00 per Sq. M. for Land				
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>				

6	<b>Estimated value of land</b>	:	<b>As per MR Plan</b>						
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>				
			71153	79850	568,15,67,050.00				
			<b>As per RERA Certificate</b>						
	<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>						
	792.95	79850	633,17,058.00						
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<b>Building No. / Wing</b>		<b>Number of Floors</b>						
	13 / Orchid D		Proposed Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 3838 / N / STGL / AP date 13.07.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Thirteen - Sheet No. 1/1 to 13/13)						
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1" data-bbox="981 1537 1433 1757"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>13 / Orchid D</td> <td>Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1<sup>st</sup> to 26<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	13 / Orchid D	Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.
Building No. / Wing	Number of Floors								
13 / Orchid D	Lower Basement + Middle Basement + Upper Basement + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 26 <sup>th</sup> Upper Floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						



**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
<b>4.</b>	<b>Plumbing installation</b>	
	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) Centrona Nova-B, Building No. 13, Orchid D - Wing:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	413	0	413	454	24800	1,02,42,400	1,12,66,640	23500	13,82,900
2	102	1	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
3	103	1	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
4	104	1	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
5	105	1	2 BHK	558	30	589	648	24800	1,46,07,200	1,60,67,920	33500	19,43,700
6	106	1	2 BHK	560	31	591	650	24800	1,46,56,800	1,61,22,480	33500	19,50,300

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area In Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
7	107	1	1 BHK	413	0	413	454	24800	1,02,42,400	1,12,66,640	23500	13,62,900
8	108	1	2 BHK	601	34	636	700	24800	1,57,72,800	1,73,50,080	36000	20,98,800
9	109	1	2 BHK	601	34	636	700	24800	1,57,72,800	1,73,50,080	36000	20,98,800
10	201	2	1 BHK	413	0	413	454	24800	1,02,42,400	1,12,66,640	23500	13,62,900
11	202	2	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
12	203	2	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
13	204	2	1 BHK	399	31	430	473	24800	1,06,64,000	1,17,30,400	24500	14,19,000
14	205	2	2 BHK	558	30	589	648	24800	1,46,07,200	1,60,67,920	33500	19,43,700
15	206	2	2 BHK	560	31	591	650	24800	1,46,56,800	1,61,22,480	33500	19,50,300
16	207	2	1 BHK	413	0	413	454	24800	1,02,42,400	1,12,66,640	23500	13,62,900
17	208	2	2 BHK	601	34	636	700	24800	1,57,72,800	1,73,50,080	36000	20,98,800
18	209	2	2 BHK	601	34	636	700	24800	1,57,72,800	1,73,50,080	36000	20,98,800
19	301	3	1 BHK	413	0	413	454	24890	1,02,79,570	1,13,07,527	23500	13,62,900
20	302	3	1 BHK	399	31	430	473	24890	1,07,02,700	1,17,72,970	24500	14,19,000
21	303	3	1 BHK	399	31	430	473	24890	1,07,02,700	1,17,72,970	24500	14,19,000
22	304	3	1 BHK	399	31	430	473	24890	1,07,02,700	1,17,72,970	24500	14,19,000
23	305	3	2 BHK	558	30	589	648	24890	1,46,60,210	1,61,26,231	33500	19,43,700
24	306	3	2 BHK	560	31	591	650	24890	1,47,09,990	1,61,80,989	33500	19,50,300
25	307	3	1 BHK	413	0	413	454	24890	1,02,79,570	1,13,07,527	23500	13,62,900
26	308	3	2 BHK	601	34	636	700	24890	1,58,30,040	1,74,13,044	36500	20,98,800
27	309	3	2 BHK	601	34	636	700	24890	1,58,30,040	1,74,13,044	36500	20,98,800
28	401	4	1 BHK	413	0	413	454	24980	1,03,16,740	1,13,48,414	23500	13,62,900
29	402	4	1 BHK	399	31	430	473	24980	1,07,41,400	1,18,15,540	24500	14,19,000
30	403	4	1 BHK	399	31	430	473	24980	1,07,41,400	1,18,15,540	24500	14,19,000
31	404	4	1 BHK	399	31	430	473	24980	1,07,41,400	1,18,15,540	24500	14,19,000
32	405	4	2 BHK	558	30	589	648	24980	1,47,13,220	1,61,84,542	33500	19,43,700
33	406	4	2 BHK	560	31	591	650	24980	1,47,63,180	1,62,39,498	34000	19,50,300
34	407	4	1 BHK	413	0	413	454	24980	1,03,16,740	1,13,48,414	23500	13,62,900
35	408	4	2 BHK	601	34	636	700	24980	1,58,87,280	1,74,76,008	36500	20,98,800
36	409	4	2 BHK	601	34	636	700	24980	1,58,87,280	1,74,76,008	36500	20,98,800
37	501	5	1 BHK	413	0	413	454	25070	1,03,53,910	1,13,89,301	23500	13,62,900
38	502	5	1 BHK	399	31	430	473	25070	1,07,80,100	1,18,58,110	24500	14,19,000
39	503	5	1 BHK	399	31	430	473	25070	1,07,80,100	1,18,58,110	24500	14,19,000
40	504	5	1 BHK	399	31	430	473	25070	1,07,80,100	1,18,58,110	24500	14,19,000
41	505	5	2 BHK	558	30	589	648	25070	1,47,66,230	1,62,42,853	34000	19,43,700
42	506	5	2 BHK	560	31	591	650	25070	1,48,16,370	1,62,98,007	34000	19,50,300
43	507	5	1 BHK	413	0	413	454	25070	1,03,53,910	1,13,89,301	23500	13,62,900
44	508	5	2 BHK	601	34	636	700	25070	1,59,44,520	1,75,38,972	36500	20,98,800

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
45	509	5	2 BHK	601	34	636	700	25070	1,59,44,520	1,75,38,972	36500	20,98,800
46	601	6	1 BHK	413	0	413	454	25160	1,03,91,080	1,14,30,188	24000	13,62,900
47	602	6	1 BHK	399	31	430	473	25160	1,08,18,800	1,19,00,680	25000	14,19,000
48	603	6	1 BHK	399	31	430	473	25160	1,08,18,800	1,19,00,680	25000	14,19,000
49	604	6	1 BHK	399	31	430	473	25160	1,08,18,800	1,19,00,680	25000	14,19,000
50	605	6	2 BHK	558	30	589	648	25160	1,48,19,240	1,63,01,164	34000	19,43,700
51	606	6	2 BHK	560	31	591	650	25160	1,48,69,560	1,63,56,516	34000	19,50,300
52	607	6	1 BHK	413	0	413	454	25160	1,03,91,080	1,14,30,188	24000	13,62,900
53	608	6	2 BHK	601	34	636	700	25160	1,60,01,760	1,76,01,936	36500	20,98,800
54	609	6	2 BHK	601	34	636	700	25160	1,60,01,760	1,76,01,936	36500	20,98,800
55	701	7	1 BHK	413	0	413	454	25250	1,04,28,250	1,14,71,075	24000	13,62,900
56	702	7	1 BHK	399	31	430	473	25250	1,08,57,500	1,19,43,250	25000	14,19,000
57	703	7	1 BHK	399	31	430	473	25250	1,08,57,500	1,19,43,250	25000	14,19,000
58	704	7	1 BHK	399	31	430	473	25250	1,08,57,500	1,19,43,250	25000	14,19,000
59	705	7	2 BHK	558	30	589	648	25250	1,48,72,250	1,63,59,475	34000	19,43,700
60	706	7	2 BHK	560	31	591	650	25250	1,49,22,750	1,64,15,025	34000	19,50,300
61	707	7	1 BHK	413	0	413	454	25250	1,04,28,250	1,14,71,075	24000	13,62,900
62	708	7	2 BHK	601	34	636	700	25250	1,60,59,000	1,76,64,900	37000	20,98,800
63	709	7	2 BHK	601	34	636	700	25250	1,60,59,000	1,76,64,900	37000	20,98,800
64	803	8	1 BHK	399	31	430	473	25340	1,08,96,200	1,19,85,820	25000	14,19,000
65	804	8	1 BHK	399	31	430	473	25340	1,08,96,200	1,19,85,820	25000	14,19,000
66	805	8	2 BHK	558	30	589	648	25340	1,49,25,260	1,64,17,786	34000	19,43,700
67	806	8	2 BHK	560	31	591	650	25340	1,49,75,940	1,64,73,534	34500	19,50,300
68	807	8	1 BHK	413	0	413	454	25340	1,04,65,420	1,15,11,962	24000	13,62,900
69	808	8	2 BHK	601	34	636	700	25340	1,61,16,240	1,77,27,864	37000	20,98,800
70	809	8	2 BHK	601	34	636	700	25340	1,61,16,240	1,77,27,864	37000	20,98,800
71	901	9	1 BHK	413	0	413	454	25430	1,05,02,590	1,15,52,849	24000	13,62,900
72	902	9	1 BHK	399	31	430	473	25430	1,09,34,900	1,20,28,390	25000	14,19,000
73	903	9	1 BHK	399	31	430	473	25430	1,09,34,900	1,20,28,390	25000	14,19,000
74	904	9	1 BHK	399	31	430	473	25430	1,09,34,900	1,20,28,390	25000	14,19,000
75	905	9	2 BHK	558	30	589	648	25430	1,49,78,270	1,64,76,097	34500	19,43,700
76	906	9	2 BHK	560	31	591	650	25430	1,50,29,130	1,65,32,043	34500	19,50,300
77	907	9	1 BHK	413	0	413	454	25430	1,05,02,590	1,15,52,849	24000	13,62,900
78	908	9	2 BHK	601	34	636	700	25430	1,61,73,480	1,77,90,828	37000	20,98,800
79	909	9	2 BHK	601	34	636	700	25430	1,61,73,480	1,77,90,828	37000	20,98,800
80	1001	10	1 BHK	413	0	413	454	25520	1,05,39,760	1,15,93,736	24000	13,62,900
81	1002	10	1 BHK	399	31	430	473	25520	1,09,73,600	1,20,70,960	25000	14,19,000
82	1003	10	1 BHK	399	31	430	473	25520	1,09,73,600	1,20,70,960	25000	14,19,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
83	1004	10	1 BHK	399	31	430	473	25520	1,09,73,600	1,20,70,960	25000	14,19,000
84	1005	10	2 BHK	558	30	589	648	25520	1,50,31,280	1,65,34,408	34500	19,43,700
85	1006	10	2 BHK	560	31	591	650	25520	1,50,82,320	1,65,90,552	34500	19,50,300
86	1007	10	1 BHK	413	0	413	454	25520	1,05,39,760	1,15,93,736	24000	13,62,900
87	1008	10	2 BHK	601	34	636	700	25520	1,62,30,720	1,78,53,792	37000	20,98,800
88	1009	10	2 BHK	601	34	636	700	25520	1,62,30,720	1,78,53,792	37000	20,98,800
89	1101	11	1 BHK	413	0	413	454	25610	1,05,76,930	1,16,34,623	24000	13,62,900
90	1102	11	1 BHK	399	31	430	473	25610	1,10,12,300	1,21,13,530	25000	14,19,000
91	1103	11	1 BHK	399	31	430	473	25610	1,10,12,300	1,21,13,530	25000	14,19,000
92	1104	11	1 BHK	399	31	430	473	25610	1,10,12,300	1,21,13,530	25000	14,19,000
93	1105	11	2 BHK	558	30	589	648	25610	1,50,84,290	1,65,92,719	34500	19,43,700
94	1106	11	2 BHK	560	31	591	650	25610	1,51,35,510	1,66,49,061	34500	19,50,300
95	1107	11	1 BHK	413	0	413	454	25610	1,05,76,930	1,16,34,623	24000	13,62,900
96	1108	11	2 BHK	601	34	636	700	25610	1,62,87,960	1,79,16,756	37500	20,98,800
97	1109	11	2 BHK	601	34	636	700	25610	1,62,87,960	1,79,16,756	37500	20,98,800
98	1201	12	1 BHK	413	0	413	454	25700	1,06,14,100	1,16,75,510	24500	13,62,900
99	1202	12	1 BHK	399	31	430	473	25700	1,10,51,000	1,21,56,100	25500	14,19,000
100	1203	12	1 BHK	399	31	430	473	25700	1,10,51,000	1,21,56,100	25500	14,19,000
101	1204	12	1 BHK	399	31	430	473	25700	1,10,51,000	1,21,56,100	25500	14,19,000
102	1205	12	2 BHK	558	30	589	648	25700	1,51,37,300	1,66,51,030	34500	19,43,700
103	1206	12	2 BHK	560	31	591	650	25700	1,51,88,700	1,67,07,570	35000	19,50,300
104	1207	12	1 BHK	413	0	413	454	25700	1,06,14,100	1,16,75,510	24500	13,62,900
105	1208	12	2 BHK	601	34	636	700	25700	1,63,45,200	1,79,79,720	37500	20,98,800
106	1209	12	2 BHK	601	34	636	700	25700	1,63,45,200	1,79,79,720	37500	20,98,800
107	1301	13	1 BHK	413	0	413	454	25790	1,06,51,270	1,17,16,397	24500	13,62,900
108	1302	13	1 BHK	399	31	430	473	25790	1,10,89,700	1,21,98,670	25500	14,19,000
109	1303	13	1 BHK	399	31	430	473	25790	1,10,89,700	1,21,98,670	25500	14,19,000
110	1304	13	1 BHK	399	31	430	473	25790	1,10,89,700	1,21,98,670	25500	14,19,000
111	1305	13	2 BHK	558	30	589	648	25790	1,51,90,310	1,67,09,341	35000	19,43,700
112	1306	13	2 BHK	560	31	591	650	25790	1,52,41,890	1,67,66,079	35000	19,50,300
113	1307	13	1 BHK	413	0	413	454	25790	1,06,51,270	1,17,16,397	24500	13,62,900
114	1308	13	2 BHK	601	34	636	700	25790	1,64,02,440	1,80,42,684	37500	20,98,800
115	1309	13	2 BHK	601	34	636	700	25790	1,64,02,440	1,80,42,684	37500	20,98,800
116	1401	14	1 BHK	413	0	413	454	25880	1,06,88,440	1,17,57,284	24500	13,62,900
117	1402	14	1 BHK	399	31	430	473	25880	1,11,28,400	1,22,41,240	25500	14,19,000
118	1403	14	1 BHK	399	31	430	473	25880	1,11,28,400	1,22,41,240	25500	14,19,000
119	1404	14	1 BHK	399	31	430	473	25880	1,11,28,400	1,22,41,240	25500	14,19,000
120	1405	14	2 BHK	558	30	589	648	25880	1,52,43,320	1,67,67,652	35000	19,43,700

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
121	1406	14	2 BHK	560	31	591	650	25880	1,52,95,080	1,68,24,588	35000	19,50,300
122	1407	14	1 BHK	413	0	413	454	25880	1,06,88,440	1,17,57,284	24500	13,62,900
123	1408	14	2 BHK	601	34	636	700	25880	1,64,59,680	1,81,05,648	37500	20,98,800
124	1409	14	2 BHK	601	34	636	700	25880	1,64,59,680	1,81,05,648	37500	20,98,800
125	1503	15	1 BHK	399	31	430	473	25970	1,11,67,100	1,22,83,810	25500	14,19,000
126	1504	15	1 BHK	399	31	430	473	25970	1,11,67,100	1,22,83,810	25500	14,19,000
127	1505	15	2 BHK	558	30	589	648	25970	1,52,96,330	1,68,25,963	35000	19,43,700
128	1506	15	2 BHK	560	31	591	650	25970	1,53,48,270	1,68,83,097	35000	19,50,300
129	1507	15	1 BHK	413	0	413	454	25970	1,07,25,610	1,17,98,171	24500	13,62,900
130	1508	15	2 BHK	601	34	636	700	25970	1,65,16,920	1,81,68,612	38000	20,98,800
131	1509	15	2 BHK	601	34	636	700	25970	1,65,16,920	1,81,68,612	38000	20,98,800
132	1601	16	1 BHK	413	0	413	454	26060	1,07,62,780	1,18,39,058	24500	13,62,900
133	1602	16	1 BHK	399	31	430	473	26060	1,12,05,800	1,23,26,380	25500	14,19,000
134	1603	16	1 BHK	399	31	430	473	26060	1,12,05,800	1,23,26,380	25500	14,19,000
135	1604	16	1 BHK	399	31	430	473	26060	1,12,05,800	1,23,26,380	25500	14,19,000
136	1605	16	2 BHK	558	30	589	648	26060	1,53,49,340	1,68,84,274	35000	19,43,700
137	1606	16	2 BHK	560	31	591	650	26060	1,54,01,460	1,69,41,606	35500	19,50,300
138	1607	16	1 BHK	413	0	413	454	26060	1,07,62,780	1,18,39,058	24500	13,62,900
139	1608	16	2 BHK	601	34	636	700	26060	1,65,74,160	1,82,31,576	38000	20,98,800
140	1609	16	2 BHK	601	34	636	700	26060	1,65,74,160	1,82,31,576	38000	20,98,800
141	1701	17	1 BHK	413	0	413	454	26150	1,07,99,950	1,18,79,945	24500	13,62,900
142	1702	17	1 BHK	399	31	430	473	26150	1,12,44,500	1,23,68,950	26000	14,19,000
143	1703	17	1 BHK	399	31	430	473	26150	1,12,44,500	1,23,68,950	26000	14,19,000
144	1704	17	1 BHK	399	31	430	473	26150	1,12,44,500	1,23,68,950	26000	14,19,000
145	1705	17	2 BHK	558	30	589	648	26150	1,54,02,350	1,69,42,585	35500	19,43,700
146	1706	17	2 BHK	560	31	591	650	26150	1,54,54,650	1,70,00,115	35500	19,50,300
147	1707	17	1 BHK	413	0	413	454	26150	1,07,99,950	1,18,79,945	24500	13,62,900
148	1708	17	2 BHK	601	34	636	700	26150	1,66,31,400	1,82,94,540	38000	20,98,800
149	1709	17	2 BHK	601	34	636	700	26150	1,66,31,400	1,82,94,540	38000	20,98,800
150	1801	18	1 BHK	413	0	413	454	26240	1,08,37,120	1,19,20,832	25000	13,62,900
151	1802	18	1 BHK	399	31	430	473	26240	1,12,83,200	1,24,11,520	26000	14,19,000
152	1803	18	1 BHK	399	31	430	473	26240	1,12,83,200	1,24,11,520	26000	14,19,000
153	1804	18	1 BHK	399	31	430	473	26240	1,12,83,200	1,24,11,520	26000	14,19,000
154	1805	18	2 BHK	558	30	589	648	26240	1,54,55,360	1,70,00,896	35500	19,43,700
155	1806	18	2 BHK	560	31	591	650	26240	1,55,07,840	1,70,58,624	35500	19,50,300
156	1807	18	1 BHK	413	0	413	454	26240	1,08,37,120	1,19,20,832	25000	13,62,900
157	1808	18	2 BHK	601	34	636	700	26240	1,66,88,640	1,83,57,504	38000	20,98,800
158	1809	18	2 BHK	601	34	636	700	26240	1,66,88,640	1,83,57,504	38000	20,98,800

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
159	1901	19	1 BHK	413	0	413	454	26330	1,08,74,290	1,19,61,719	25000	13,62,900
160	1902	19	1 BHK	399	31	430	473	26330	1,13,21,900	1,24,54,090	26000	14,19,000
161	1903	19	1 BHK	399	31	430	473	26330	1,13,21,900	1,24,54,090	26000	14,19,000
162	1904	19	1 BHK	399	31	430	473	26330	1,13,21,900	1,24,54,090	26000	14,19,000
163	1905	19	2 BHK	558	30	589	648	26330	1,55,08,370	1,70,59,207	35500	19,43,700
164	1906	19	2 BHK	560	31	591	650	26330	1,55,61,030	1,71,17,133	35500	19,50,300
165	1907	19	1 BHK	413	0	413	454	26330	1,08,74,290	1,19,61,719	25000	13,62,900
166	1908	19	2 BHK	601	34	636	700	26330	1,67,45,880	1,84,20,468	38500	20,98,800
167	1909	19	2 BHK	601	34	636	700	26330	1,67,45,880	1,84,20,468	38500	20,98,800
168	2001	20	1 BHK	413	0	413	454	26420	1,09,11,460	1,20,02,606	25000	13,62,900
169	2002	20	1 BHK	399	31	430	473	26420	1,13,60,600	1,24,96,660	26000	14,19,000
170	2003	20	1 BHK	399	31	430	473	26420	1,13,60,600	1,24,96,660	26000	14,19,000
171	2004	20	1 BHK	399	31	430	473	26420	1,13,60,600	1,24,96,660	26000	14,19,000
172	2005	20	2 BHK	558	30	589	648	26420	1,55,61,380	1,71,17,518	35500	19,43,700
173	2006	20	2 BHK	560	31	591	650	26420	1,56,14,220	1,71,75,642	36000	19,50,300
174	2007	20	1 BHK	413	0	413	454	26420	1,09,11,460	1,20,02,606	25000	13,62,900
175	2008	20	2 BHK	601	34	636	700	26420	1,68,03,120	1,84,83,432	38500	20,98,800
176	2009	20	2 BHK	601	34	636	700	26420	1,68,03,120	1,84,83,432	38500	20,98,800
177	2101	21	1 BHK	413	0	413	454	26510	1,09,48,630	1,20,43,493	25000	13,62,900
178	2102	21	1 BHK	399	31	430	473	26510	1,13,99,300	1,25,39,230	26000	14,19,000
179	2103	21	1 BHK	399	31	430	473	26510	1,13,99,300	1,25,39,230	26000	14,19,000
180	2104	21	1 BHK	399	31	430	473	26510	1,13,99,300	1,25,39,230	26000	14,19,000
181	2105	21	2 BHK	558	30	589	648	26510	1,56,14,390	1,71,75,829	36000	19,43,700
182	2106	21	2 BHK	560	31	591	650	26510	1,56,67,410	1,72,34,151	36000	19,50,300
183	2107	21	1 BHK	413	0	413	454	26510	1,09,48,630	1,20,43,493	25000	13,62,900
184	2108	21	2 BHK	601	34	636	700	26510	1,68,60,360	1,85,46,396	38500	20,98,800
185	2109	21	2 BHK	601	34	636	700	26510	1,68,60,360	1,85,46,396	38500	20,98,800
186	2203	22	1 BHK	399	31	430	473	26600	1,14,38,000	1,25,81,800	26000	14,19,000
187	2204	22	1 BHK	399	31	430	473	26600	1,14,38,000	1,25,81,800	26000	14,19,000
188	2205	22	2 BHK	558	30	589	648	26600	1,56,67,400	1,72,34,140	36000	19,43,700
189	2206	22	2 BHK	560	31	591	650	26600	1,57,20,600	1,72,92,660	36000	19,50,300
190	2207	22	1 BHK	413	0	413	454	26600	1,09,85,800	1,20,84,380	25000	13,62,900
191	2208	22	2 BHK	601	34	636	700	26600	1,69,17,600	1,86,09,360	39000	20,98,800
192	2209	22	2 BHK	601	34	636	700	26600	1,69,17,600	1,86,09,360	39000	20,98,800
193	2301	23	1 BHK	413	0	413	454	26690	1,10,22,970	1,21,25,267	25500	13,62,900
194	2302	23	1 BHK	399	31	430	473	26690	1,14,76,700	1,26,24,370	26500	14,19,000
195	2303	23	1 BHK	399	31	430	473	26690	1,14,76,700	1,26,24,370	26500	14,19,000
196	2304	23	1 BHK	399	31	430	473	26690	1,14,76,700	1,26,24,370	26500	14,19,000



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
197	2305	23	2 BHK	558	30	589	648	26690	1,57,20,410	1,72,92,451	36000	19,43,700
198	2306	23	2 BHK	560	31	591	650	26690	1,57,73,790	1,73,51,169	36000	19,50,300
199	2307	23	1 BHK	413	0	413	454	26690	1,10,22,970	1,21,25,267	25500	13,62,900
200	2308	23	2 BHK	601	34	636	700	26690	1,69,74,840	1,86,72,324	39000	20,98,800
201	2309	23	2 BHK	601	34	636	700	26690	1,69,74,840	1,86,72,324	39000	20,98,800
202	2401	24	1 BHK	413	0	413	454	26780	1,10,60,140	1,21,66,154	25500	13,62,900
203	2402	24	1 BHK	399	31	430	473	26780	1,15,15,400	1,26,66,940	26500	14,19,000
204	2403	24	1 BHK	399	31	430	473	26780	1,15,15,400	1,26,66,940	26500	14,19,000
205	2404	24	1 BHK	399	31	430	473	26780	1,15,15,400	1,26,66,940	26500	14,19,000
206	2405	24	2 BHK	558	30	589	648	26780	1,57,73,420	1,73,50,762	36000	19,43,700
207	2406	24	2 BHK	560	31	591	650	26780	1,58,26,980	1,74,09,678	36500	19,50,300
208	2407	24	1 BHK	413	0	413	454	26780	1,10,60,140	1,21,66,154	25500	13,62,900
209	2408	24	2 BHK	601	34	636	700	26780	1,70,32,080	1,87,35,288	39000	20,98,800
210	2409	24	2 BHK	601	34	636	700	26780	1,70,32,080	1,87,35,288	39000	20,98,800
211	2501	25	1 BHK	413	0	413	454	26870	1,10,97,310	1,22,07,041	25500	13,62,900
212	2502	25	1 BHK	399	31	430	473	26870	1,15,54,100	1,27,09,510	26500	14,19,000
213	2503	25	1 BHK	399	31	430	473	26870	1,15,54,100	1,27,09,510	26500	14,19,000
214	2504	25	1 BHK	399	31	430	473	26870	1,15,54,100	1,27,09,510	26500	14,19,000
215	2505	25	2 BHK	558	30	589	648	26870	1,58,26,430	1,74,09,073	36500	19,43,700
216	2506	25	2 BHK	560	31	591	650	26870	1,58,80,170	1,74,68,187	36500	19,50,300
217	2507	25	1 BHK	413	0	413	454	26870	1,10,97,310	1,22,07,041	25500	13,62,900
218	2508	25	2 BHK	601	34	636	700	26870	1,70,89,320	1,87,98,252	39000	20,98,800
219	2509	25	2 BHK	601	34	636	700	26870	1,70,89,320	1,87,98,252	39000	20,98,800
220	2601	26	1 BHK	413	0	413	454	26960	1,11,34,480	1,22,47,928	25500	13,62,900
221	2602	26	1 BHK	399	31	430	473	26960	1,15,92,800	1,27,52,080	26500	14,19,000
222	2603	26	1 BHK	399	31	430	473	26960	1,15,92,800	1,27,52,080	26500	14,19,000
223	2604	26	1 BHK	399	31	430	473	26960	1,15,92,800	1,27,52,080	26500	14,19,000
224	2605	26	2 BHK	558	30	589	648	26960	1,58,79,440	1,74,67,384	36500	19,43,700
225	2606	26	2 BHK	560	31	591	650	26960	1,59,33,360	1,75,26,696	36500	19,50,300
226	2607	26	1 BHK	413	0	413	454	26960	1,11,34,480	1,22,47,928	25500	13,62,900
227	2608	26	2 BHK	601	34	636	700	26960	1,71,46,560	1,88,61,216	39500	20,98,800
228	2609	26	2 BHK	601	34	636	700	26960	1,71,46,560	1,88,61,216	39500	20,98,800
<b>Total</b>				<b>110482</b>	<b>5679</b>	<b>116239</b>	<b>127863</b>		<b>3,00,31,04,270</b>	<b>3,30,34,14,697</b>		<b>38,35,89,000</b>

**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 ₹
13 / Orchid -D	1 BHK - 124 2 BHK - 104	228	116239	127863	3,00,31,04,270.00	3,30,34,14,697.00
Refuge Floor – 8 <sup>th</sup> , 15 <sup>th</sup> & 22 <sup>nd</sup> Floors – Flat Nos. 1 & 2						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,00,31,04,270.00
Final Realizable Value After Completion in ₹	3,30,34,14,697.00
Cost of Construction (Total Built up area x Rate) 127863 Sq. Ft. x ₹ 3000.00	38,35,89,000.00

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

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

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



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

**Total abstract of the entire property**

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 3,00,31,04,270.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 3,30,34,14,697.00</b>

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 ₹ 24,000.00 to ₹ 27,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 24,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

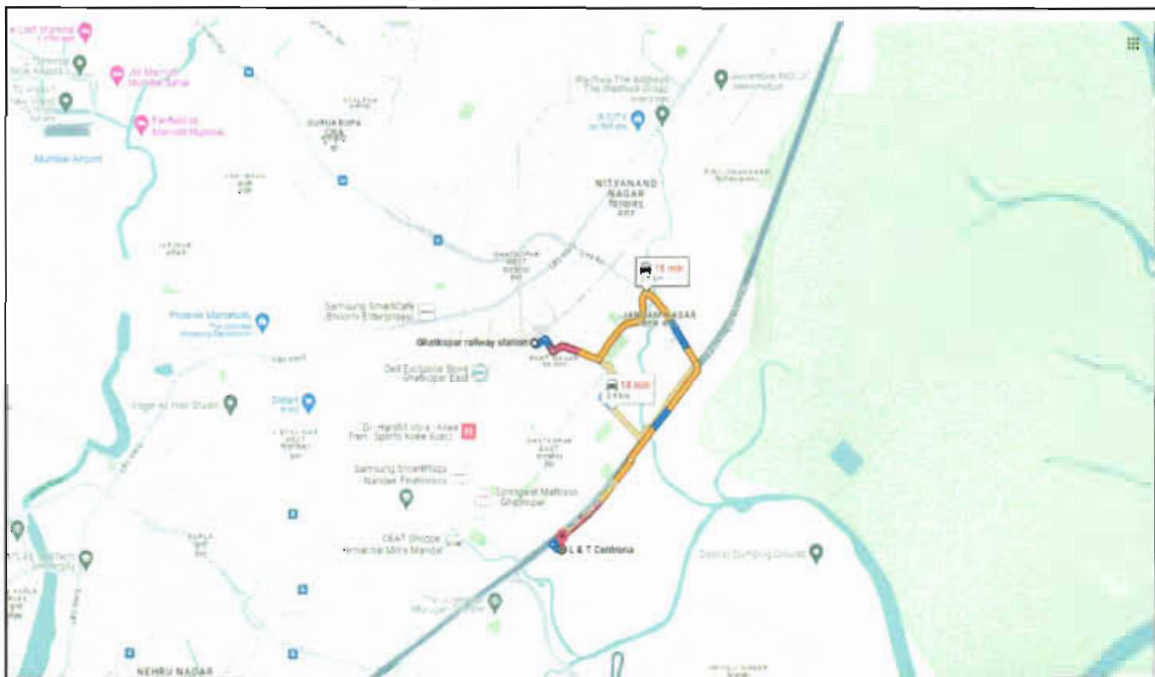
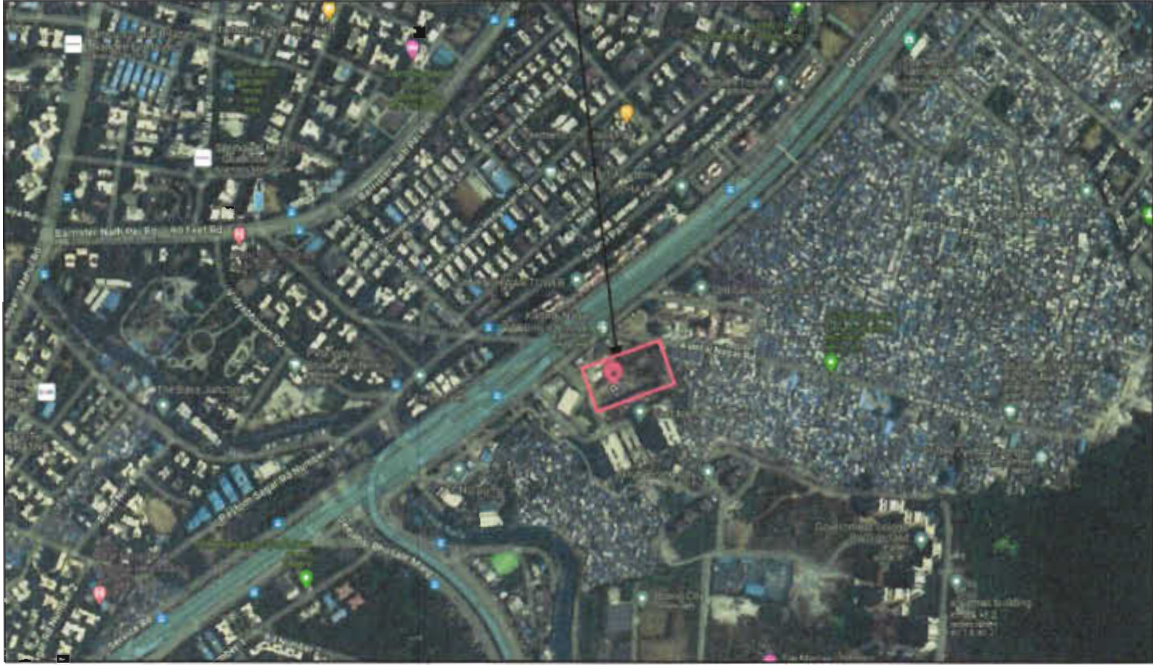
## Actual Site Photographs



Think.Innovate.Create

## Route Map of the property


Site u/r



Latitude Longitude: 19°04'20.6"N 72°54'39.9"E


**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 3.7 Km.)

## Ready Reckoner Rate



**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: वाटकोपर - कुर्ली

Search By:  Survey No.  Location

Enter Survey No: 194 Search


उपविभाग	पूरी अपीन	निवारी सरमिका	लोकिय मुकाने	लोकिय एकक (Rs.)	Attribute
102484-मुभाग: उत्तरेस 27.45 मी रस्ता व अंशतः गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस इतमती मारी व पश्चिमेस गाव हद्द.	79850	170980	196630	232800	170980 पी. मीटर मि.टी.एम. नंबर

Think.Innovate.Create



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company www.vastukala.org



### Sales Intance nearby

सूची क्र. 2		दस्तावेज विवरण : सह दु.नि. मुंबई 2
		रज. क्रमांक : 22044/2023
		मोबिली :
		Regn 5.3m
साधारण नाव - साधारण		
(1) विक्रेत्याचा इनाम	बळगतामा	
(2) मोबिली	12680998	
(3) बाजारभावा/बाहेरगावभावा/साधारणपट्ट्यावर जावनाची रक्कम वी पट्ट्यावर वी मधुन काढावे	11332742.565	
(4) मू. जाण, पोटहिंगला व चारड्यांक (अवस्थान)		1) या विक्रीचे नाव Mumbai Ma.na.pa. इतर बळीग - सादरिका नं. नॉट नं 602, साळा नं. 8 वा सडका, इमारतीचे नाव: हीवर रोड वी. वेटोला रोड-बी, ब्लॉक नं. कावराज नगर ईस्टन एक्सप्रेस हावने, रोड : चाटभोपर पूर्व, मुंबई 400077, इतर माहिती: पी4 मेम्बरवर एक सिव्हात कारपारिचिग मेल नं 14 मजिस्ट्र - इतर विक्रीसाठीचे सोडे - चाटभोपर, सिटीएल नं 194 वी(पार्ट) - सादरिकाचे लेन 555 640 वी फूट प्लाननेक 51.620 वी वी कारपेट रेरा इमारती ( C.T.S. Number : 194B(PART) : 1)
(5) क्षेत्रफळ		1) 56.80 चौ मीटर
(6) जावनाची किंदा दुही देण्यात असेल तेव्हा.		
(7) दस्तावेज बळग देणा-या विक्रेत्याकडे व विक्रेत्याचे नाव किंदा देणा-या विक्रेत्याकडे व विक्रेत्याचा किंदा असेल असेल, प्रतिवार्तिचे नाव व पत्ता.		1) नाव- एन सीट टी अश्वीनु रिवाजी एमएलपी (पुर्वीचे नाव एन सीट टी एशियन रिवाजी डोमेस्ट एमएलपी) वे प्राधिकृत आजी बरत रजोरी तर्कि कडुवीजभावाकरिता कु मु मधुन नगर के विचाराच वर-65, पत्ता- नॉट नं. अंधिम, साळा नं. - इमारतीचे नाव: एन सीट टी हाउस, ब्लॉक नं. वेभार्ड इन्टेर, रोड नं. मुंबई, महाराष्ट्र. MUMBAI. पिन कोड-400001 पेल नं.-AAEFL7465N 2) नाव- आर्विनाम डेव्हलपमेंट प्रायव्हेट लिमिटेड तर्कि इच्छाकार एन सीट टी अश्वीनु रिवाजी एमएलपी (पुर्वीचे नाव एन सीट टी एशियन रिवाजी डोमेस्ट एमएलपी) वे प्राधिकृत आजी बरत रजोरी तर्कि कडुवीजभावाकरिता कु मु मधुन नगर के विचाराच वर-65, पत्ता- नॉट नं. अंधिम, साळा नं. - इमारतीचे नाव - ब्लॉक नं. इन्डिस्ट्रि कॅम्प जवळ, ईस्टन एक्सप्रेस हावने, रोड नं. चाटभोपर पूर्व, कावराज नगर, मुंबई, महाराष्ट्र. MUMBAI. पिन कोड-400077 पेल नं.-AAFCM4631M
(8) दस्तावेज बळग देणा-या विक्रेत्याचे व विक्रेत्याच्या न्यायालयाचा हुकुमनामा किंदा असेल असेल, प्रतिवार्तिचे नाव व पत्ता		1) नाव- अक्षय अक्षर वर-32, पत्ता- नॉट नं. 1304, साळा नं. - इमारतीचे नाव - ब्लॉक नं. वार्ड अंज, नॉट नं 7, सेक्टर-11, सावराडा, रोड नं. वडी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400705 पेल नं.-ATEPT0486G 2) नाव- अक्षय अक्षर वर-32, पत्ता- नॉट नं. 1304, साळा नं. - इमारतीचे नाव - ब्लॉक नं. वार्ड अंज, नॉट नं 7, सेक्टर-11, सावराडा, रोड नं. वडी मुंबई, महाराष्ट्र, THANE. पिन कोड-400705 पेल नं.-DWEPS3872R
(9) दस्तावेज बळग देणा-या विक्रेत्या	24/11/2023	
(10) दस्त नीरुची केव्हाचा दिनांक	24/11/2023	
(11) अनुक्रमांक, घर व पुठ	22044/2023	
(12) बाजारभावा/बाहेरगावभावाचे मुद्रांक शुल्क	771800	
(13) बाजारभावा/बाहेरगावभावाचे मोबिली शुल्क	30000	
(14) शेरा		




## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property > Mumbai > Chhatkopar East > Apartment > Chhatkopar East > 1 BHK > 350 Sq.ft

₹1.08 Cr EMI: ₹4.8k | [Get the按揭offer now](#)

1 BHK 350 Sq-ft Flat For Sale **Ghatkopar East, Mumbai**



2 Photos

1 Bed
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 427 sqft • ₹2527/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Centrona</b>
Floor 15 (Out of 28 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 6	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No.

**More Details**


Price Breakup	₹1.08 Cr   ₹5,40,000 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹10.0 Lac
RERA ID	0
Address	Ghatkopar East, Mumbai, Ghatkopar East, Mumbai - Central Mumbai, Maharashtra
Landmarks	opposite sudha park

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property > Mumbai > Chhatkopar East > Apartment > Chhatkopar East > 1 BHK > 430 Sq.ft

₹1.06 Cr EMI: ₹4.6k | [Get Loan offers from Ten-bank](#)

1 BHK 430 Sq-ft Flat For Sale **Ghatkopar East, Mumbai**



18 Photos

1 Bed
2 Baths
Unfurnished

Carpet Area 430 sqft • ₹2465/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Centrona</b>
Floor 4 (Out of 26 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 6	Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Freehold</b>

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹1.06 Cr   ₹5,30,000 Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	0
Address	Ghatkopar East, Ramabai Ambedkar Nagar, Eastern Express Highway-Ghatkopar East, Mumbai, Ghatkopar East, Mumbai - Central Mumbai, Maharashtra
Landmarks	opposite garodia nagar


## Price Indicators

magicbricks
Buy Rent Sell Home Loans

Home > Flats > 1 BHK > 276 Sq Ft Flat For Sale > Chatkopar East, Mumbai

₹94.0 Lac

1 BHK 276 Sq Ft Flat For Sale - Chatkopar East, Mumbai



1 Bed
1 Bath
1 Balcony
1 Covered Parking

Carpet Area: 376 sqft ₹25,000/sqft	Developer: L&T Realty	Project: Centrona
Floor: 5 (Out of 26 Floors)	Transaction Type: New Property	Status: Ready to Move
Facing: East	Lifts: 2	Furnishing Status: Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 9 days ago

**More Details**


Price Breakup	₹94 Lac   ₹4,70,000	Approx. Registration Charges   ₹7 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac	
Address	Chatkopar East, Ramabai Ambedkar Nagar, Eastern Express Highway-Chatkopar East, Mumbai, Chatkopar East, Mumbai - Central Mumbai, Maharashtra	
Landmarks	Chatkopar East	
Furnishing	Unfurnished	
Flooring	Ceramic Tiles, Granite, Marble, Marbonite, Mosaic, Normal Tiles/Kotah Stone, Vitrified, Wooden	

magicbricks
Buy Rent Sell Home Loans

Home > Flats > 2 BHK > 550 Sq Ft Flat For Sale > Chatkopar East, Mumbai

₹1.40 Cr

2 BHK 550 Sq Ft Flat For Sale - Chatkopar East, Mumbai



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Bldg. Supt Area: 550 sqft ₹25,454/sqft	Developer: L&T Realty	Project: Centrona
Transaction Type: New Property	Facing: East	Lifts: 6
Furnishing Status: Unfurnished	Car Parking: 1 Covered	Type Of Ownership: Leasehold

East Facing Property

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹1.4 Cr   ₹7,00,000	Approx. Registration Charges   ₹6,000 Monthly
Booking Amount	₹1.0 Lac	
RERA ID	P51800003201	
Address	77 Crossroads, Chatkopar East, Mumbai, Chatkopar East, Mumbai - Central Mumbai, Maharashtra	



## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property > Mumbai > Chatkopar East > Apartment > Chatkopar East > 1 BHK > 430 Sq-ft

**₹1.01 Cr** EMI - ₹46k [Get pre-approved loan](#)

1 BHK 430 Sq-ft Flat For Sale [Chatkopar East, Mumbai](#)

1 Bed 2 Beds 1 Covered Parking Unfurnished

<p><b>Carpet Area</b> 430 sqft - ₹23,48/sqft</p>	<p><b>Developer</b> <a href="#">L &amp; T Realty</a></p>	<p><b>Project</b> <a href="#">Centrona</a></p>
<p><b>Transaction Type</b> New Property</p>	<p><b>Facing</b> East</p>	<p><b>Lifts</b> 6</p>
<p><b>Furnished Status</b> Unfurnished</p>	<p><b>Car Parking</b> 1 Covered</p>	<p><b>Type Of Ownership</b> Leasehold</p>

East Facing Property

Contact Agent
Get Phone No.
Last contact made 79 days ago

**More Details**

Price Breakup	₹1.01 Cr   ₹5,05,000 Approx. Registration Charges   ₹5,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800004566
Address	77 Crossroads, Chatkopar East, Eastern Express Highway, Chatkopar East, Mumbai, Chatkopar East, Mumbai - Central Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property > Mumbai > Railway Police Colony, Mumbai > 2 BHK 950 Sq-ft Flat For Sale

**₹1.56 Cr** EMI - ₹70k [Get pre-approved loan](#)

2 BHK 950 Sq-ft Flat For Sale [Railway Police Colony, Mumbai](#)

2Bk

<p><b>Carpet Area</b> 590 sqft - ₹26,44/sqft</p>	<p><b>Developer</b> <a href="#">L &amp; T Realty</a></p>	<p><b>Project</b> <a href="#">Centrona</a></p>
<p><b>Floor</b> 11 (Out of 26 Floors)</p>	<p><b>Transaction Type</b> New Property</p>	<p><b>Facing</b> North - East</p>
<p><b>Lifts</b> 5</p>	<p><b>Furnished Status</b> Furnished</p>	<p><b>Car Parking</b> 1 Covered</p>

Free Registration & Stamp Duty

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹1.56 Cr   ₹7,80,000 Approx. Registration Charges   ₹8,000 Monthly
Booking Amount	₹10.0 Lac
RERA ID	P51800003446
Address	Chatkopar East, Railway Police Colony, Mumbai - Central Mumbai, Maharashtra
Landmarks	Chatkopar East



## Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.45 Cr** ₹1.45 Cr [Get this approved loan](#)

2 BHK, 500 Sq-ft Flat For Sale - Ghatkopar East, Mumbai

2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: 555 sqft • ₹26.73/sqft

Floor: 22 (Out of 26 Floors)

Lifts: 6

Developer: **L & T Realty**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Centrona**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property • Opposite to sudha park

Contact Agent
Get Phone No
Last contact made 23 days ago

**More Details**

Price Breakup:	₹1.45 Cr   ₹7,25,000	Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount:	₹10.0 Lac	
RERA ID:	0	
Address:	Ghatkopar East, Ramabai Ambedkar Nagar, Eastern Express Highway-Ghatkopar East, Mumbai, Ghatkopar East, Mumbai - Central Mumbai, Maharashtra	
Landmarks:	Opposite to sudha park	
Furnishing:	Unfurnished	

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.67 Cr** ₹1.67 Cr [Get this approved loan](#)

2 BHK, 627 Sq-ft Flat For Sale - Ghatkopar East, Mumbai

2 Beds • 2 Baths • 1Bc/colony • 1 Covered Parking

Carpet Area: 637 sqft • ₹26.27/sqft

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Developer: **L & T Realty**

Facing: **East**

Car Parking: **1 Covered**

Project: **Centrona**

Lifts: **6**

Type Of Ownership: **Leasehold**

East Facing Property

Contact Agent
Get Phone No

**More Details**


Price Breakup:	₹1.67 Cr   ₹8,35,000	Approx. Registration Charges   ₹7,000 Monthly
Booking Amount:	₹5.0 Lac	
RERA ID:	P51800004566	
Address:	77 Crossroads, Eastern express highway, Ghatkopar East, mumbai, Ghatkopar East, Mumbai - Central Mumbai, Maharashtra	
Landmarks:	Opp. Sudha Park	

## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.0 Cr EMI: ₹4.4k | [Can't afford it?](#)

1 BHK 410 Sq-ft Flat For Sale | [Chatkopar East, Mumbai](#)



1 Bed 2 Baths Unfurnished

Carpet Area 410 sqft * ₹2,39,000/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Centrona</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>3</b>
Furnished Status <b>Unfurnished</b>		

Contact Agent

Get Phone No.

Last contact made 15 days ago


### More Details

Price Breakup	₹1 Cr
Booking Amount	₹100000
RERA ID	PS1800003446
Address	Chatkopar East, Mumbai - Central Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.38 Cr EMI: ₹6.2k | [Can't afford it?](#)

2 BHK 590 Sq-ft Flat For Sale | [Chatkopar East, Mumbai](#)



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 590 sqft * ₹2,33,900/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Centrona</b>
Floor 16 (Out of 26 Floors)	Transaction Type <b>New Property</b>	Facing <b>North - East</b>
Lifts <b>6</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.38 Cr   ₹6,90,000 Approx. Registration Charges   ₹6,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	PS1800004566
Address	77 Crossroads, Chatkopar East, Eastern Express Highway-Chatkopar East, Mumbai, Chatkopar East, Mumbai - Central Mumbai, Maharashtra
Landmarks	Eastern Express Highway

## Price Indicators Projects nearby Locality

**77 Crossroads**  
 ₹1.1 Cr - 1.55 Cr  
 1, 2 BHK Apartments  
 Possession Starts: Jun, 2027  
 Price on request  
 Avg. Price: ₹400.00 sq.ft. - ₹29.00 sq.ft.

**1 BHK Flat**  
 ₹1.15 Cr  
 662 sq.ft. Built-up Area  
 ₹17.37 K/sq.ft. Avg. Price  
 1 BHK Configuration  
 Possession Status: 16th Dec, 2025  
 Lower of 26 floors  
 North-East facing Facing  
 Unfurnished Furnishing

**2 BHK Flat**  
 ₹1.64 Cr  
 972 sq.ft. Built-up Area  
 ₹16.87 K/sq.ft. Avg. Price  
 2 BHK Configuration  
 Possession Status: 16th Dec, 2025  
 Lower of 26 floors  
 North-East facing Facing  
 Unfurnished Furnishing

## Price Indicators Projects nearby Locality

**2 BHK Flat** **₹1.65 Cr**

**750 sq.ft** Built Up Area | **₹22.00 K/sq.ft** Avg Price | **2 BHK** Configuration | **30th Jun 2020** Possession Status | **High** of 25 Stars | **North-west facing** Facing | **Unfurnished** Furnishing

**1 BHK Flat** **₹1.1 Cr**

**550 sq.ft** Built Up Area | **₹20.00 K/sq.ft** Avg Price | **1 BHK** Configuration | **30th Dec 2021** Possession Status | **High** of 15 Stars | **Semi-Furnished** Furnishing

**1 BHK Flat** **₹93.0 L**

**447 sq.ft** Built Up Area | **₹14.33 K/sq.ft** Avg Price | **1 Years Old** Age of Property | **Ready to move** Possession Status | **High** of 15 Stars | **North-East facing** Facing | **Unfurnished** Furnishing

## Price Indicators Projects nearby Locality

**HOUSING.COM** | Mumbai | Search: Jaydeep Darshan | 1,400

Home / Mumbai / Central Mumbai Suburb / Jaydeep Darshan / Jaydeep Prathmesh Darshan

**Jaydeep Prathmesh Darshan** | 1BHK

By Jaydeep Prathmesh Darshan

Central Mumbai Suburb, Mumbai

₹79.82 L - 1.73 Cr | ₹25.00 1/sq.ft | EMI starts at ₹39.1 L

See More

Contact Seller

24 more

1 RK, 1 2 BHK Apartments Configurations

Dec. 2023 Possession Starts

₹25.00 1/sq.ft Avg. Price

307.00 sq.ft. - 666.00 sq.ft. Carpet Area Size

Overview Home About This Project View Social Project View Project Floor Plan View This Project

**HOUSING.COM** | Mumbai | Search: Jaydeep Darshan | 1,400

Home / Mumbai / Central Mumbai Suburb / Jaydeep Darshan / Jaydeep Prathmesh Darshan

**1BHK Flat**

₹1.35 Cr | EMI starts at ₹67.02 K | ₹1.14 sq.ft

Contact Seller

3 more

525 sq.ft. Built Up Area

₹25.71 1/sq.ft. Avg. Price

2 Year Old Age of property

Ready to move Possession status

Middle of 16 floors

Semi-Furnished Furnishing

OVERVIEW AMENITIES PRICE TRENDS LOCALITY CALCULATOR



## Price Indicators Projects nearby Locality

The screenshot shows a real estate listing on the '99acres' website. The main listing is for a 1BHK 1Bath apartment for sale, priced at ₹2.25 Cr (₹23,684 per sq.ft.). The estimated EMI is ₹1,26,708. The project is located in Pantnagar Nandu Colony, Central Mumbai. Key features include a carpet area of 950 sq.ft., 1 bedroom, 1 bathroom, and no balcony. The floor number is 2<sup>nd</sup> of 4 floors. The possession start date is April 2027. The website also shows navigation tabs for Overview, Owner Details, Registry Record, Recommendations, and Articles. A 'Request Photos' button is visible at the bottom.

The screenshot shows a real estate listing on the 'HOUSING' website for 'Xrbia Chembur Central Ivy B'. The price is ₹53.61 L (₹54.13 Cr/sq.ft) with an EMI start of ₹28,344. The project is located in Chembur, Mumbai. It features a large green courtyard with a swimming pool and modern architecture. The listing includes a 'Contact Developer' button and a gallery of images. Key details at the bottom include: 1BHK Apartment Configuration, Possession Starts in Dec. 2026, an average price of ₹24.13 Cr/sq.ft., and a carpet area of 189.00 sq.ft. There are 17 more photos available.

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 : 01.03.2024

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: 2024.03.01 17:12:13 +05'30'

Auth. Sign.

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Think.Innovate.Create

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

(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 01.03.2024 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 13.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. L &amp; T Avenue Realty LLP</b>
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 Barkat Hodekar – 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 - 13.02.2024 Valuation Date - 01.03.2024 Date of Report - 01.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.02.2024
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 **01<sup>st</sup> March 2024** 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. L & T Avenue Realty LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

**Property Title**

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

**Environmental Conditions**

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

**Town Planning**

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

**Area**

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

**Condition & Repair**

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

**Valuation Methodology**

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

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

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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

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

**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

Think.Innovate.Create  
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.01 17:12:37 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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