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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Beaumont Tower C Sale Building No. 10 - Wing C"**

"Beaumont Tower C Sale Building No. 10 - Wing C", Redevelopment of Shiv Koliwada CHS Ltd., on Land Bearing C. S. No. 6 (pt) of Sion Division with Slum Schem of Akar CHS Ltd., Near PVR Cinema, Opp. Croma Showroom, Road No. 28A, Sion Circle, Sion (East), Mumbai, PIN – 400 022, State - Maharashtra, Country - India

Latitude Longitude: 19°02'26.2"N 72°51'50.9"E

## Intended User for:

**State Bank of India  
HLS Branch**

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 :

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

## Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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Vastu/SBI/Mumbai/04/2024/8126/2305998

18/04-137-V

Date: 18.04.2024

## MASTER VALUATION REPORT OF

### " Beaumonte Tower C Sale Building No. 10 - Wing C"

**"Beaumonte Tower C Sale Building No. 10 - Wing C", Redevelopment of Shiv Koliwada CHS Ltd., on Land Bearing C. S. No. 6 (pt) of Sion Division with Slum Schem of Akar CHS Ltd., Near PVR Cinema, Opp. Croma Showroom, Road No. 28A, Sion Circle, Sion (East), Mumbai, PIN – 400 022, State - Maharashtra, Country - India**

**Latitude Longitude: 19°02'26.2"N 72°51'50.9"E**

**NAME OF DEVELOPER: M/s. Sahana - Sheth**

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 **05<sup>th</sup> April 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Beaumonte Tower C Sale Building No. 10 - Wing C", Redevelopment of Shiv Koliwada CHS Ltd., on Land Bearing C. S. No. 6 (pt) of Sion Division with Slum Schem of Akar CHS Ltd., Near PVR Cinema, Opp. Croma Showroom, Sion Circle, Sion (East), Mumbai, PIN – 400 022, State - Maharashtra, Country - India.** It is about 750 Mtr. travel distance from Sion Railway Station of Harbor 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 class & developed.

#### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Sahana - Sheth</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Beaumonte Tower C Sale Building No. 10 - Wing C</b>	<b>P51900050715</b>
<b>Register office address</b>	<b>M/s. Sahana - Sheth</b> <b>Address:</b> Office No. 402, 4 <sup>th</sup> Floor, <b>"Sagar Avenue"</b> , Plot No. 54 – B, Junction of S. V. Road & Lallubhai Park Road, Andheri (West) Mumbai, PIN – 400 058, State – Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Satish More (Sale Person - Mobile No. 98211 15700) Mr. Sunil Jog (Builder Person – Mobile No. 70454 54697)	
<b>E – mail ID and Website</b>	<a href="mailto:beaumonte.crm@shethcreators.com">beaumonte.crm@shethcreators.com</a> <a href="mailto:sunil.jog@shethcreators.com">sunil.jog@shethcreators.com</a> , <a href="http://www.shethcreators.com">www.shethcreators.com</a>	

#### 3. Boundaries of the Propert:

Direction	Particulars
On or towards North	Sale Building Wing B
On or towards South	Sale Building Wing D
On or towards East	Sale Building Tower A & Rehab Building No. 6
On or towards West	Road No. 28 A



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

To,

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

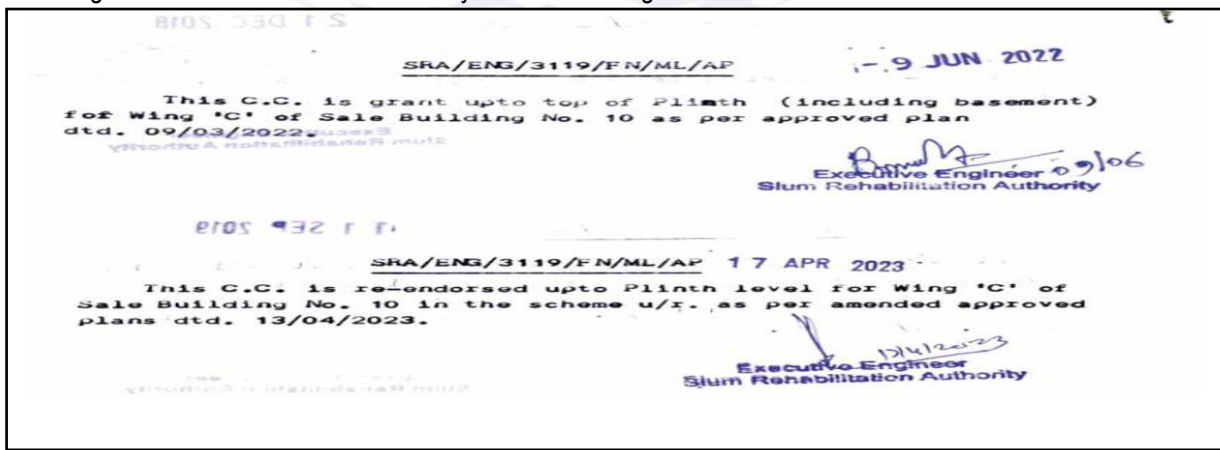
Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

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

Bandra Kurla Complex, Bandra (East),

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

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

I	General		
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 05.04.2024
	b)	Date on which the valuation is made	: 18.04.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 05.01.2023 issued by Adv. Jayesh Mestry.		
	2. Copy of Architect Certificate of Percentage of Completion of Construction work of composite Sale Building 10 Tower – C Phase 1 date 30.09.2023 issued by Ar. Skyline Infrabuilt Consultats Pvt. Ltd.		
	3. Copy of MAHARERA Registration Certificate of Project No. P51900050715 issued by Maharashtra Real Estate Regulatory Authority date 28.04.2023. Last Modified date 30.01.2024		
	4. Copy of Architect's Certificate date 30.09.2023 issued by Skyline Infrabuilt Consultant Pvt. Ltd.		
	5. Copy of Engineer's Certificate date 30.09.2023 issued by Ravindra Kadam		
	6. Copy of Fire NOC No. FB / HRC / RII / 17 date 20.09.2016 issued by Municipal Corporation of Greater Mumbai Mumbai Fire Brigade		
	7. Copy of Height Clearance Revised NOC No. SNCR/WEST/B/101212/018 date 18.12.2013 issued by Airports Authority of India.		
	8. Copy of Amended IOA for Wing C & D in sale Building No. 10 No. SRA / ENG / 3119 / FN / ML / AP date 13.04.2023 issued by Slum Rehabilitation Authority		
	9. Copy of Commencement Certificate No. SRA / ENG / 3119 / FN / ML / AP date 19.01.2015 issued by Executive Engineer Slum Rehabilitation Authority for Sale Building No. 10		
			

	10. Copy of Amended Plan No. SRA / ENG / 3119 / FN / ML / AP date 13.04.2023 issued by Executive Engineer Slum Rehabilitation Authority <b>Approved upto:</b>	
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	10 / C	1 Level Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium Level + 4 <sup>th</sup> to 6 <sup>th</sup> Floors (Part Podium / Part Residential) + 7 <sup>th</sup> Floor (Part Eco Deck / Part Podium / Part Residential) + 8 <sup>th</sup> to 41 <sup>st</sup> Uppr Floors.
	Project Name (with address & phone nos.)	: "Beaumonte Tower C Sale Building No. 10 - Wing C", Redevelopment of Shiv Koliwada CHS Ltd., on Land Bearing C. S. No. 6 (pt) of Sion Division with Slum Schem of Akar CHS Ltd., Near PVR Cinema, Opp. Croma Showroom, Road No. 28A, Sion Circle, Sion (East), Mumbai - 400 022, 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)	: <b>M/s. Sahana - Sheth</b>  <b>Address:</b> Office No. 402, 4 <sup>th</sup> Floor, "Sagar Avenue", Plot No. 54 - B, Junction of S. V. Road & Lallubhai Park Road, Andheri (West) Mumbai - 400 058, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Satish More (Sale Person - Mobile No. 98211 15700) Mr. Sunil Jog (Dy. Manager - Mobile No. 7045454697)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	<b>About Beaumonte Tower C Sale Building No. 10 - Wing C Project:</b> Sheth Beaumonte is a Project by Sheth Creators & Sahana Group situated in the most premium location of Sion Circle, at Rd Number 27, Airforce Quarters with 2, 3, 4, 5 & 6 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Sheth Beaumonte Jay Bharat Mata Nagar has 3 Towers is of 41 Storey. RERA ID of the said Project is P51900050715.  <b>TYPE OF THE BUILDING:</b>	
	<b>Building / Tower</b>	<b>Number of Floors</b>
	10 / C	Proposed 1 Level Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium Level + 4 <sup>th</sup> to 6 <sup>th</sup> Floors (Part Podium / Part Residential) + 7 <sup>th</sup> Floor (Part Eco Deck / Part Podium / Part Residential) + 8 <sup>th</sup> to 41 <sup>st</sup> Uppr Floors.

<b>LEVEL OF COMPLETEION:</b>		
<b>Building / Tower</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
<b>10 / C</b>	<b>RCC work upto 2<sup>nd</sup> floor slab is completed</b>	<b>12%</b>

**DATE OF COMPLETION & FUTURE LIFE:**  
 Expected completion date as informed by builder is **December – 2027 (As per MAHARERA Certificate)**

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

**PROPOSED PROJECT AMENITIES:**

➤ Vitrified tiles flooring in all rooms	➤ Picnic Lawn
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Spiritual Zone
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Favity Pavilion
➤ Laminated wooden flush doors with Safety door	➤ Party Lawn
➤ Concealed wiring	➤ Herb Garden
➤ Concealed plumbing	➤ Handing Pavilion
➤ Club House	➤ Outdoor fitness Area
➤ Pool Deck	➤ Kid's Play ARea
➤ Dry Fountain	➤ Reflexology Path
➤ 50M Lap Pool	➤ Senior Citizen's Corner
➤ Outdoor Sgowr	➤ Sculpture
➤ Kid's Pool Area	➤ Serving Counter
➤ Jet Pool	➤ Lifestyle Hall
➤ Lazy Forest Pool	➤ Foret Reading Corner
➤ Island Forest Pool	➤ Pathwalk
➤ Water Lounge	➤ Landscape sculpture island
➤ Water Cabana	➤ Jogging track
➤ Swim Out Bar	➤ Guest room
➤ SPA Cove	➤ Fitness centre
➤ Spice Garden	➤ Reading coner
➤ Island Pool Deck	➤ Arts / Games Studio
➤ Music / Entertainment Studion	➤ Yoga
➤ Multi activity area	➤ Entrane lobby

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C. S. No. 6 (pt)
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C. S. No. 6 (pt) of Sion Division
	d)	Ward / Taluka	: F / N - Ward
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	<b>“Beaumonte Tower C Sale Building No. 10 - Wing C”, Redevelopment of Shiv Koliwada CHS Ltd., on Land Bearing C. S. No. 6 (pt) of Sion Division with Slum Schem of Akar CHS Ltd., Near PVR Cinema, Opp. Croma Showroom, Road No. 28A, Sion Circle, Sion</b>

			(East), Mumbai, PIN – 400 022, State - Maharashtra, Country – India
8.	City / Town	:	Sion Circle, Sion (East)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority, Divison Sion, Divison – Sion
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>
	North	Sale Building Wing B	Layout Sale Building Tower B
	South	Sale Building Wing D	Propsoed Sale Buildign Tower D
	East	Sale Building Tower A & Rehab Building No. 6	Adjoining layout podium
	West	Road No. 28 A	12 M. wide DP Road
			<b>As per Site</b>
			Sale Building Wing B
			Sale Building Wing D
			Sale Building Tower A & Rehab Building No. 6
			Road No. 28 A
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°02'26.2"N 72°51'50.9"E
14.	Extent of the site	:	Total Plot area – 27509.90 Sq. M. (As per Approved Plan) Plot area – 1055.48 Sq. M. (As per RERA) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 27509.90 Sq. M. (As per Approved Plan) Plot area – 1055.48 Sq. M. (As per RERA)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress.
II	<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 Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Amended Plan No. SRA / ENG / 3119 / FN / ML / AP date 13.04.2023 issued by Executive Engineer Slum Rehabilitation Authority  <b>Approved upto:</b>				
			<table border="1"> <thead> <tr> <th>Building / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>10 / C</td> <td>1 Level Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 3<sup>rd</sup> Podium Level + 4<sup>th</sup> to 6<sup>th</sup> Floors (Part Podium / Part Residential) + 7<sup>th</sup> Floor (Part Eco Deck / Part Podium / Part Residential) + 8<sup>th</sup> to 41<sup>st</sup> Uppr Floors.</td> </tr> </tbody> </table>	Building / Tower	Number of Floors	10 / C	1 Level Basement + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium Level + 4 <sup>th</sup> to 6 <sup>th</sup> Floors (Part Podium / Part Residential) + 7 <sup>th</sup> Floor (Part Eco Deck / Part Podium / Part Residential) + 8 <sup>th</sup> to 41 <sup>st</sup> Uppr Floors.
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10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 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.	<b>Special remarks, if any like threat of acquisition of land for publics 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 – 27509.90 Sq. M. (As per Approved Plan) Plot area – 1055.48 Sq. M. (As per RERA)				
	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)	:	₹ 2,42,110 per Sq. M. for Residential ₹ 1,02,420.00 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>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>27509.90</td> <td>102420.00</td> <td>2,81,75,63,958.00</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>1055.48</td> <td>102420.00</td> <td>10,81,02,262.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	27509.90	102420.00	2,81,75,63,958.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1055.48	102420.00	10,81,02,262.00
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1055.48	102420.00	10,81,02,262.00																			
<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 / Tower</b>		<b>Number of Floors</b>																		
	<b>10 / C</b>		<b>Proposed 1 Level Basement + Ground (pt) + Stilt (pt) + 1<sup>st</sup> to 3<sup>rd</sup> Podium Level + 4<sup>th</sup> to 6<sup>th</sup> Floors (Part Podium / Part Residential) + 7<sup>th</sup> Floor (Part Eco Deck / Part Podium / Part Residential) + 8<sup>th</sup> to 41<sup>st</sup> Uppr Floors.</b>																		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	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 Amended Plan vide Office Permission Letter No. SRA / ENG / 3119 / FN / ML / AP date 13.04.2023 issued by Executive Engineer Slum Rehabilitation Authority																		
	h) Approved map / plan issuing authority	:																			
			<b>Approved upto:</b>																		
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

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

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

Sr. No.	Flat No.	As per Plan Floor No.	As per Builder Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Balcony + Terrace 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	401	1	4	3 BHK	1409	102	1511	1662	41500	6,27,06,500	6,77,23,020	141000	3,57,000
2	402	1	4	2 BHK	888	91	979	1077	41500	4,06,28,500	4,38,78,780	91500	3,18,500
3	403	1	4	3 BHK	1412	100	1512	1663	41500	6,27,48,000	6,77,67,840	141000	3,50,000
4	501	2	5	3 BHK	1409	102	1511	1662	41500	6,27,06,500	6,77,23,020	141000	3,57,000
5	502	2	5	2 BHK	888	91	979	1077	41500	4,06,28,500	4,38,78,780	91500	3,18,500
6	503	2	5	3 BHK	1416	141	1557	1713	41500	6,46,15,500	6,97,84,740	145500	4,93,500
7	601	3	6	3 BHK	1409	102	1511	1662	41580	6,28,27,380	6,78,53,570	141500	3,57,000
8	602	3	6	2 BHK	888	91	979	1077	41580	4,07,06,820	4,39,63,366	91500	3,18,500
9	603	3	6	3 BHK	1412	100	1512	1663	41580	6,28,68,960	6,78,98,477	141500	3,50,000
10	703	4	7	3 BHK	1412	100	1512	1663	41660	6,29,89,920	6,80,29,114	141500	3,50,000
11	801	5	8	3 BHK	1409	102	1511	1662	41740	6,30,69,140	6,81,14,671	142000	3,57,000
12	802	5	8	2 BHK	888	91	979	1077	41740	4,08,63,460	4,41,32,537	92000	3,18,500
13	803	5	8	3 BHK	1412	100	1512	1663	41740	6,31,10,880	6,81,59,750	142000	3,50,000
14	804	5	8	3 BHK	1104	92	1196	1316	41740	4,99,21,040	5,39,14,723	112500	3,22,000
15	805	5	8	2 BHK	799	83	882	970	41740	3,68,14,680	3,97,59,854	83000	2,90,500
16	806	5	8	2 BHK	799	83	882	970	41740	3,68,14,680	3,97,59,854	83000	2,90,500
17	807	5	8	3 BHK	1104	92	1196	1316	41740	4,99,21,040	5,39,14,723	112500	3,22,000
18	901	6	9	3 BHK	1409	102	1511	1662	41820	6,31,90,020	6,82,45,222	142000	3,57,000
19	902	6	9	2 BHK	888	91	979	1077	41820	4,09,41,780	4,42,17,122	92000	3,18,500
20	903	6	9	3 BHK	1416	141	1557	1713	41820	6,51,13,740	7,03,22,839	146500	4,93,500
21	904	6	9	3 BHK	1104	92	1196	1316	41820	5,00,16,720	5,40,18,058	112500	3,22,000
22	905	6	9	2 BHK	799	83	882	970	41820	3,68,85,240	3,98,36,059	83000	2,90,500
23	906	6	9	2 BHK	799	83	882	970	41820	3,68,85,240	3,98,36,059	83000	2,90,500
24	907	6	9	3 BHK	1104	92	1196	1316	41820	5,00,16,720	5,40,18,058	112500	3,22,000
25	1001	7	10	3 BHK	1409	102	1511	1662	41900	6,33,10,900	6,83,75,772	142500	3,57,000
26	1002	7	10	2 BHK	888	91	979	1077	41900	4,10,20,100	4,43,01,708	92500	3,18,500
27	1003	7	10	3 BHK	1412	100	1512	1663	41900	6,33,52,800	6,84,21,024	142500	3,50,000
28	1004	7	10	3 BHK	1104	92	1196	1316	41900	5,01,12,400	5,41,21,392	113000	3,22,000
29	1005	7	10	2 BHK	799	83	882	970	41900	3,69,55,800	3,99,12,264	83000	2,90,500
30	1006	7	10	2 BHK	799	83	882	970	41900	3,69,55,800	3,99,12,264	83000	2,90,500
31	1007	7	10	3 BHK	1104	92	1196	1316	41900	5,01,12,400	5,41,21,392	113000	3,22,000
32	1101	8	11	3 BHK	1409	102	1511	1662	41980	6,34,31,780	6,85,06,322	142500	3,57,000

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33	1102	8	11	2 BHK	888	91	979	1077	41980	4,10,98,420	4,43,86,294	92500	3,18,500
34	1103	8	11	3 BHK	1412	100	1512	1663	41980	6,34,73,760	6,85,51,661	143000	3,50,000
35	1104	8	11	3 BHK	1104	92	1196	1316	41980	5,02,08,080	5,42,24,726	113000	3,22,000
36	1105	8	11	2 BHK	799	83	882	970	41980	3,70,26,360	3,99,88,469	83500	2,90,500
37	1106	8	11	2 BHK	799	83	882	970	41980	3,70,26,360	3,99,88,469	83500	2,90,500
38	1107	8	11	3 BHK	1104	92	1196	1316	41980	5,02,08,080	5,42,24,726	113000	3,22,000
39	1201	9	12	3 BHK	1409	102	1511	1662	42060	6,35,52,660	6,86,36,873	143000	3,57,000
40	1202	9	12	2 BHK	888	91	979	1077	42060	4,11,76,740	4,44,70,879	92500	3,18,500
41	1203	9	12	3 BHK	1412	100	1512	1663	42060	6,35,94,720	6,86,82,298	143000	3,50,000
42	1204	9	12	3 BHK	1104	92	1196	1316	42060	5,03,03,760	5,43,28,061	113000	3,22,000
43	1205	9	12	2 BHK	799	83	882	970	42060	3,70,96,920	4,00,64,674	83500	2,90,500
44	1206	9	12	2 BHK	799	83	882	970	42060	3,70,96,920	4,00,64,674	83500	2,90,500
45	1207	9	12	3 BHK	1104	92	1196	1316	42060	5,03,03,760	5,43,28,061	113000	3,22,000
46	1301	10	13	3 BHK	1409	102	1511	1662	42140	6,36,73,540	6,87,67,423	143500	3,57,000
47	1302	10	13	2 BHK	888	91	979	1077	42140	4,12,55,060	4,45,55,465	93000	3,18,500
48	1303	10	13	3 BHK	1416	141	1557	1713	42140	6,56,11,980	7,08,60,938	147500	4,93,500
49	1304	10	13	3 BHK	1104	92	1196	1316	42140	5,03,99,440	5,44,31,395	113500	3,22,000
50	1305	10	13	2 BHK	799	83	882	970	42140	3,71,67,480	4,01,40,878	83500	2,90,500
51	1306	10	13	2 BHK	799	83	882	970	42140	3,71,67,480	4,01,40,878	83500	2,90,500
52	1307	10	13	3 BHK	1104	92	1196	1316	42140	5,03,99,440	5,44,31,395	113500	3,22,000
53	1403	11	14	3 BHK	1412	100	1512	1663	42220	6,38,36,640	6,89,43,571	143500	3,50,000
54	1404	11	14	3 BHK	1104	92	1196	1316	42220	5,04,95,120	5,45,34,730	113500	3,22,000
55	1405	11	14	2 BHK	799	83	882	970	42220	3,72,38,040	4,02,17,083	84000	2,90,500
56	1406	11	14	2 BHK	799	83	882	970	42220	3,72,38,040	4,02,17,083	84000	2,90,500
57	1407	11	14	3 BHK	1104	92	1196	1316	42220	5,04,95,120	5,45,34,730	113500	3,22,000
58	1501	12	15	3 BHK	1409	102	1511	1662	42300	6,39,15,300	6,90,28,524	144000	3,57,000
59	1502	12	15	2 BHK	888	91	979	1077	42300	4,14,11,700	4,47,24,636	93000	3,18,500
60	1503	12	15	3 BHK	1412	100	1512	1663	42300	6,39,57,600	6,90,74,208	144000	3,50,000
61	1504	12	15	3 BHK	1104	92	1196	1316	42300	5,05,90,800	5,46,38,064	114000	3,22,000
62	1505	12	15	2 BHK	799	83	882	970	42300	3,73,08,600	4,02,93,288	84000	2,90,500
63	1506	12	15	2 BHK	799	83	882	970	42300	3,73,08,600	4,02,93,288	84000	2,90,500
64	1507	12	15	3 BHK	1104	92	1196	1316	42300	5,05,90,800	5,46,38,064	114000	3,22,000
65	1601	13	16	3 BHK	1409	102	1511	1662	42380	6,40,36,180	6,91,59,074	144000	3,57,000
66	1602	13	16	2 BHK	888	91	979	1077	42380	4,14,90,020	4,48,09,222	93500	3,18,500
67	1603	13	16	3 BHK	1412	100	1512	1663	42380	6,40,78,560	6,92,04,845	144000	3,50,000

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68	1604	13	16	3 BHK	1104	92	1196	1316	42380	5,06,86,480	5,47,41,398	114000	3,22,000
69	1605	13	16	2 BHK	799	83	882	970	42380	3,73,79,160	4,03,69,493	84000	2,90,500
70	1606	13	16	2 BHK	799	83	882	970	42380	3,73,79,160	4,03,69,493	84000	2,90,500
71	1607	13	16	3 BHK	1104	92	1196	1316	42380	5,06,86,480	5,47,41,398	114000	3,22,000
72	1701	14	17	3 BHK	1409	102	1511	1662	42460	6,41,57,060	6,92,89,625	144500	3,57,000
73	1702	14	17	2 BHK	888	91	979	1077	42460	4,15,68,340	4,48,93,807	93500	3,18,500
74	1703	14	17	3 BHK	1416	141	1557	1713	42460	6,61,10,220	7,13,99,038	148500	4,93,500
75	1704	14	17	3 BHK	1104	92	1196	1316	42460	5,07,82,160	5,48,44,733	114500	3,22,000
76	1705	14	17	2 BHK	799	83	882	970	42460	3,74,49,720	4,04,45,698	84500	2,90,500
77	1706	14	17	2 BHK	799	83	882	970	42460	3,74,49,720	4,04,45,698	84500	2,90,500
78	1707	14	17	3 BHK	1104	92	1196	1316	42460	5,07,82,160	5,48,44,733	114500	3,22,000
79	1801	15	18	3 BHK	1409	102	1511	1662	42540	6,42,77,940	6,94,20,175	144500	3,57,000
80	1802	15	18	2 BHK	888	91	979	1077	42540	4,16,46,660	4,49,78,393	93500	3,18,500
81	1803	15	18	3 BHK	1412	100	1512	1663	42540	6,43,20,480	6,94,66,118	144500	3,50,000
82	1804	15	18	3 BHK	1104	92	1196	1316	42540	5,08,77,840	5,49,48,067	114500	3,22,000
83	1805	15	18	2 BHK	799	83	882	970	42540	3,75,20,280	4,05,21,902	84500	2,90,500
84	1806	15	18	2 BHK	799	83	882	970	42540	3,75,20,280	4,05,21,902	84500	2,90,500
85	1807	15	18	3 BHK	1104	92	1196	1316	42540	5,08,77,840	5,49,48,067	114500	3,22,000
86	1901	16	19	3 BHK	1409	102	1511	1662	42620	6,43,98,820	6,95,50,726	145000	3,57,000
87	1902	16	19	2 BHK	888	91	979	1077	42620	4,17,24,980	4,50,62,978	94000	3,18,500
88	1903	16	19	3 BHK	1412	100	1512	1663	42620	6,44,41,440	6,95,96,755	145000	3,50,000
89	1904	16	19	3 BHK	1104	92	1196	1316	42620	5,09,73,520	5,50,51,402	114500	3,22,000
90	1905	16	19	2 BHK	799	83	882	970	42620	3,75,90,840	4,05,98,107	84500	2,90,500
91	1906	16	19	2 BHK	799	83	882	970	42620	3,75,90,840	4,05,98,107	84500	2,90,500
92	1907	16	19	3 BHK	1104	92	1196	1316	42620	5,09,73,520	5,50,51,402	114500	3,22,000
93	2001	17	20	3 BHK	1409	102	1511	1662	42700	6,45,19,700	6,96,81,276	145000	3,57,000
94	2002	17	20	2 BHK	888	91	979	1077	42700	4,18,03,300	4,51,47,564	94000	3,18,500
95	2003	17	20	3 BHK	1412	100	1512	1663	42700	6,45,62,400	6,97,27,392	145500	3,50,000
96	2004	17	20	3 BHK	1104	92	1196	1316	42700	5,10,69,200	5,51,54,736	115000	3,22,000
97	2005	17	20	2 BHK	799	83	882	970	42700	3,76,61,400	4,06,74,312	84500	2,90,500
98	2006	17	20	2 BHK	799	83	882	970	42700	3,76,61,400	4,06,74,312	84500	2,90,500
99	2007	17	20	3 BHK	1104	92	1196	1316	42700	5,10,69,200	5,51,54,736	115000	3,22,000
100	2103	18	21	3 BHK	1416	141	1557	1713	42780	6,66,08,460	7,19,37,137	150000	4,93,500
101	2104	18	21	3 BHK	1104	92	1196	1316	42780	5,11,64,880	5,52,58,070	115000	3,22,000
102	2105	18	21	2 BHK	799	83	882	970	42780	3,77,31,960	4,07,50,517	85000	2,90,500

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103	2106	18	21	2 BHK	799	83	882	970	42780	3,77,31,960	4,07,50,517	85000	2,90,500
104	2107	18	21	3 BHK	1104	92	1196	1316	42780	5,11,64,880	5,52,58,070	115000	3,22,000
105	2201	19	22	3 BHK	1409	102	1511	1662	42860	6,47,61,460	6,99,42,377	145500	3,57,000
106	2202	19	22	2 BHK	888	91	979	1077	42860	4,19,59,940	4,53,16,735	94500	3,18,500
107	2203	19	22	3 BHK	1412	100	1512	1663	42860	6,48,04,320	6,99,88,666	146000	3,50,000
108	2204	19	22	3 BHK	1104	92	1196	1316	42860	5,12,60,560	5,53,61,405	115500	3,22,000
109	2205	19	22	2 BHK	799	83	882	970	42860	3,78,02,520	4,08,26,722	85000	2,90,500
110	2206	19	22	2 BHK	799	83	882	970	42860	3,78,02,520	4,08,26,722	85000	2,90,500
111	2207	19	22	3 BHK	1104	92	1196	1316	42860	5,12,60,560	5,53,61,405	115500	3,22,000
112	2301	20	23	3 BHK	1409	102	1511	1662	42940	6,48,82,340	7,00,72,927	146000	3,57,000
113	2302	20	23	2 BHK	888	91	979	1077	42940	4,20,38,260	4,54,01,321	94500	3,18,500
114	2303	20	23	3 BHK	1412	100	1512	1663	42940	6,49,25,280	7,01,19,302	146000	3,50,000
115	2304	20	23	3 BHK	1104	92	1196	1316	42940	5,13,56,240	5,54,64,739	115500	3,22,000
116	2305	20	23	2 BHK	799	83	882	970	42940	3,78,73,080	4,09,02,926	85000	2,90,500
117	2306	20	23	2 BHK	799	83	882	970	42940	3,78,73,080	4,09,02,926	85000	2,90,500
118	2307	20	23	3 BHK	1104	92	1196	1316	42940	5,13,56,240	5,54,64,739	115500	3,22,000
119	2401	21	24	3 BHK	1409	102	1511	1662	43020	6,50,03,220	7,02,03,478	146500	3,57,000
120	2402	21	24	2 BHK	888	91	979	1077	43020	4,21,16,580	4,54,85,906	95000	3,18,500
121	2403	21	24	3 BHK	1412	100	1512	1663	43020	6,50,46,240	7,02,49,939	146500	3,50,000
122	2404	21	24	3 BHK	1104	92	1196	1316	43020	5,14,51,920	5,55,68,074	116000	3,22,000
123	2405	21	24	2 BHK	799	83	882	970	43020	3,79,43,640	4,09,79,131	85500	2,90,500
124	2406	21	24	2 BHK	799	83	882	970	43020	3,79,43,640	4,09,79,131	85500	2,90,500
125	2407	21	24	3 BHK	1104	92	1196	1316	43020	5,14,51,920	5,55,68,074	116000	3,22,000
126	2501	22	25	3 BHK	1409	102	1511	1662	43100	6,51,24,100	7,03,34,028	146500	3,57,000
127	2502	22	25	2 BHK	888	91	979	1077	43100	4,21,94,900	4,55,70,492	95000	3,18,500
128	2503	22	25	3 BHK	1416	141	1557	1713	43100	6,71,06,700	7,24,75,236	151000	4,93,500
129	2504	22	25	3 BHK	1104	92	1196	1316	43100	5,15,47,600	5,56,71,408	116000	3,22,000
130	2505	22	25	2 BHK	799	83	882	970	43100	3,80,14,200	4,10,55,336	85500	2,90,500
131	2506	22	25	2 BHK	799	83	882	970	43100	3,80,14,200	4,10,55,336	85500	2,90,500
132	2507	22	25	3 BHK	1104	92	1196	1316	43100	5,15,47,600	5,56,71,408	116000	3,22,000
133	2601	23	26	3 BHK	1409	102	1511	1662	43180	6,52,44,980	7,04,64,578	147000	3,57,000
134	2602	23	26	2 BHK	888	91	979	1077	43180	4,22,73,220	4,56,55,078	95000	3,18,500
135	2603	23	26	3 BHK	1412	100	1512	1663	43180	6,52,88,160	7,05,11,213	147000	3,50,000
136	2604	23	26	3 BHK	1104	92	1196	1316	43180	5,16,43,280	5,57,74,742	116000	3,22,000
137	2605	23	26	2 BHK	799	83	882	970	43180	3,80,84,760	4,11,31,541	85500	2,90,500

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138	2606	23	26	2 BHK	799	83	882	970	43180	3,80,84,760	4,11,31,541	85500	2,90,500
139	2607	23	26	3 BHK	1104	92	1196	1316	43180	5,16,43,280	5,57,74,742	116000	3,22,000
140	2701	24	27	3 BHK	1409	102	1511	1662	43260	6,53,65,860	7,05,95,129	147000	3,57,000
141	2702	24	27	2 BHK	888	91	979	1077	43260	4,23,51,540	4,57,39,663	95500	3,18,500
142	2703	24	27	3 BHK	1412	100	1512	1663	43260	6,54,09,120	7,06,41,850	147000	3,50,000
143	2704	24	27	3 BHK	1104	92	1196	1316	43260	5,17,38,960	5,58,78,077	116500	3,22,000
144	2705	24	27	2 BHK	799	83	882	970	43260	3,81,55,320	4,12,07,746	86000	2,90,500
145	2706	24	27	2 BHK	799	83	882	970	43260	3,81,55,320	4,12,07,746	86000	2,90,500
146	2707	24	27	3 BHK	1104	92	1196	1316	43260	5,17,38,960	5,58,78,077	116500	3,22,000
147	2803	25	28	3 BHK	1412	100	1512	1663	43340	6,55,30,080	7,07,72,486	147500	3,50,000
148	2804	25	28	3 BHK	1104	92	1196	1316	43340	5,18,34,640	5,59,81,411	116500	3,22,000
149	2805	25	28	2 BHK	799	83	882	970	43340	3,82,25,880	4,12,83,950	86000	2,90,500
150	2806	25	28	2 BHK	799	83	882	970	43340	3,82,25,880	4,12,83,950	86000	2,90,500
151	2807	25	28	3 BHK	1104	92	1196	1316	43340	5,18,34,640	5,59,81,411	116500	3,22,000
152	2901	26	29	3 BHK	1409	102	1511	1662	43420	6,56,07,620	7,08,56,230	147500	3,57,000
153	2902	26	29	2 BHK	888	91	979	1077	43420	4,25,08,180	4,59,08,834	95500	3,18,500
154	2903	26	29	3 BHK	1416	141	1557	1713	43420	6,76,04,940	7,30,13,335	152000	4,93,500
155	2904	26	29	3 BHK	1104	92	1196	1316	43420	5,19,30,320	5,60,84,746	117000	3,22,000
156	2905	26	29	2 BHK	799	83	882	970	43420	3,82,96,440	4,13,60,155	86000	2,90,500
157	2906	26	29	2 BHK	799	83	882	970	43420	3,82,96,440	4,13,60,155	86000	2,90,500
158	2907	26	29	3 BHK	1104	92	1196	1316	43420	5,19,30,320	5,60,84,746	117000	3,22,000
159	3001	27	30	3 BHK	1409	102	1511	1662	43500	6,57,28,500	7,09,86,780	148000	3,57,000
160	3002	27	30	2 BHK	888	91	979	1077	43500	4,25,86,500	4,59,93,420	96000	3,18,500
161	3003	27	30	3 BHK	1412	100	1512	1663	43500	6,57,72,000	7,10,33,760	148000	3,50,000
162	3004	27	30	3 BHK	1104	92	1196	1316	43500	5,20,26,000	5,61,88,080	117000	3,22,000
163	3005	27	30	2 BHK	799	83	882	970	43500	3,83,67,000	4,14,36,360	86500	2,90,500
164	3006	27	30	2 BHK	799	83	882	970	43500	3,83,67,000	4,14,36,360	86500	2,90,500
165	3007	27	30	3 BHK	1104	92	1196	1316	43500	5,20,26,000	5,61,88,080	117000	3,22,000
166	3101	28	31	3 BHK	1409	102	1511	1662	43580	6,58,49,380	7,11,17,330	148000	3,57,000
167	3102	28	31	2 BHK	888	91	979	1077	43580	4,26,64,820	4,60,78,006	96000	3,18,500
168	3103	28	31	3 BHK	1412	100	1512	1663	43580	6,58,92,960	7,11,64,397	148500	3,50,000
169	3104	28	31	3 BHK	1104	92	1196	1316	43580	5,21,21,680	5,62,91,414	117500	3,22,000
170	3105	28	31	2 BHK	799	83	882	970	43580	3,84,37,560	4,15,12,565	86500	2,90,500
171	3106	28	31	2 BHK	799	83	882	970	43580	3,84,37,560	4,15,12,565	86500	2,90,500
172	3107	28	31	3 BHK	1104	92	1196	1316	43580	5,21,21,680	5,62,91,414	117500	3,22,000

Sr. No.	Flat No.	As per Plan Floor No.	As per Builder Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Balcony + Terrace 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 ₹
173	3201	29	32	3 BHK	1409	102	1511	1662	43660	6,59,70,260	7,12,47,881	148500	3,57,000
174	3202	29	32	2 BHK	888	91	979	1077	43660	4,27,43,140	4,61,62,591	96000	3,18,500
175	3203	29	32	3 BHK	1412	100	1512	1663	43660	6,60,13,920	7,12,95,034	148500	3,50,000
176	3204	29	32	3 BHK	1104	92	1196	1316	43660	5,22,17,360	5,63,94,749	117500	3,22,000
177	3205	29	32	2 BHK	799	83	882	970	43660	3,85,08,120	4,15,88,770	86500	2,90,500
178	3206	29	32	2 BHK	799	83	882	970	43660	3,85,08,120	4,15,88,770	86500	2,90,500
179	3207	29	32	3 BHK	1104	92	1196	1316	43660	5,22,17,360	5,63,94,749	117500	3,22,000
180	3301	30	33	3 BHK	1409	102	1511	1662	43740	6,60,91,140	7,13,78,431	148500	3,57,000
181	3302	30	33	2 BHK	888	91	979	1077	43740	4,28,21,460	4,62,47,177	96500	3,18,500
182	3303	30	33	3 BHK	1416	141	1557	1713	43740	6,81,03,180	7,35,51,434	153000	4,93,500
183	3304	30	33	3 BHK	1104	92	1196	1316	43740	5,23,13,040	5,64,98,083	117500	3,22,000
184	3305	30	33	2 BHK	799	83	882	970	43740	3,85,78,680	4,16,64,974	87000	2,90,500
185	3306	30	33	2 BHK	799	83	882	970	43740	3,85,78,680	4,16,64,974	87000	2,90,500
186	3307	30	33	3 BHK	1104	92	1196	1316	43740	5,23,13,040	5,64,98,083	117500	3,22,000
187	3401	31	34	3 BHK	1409	102	1511	1662	43820	6,62,12,020	7,15,08,982	149000	3,57,000
188	3402	31	34	2 BHK	888	91	979	1077	43820	4,28,99,780	4,63,31,762	96500	3,18,500
189	3403	31	34	3 BHK	1412	100	1512	1663	43820	6,62,55,840	7,15,56,307	149000	3,50,000
190	3404	31	34	3 BHK	1104	92	1196	1316	43820	5,24,08,720	5,66,01,418	118000	3,22,000
191	3405	31	34	2 BHK	799	83	882	970	43820	3,86,49,240	4,17,41,179	87000	2,90,500
192	3406	31	34	2 BHK	799	83	882	970	43820	3,86,49,240	4,17,41,179	87000	2,90,500
193	3407	31	34	3 BHK	1104	92	1196	1316	43820	5,24,08,720	5,66,01,418	118000	3,22,000
194	3503	32	35	3 BHK	1412	100	1512	1663	43900	6,63,76,800	7,16,86,944	149500	3,50,000
195	3504	32	35	3 BHK	1104	92	1196	1316	43900	5,25,04,400	5,67,04,752	118000	3,22,000
196	3505	32	35	2 BHK	799	83	882	970	43900	3,87,19,800	4,18,17,384	87000	2,90,500
197	3506	32	35	2 BHK	799	83	882	970	43900	3,87,19,800	4,18,17,384	87000	2,90,500
198	3507	32	35	3 BHK	1104	92	1196	1316	43900	5,25,04,400	5,67,04,752	118000	3,22,000
199	3601	33	36	3 BHK	1409	102	1511	1662	43980	6,64,53,780	7,17,70,082	149500	3,57,000
200	3602	33	36	2 BHK	888	91	979	1077	43980	4,30,56,420	4,65,00,934	97000	3,18,500
201	3603	33	36	3 BHK	1412	100	1512	1663	43980	6,64,97,760	7,18,17,581	149500	3,50,000
202	3604	33	36	3 BHK	1104	92	1196	1316	43980	5,26,00,080	5,68,08,086	118500	3,22,000
203	3605	33	36	2 BHK	799	83	882	970	43980	3,87,90,360	4,18,93,589	87500	2,90,500
204	3606	33	36	2 BHK	799	83	882	970	43980	3,87,90,360	4,18,93,589	87500	2,90,500
205	3607	33	36	3 BHK	1104	92	1196	1316	43980	5,26,00,080	5,68,08,086	118500	3,22,000
206	3701	34	37	3 BHK	1409	102	1511	1662	44060	6,65,74,660	7,19,00,633	150000	3,57,000
207	3702	34	37	2 BHK	888	91	979	1077	44060	4,31,34,740	4,65,85,519	97000	3,18,500

Sr. No.	Flat No.	As per Plan Floor No.	As per Builder Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Balcony + Terrace 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 ₹
208	3703	34	37	3 BHK	1416	141	1557	1713	44060	6,86,01,420	7,40,89,534	154500	4,93,500
209	3704	34	37	3 BHK	1104	92	1196	1316	44060	5,26,95,760	5,69,11,421	118500	3,22,000
210	3705	34	37	2 BHK	799	83	882	970	44060	3,88,60,920	4,19,69,794	87500	2,90,500
211	3706	34	37	2 BHK	799	83	882	970	44060	3,88,60,920	4,19,69,794	87500	2,90,500
212	3707	34	37	3 BHK	1104	92	1196	1316	44060	5,26,95,760	5,69,11,421	118500	3,22,000
213	3801	35	38	3 BHK	1409	102	1511	1662	44140	6,66,95,540	7,20,31,183	150000	3,57,000
214	3802	35	38	2 BHK	888	91	979	1077	44140	4,32,13,060	4,66,70,105	97000	3,18,500
215	3803	35	38	3 BHK	1412	100	1512	1663	44140	6,67,39,680	7,20,78,854	150000	3,50,000
216	3804	35	38	3 BHK	1104	92	1196	1316	44140	5,27,91,440	5,70,14,755	119000	3,22,000
217	3805	35	38	2 BHK	799	83	882	970	44140	3,89,31,480	4,20,45,998	87500	2,90,500
218	3806	35	38	2 BHK	799	83	882	970	44140	3,89,31,480	4,20,45,998	87500	2,90,500
219	3807	35	38	3 BHK	1104	92	1196	1316	44140	5,27,91,440	5,70,14,755	119000	3,22,000
220	3901	36	39	4 BHK	1762	739	2500	2750	44220	11,05,50,000	11,93,94,000	248500	25,86,500
221	3902	36	39	3 BHK	1412	100	1512	1663	44220	6,68,60,640	7,22,09,491	150500	3,50,000
222	3903	36	39	4 BHK	1677	405	2082	2290	44220	9,20,66,040	9,94,31,323	207000	14,17,500
223	3904	36	39	4 BHK	1677	405	2082	2290	44220	9,20,66,040	9,94,31,323	207000	14,17,500
224	4001	37	40	4 BHK	1762	149	1910	2101	44300	8,46,13,000	9,13,82,040	190500	5,21,500
225	4002	37	40	3 BHK	1412	100	1512	1663	44300	6,69,81,600	7,23,40,128	150500	3,50,000
226	4003	37	40	4 BHK	1677	132	1809	1990	44300	8,01,38,700	8,65,49,796	180500	4,62,000
227	4004	37	40	4 BHK	1677	132	1809	1990	44300	8,01,38,700	8,65,49,796	180500	4,62,000
228	4101	38	41	4 BHK	1762	149	1910	2101	44380	8,47,65,800	9,15,47,064	190500	5,21,500
229	4102	38	41	3 BHK	1412	100	1512	1663	44380	6,71,02,560	7,24,70,765	151000	3,50,000
230	4103	38	41	4 BHK	1677	132	1809	1990	44380	8,02,83,420	8,67,06,094	180500	4,62,000
231	4104	38	41	4 BHK	1677	132	1809	1990	44380	8,02,83,420	8,67,06,094	180500	4,62,000
<b>Total</b>					<b>255936</b>	<b>23184</b>	<b>279117</b>	<b>307029</b>		<b>11,99,52,97,420</b>	<b>12,95,49,21,214</b>		<b>8,11,44,000</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 ₹
10 / C	2 BHK - 92 3 BHK - 130 4 BHK - 09	231	279117	307029	11,99,52,97,420.00	12,95,49,21,214.00
<b>Refuge Floors – 14<sup>th</sup> , 21<sup>st</sup> , 28<sup>th</sup> &amp; 35<sup>th</sup> Floors – Flat No. 1 &amp; 2</b>						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	11,99,52,97,420.00
Final Realizable Value After Completion in ₹	12,95,49,21,214.00
Cost of Construction (Total Built up area x Rate) 308121 Sq. Ft. x ₹ 3000.00	92,10,87,000.00

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
10/C	12	307029	92,10,87,000.00	11,05,30,440.00

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	:	 <b>As per table attached to the report</b>
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>₹ 11,99,52,97,420.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 12,95,49,21,214.00</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 ₹ 40,000.00 to ₹ 45,000.00 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 ₹ 41,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



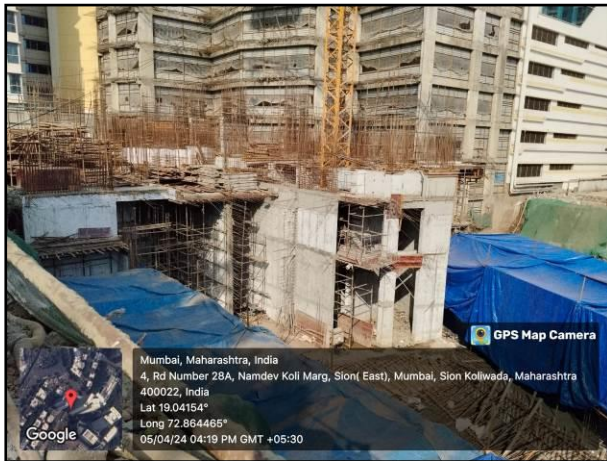
Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Actual Site Photographs



Since 1989

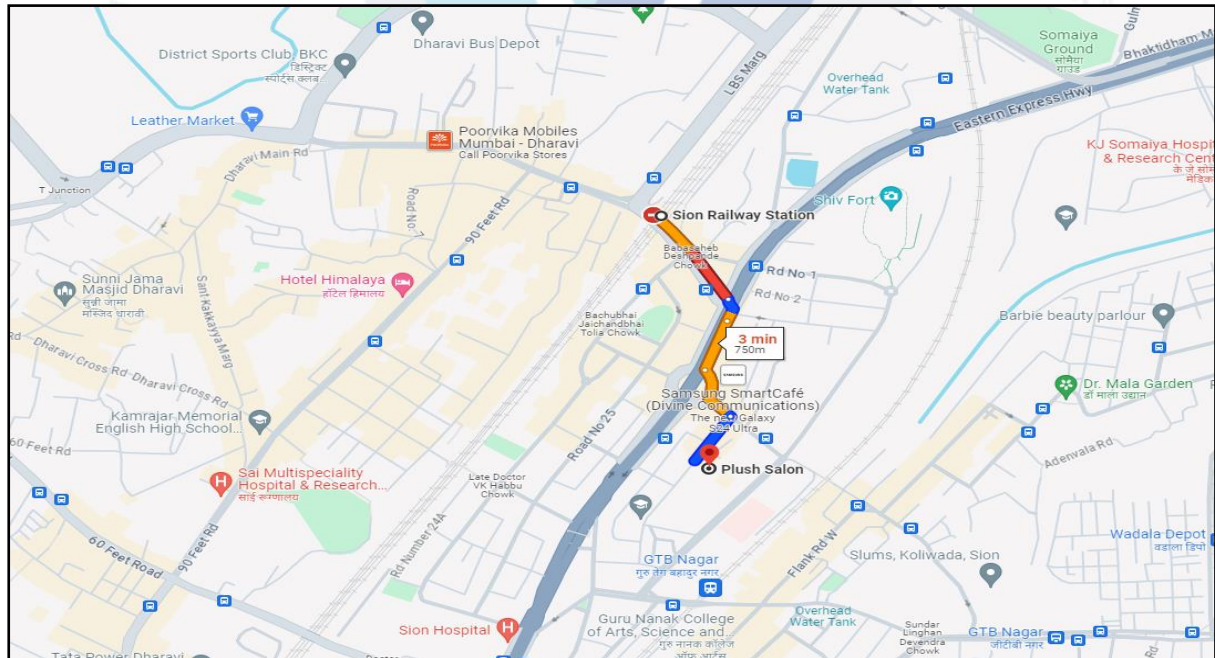
**Vastukala Consultants (I) Pvt. Ltd.**

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# Route Map of the property


Site u/r



**Latitude Longitude: 19°02'26.2"N 72°51'50.9"E**


**Note: The Blue line shows the route to site from nearest Railway station (Sion – 750 M.)**

## 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:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19/126 -भूभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस लक्ष्मीबाई केळकर, हुतगती महामार्ग, दक्षिणेस किंग्ज सर्कलकडे जाणारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110	चौ. मीटर	सि.टी.एस. नंबर
19/126A -भूभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्व हुतगती महामार्ग, पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई शहर हद्द, दक्षिणेस सायन स्टेशन रोड.	84820	207660	238810	269000	207660	चौ. मीटर	सि.टी.एस. नंबर

## Sales Instance

गावाचे नाव : सायन	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	59729135
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	46597943.26
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.3503,35 वा मजला,टॉवर सी,ब्युमॉन्टे,सायन भंडारवाडा,रोड नं 28-ए,स्कीम नं 6,सायन कोळीवाडा,सायन,मुंबई - 400022.2 कार पार्किंग(म्हणजेच1 स्टेक)सहित. सदर मिळकतीचे डिव्हीजन -सायन,सी एस नं-6(पैकी),सदर सदनिकेचे क्षेत्रफळ 131.21 चौ मी म्हणजेच 1412.34 चौ फूट रेरा कारपेट + बाल्कनीचे क्षेत्रफळ 9.27 चौ मी म्हणजेच 99.78 चौ फूट रेरा कारपेट.व दस्तात नमुद केल्याप्रमाणे.( ( C.T.S. Number : सी.एस.नं.- 6(पैकी) ; ) )
(5) क्षेत्रफळ	131.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सहाना शेठ चे सभासद पायलट कन्स्ट्रक्शन्स प्रा.लि चे संचालक सुशांत शेठ्ठी तर्फे कु मु म्हणून विजय मोरे वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं 402 , माळा नं: -, इमारतीचे नाव: सागर एव्हेंयू, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 54-बी, जंक्शन ऑफ एस व्ही रोड व लल्लुभाई पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAGAS9333M 2): नाव.-सहाना शेठ चे सभासद शेठ बिल्डवेल प्रायव्हेट लिमिटेड चे संचालक बिपीन शाह तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: वसंत ओएसिस,साईट ऑफिस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: अप्पर बेसमेंट,सीटीएस 345ए/1 ते 3,345 ए 5, मकवाना रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAGAS9333M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अरुण चंद्रन विजयचंद्र वय:-35; पत्ता:-प्लॉट नं: फ्लॉट नं सी 301, माळा नं: -, इमारतीचे नाव: आरएनए कॉन्टिनेन्टल, ब्लॉक नं: चेंबूर, मुंबई, रोड नं: सुभाष नगर, . पिन कोड:-400071 पॅन नं:-AGKPV8383R 2): नाव.-नताशा बहुगुणा वय:-34; पत्ता:-प्लॉट नं: फ्लॉट नं सी 301, माळा नं: -, इमारतीचे नाव: आरएनए कॉन्टिनेन्टल, ब्लॉक नं: चेंबूर, मुंबई, रोड नं: सुभाष नगर, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-BECPB1157A
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6251/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3583800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

[https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2\\_RegLive.aspx](https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx)

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## Sales Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	42893130
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	35725085.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका क्र.2107,21 वा मजला,टॉवर सी,ब्युमॉन्टे,सायन भंडारवाडा,रोड नं 28-ए,स्कीम नं 6,सायन कोळीवाडा,सायन,मुंबई - 400022.2 कार पार्किंग(म्हणजेच। स्टेक)सहित. सदर मिळकतीचे डिव्हीजन -सायन,सी एस नं-6(पैकी),सदर सदनिकेचे क्षेत्रफळ 102.53 चौ मी म्हणजेच 1103.63 चौ फूट रेरा कारपेट + बाल्कनीचे क्षेत्रफळ 8.57 चौ मी म्हणजेच 92.25 चौ फूट रेरा कारपेट.व दस्तात नमुद केल्याप्रमाणे,( ( C.T.S. Number : सी.एस.नं.- 6(पैकी) ; ) )
(5) क्षेत्रफळ	102.53 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:-सहाना शेठ चे सभासद पायलट कन्स्ट्रक्शन्स प्रा.लि चे संचालक सुशांत शेठ्ठी तर्फे कु मु म्हणून विजय मोरे वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं 402 , माळा नं: - इमारतीचे नाव: सागर एव्हॅन्यु, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 54-बी, जंक्शन ऑफ एस व्ही रोड व लल्लूभाई पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAGAS9333M 2): नाव:-सहाना शेठ चे सभासद शेठ बिल्डवेल प्रायव्हेट लिमिटेड चे संचालक बिपीन शाह तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: - इमारतीचे नाव: वसंत ओएसिस,साईट ऑफिस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: अप्पर बेसमेंट,सीटीएस 345ए/1 ते 3,345 ए 5, मकवाना रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAGAS9333M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुण गणपती वय:-55; पत्ता:-प्लॉट नं: फ्लॉट नं 806, माळा नं:-, इमारतीचे नाव: बुलेवर्ड 3, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: द अँड्रेस,एलबीएस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AFNPG2451D 2): नाव:-राधिका अरुण वय:-48; पत्ता:-प्लॉट नं: फ्लॉट नं 806, माळा नं:-, इमारतीचे नाव: बुलेवर्ड 3, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: द अँड्रेस,एलबीएस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-ABDPR6689J
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6264/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2573600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

[https://freesearchigrservice.maharashtra.gov.in/isa/taHTMLReportSuchiKramank2\\_RegLive.aspx](https://freesearchigrservice.maharashtra.gov.in/isa/taHTMLReportSuchiKramank2_RegLive.aspx)

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## Sales Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	59695165
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	44704323.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.2601,26 वा मजला,टॉवर सी,ब्युमॉन्टे,सायन भंडारवाडा,रोड नं 28-ए,स्कीम नं 6,सायन कोळीवाडा,सायन,मुंबई - 400022.2 कार पार्किंग(म्हणजेच। स्टेक)सहित. सदर मिळकतीचे डिव्हीजन -सायन,सी एस नं-6(पैकी),सदर सदनिकेचे क्षेत्रफळ 130.89 चौ मी म्हणजेच 1408.90 चौ फूट रेरा कारपेट + बाल्कनीचे क्षेत्रफळ 9.51 चौ मी म्हणजेच 102.37 चौ फूट रेरा कारपेट.व दस्तात नमुद केल्याप्रमाणे.( ( C.T.S. Number : सी.एस.नं.- 6(पैकी) ; ) )
(5) क्षेत्रफळ	130.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सहाना शेठ चे सभासद पायलट कन्स्ट्रक्शन्स प्रा.लि चे संचालक सुधांत शेठ्ठी तर्फे कु मु म्हणून विजय मोरे वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं 402 , माळा नं: -, इमारतीचे नाव: सागर एव्हॅन्यु, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 54-बी, जॅक्शन ऑफ एस व्ही रोड व लल्सुभाई पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAGAS93333M 2): नाव:-सहाना शेठ चे सभासद शेठ बिल्डवेल प्रायव्हेट लिमिटेड चे संचालक बिपीन शाह तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: वसंत ओएसिस,साईट ऑफिस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: अप्पर बेसमेंट,सीटीएस 345ए/1 ते 3,345 ए 5, मकवाना रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAGAS93333M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनिल चेतन मोदी वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं 1204, माळा नं: 12 वा मजला, इमारतीचे नाव: टॉवर नं बी,ब्युमॉन्टे,, ब्लॉक नं: सायन पूर्व, मुंबई, रोड नं: सायन सर्कल,मूव्ही मॅक्स सिनेमा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AOHPM6907R 2): नाव:-चेतन सुखलाल मोदी वय:-68; पत्ता:-प्लॉट नं: फ्लॅट नं 1204, माळा नं: 12 वा मजला,, इमारतीचे नाव: टॉवर नं बी,ब्युमॉन्टे, ब्लॉक नं: सायन पूर्व, मुंबई, रोड नं: सायन सर्कल,मूव्ही मॅक्स सिनेमा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AADPM7943F 3): नाव:-दीना चेतन मोदी वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं 1204,, माळा नं: 12 वा मजला, , इमारतीचे नाव: टॉवर नं बी,ब्युमॉन्टे, ब्लॉक नं: सायन पूर्व, मुंबई, रोड नं: सायन सर्कल,मूव्ही मॅक्स सिनेमा समोर,, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAAPV6029N
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11) अनुक्रमांक,खंड व पृष्ठ	6249/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3581800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	

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## Sales Instance

गावाचे नाव : सायन	
5444508 06-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 5444/2024 नोदणी : Regn:63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	43769208
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34245248.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र.1807,18 वा मजला,टॉवर सी,ब्युमॉन्टे,सायन भंडारवाडा,रोड नं 28-ए,स्कीम नं 6,सायन कोळीवाडा,सायन,मुंबई - 400022.2 कार पार्किंग(म्हणजेच1 स्टेक)सहित. सदर मिळकतीचे डिव्हीजन -सायन,सी एस नं-6(पैकी),सदर सदनिकेचे क्षेत्रफळ 102.53 चौ मी म्हणजेच 1103.63 चौ फूट रेरा कारपेट + बाल्कनीचे क्षेत्रफळ 8.57 चौ मी म्हणजेच 92.25 चौ फूट रेरा कारपेट.व दस्तात नमुद केल्याप्रमाणे.( ( C.T.S. Number : सी.एस.नं.- 6(पैकी) ; ) )
(5) क्षेत्रफळ	102.53 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सहाना शेठ चे सभासद पायलट कन्स्ट्रक्शन्स प्रा.लि चे संचालक सुशांत शेठ्ठी तर्फे कु मु म्हणुन विजय मोरे वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं 402 , माळा नं: -, इमारतीचे नाव: सागर एव्हॅन्यू, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 54-बी, जंक्शन ऑफ एस व्ही रोड व लल्लूभाई पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAGAS9333M 2): नाव.-सहाना शेठ चे सभासद शेठ बिल्डवेल प्रायव्हेट लिमिटेड चे संचालक बिपीन शाह तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणुन हितेश जी ठक्कर वय:-53 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: वसंत ओएसिस,साईट ऑफिस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: अप्पर बेसमेंट,सीटीएस 345ए/1 ते 3,345 ए 5, मकवाना रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400059 पॅन नं:-AAGAS9333M
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मोनिका हेमेट्र घाटलिया वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं बी/19, माळा नं: -, इमारतीचे नाव: राम शरण, ब्लॉक नं: सायन सर्कल, सायन पश्चिम, मुंबई, रोड नं: प्लॉट नं 45, युनायटेड जैन हॉस्टेल रोड ,डॉ हब्बू क्लिनिकच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAFPG9636F 2): नाव.-हेमेट्र भूपेंद्रराय घाटलिया वय:-53; पत्ता:-प्लॉट नं: फ्लॅट नं बी/19, माळा नं: -, इमारतीचे नाव: राम शरण, ब्लॉक नं: सायन सर्कल, सायन पश्चिम, मुंबई, रोड नं: प्लॉट नं 45, युनायटेड जैन हॉस्टेल रोड ,डॉ हब्बू क्लिनिकच्या समोर, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AARPG9093Q 3): नाव.-यश्वी हेमेट्र घाटलिया वय:-23; पत्ता:-प्लॉट नं: फ्लॅट नं बी/19, माळा नं: -, इमारतीचे नाव: राम शरण, ब्लॉक नं: सायन सर्कल, सायन पश्चिम, मुंबई, रोड नं: प्लॉट नं 45, युनायटेड जैन हॉस्टेल रोड ,डॉ हब्बू क्लिनिकच्या समोर, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AMLPG1280B
(9) दस्ताऐवज करुन दिल्याचा दिनांक	22/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5444/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2626200

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2\_RegLive.aspx

1/2

## Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sion > 3 BHK Flats for Sale in Sion > 1650 Sq-ft
Posted on: Apr 03, 24    Property ID: 59897245

₹5.70 Cr

EMI - ₹2.57L | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1650 Sq-ft Flat For Sale [Sion, Mumbai](#)



3 Beds   3 Baths   2 Covered Parking   Unfurnished
Health club ...   Jogging and ...

Carpet Area	Developer	Project	Floor
1335 sqft ₹42,697/sqft	<a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	Sheth Beaumonte	5 (Out of 40 Floors)
Transaction Type	Status	Facing	Lifts
New Property	Ready to Move	East	4

Contact Agent

✓ RERA REGISTERED

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sion > 2 BHK Flats for Sale in Sion > 1455 Sq-ft
Posted on: Apr 03, 24    Property ID: 59897245

₹3.71 Cr

EMI - ₹1.67L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 1455 Sq-ft Flat For Sale [Sion East, Mumbai](#)



2 Beds   2 Baths   1 Covered Parking   Unfurnished
Health club ...   Jogging and ...

Carpet Area	Developer	Project	Floor
880 sqft ₹42,159/sqft	<a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	Sheth Beaumonte	25 (Out of 40 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	4	Unfurnished

Contact Agent

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## Price Indicators

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Sion X + Add
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Home / Mumbai / Sion / Apartment for Sale in Sion / 2 BHK Flat
Last updated: Apr 9, 2024

### 2 BHK Flat



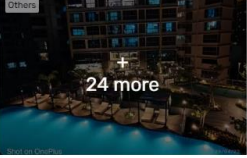
By SHETH CREATORS

Sheth Beaumonte Tower C, Sion East, Sion, Mumbai

**₹3.7 Cr** EMI starts at ₹1.84 Lacs

₹38.95 K/sq.ft

[Contact Seller](#)

950 sq.ft  
Built Up Area

₹38.95 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Dec, 2024  
Possession status

Lower of 40 floors

North-East facing  
Facing

Semi Furnished  
Furnishing

### Sheth Beaumonte Tower C Price & Floor Plan

**₹3.26 Cr - 9.54 Cr** | ₹37.58 K/sq.ft

EMI starts at ₹1.62 Lacs

By SHETH CREATORS

Price excludes maintenance, floor rise c... [See More](#)

[View Details](#)

Near Pvr Cinema, Opp. Cromas Showroom, Sion Circle, Sion East, Sion, Central Mumbai Suburbs, Mumbai

**2, 3, 4 BHK Apartments**

Configurations

**Dec, 2027**

Possession Starts

**₹37.58 K/sq.ft**

Avg. Price

**882.00 sq.ft. - 2500.00 sq.ft.**  
(Carpet Area)

Sizes

#### Sheth Beaumonte Tower C - Available Floor Plans

**2 BHK Apartment**

3 BHK Apartment

4 BHK Apartment

<
882.00 SQ.FT
923.00 SQ.FT
909.00 SQ.FT
913.00 SQ.FT
925.00 SQ.FT
>

2 BHK

**₹ 3.26 Cr**

Carpet Area : 882.00 sq.ft

2D

3D

**Contact Seller**

Sheth Creators  
Developer  
**+9180973.....**

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

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## Price Indicators

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₹4.0 Cr EMI - ₹1.80L | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 1112 Sq-ft Flat For Sale [Sion East, Mumbai](#)





🛏 2 Beds
🛁 2 Baths
🏡 1 Balcony
🚗 1 Covered Parking
🏠 Service/Goo...
👤 Visitor Parking

Carpet Area 979 sqft + ₹40,858/sqft	Developer <a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	Project <a href="#">Sheth Beaumonte</a>	Floor 29 (Out of 40 Floors)
Transaction Type New Property	Facing East	Lifts 6	Furnished Status Unfurnished

**PROPTIGER**
city: Mumbai ▾
Enter a location, builder, project or RERA ID 🔍

India Property > Property in Mumbai > Property in Sion > Sheth Beaumonte Tower C Sale ...




6 Photos PROJECT RERA ID : P51900050715 ⓘ

### Sheth Beaumonte Tower C Sale Bndg No 10 Wing C ❤️

by [Sheth Creators](#)

📍 Sion, Mumbai (show on map)



2, 3 BHK  
Apartment

799 - 1,412 sq ft  
Carpet Area ⓘ

₹ 3.36 Cr - ₹ 5.82 Cr  
Builder Price  
[See inclusions](#)

## Price Indicators

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Posted on: Apr 04, 24    Property ID: 68568597

**₹3.85 Cr** EMI - ₹1.74L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK 1274 Sq-ft Flat For Sale [Sion East, Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Health club ...
Jogging and ...

Carpet Area	Developer	Project	Floor
980 sqft - ₹39,286/sqft	<a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	<a href="#">Sheth Beaumonte</a>	10 (Out of 41 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	6	Semi-Furnished

✔ East Facing Property

**Contact Agent**

✔ Certified Agent

**nainil gala** +91-97XXXXXXX

Get Phone No.

**Download Brochure**

99acres

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > Flats in Sion East > 2 BHK Flats in Sion East

**₹3.7 Cr** @ 41,950 per sq.ft.

Estimated EMI ₹2,95,520

**2BHK 2Baths**


Flat/Apartment for Sale

in Sheth Beaumonte, Sion East, Central Mumbai, Mumbai

REERA STATUS REGISTERED | Registration No: P51900008720 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#)
[Society](#)
[Dealer Details](#)
[Price Trends](#)
[Registry Record](#)
[Society Reviews](#)

Videos (1)
Property (9)
Society (51)



**Area**

Super Built up area 1120 sq.ft. (104.05 sq.m.)

Built Up area: 1020 sq.ft. (94.76 sq.m.)

Carpet area: 882 sq.ft. (81.94 sq.m.)

**Price**

₹3.7 Crore+ Govt Charges & Tax

@ 41,950 per sq.ft. (Negotiable) [View Price Details](#)

**Address**

Sheth Beaumonte

Sion East, Central Mumbai

**Floor Number**

15<sup>th</sup> of 54 Floors

**Facing**

North-East

**Overlooking**

Main Road

**Property Age**

Under Construction [View Construction Status](#)

## Price Indicators

**99acres**

Buy ▾

🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > Flats in Sion East > 3 BHK Flats in Sion East
Posted on Feb 28, 2024 | Under


**₹4.99 Cr** @ 41,757 per sq.ft.  
Estimated EMI ₹3,98,553

**3BHK 3Baths**  
Flat/Apartment for Sale  
in Sheth Beaumonte, Sion East, Central Mumbai, Mumbai

RERA STATUS REGISTERED Registration No: P51900008720 Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (6)
Society (51)



**Area**  
Super Built up area 2071 sq.ft. (192.4 sq.m.)  
Built Up area: 1971 sq.ft. (183.11 sq.m.)  
Carpet area: 1195 sq.ft. (111.02 sq.m.)

**Configuration**  
3 Bedrooms, 3 Bathrooms, No Balcony with Pooja Room

**Price**  
₹ 4.99 Crore+ Govt Charges & Tax @ 41,757 per sq.ft. (Negotiable) [View Price Details](#)

**Address**  
Sheth Beaumonte  
Sion East, Central Mumbai

**Floor Number**  
24<sup>th</sup> of 41 Floors

**Facing**  
East

**Overlooking**  
Park/Garden, Club, Main Road

**Possession in**  
Jun 2026 [View Construction Status](#)

**99acres**

Buy ▾
All Residential

SEARCH

3BHK Flat/Apartment

## Sheth Beaumonte

Sion East, Central Mumbai, Mumbai

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > Flats in Sion East > 3 BHK Flats in Sion East

**₹3.7 - 6.55** Crore  
Base Price: ₹40331 Per Sq.Ft.

917 - 1623 sq.ft. (85.19 - 150.78 sq.m.)  
Carpet Area

[View Floor Plans](#)

**Under Construction**  
Possession: December 2024

[Construction photos](#)

**99acres**

Buy ▾
All Residential

SEARCH

2BHK Flat/Apartment

## Sheth Beaumonte

Sion East, Central Mumbai, Mumbai

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > Flats in Sion East > 2 BHK Flats in Sion East

**₹3.67 - 3.78** Crore  
Base Price: ₹40331 Per Sq.Ft.

909 - 938 sq.ft. (84.45 - 87.14 sq.m.)  
Carpet Area

[View Floor Plans](#)

**Under Construction**  
Possession: December 2024

[Construction photos](#)



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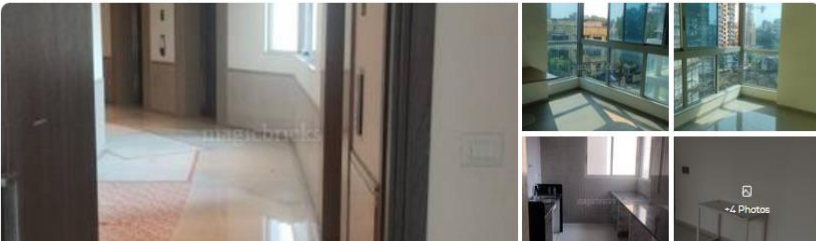
## Price Indicators

magicbricks
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Posted on: Feb 18, 24
Property ID: 68724651

**₹ 3.75 Cr** | EMI - ₹ 1.69L | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 1120 Sq-ft Flat For Sale [Sion East, Mumbai](#)



**Contact Agent**

Grover -91-84XXXXXXX

Get Phone No.

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Health club ... | Jogging and ...

Carpet Area	Developer	Project	Floor
970 sqft - ₹38,660/sqft	<a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	<a href="#">Sheth Beaumonte</a>	10 (Out of 40 Floors)
Transaction Type	Status	Facing	Lifts
New Property	Ready to Move	East	4

📍 Near Sion Circle, Sion East Mumbai


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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sion East > 3 BHK Flats for Sale in Sion East > 1560 Sq-ft
Posted on: Apr 04, 24
Property ID: 67677355

**₹ 5.26 Cr** | EMI - ₹ 2.37L | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1560 Sq-ft Flat For Sale [Sion East, Mumbai](#)



**Contact Agent**

✔ Certified Agent

Imtiaz -91-98XXXXXXX

Get Phone No.


3 Beds | 3 Baths | 2 Balconies | 2 Covered Parking

Skylight View | Sea facing

Carpet Area	Developer	Project	Floor
1210 sqft - ₹43,471/sqft	<a href="#">Sheth Creators Pvt. Ltd. and Sahana Group</a>	<a href="#">Sheth Beaumonte</a>	25 (Out of 41 Floors)
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Store Room	West	4

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## Price Indicators




29 Photos

PROJECT RERA ID : P51900050715

### Sheth Beaumonte Tower C

by Sheth Creators

Sion, Mumbai (show on map)




 Download Brochures

2, 3, 4 BHK Apartment

882 - 2,500 sq ft Carpet Area

₹ 3.26 Cr - ₹ 9.54 Cr  
Builder Price  
[See inclusions](#)

### Sheth Beaumonte Tower C Floor Plans

2 BHK				3 BHK	4 BHK
Floor Plan	Carpet Area	Builder Price			
	882 sq ft (2BHK+2T)	₹ 3.26 Cr	<a href="#">Enquire Now</a>		
	909 sq ft (2BHK+2T)	₹ 3.36 Cr	<a href="#">Enquire Now</a>		
	913 sq ft (2BHK+2T)	₹ 3.38 Cr	<a href="#">Enquire Now</a>		



## Price Indicators Projects nearby Locality

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Posted on: Apr 05, 24    Property ID: 65884847

₹3.40 Cr

EMI - ₹1.53L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

⋮

2 BHK 1050 Sq-ft Flat For Sale [Parel, Mumbai](#)

🛏️ 2 Beds 🛁 2 Baths 🏠 1 Balcony 🚗 1 Covered Parking
👤 Private jacc... 🏊 Health club ...

Carpet Area <b>900 sqft</b> + ₹37,778/sqft	Developer <b>L&amp;T Realty</b>	Project <b>L&amp;T Crescent Bay</b>	Floor <b>31 (Out of 43 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts <b>5</b>

🟢 East Facing Property 🟢 Newly Constructed Property

Contact Agent

Aakash Khadye

+91-98XXXXXXX

Get Phone No.

📄

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Posted on: Apr 05, 24    Property ID: 69659907

₹3.34 Cr

EMI - ₹1.51L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

⋮

2 BHK 1324 Sq-ft Flat For Sale [Wadala, Mumbai](#)

🛏️ 2 Beds 🛁 2 Baths 🏠 1 Balcony 🚗 1 Covered Parking
🍷 Bar/Lounge 🏃 Jogging and ...

Carpet Area <b>828 sqft</b> + ₹40,338/sqft	Developer <b>Godrej Properties</b>	Project <b>Godrej Horizon</b>	Floor <b>45 (Out of 45 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>6</b>

🟢 East Facing Property

Contact Agent

Mumbai Realty

+91-93XXXXXXX

Get Phone No.

📄

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Top Agent in this Locality

Aakash Khadye

99 Homes

RERA ID : AS1800026201

PREFERRED AGENT

104 PROPERTIES FOR SALE

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👤 Last contact made 23 days ago

## Price Indicators Projects nearby Locality

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Posted on: Apr 05, 24    Property ID: 71480303

**₹ 3.15 Cr**    EMI - ₹1.42L    [Get pre-approved loan](#)

2 BHK 1195 Sq-ft Flat For Sale [Sion East, Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Unfurnished
Bar/Lounge Jogging and ...

Carpet Area <b>747 sqft</b> ₹ 42,169/sqft	Developer <a href="#">Dosti Realty</a>	Project <a href="#">Dosti Mezzo 22</a>	Floor <b>28 (Out of 28 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>4</b>

East Facing Property

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 6 days ago

**Contact Agent**


Certified Agent  
**Mumbai Realty** +91-93XXXXXXX

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**NOBROKER**

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**3 BHK Flat In Dosti Mezzo 22 For Sale In Sion East**  
Opp. SIES College, Jay Bharat Mata Nagar, Sion East, Mumbai

**₹ 4.46 Crores**  
Negotiable

**₹ 2.56 Lacs/Month**  
Estimated EMI

**1,340**  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Sion / 3bhk Flat for Sale in Sion / Property Details



<b>3 Bedroom</b> <small>No. of Bedroom</small>	<b>Oct 14, 2023</b> <small>Posted On</small>
<b>3 Bathroom</b> <small>No. of Bathroom</small>	<b>Mar 28, 2026</b> <small>Possession</small>
<b>2</b> <small>Balcony</small>	<b>Dosti Mezzo 22</b> <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	<b>Full</b> <small>Power Backup</small>

[Contact](#) Verified As Book VI

Report what was not correct in this property

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Price trends by NBEstimate

Nearby: [PVR Cinemas](#) [Peninsula](#) [Lunch Home](#) [Reliance Smart](#) [Chunabhatti](#)

**Overview**

**Activity On This Property**

## Price Indicators Projects nearby Locality

**NOBROKER**

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[Post Your Property](#)
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**3 BHK Flat in Lodha New Cuffe Parade For Sale In Wadala East**  
Near Inmax Dome, Sion,Wadala East,Mumbai

**₹ 4.52 Crores**  
Negotiable

**₹ 2.59 Lacs/Month**  
Estimated EMI

**1,594**  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Sion / 3bhk Flat for Sale in Sion / Property Details

Photos
Location

Nearby: PVR Cinemas, Peninsula, Lunch Home, Ashish Theatre, Chunabhutti

3 Bedroom <small>No. of Bedroom</small>	Mar 18, 2023 <small>Posted On</small>
3 Bathroom <small>No. of Bathroom</small>	Mar 26, 2026 <small>Possession</small>
2 <small>Balcony</small>	Lodha New Cuffe P... <small>Apartment</small>
Bike and Car <small>Parking</small>	Partial <small>Power Backup</small>

Contact

Book Visit

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Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

**Overview**

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Buildup Area	1,594 Sq.Ft	Carpet Area	1,116 Sq.Ft

Activity On This Property

🔍 438 Unique Views
❤️ 0 Shortlists
🗨️ 1

99acres

[Buy](#)

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > Flats in Sion West > 1 BHK Flats in Sion West

Posted on Mar 06, 2024 | Und

**₹ 2.1 Cr** @ 43,000 per sq.ft.

Estimated EMI ₹ 1,67,728

**1BHK 2Baths**

Flat/Apartment for Sale

in harsh tulip, Sion West, Central Mumbai, Mumbai

RERA STATUS

NOT AVAILABLE

Website: <https://maharera.mahaonline.gov.in/>

[Overview](#)
[Owner Details](#)
[Price Trends](#)
[Registry Record](#)
[Explore Locality](#)
[Recomm](#)

Property (4)

Photos (1/3) Floor Plan (1)

<p><b>Area</b></p> <p>Carpet area: 485 sq.ft. (45.06 sq.m.)</p>	<p><b>Configuration</b></p> <p>1 Bedroom, 2 Bathrooms, No Balcony</p> <p><a href="#">View Floor Plan</a></p>
<p><b>Price</b></p> <p>₹ 2.1 Crore+ Govt Charges &amp; Tax @ 43,000 per sq.ft. (Negotiable)</p>	<p><b>Address</b></p> <p>harsh tulip Sion West, Central Mumbai</p>
<p><b>Floor Number</b></p> <p>15<sup>th</sup> of 20 Floors</p>	<p><b>Facing</b></p> <p>North-East</p>
<p><b>Overlooking</b></p> <p>Park/Garden</p>	<p><b>Possession in</b></p> <p>Dec 2025</p>

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 : 18.04.2024

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Auth. Sign.**



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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**(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 18.04.2024 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 05.04.2024. 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



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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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by Sahana - Sheth
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 - 05.04.2024 Valuation Date – 18.04.2024 Date of Report – 18.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.04.2024
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 **18<sup>th</sup> April 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. Sahana – Sheth**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Sahana – Sheth**. 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



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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.



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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.



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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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