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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shraddha Paradise"

"Shraddha Paradise" Proposed Redevelopment of Existing Buildings on Plot Bearing C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane, Kosamgo Nagar, Off S. V. Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India

Latitude Longitude: 19°13'05.9"N 72°51'15.0"E

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

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

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

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Vastu/SBI/Mumbai/04/2024/8252/2306032
20/09-171-SSPV
Date: 20.04.2024

**MASTER VALUATION REPORT
OF
"Shraddha Paradise"**

"Shraddha Paradise" Proposed Redevelopment of Existing Buildings on Plot Bearing C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane, Kosamgo Nagar, Off S. V. Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India

Latitude Longitude: 19°13'05.9"N 72°51'15.0"E

NAME OF DEVELOPER: M/s. Shraddha Prime Projects Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th April 2024** for approval of Advance Processing Facility.

1. Location Details:

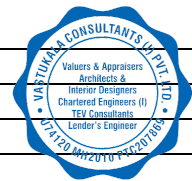
The property is situated at **"Shraddha Paradise"** Proposed Redevelopment of Existing Buildings on Plot Bearing C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane, Kosamgo Nagar, Off S. V. Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India. It is about 1.2 Km travel distance from Borivali railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

2. Developer Details:

Name of builder	M/S. Godrej properties Limited Company.	
Project Registration Number	Project	RERA Project Number
	Shraddha Paradise	P51800052244
Register office address	M/s. Shraddha Prime Projects Limited. Office at A-309, "Kanara Business Centre Premises CS Limited" , Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai, PIN– 400 075, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mrs. Trupti Gharegaonkar (Sales Executive – Mobile No. 9769309090). Mr. Kalikeshwar Chavan (Builder Person - Mobile No. 8390133278)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Hari Om Apartment C4
On or towards South	Hari Om Apartment C2 & Road
On or towards East	Railway Track
On or towards West	Swami Vivekanand Udyan & Road






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Regd. Office

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

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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 : 16.04.2024
	b)	Date on which the valuation is made : 20.04.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report of the said Property Certificate from Adv. Parth Chande Mumbai High Court dated 11.07.2023.	
	2. Copy of Development Agreement date 21.02.2022 b/w. Paradis Tower CHSL (the Society) AND M/s. Shraddha Prime Projects Ltd. (the Developers)	
	3. Copy of Consent to Establish Under Green Category from Maharashtra Pollution Control Board date 13.06.2023, Doc. No. MPCS-CONSENT-0000164380.	
	4. Copy of Engineer's Certificate date 20.01.2024 issued by SK Consultants & Engineers.	
	5. Copy of Architect Certificate date 31.12.2023 issued by Sagar Makhela (As per RERA Certificate).	
	6. Copy of No Objection Certificate from Western Railway, dated on 28.12.2022, Document No. WR - HQ0ENGG (WLN1) / 28 / 2022 - o / o DY CE / G / CCG / HQ / WR.	
	7. Copy of No Approval of Construction & Demolition Waste Management Plan No. P – 10955 / 2022 / (63/2 & Other) / R / C Ward / MAGATHANE R / C – SWM / 1 / NEW date 27.06.2022, issued by MCGM.	
	8. Copy of MHARERA Certificate No. P51800052244 issued by Maharashtra Real Estate Regulatory Authority date 02.08.2023. Last Modified date 06.03.2024.	
	9. Copy of NOC of Fire Protection & Firefighting date 15.06.2022 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai. Document No. P-10955 / 2022 / (63/2 & Other) / R / C Ward / MAGATHANE R / C-CFO / 1 / NEW issued by MCGM.	
	10. Copy of No Dues Certificate No. AC / RC / 474 / 2023-24 NOC / 16 / 2023-24 date 18.05.2023, issued by MCGM	
	11. Copy of Commencement Certificate No. P-10955 / 2022 / (63/2 & Other) / R / C Ward / MAGATHANE R / C / CC / 1 / NEW dated 25.04.2022 issued by Municipal Corporation of Greater Mumbai.	
	Issue On : 10 Nov 2023	Valid Upto : 09 Nov 2024
	Application Number :	P-10955/2022/(63/2 And Other)/R/C Ward/MAGATHANE R/C/CC/1/Amend
	Remark :	
	This C.C. is re-endorsed for work upto Plinth level for Part Stilt only, as marked A-B-C-D on Plinth plan and as per approved amended plans dt. 18.09.2023.	



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	12. Copy of Amended Plan Approval Letter No. P-10955 / 2022 / (63/2 And Other) / R / C Ward / MAGATHANE R / C / 337 / 3 / Amend dated 18.09.2023 issued by Municipal Corporation of Greater Mumbai							
	13. Copy of Approved Plan No. P-10955 / 2022 / (63/2 AND OTHER) R / C WARD / MAGATHANE R / C dated 18.09.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Fourteen– Sheet No. 1/14 to 14/14)							
	Approved Up to:							
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Stilt + 3 Podiums + 1st to 31st upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Stilt + 3 Podiums + 1st to 30th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Proposed Stilt + 3 Podiums + 1 st to 31 st upper floors.	B	Proposed Stilt + 3 Podiums + 1 st to 30 th upper floors.	
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A	Proposed Stilt + 3 Podiums + 1 st to 31 st upper floors.							
B	Proposed Stilt + 3 Podiums + 1 st to 30 th upper floors.							
	Project Name (with address & phone nos.)	: "Shraddha Paradise" Proposed Redevelopment of Existing Buildings on Plot Bearing C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane, Kosamgo Nagar, Off S. V. Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India						
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Shraddha Prime Projects Ltd., Address: Office at A-309, "Kanara Business Centre Premises CS Limited" , Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai, PIN– 400 075, State - Maharashtra, Country – India. Contact Person - Mrs. Trupti Gharegaonkar (Sales Executive – Mobile No. 9769309090. Mr. Kalikeshwar Chavan (Builder Person - Mobile No. 8390133278)						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:						
	About " Shraddha Paradise" Project: Shraddha Paradise is an premium Project located in Borivali West, Mumbai Western Suburbs and well connected by major road(s) like Swami Vivekanand Road, Western Express Highway. The total area in which Shraddha Paradise has been built is 2 acre. This project has been developed by Shraddha Landmark who are one of the reputed developers in the Mumbai. The Project current status is New Launch. It has 209 Units. The RERA registration number of this project is P51800052244. Shraddha Prime Projects is one of the known real estate brands in Western Mumbai. Around 3 projects are upcoming. There are 3 projects of this builder, which are currently under-construction.							
	TYPE OF THE BUILDING:							
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Stilt + 3 Podiums + 1st to 31st upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Stilt + 3 Podiums + 1st to 30th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Proposed Stilt + 3 Podiums + 1 st to 31 st upper floors.	B	Proposed Stilt + 3 Podiums + 1 st to 30 th upper floors.	
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	LEVEL OF COMPLETION:							
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table>	Wing	Present stage of Construction	Percentage of work completion	A & B	Plinth work is in progress.	05%	
Wing	Present stage of Construction	Percentage of work completion						
A & B	Plinth work is in progress.	05%						
	DATE OF COMPLETION & FUTURE LIFE:							
	Expected completion date as informed by builder is December - 2028 (As per MAHARERA Certificate)							

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

PROPOSED PROJECT AMENITIES:

- Italina Marble flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Kids' Play Areas
- Indoor Games
- Power Back Up
- Park
- Reserved Parking
- Visitor Parking
- Children's Play Area
- Indoor Games Room
- Intercom
- Cafeteria
- Senior Citizen Corner Area
- Yoga Area / Meditation Area
- Swimming Pool
- Gymnasium
- Squash Court / Tennis Court
- Golf Course
- Juice bar with seating lounge
- Meditation area
- Basket ball

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane
	d) Ward / Taluka	:	R/C -Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Shraddha Paradise" Proposed Redevelopment of Existing Buildings on Plot Bearing C.T.S. No. 63/2, 63/4, 63/5, 63/7, 63/3 (Part) & 63/10 (Part) of Village – Magathane, Kosamgo Nagar, Off S. V. Road, Borivali (West), Mumbai, PIN – 400 092, State - Maharashtra, Country – India
8.	City / Town	:	Borivali (West), Mumbai
	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	:	Municipal Corporation of Greater Mumbai, Village - Magathane
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA
	North	13 Mtr. Wide Sanctioned RL by AE Survey Road	13 Mtr. Wide Sanctioned RL by AE Survey Road
	South	Hari Om Nagar	Hari Om Nagar
	East	Western Railway DT4 Railway Yards – Tracks	Western Railway DT4 Railway Yards – Tracks
	West	18 Mtr. DP Road	18 Mtr. DP Road
			As per Site
			Hari Om Apartment C4
			Hari Om Apartment C2 & Road
			Railway Track
			Swami Vivekanand Udyan & Road
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°13'05.9"N 72°51'15.0"E
14.	Extent of the site	:	Plot area – 8114.40 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 8114.40 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	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						
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-10955 / 2022 / (63/2 AND OTHER) R / C WARD / MAGATHANE R / C dated 18.09.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Fourteen– Sheet No. 1/14 to 14/14) Approved Up to:						
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9.	Corner plot or intermittent plot?	:	Intermittent						
10.	Road facilities	:	Yes						
11.	Type of road available at present	:	B. T. Road						
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 Mtr. Wide Existing D.P. Road						
13.	Is it a Land – Locked land?	:	No						
14.	Water potentiality	:	Municipal Water supply						
15.	Underground sewerage system	:	Connected to Municipal sewer						
16.	Is Power supply is available in the site	:	Yes						
17.	Advantages of the site	:	Located in developed area						
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 8114.40 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,43,110.00 per Sq. M. for Residential ₹ 64,290.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>8114.40</td> <td>64290</td> <td>52,16,74,776.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8114.40	64290	52,16,74,776.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
8114.40	64290	52,16,74,776.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							

a)	Type of Building (Residential / Commercial / Industrial)	:	Residential						
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
c)	Year of construction	:	N.A. Building Construction work is in progress						
d)	Number of floors and height of each floor including basement, if any	:							
	Wing		Number of Floors						
	A		Proposed Stilt + 3 Podiums + 1st to 31st upper floors.						
	B		Proposed Stilt + 3 Podiums + 1st to 30th upper floors.						
e)	Plinth area floor-wise	:	As per table attached to the report						
f)	Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-10955 / 2022 / (63/2 AND OTHER) R / C WARD / MAGATHANE R / C dated 18.09.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Fourteen– Sheet No. 1/14 to 14/14)						
h)	Approved map / plan issuing authority	:	Approved Up to:						
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j)	Any other comments by our empaneled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

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

10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹				
1	101	1	3 BHK	832	915	Land Owner's Share				32,03,200				
2	102	1	3 BHK	950	1045					36,57,500				
3	103	1	2 BHK	637	701					24,52,450				
4	104	1	2 BHK	628	691					24,17,800				
5	105	1	2 BHK	499	549					19,21,150				
6	106	1	2 BHK	607	668					23,36,950				
7	201	2	3 BHK	832	915					32,03,200				
8	202	2	3 BHK	950	1045					36,57,500				
9	203	2	2 BHK	637	701					24,52,450				
10	204	2	2 BHK	628	691					24,17,800				
11	205	2	2 BHK	499	549					19,21,150				
12	206	2	2 BHK	607	668					23,36,950				
13	301	3	3 BHK	832	915					32,03,200				
14	302	3	3 BHK	950	1045					36,57,500				
15	303	3	2 BHK	637	701					24,52,450				
16	304	3	2 BHK	628	691					24,17,800				
17	305	3	2 BHK	499	549					19,21,150				
18	306	3	2 BHK	607	668					23,36,950				
19	401	4	1 BHK	506	557					27040	1,36,82,240	1,45,03,174	36500	19,48,100
20	403	4	2 BHK	637	701					Land Owner's Share			24,52,450	

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	404	4	2 BHK	674	741					25,94,900
22	405	4	2 BHK	564	620					21,71,400
23	406	4	2 BHK	689	758					26,52,650
24	501	5	3 BHK	832	915					32,03,200
25	502	5	3 BHK	950	1045					36,57,500
26	503	5	2 BHK	690	759					26,56,500
27	504	5	2 BHK	674	741					25,94,900
28	505	5	2 BHK	603	663					23,21,550
29	506	5	2 BHK	689	758					26,52,650
30	601	6	3 BHK	832	915					32,03,200
31	602	6	3 BHK	950	1045					36,57,500
32	603	6	2 BHK	690	759	27200	1,87,68,000	1,98,94,080	49500	26,56,500
33	604	6	2 BHK	674	741					25,94,900
34	605	6	2 BHK	603	663	27200	1,64,01,600	1,73,85,696	43500	23,21,550
35	606	6	2 BHK	689	758					26,52,650
36	701	7	3 BHK	832	915					32,03,200
37	702	7	3 BHK	950	1045					36,57,500
38	703	7	2 BHK	690	759	27280	1,88,23,200	1,99,52,592	50000	26,56,500
39	704	7	2 BHK	674	741					25,94,900
40	705	7	2 BHK	603	663					23,21,550
41	706	7	2 BHK	689	758					26,52,650
42	801	8	3 BHK	832	915					32,03,200
43	802	8	3 BHK	950	1045					36,57,500
44	803	8	2 BHK	690	759	27360	1,88,78,400	2,00,11,104	50000	26,56,500
45	804	8	2 BHK	674	741					25,94,900
46	805	8	2 BHK	603	663					23,21,550
47	806	8	2 BHK	689	758					26,52,650
48	901	9	3 BHK	880	968					33,88,000
49	902	9	3 BHK	950	1045					36,57,500
50	903	9	2 BHK	690	759					26,56,500
51	904	9	2 BHK	674	741					25,94,900
52	905	9	2 BHK	606	667					23,33,100
53	906	9	2 BHK	689	758					26,52,650
54	1001	10	3 BHK	880	968					33,88,000
55	1002	10	3 BHK	950	1045					36,57,500
56	1003	10	2 BHK	690	759	27520	1,89,88,800	2,01,28,128	50500	26,56,500
57	1004	10	2 BHK	674	741					25,94,900
58	1005	10	2 BHK	606	667					23,33,100
59	1006	10	2 BHK	689	758					26,52,650

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
60	1101	11	1 BHK	553	608	27600	1,52,62,800	1,61,78,568	40500	21,29,050
61	1103	11	2 BHK	690	759	27600	1,90,44,000	2,01,86,640	50500	26,56,500
62	1104	11	2 BHK	674	741	Land Owner's Share				25,94,900
63	1105	11	2 BHK	606	667	27600	1,67,25,600	1,77,29,136	44500	23,33,100
64	1106	11	2 BHK	689	758	Land Owner's Share				26,52,650
65	1201	12	3 BHK	880	968	Land Owner's Share				33,88,000
66	1202	12	3 BHK	950	1045	Land Owner's Share				36,57,500
67	1203	12	2 BHK	690	759	27680	1,90,99,200	2,02,45,152	50500	26,56,500
68	1204	12	2 BHK	674	741	27680	1,86,56,320	1,97,75,699	49500	25,94,900
69	1205	12	2 BHK	606	667	27680	1,67,74,080	1,77,80,525	44500	23,33,100
70	1206	12	2 BHK	689	758	27680	1,90,71,520	2,02,15,811	50500	26,52,650
71	1301	13	3 BHK	880	968	Land Owner's Share				33,88,000
72	1302	13	3 BHK	950	1045	Land Owner's Share				36,57,500
73	1303	13	2 BHK	690	759	27760	1,91,54,400	2,03,03,664	51000	26,56,500
74	1304	13	2 BHK	674	741	27760	1,87,10,240	1,98,32,854	49500	25,94,900
75	1305	13	2 BHK	606	667	27760	1,68,22,560	1,78,31,914	44500	23,33,100
76	1306	13	2 BHK	689	758	Land Owner's Share				26,52,650
77	1401	14	3 BHK	880	968	Land Owner's Share				33,88,000
78	1402	14	3 BHK	950	1045	Land Owner's Share				36,57,500
79	1403	14	2 BHK	690	759	27840	1,92,09,600	2,03,62,176	51000	26,56,500
80	1404	14	2 BHK	674	741	27840	1,87,64,160	1,98,90,010	49500	25,94,900
81	1405	14	2 BHK	606	667	27840	1,68,71,040	1,78,83,302	44500	23,33,100
82	1406	14	2 BHK	689	758	Land Owner's Share				26,52,650
83	1501	15	3 BHK	880	968	Land Owner's Share				33,88,000
84	1502	15	3 BHK	950	1045	Land Owner's Share				36,57,500
85	1503	15	2 BHK	690	759	27920	1,92,64,800	2,04,20,688	51000	26,56,500
86	1504	15	2 BHK	674	741	27920	1,88,18,080	1,99,47,165	50000	25,94,900
87	1505	15	2 BHK	606	667	27920	1,69,19,520	1,79,34,691	45000	23,33,100
88	1506	15	2 BHK	689	758	Land Owner's Share				26,52,650
89	1601	16	3 BHK	880	968	Land Owner's Share				33,88,000
90	1602	16	3 BHK	950	1045	Land Owner's Share				36,57,500
91	1603	16	2 BHK	690	759	28000	1,93,20,000	2,04,79,200	51000	26,56,500
92	1604	16	2 BHK	674	741	28000	1,88,72,000	2,00,04,320	50000	25,94,900
93	1605	16	2 BHK	606	667	28000	1,69,68,000	1,79,86,080	45000	23,33,100
94	1606	16	2 BHK	689	758	Land Owner's Share				26,52,650
95	1701	17	3 BHK	880	968	28080	2,47,10,400	2,61,93,024	65500	33,88,000
96	1702	17	3 BHK	950	1045	Land Owner's Share				36,57,500
97	1703	17	2 BHK	690	759	28080	1,93,75,200	2,05,37,712	51500	26,56,500

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
98	1704	17	2 BHK	674	741	28080	1,89,25,920	2,00,61,475	50000	25,94,900
99	1705	17	2 BHK	606	667	28080	1,70,16,480	1,80,37,469	45000	23,33,100
100	1706	17	2 BHK	689	758	Land Owner's Share				26,52,650
101	1801	18	1 BHK	553	608	28160	1,55,72,480	1,65,06,829	41500	21,29,050
102	1803	18	2 BHK	690	759	28160	1,94,30,400	2,05,96,224	51500	26,56,500
103	1804	18	2 BHK	674	741	28160	1,89,79,840	2,01,18,630	50500	25,94,900
104	1805	18	2 BHK	606	667	28160	1,70,64,960	1,80,88,858	45000	23,33,100
105	1806	18	2 BHK	689	758	Land Owner's Share				26,52,650
106	1901	19	3 BHK	880	968	28240	2,48,51,200	2,63,42,272	66000	33,88,000
107	1902	19	3 BHK	950	1045	Land Owner's Share				36,57,500
108	1903	19	2 BHK	690	759	28240	1,94,85,600	2,06,54,736	51500	26,56,500
109	1904	19	2 BHK	674	741	28240	1,90,33,760	2,01,75,786	50500	25,94,900
110	1905	19	2 BHK	606	667	28240	1,71,13,440	1,81,40,246	45500	23,33,100
111	1906	19	2 BHK	689	758	28240	1,94,57,360	2,06,24,802	51500	26,52,650
112	2001	20	3 BHK	880	968	28320	2,49,21,600	2,64,16,896	66000	33,88,000
113	2002	20	3 BHK	950	1045	Land Owner's Share				36,57,500
114	2003	20	2 BHK	690	759	28320	1,95,40,800	2,07,13,248	52000	26,56,500
115	2004	20	2 BHK	674	741	28320	1,90,87,680	2,02,32,941	50500	25,94,900
116	2005	20	2 BHK	606	667	28320	1,71,61,920	1,81,91,635	45500	23,33,100
117	2006	20	2 BHK	689	758	28320	1,95,12,480	2,06,83,229	51500	26,52,650
118	2101	21	3 BHK	880	968	28400	2,49,92,000	2,64,91,520	66000	33,88,000
119	2102	21	3 BHK	950	1045	Land Owner's Share				36,57,500
120	2103	21	2 BHK	690	759	28400	1,95,96,000	2,07,71,760	52000	26,56,500
121	2104	21	2 BHK	674	741	28400	1,91,41,600	2,02,90,096	50500	25,94,900
122	2105	21	2 BHK	606	667	28400	1,72,10,400	1,82,43,024	45500	23,33,100
123	2106	21	2 BHK	689	758	28400	1,95,67,600	2,07,41,656	52000	26,52,650
124	2201	22	3 BHK	880	968	28480	2,50,62,400	2,65,66,144	66500	33,88,000
125	2202	22	3 BHK	950	1045	Land Owner's Share				36,57,500
126	2203	22	2 BHK	690	759	28480	1,96,51,200	2,08,30,272	52000	26,56,500
127	2204	22	2 BHK	674	741	28480	1,91,95,520	2,03,47,251	51000	25,94,900
128	2205	22	2 BHK	606	667	28480	1,72,58,880	1,82,94,413	45500	23,33,100
129	2206	22	2 BHK	689	758	28480	1,96,22,720	2,08,00,083	52000	26,52,650
130	2301	23	3 BHK	880	968	28560	2,51,32,800	2,66,40,768	66500	33,88,000
131	2302	23	3 BHK	950	1045	28560	2,71,32,000	2,87,59,920	72000	36,57,500
132	2303	23	2 BHK	690	759	28560	1,97,06,400	2,08,88,784	52000	26,56,500
133	2304	23	2 BHK	674	741	28560	1,92,49,440	2,04,04,406	51000	25,94,900
134	2305	23	2 BHK	606	667	28560	1,73,07,360	1,83,45,802	46000	23,33,100
135	2306	23	2 BHK	689	758	28560	1,96,77,840	2,08,58,510	52000	26,52,650
136	2401	24	3 BHK	880	968	28640	2,52,03,200	2,67,15,392	67000	33,88,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
137	2402	24	3 BHK	950	1045	28640	2,72,08,000	2,88,40,480	72000	36,57,500
138	2403	24	2 BHK	690	759	28640	1,97,61,600	2,09,47,296	52500	26,56,500
139	2404	24	2 BHK	674	741	28640	1,93,03,360	2,04,61,562	51000	25,94,900
140	2405	24	2 BHK	606	667	28640	1,73,55,840	1,83,97,190	46000	23,33,100
141	2406	24	2 BHK	689	758	28640	1,97,32,960	2,09,16,938	52500	26,52,650
142	2501	25	1 BHK	553	608	28720	1,58,82,160	1,68,35,090	42000	21,29,050
143	2503	25	2 BHK	690	759	28720	1,98,16,800	2,10,05,808	52500	26,56,500
144	2504	25	2 BHK	674	741	28720	1,93,57,280	2,05,18,717	51500	25,94,900
145	2505	25	2 BHK	606	667	28720	1,74,04,320	1,84,48,579	46000	23,33,100
146	2506	25	2 BHK	689	758	28720	1,97,88,080	2,09,75,365	52500	26,52,650
147	2601	26	3 BHK	880	968	28800	2,53,44,000	2,68,64,640	67000	33,88,000
148	2602	26	3 BHK	950	1045	28800	2,73,60,000	2,90,01,600	72500	36,57,500
149	2603	26	2 BHK	690	759	28800	1,98,72,000	2,10,64,320	52500	26,56,500
150	2604	26	2 BHK	674	741	28800	1,94,11,200	2,05,75,872	51500	25,94,900
151	2605	26	2 BHK	606	667	28800	1,74,52,800	1,84,99,968	46000	23,33,100
152	2606	26	2 BHK	689	758	28800	1,98,43,200	2,10,33,792	52500	26,52,650
153	2701	27	3 BHK	880	968	28880	2,54,14,400	2,69,39,264	67500	33,88,000
154	2702	27	3 BHK	950	1045	28880	2,74,36,000	2,90,82,160	72500	36,57,500
155	2703	27	2 BHK	690	759	28880	1,99,27,200	2,11,22,832	53000	26,56,500
156	2704	27	2 BHK	674	741	28880	1,94,65,120	2,06,33,027	51500	25,94,900
157	2705	27	2 BHK	606	667	28880	1,75,01,280	1,85,51,357	46500	23,33,100
158	2706	27	2 BHK	689	758	28880	1,98,98,320	2,10,92,219	52500	26,52,650
159	2801	28	3 BHK	880	968	28960	2,54,84,800	2,70,13,888	67500	33,88,000
160	2802	28	3 BHK	950	1045	28960	2,75,12,000	2,91,62,720	73000	36,57,500
161	2803	28	2 BHK	690	759	28960	1,99,82,400	2,11,81,344	53000	26,56,500
162	2804	28	2 BHK	674	741	28960	1,95,19,040	2,06,90,182	51500	25,94,900
163	2805	28	2 BHK	606	667	28960	1,75,49,760	1,86,02,746	46500	23,33,100
164	2806	28	2 BHK	689	758	28960	1,99,53,440	2,11,50,646	53000	26,52,650
165	2901	29	3 BHK	880	968	29040	2,55,55,200	2,70,88,512	67500	33,88,000
166	2902	29	3 BHK	950	1045	29040	2,75,88,000	2,92,43,280	73000	36,57,500
167	2903	29	2 BHK	690	759	29040	2,00,37,600	2,12,39,856	53000	26,56,500
168	2904	29	2 BHK	674	741	29040	1,95,72,960	2,07,47,338	52000	25,94,900
169	2905	29	2 BHK	606	667	29040	1,75,98,240	1,86,54,134	46500	23,33,100
170	2906	29	2 BHK	689	758	29040	2,00,08,560	2,12,09,074	53000	26,52,650
171	3001	30	3 BHK	880	968	29120	2,56,25,600	2,71,63,136	68000	33,88,000
172	3002	30	3 BHK	950	1045	29120	2,76,64,000	2,93,23,840	73500	36,57,500
173	3003	30	2 BHK	690	759	29120	2,00,92,800	2,12,98,368	53000	26,56,500
174	3004	30	2 BHK	674	741	29120	1,96,26,880	2,08,04,493	52000	25,94,900
175	3005	30	2 BHK	606	667	29120	1,76,46,720	1,87,05,523	47000	23,33,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
176	3006	30	2 BHK	689	758	29120	2,00,63,680	2,12,67,501	53000	26,52,650
177	3101	31	3 BHK	880	968	29200	2,56,96,000	2,72,37,760	68000	33,88,000
178	3102	31	3 BHK	950	1045	29200	2,77,40,000	2,94,04,400	73500	36,57,500
179	3103	31	2 BHK	690	759	29200	2,01,48,000	2,13,56,880	53500	26,56,500
180	3106	31	2 BHK	689	758	29200	2,01,18,800	2,13,25,928	53500	26,52,650
Total				131417	144559		2,09,51,39,440	2,22,08,47,807		50,59,55,450

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	832	915					29,28,640
2	102	1	3 BHK	948	1043					33,36,960
3	103	1	2 BHK	636	700					22,38,720
4	104	1	2 BHK	628	691					22,10,560
5	105	1	2 BHK	455	501					16,01,600
6	106	1	2 BHK	607	668					21,36,640
7	201	2	3 BHK	832	915					29,28,640
8	202	2	3 BHK	948	1043					33,36,960
9	203	2	2 BHK	636	700	26880	1,70,95,680	1,81,21,421	45500	22,38,720
10	204	2	2 BHK	628	691					22,10,560
11	205	2	2 BHK	502	552					17,67,040
12	206	2	2 BHK	607	668					21,36,640
13	301	3	3 BHK	832	915					29,28,640
14	302	3	3 BHK	948	1043					33,36,960
15	303	3	2 BHK	636	700					22,38,720
16	304	3	2 BHK	674	741					23,72,480
17	305	3	2 BHK	502	552					17,67,040
18	306	3	2 BHK	607	668					21,36,640
19	401	4	1 BHK	498	548	27040	1,34,65,920	1,42,73,875	35500	17,52,960
20	403	4	2 BHK	636	700	27040	1,71,97,440	1,82,29,286	45500	22,38,720
21	404	4	2 BHK	674	741					23,72,480
22	405	4	2 BHK	502	552					17,67,040
23	406	4	2 BHK	689	758					24,25,280
24	501	5	3 BHK	832	915					29,28,640
25	502	5	3 BHK	948	1043					33,36,960
26	503	5	2 BHK	687	756	27120	1,86,31,440	1,97,49,326	49500	24,18,240
27	504	5	2 BHK	674	741					23,72,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
28	505	5	2 BHK	566	623					19,92,320
29	506	5	2 BHK	689	758					24,25,280
30	601	6	3 BHK	832	915					29,28,640
31	602	6	3 BHK	948	1043	27200	-	-	0	33,36,960
32	603	6	2 BHK	687	756	27200	1,86,86,400	1,98,07,584	49500	24,18,240
33	604	6	2 BHK	674	741					23,72,480
34	605	6	2 BHK	606	667					21,33,120
35	606	6	2 BHK	689	758					24,25,280
36	701	7	3 BHK	832	915					29,28,640
37	702	7	3 BHK	948	1043					33,36,960
38	703	7	2 BHK	687	756	27280	1,87,41,360	1,98,65,842	49500	24,18,240
39	704	7	2 BHK	674	741					23,72,480
40	705	7	2 BHK	606	667					21,33,120
41	706	7	2 BHK	689	758					24,25,280
42	801	8	3 BHK	879	967					30,94,080
43	802	8	3 BHK	948	1043					33,36,960
44	803	8	2 BHK	687	756	27360	1,87,96,320	1,99,24,099	50000	24,18,240
45	804	8	2 BHK	674	741					23,72,480
46	805	8	2 BHK	606	667					21,33,120
47	806	8	2 BHK	689	758					24,25,280
48	901	9	3 BHK	879	967					30,94,080
49	902	9	3 BHK	948	1043					33,36,960
50	903	9	2 BHK	687	756	27440	1,88,51,280	1,99,82,357	50000	24,18,240
51	904	9	2 BHK	674	741					23,72,480
52	905	9	2 BHK	606	667					21,33,120
53	906	9	2 BHK	689	758					24,25,280
54	1001	10	3 BHK	879	967					30,94,080
55	1002	10	3 BHK	948	1043					33,36,960
56	1003	10	2 BHK	687	756	27520	1,89,06,240	2,00,40,614	50000	24,18,240
57	1004	10	2 BHK	674	741					23,72,480
58	1005	10	2 BHK	606	667					21,33,120
59	1006	10	2 BHK	689	758					24,25,280
60	1101	11	1 BHK	545	600	27600	1,50,42,000	1,59,44,520	40000	19,18,400
61	1103	11	2 BHK	687	756	27600	1,89,61,200	2,00,98,872	50000	24,18,240
62	1104	11	2 BHK	674	741					23,72,480
63	1105	11	2 BHK	606	667	27600	1,67,25,600	1,77,29,136	44500	21,33,120
64	1106	11	2 BHK	689	758					24,25,280
65	1201	12	3 BHK	879	967					30,94,080

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
66	1202	12	3 BHK	948	1043		Land Owner's Share			33,36,960
67	1203	12	2 BHK	687	756	27680	1,90,16,160	2,01,57,130	50500	24,18,240
68	1204	12	2 BHK	674	741	27680	1,86,56,320	1,97,75,699	49500	23,72,480
69	1205	12	2 BHK	606	667		Land Owner's Share			21,33,120
70	1206	12	2 BHK	689	758		Land Owner's Share			24,25,280
71	1301	13	3 BHK	879	967		Land Owner's Share			30,94,080
72	1302	13	3 BHK	948	1043		Land Owner's Share			33,36,960
73	1303	13	2 BHK	687	756	27760	1,90,71,120	2,02,15,387	50500	24,18,240
74	1304	13	2 BHK	674	741	27760	1,87,10,240	1,98,32,854	49500	23,72,480
75	1305	13	2 BHK	606	667	27760	1,68,22,560	1,78,31,914	44500	21,33,120
76	1306	13	2 BHK	689	758		Land Owner's Share			24,25,280
77	1401	14	3 BHK	879	967		Land Owner's Share			30,94,080
78	1402	14	3 BHK	948	1043		Land Owner's Share			33,36,960
79	1403	14	2 BHK	687	756	27840	1,91,26,080	2,02,73,645	50500	24,18,240
80	1404	14	2 BHK	674	741	27840	1,87,64,160	1,98,90,010	49500	23,72,480
81	1405	14	2 BHK	606	667	27840	1,68,71,040	1,78,83,302	44500	21,33,120
82	1406	14	2 BHK	689	758		Land Owner's Share			24,25,280
83	1501	15	3 BHK	879	967		Land Owner's Share			30,94,080
84	1502	15	3 BHK	948	1043		Land Owner's Share			33,36,960
85	1503	15	2 BHK	687	756	27920	1,91,81,040	2,03,31,902	51000	24,18,240
86	1504	15	2 BHK	674	741	27920	1,88,18,080	1,99,47,165	50000	23,72,480
87	1505	15	2 BHK	606	667	27920	1,69,19,520	1,79,34,691	45000	21,33,120
88	1506	15	2 BHK	689	758		Land Owner's Share			24,25,280
89	1601	16	3 BHK	879	967	28000	2,46,12,000	2,60,88,720	65000	30,94,080
90	1602	16	3 BHK	948	1043		Land Owner's Share			33,36,960
91	1603	16	2 BHK	687	756	28000	1,92,36,000	2,03,90,160	51000	24,18,240
92	1604	16	2 BHK	674	741	28000	1,88,72,000	2,00,04,320	50000	23,72,480
93	1605	16	2 BHK	606	667	28000	1,69,68,000	1,79,86,080	45000	21,33,120
94	1606	16	2 BHK	689	758		Land Owner's Share			24,25,280
95	1701	17	3 BHK	879	967	28080	2,46,82,320	2,61,63,259	65500	30,94,080
96	1702	17	3 BHK	948	1043		Land Owner's Share			33,36,960
97	1703	17	2 BHK	687	756	28080	1,92,90,960	2,04,48,418	51000	24,18,240
98	1704	17	2 BHK	674	741	28080	1,89,25,920	2,00,61,475	50000	23,72,480
99	1705	17	2 BHK	606	667	28080	1,70,16,480	1,80,37,469	45000	21,33,120
100	1706	17	2 BHK	689	758	28080	1,93,47,120	2,05,07,947	51500	24,25,280
101	1801	18	1 BHK	545	600	28160	1,53,47,200	1,62,68,032	40500	19,18,400
102	1803	18	2 BHK	687	756	28160	1,93,45,920	2,05,06,675	51500	24,18,240
103	1804	18	2 BHK	674	741	28160	1,89,79,840	2,01,18,630	50500	23,72,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
104	1805	18	2 BHK	606	667	28160	1,70,64,960	1,80,88,858	45000	21,33,120
105	1806	18	2 BHK	689	758	28160	1,94,02,240	2,05,66,374	51500	24,25,280
106	1901	19	3 BHK	879	967	28240	2,48,22,960	2,63,12,338	66000	30,94,080
107	1902	19	3 BHK	948	1043		Land Owner's Share			33,36,960
108	1903	19	2 BHK	687	756	28240	1,94,00,880	2,05,64,933	51500	24,18,240
109	1904	19	2 BHK	674	741	28240	1,90,33,760	2,01,75,786	50500	23,72,480
110	1905	19	2 BHK	606	667	28240	1,71,13,440	1,81,40,246	45500	21,33,120
111	1906	19	2 BHK	689	758	28240	1,94,57,360	2,06,24,802	51500	24,25,280
112	2001	20	3 BHK	879	967	28320	2,48,93,280	2,63,86,877	66000	30,94,080
113	2002	20	3 BHK	948	1043		Land Owner's Share			33,36,960
114	2003	20	2 BHK	687	756	28320	1,94,55,840	2,06,23,190	51500	24,18,240
115	2004	20	2 BHK	674	741	28320	1,90,87,680	2,02,32,941	50500	23,72,480
116	2005	20	2 BHK	606	667	28320	1,71,61,920	1,81,91,635	45500	21,33,120
117	2006	20	2 BHK	689	758	28320	1,95,12,480	2,06,83,229	51500	24,25,280
118	2101	21	3 BHK	879	967	28400	2,49,63,600	2,64,61,416	66000	30,94,080
119	2102	21	3 BHK	948	1043		Land Owner's Share			33,36,960
120	2103	21	2 BHK	687	756		Land Owner's Share			24,18,240
121	2104	21	2 BHK	674	741	28400	1,91,41,600	2,02,90,096	50500	23,72,480
122	2105	21	2 BHK	606	667	28400	1,72,10,400	1,82,43,024	45500	21,33,120
123	2106	21	2 BHK	689	758	28400	1,95,67,600	2,07,41,656	52000	24,25,280
124	2201	22	3 BHK	879	967	28480	2,50,33,920	2,65,35,955	66500	30,94,080
125	2202	22	3 BHK	948	1043	28480	2,69,99,040	2,86,18,982	71500	33,36,960
126	2203	22	2 BHK	687	756	28480	1,95,65,760	2,07,39,706	52000	24,18,240
127	2204	22	2 BHK	674	741	28480	1,91,95,520	2,03,47,251	51000	23,72,480
128	2205	22	2 BHK	606	667	28480	1,72,58,880	1,82,94,413	45500	21,33,120
129	2206	22	2 BHK	689	758	28480	1,96,22,720	2,08,00,083	52000	24,25,280
130	2301	23	3 BHK	879	967	28560	2,51,04,240	2,66,10,494	66500	30,94,080
131	2302	23	3 BHK	948	1043	28560	2,70,74,880	2,86,99,373	71500	33,36,960
132	2303	23	2 BHK	687	756	28560	1,96,20,720	2,07,97,963	52000	24,18,240
133	2304	23	2 BHK	674	741	28560	1,92,49,440	2,04,04,406	51000	23,72,480
134	2305	23	2 BHK	606	667	28560	1,73,07,360	1,83,45,802	46000	21,33,120
135	2306	23	2 BHK	689	758	28560	1,96,77,840	2,08,58,510	52000	24,25,280
136	2401	24	3 BHK	879	967	28640	2,51,74,560	2,66,85,034	66500	30,94,080
137	2402	24	3 BHK	948	1043	28640	2,71,50,720	2,87,79,763	72000	33,36,960
138	2403	24	2 BHK	687	756	28640	1,96,75,680	2,08,56,221	52000	24,18,240
139	2404	24	2 BHK	674	741	28640	1,93,03,360	2,04,61,562	51000	23,72,480
140	2405	24	2 BHK	606	667	28640	1,73,55,840	1,83,97,190	46000	21,33,120
141	2406	24	2 BHK	689	758	28640	1,97,32,960	2,09,16,938	52500	24,25,280

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
142	2501	25	2 BHK	713	784	28720	2,04,77,360	2,17,06,002	54500	25,09,760
143	2503	25	2 BHK	687	756	28720	1,97,30,640	2,09,14,478	52500	24,18,240
144	2504	25	2 BHK	674	741	28720	1,93,57,280	2,05,18,717	51500	23,72,480
145	2505	25	2 BHK	606	667	28720	1,74,04,320	1,84,48,579	46000	21,33,120
146	2506	25	2 BHK	689	758	28720	1,97,88,080	2,09,75,365	52500	24,25,280
147	2601	26	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	67000	30,94,080
148	2602	26	3 BHK	948	1043	28800	2,73,02,400	2,89,40,544	72500	33,36,960
149	2603	26	2 BHK	687	756	28800	1,97,85,600	2,09,72,736	52500	24,18,240
150	2604	26	2 BHK	674	741	28800	1,94,11,200	2,05,75,872	51500	23,72,480
151	2605	26	2 BHK	606	667	28800	1,74,52,800	1,84,99,968	46000	21,33,120
152	2606	26	2 BHK	689	758	28800	1,98,43,200	2,10,33,792	52500	24,25,280
153	2701	27	3 BHK	879	967	28880	2,53,85,520	2,69,08,651	67500	30,94,080
154	2702	27	3 BHK	948	1043	28880	2,73,78,240	2,90,20,934	72500	33,36,960
155	2703	27	2 BHK	687	756	28880	1,98,40,560	2,10,30,994	52500	24,18,240
156	2704	27	2 BHK	674	741	28880	1,94,65,120	2,06,33,027	51500	23,72,480
157	2705	27	2 BHK	606	667	28880	1,75,01,280	1,85,51,357	46500	21,33,120
158	2706	27	2 BHK	689	758	28880	1,98,98,320	2,10,92,219	52500	24,25,280
159	2801	28	3 BHK	879	967	28960	2,54,55,840	2,69,83,190	67500	30,94,080
160	2802	28	3 BHK	948	1043	28960	2,74,54,080	2,91,01,325	73000	33,36,960
161	2803	28	2 BHK	687	756	28960	1,98,95,520	2,10,89,251	52500	24,18,240
162	2804	28	2 BHK	674	741	28960	1,95,19,040	2,06,90,182	51500	23,72,480
163	2805	28	2 BHK	606	667	28960	1,75,49,760	1,86,02,746	46500	21,33,120
164	2806	28	2 BHK	689	758	28960	1,99,53,440	2,11,50,646	53000	24,25,280
165	2901	29	3 BHK	879	967	29040	2,55,26,160	2,70,57,730	67500	30,94,080
166	2902	29	3 BHK	948	1043	29040	2,75,29,920	2,91,81,715	73000	33,36,960
167	2903	29	2 BHK	687	756	29040	1,99,50,480	2,11,47,509	53000	24,18,240
168	2904	29	2 BHK	674	741	29040	1,95,72,960	2,07,47,338	52000	23,72,480
169	2905	29	2 BHK	606	667	29040	1,75,98,240	1,86,54,134	46500	21,33,120
170	2906	29	2 BHK	689	758	29040	2,00,08,560	2,12,09,074	53000	24,25,280
171	3001	30	3 BHK	879	967	29120	2,55,96,480	2,71,32,269	68000	30,94,080
172	3002	30	3 BHK	948	1043	29120	2,76,05,760	2,92,62,106	73000	33,36,960
173	3003	30	2 BHK	687	756	29120	2,00,05,440	2,12,05,766	53000	24,18,240
174	3004	30	2 BHK	674	741	29120	1,96,26,880	2,08,04,493	52000	23,72,480
175	3005	30	2 BHK	606	667	29120	1,76,46,720	1,87,05,523	47000	21,33,120
176	3006	30	2 BHK	689	758	29120	2,00,63,680	2,12,67,501	53000	24,25,280
Total				128156	140972		2,09,29,70,480	2,21,85,48,708		45,11,09,120

Summary of the Project:

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 ₹
A – Sale Flat	1 BHK - 04 2 BHK - 79 3 BHK - 21	104	73630	80993	2,09,51,39,440	2,22,08,47,807
A – Land Owner's Share	2 BHK - 43 3 BHK - 33	76	57787	63566	-	-
Total (a)		180	131417	144559	2,09,51,39,440.00	2,22,08,47,807.00
B – Sale Flat	1 BHK - 03 2 BHK - 80 3 BHK - 21	104	73725	81098	2,09,29,70,480	2,21,85,48,708
B – Land Owner's Share	2 BHK - 41 3 BHK - 31	72	54431	59874	-	-
Total (b)		176	128156	140972	2,09,29,70,480.00	2,21,85,48,708.00
Total (a + b)		356	259573	285531	4,18,81,09,920.00	4,43,93,96,515.00

Typical Refuge Floors – 4th, 11th, 18th & 25th Floors - Flat No. 2 (Wing – A & B)

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,18,81,09,920.00
Final Realizable Value After Completion in ₹	4,43,93,96,515.00
Cost of Construction (Total Built up area x Rate) 285531 Sq. Ft. x ₹ 3200.00	91,36,99,200.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 4,18,81,09,920.00
Final Realizable Value After Completion in ₹		₹ 4,43,93,96,515.00

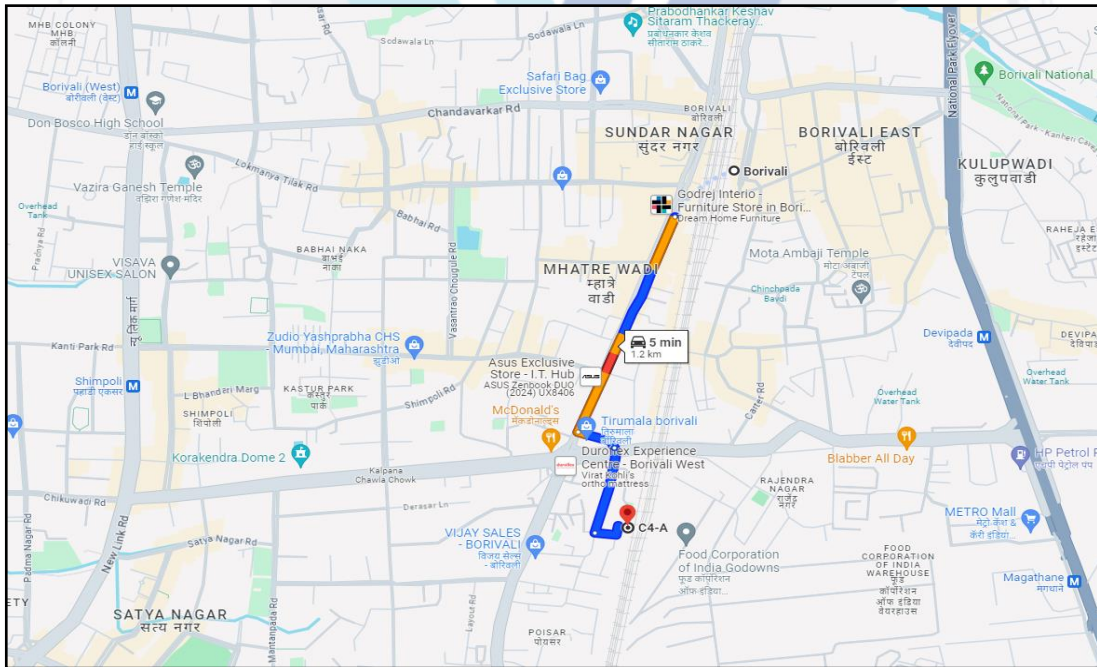
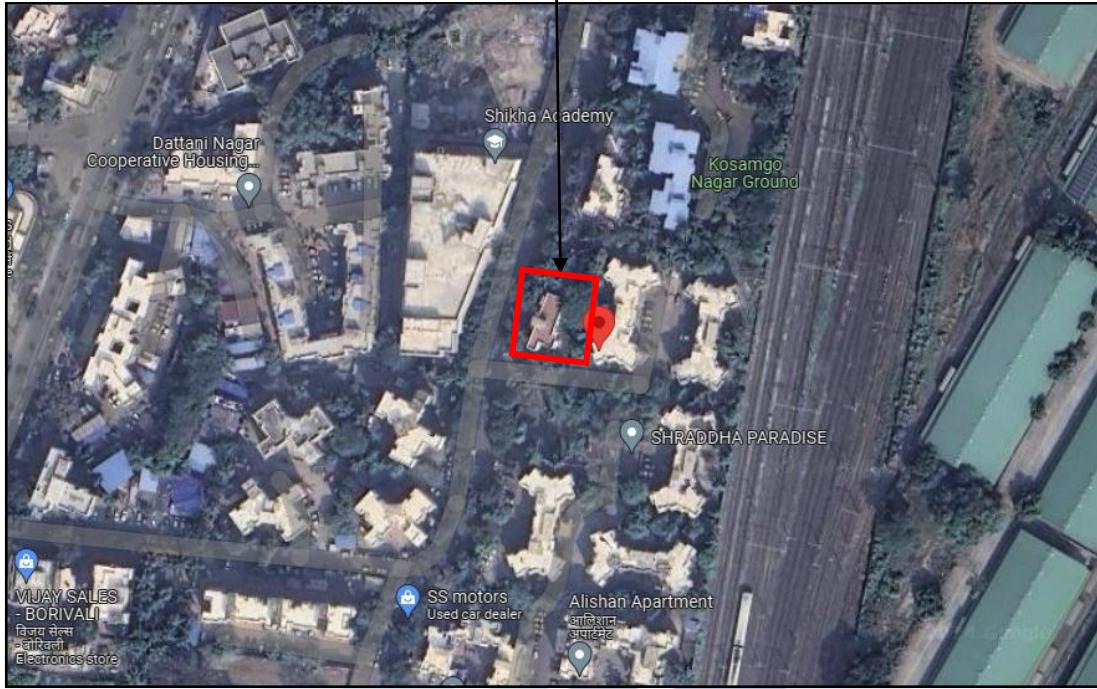
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,500.00 to ₹ 30,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 26,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°13'05.9"N 72°51'15.0"E


Note: The Blue line shows the route to site from nearest railway Station (Borivali – 1.2 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

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Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
86/386-मुभाग: उत्तरेस गाव सीमा, पूर्वेस रेल्वे लाईन, दक्षिणेस गाव सीमा व पश्चिमेस स्वामी विवेकानंद रोड.	64290	143110	164580	178890	143110	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

6682388	सूचा क्र.2	दुय्यम निबंधक : सह दु.नि. बारावली 5
17-04-2024		दस्त क्रमांक : 6682/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मागाठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17452600	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12086534.51	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 2706, माळा नं: सत्ताविसावा मजला,ए विंग, इमारतीचे नाव: श्रद्धा पॅराडाईस, ब्लॉक नं: कोसंगी नगर बोरीवली पश्चिम 400092, रोड : ओप्प एस व्ही रोड मौजे मागाठाणे, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 689 चौ फूट रेरा कारपेट म्हणजेच 64.01 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 70.41 चौ मीटर बिल्टअप,सोबत एक पोडियम वाहनतळ,जुने सि टी एस नं 63/1 ते 63/5,आणि 63/7,63/8 आणि 63/10 आणि आताचा नवीन सि टी एस नं 63/2इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 63/2 ;))	
(5) क्षेत्रफळ	70.41 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्रद्धा प्राईम प्रोजेक्ट्स लि चे संचालक श्री सुधीर बाळू मेहता तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ए ३०९, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅनरा बिसनेस सेन्टर प्रिमायसेस को ऑप हौ सो लि, ब्लॉक नं: लक्ष्मी नगर घाटकोपर पूर्व मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दुर्वा दिपक सावंत - - वय:-58; पत्ता:-प्लॉट नं: प्लॉट नं ६६ बी १५, माळा नं: -, इमारतीचे नाव: साई घरकुल को ऑप सो लि, ब्लॉक नं: पेप्सी ग्राउंड जवळ गोरई बोरीवली पश्चिम मुंबई, रोड नं: एल टी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ANFPS4846L 2): नाव:-दिपक धनाजी सावंत - - वय:-64; पत्ता:-प्लॉट नं: प्लॉट नं ६६ बी १५, माळा नं: -, इमारतीचे नाव: साई घरकुल को ऑप सो लि, ब्लॉक नं: पेप्सी ग्राउंड जवळ गोरई बोरीवली पश्चिम मुंबई, रोड नं: एल टी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AHTPS2821D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6682/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1047200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

6689388 17-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 6689/2024 नोंदणी : Regn:63m
गावाचे नाव : मागाठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13938000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10247820.88	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 1205, माळा नं: बारावा मजला,ए विंग, इमारतीचे नाव: श्रद्धा पॅराडाईस, ब्लॉक नं: कोसंगो नगर बोरीवली पश्चिम 400092, रोड : ओप्य एस व्ही रोड मौजे मागाठाणे, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 606 चौ फूट रेरा कारपेट म्हणजेच 56.29 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 61.93 चौ मीटर बिल्टअप,सोबत एक पोडियम वाहनतळ,जुने सि टी एस नं 63/1 ते 63/5, आणि 63/7,63/8 आणि 63/10 आणि आताचा नवीन सि टी एस नं 63/2इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 63/2 ;))	
(5) क्षेत्रफळ	61.93 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्रद्धा प्राईम प्रोजेक्ट्स लि चे संचालक श्री सुधीर बाळू मेहता तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ए ३०९, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅनरा बिसनेस सेन्टर प्रिमायसेस को ऑप हौ सो लि, ब्लॉक नं: लक्ष्मी नगर घाटकोपर पूर्व मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्मिता विश्वनाथ नेरुरकर - - वय:-66; पत्ता:-प्लॉट नं: के १०३, माळा नं: -, इमारतीचे नाव: एकता भूमी गार्डन को ऑप हौ सो लि, ब्लॉक नं: सॉलिटेर हॉडा जवळ राजेंद्र नगर बोरीवली पूर्व मुंबई, रोड नं: दत्तपाडा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAEPN9160A 2): नाव:-विश्वनाथ रामचंद्र नेरुरकर - - वय:-71; पत्ता:-प्लॉट नं: के १०३, माळा नं: -, इमारतीचे नाव: एकता भूमी गार्डन को ऑप हौ सो लि, ब्लॉक नं: सॉलिटेर हॉडा जवळ राजेंद्र नगर बोरीवली पूर्व मुंबई, रोड नं: दत्तपाडा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAAPN4223E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6689/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	836300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

58/4388 17-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूचा क्र.2	दुय्यम नेबंघक : सह दु.न. बारावला 5 दस्त क्रमांक : 5874/2024 नोंदणी : Regn:63m
गावाचे नाव : मागाठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	23525650	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17153307.71	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 3102, माळा नं: एकतिसावा मजला,ए विंग, इमारतीचे नाव: श्रद्धा पॅराडाईस, ब्लॉक नं: कोसंगो नगर बोरीवली पश्चिम, रोड : एस व्ही रोड मौजे मागाठाणे 400092, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 949 चौ फूट रेरा कारपेट म्हणजेच 88.16 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 96.98 चौ मीटर बिल्टअप,सोबत एक पौडियम वाहनतळ,जुने सि टी एस नं 63/1 ते 63/5,आणि 63/7,63/8 आणि 63/10 आणि आताचा नवीन सि टी एस नं 63/2इतर माहिती दस्तात नमुद केल्याप्रमाणे((C.T.S. Number : 63/2 ;))	
(5) क्षेत्रफळ	96.98 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्रद्धा प्राईम प्रोजेक्ट्स लि चे संचालक श्री सुधीर बाळू मेहता - तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ए ३०९, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅनरा बिसनेस सेन्टर प्रिमायसेस को ऑप हौ सो लि, ब्लॉक नं: लक्ष्मी नगर घाटकोपर पूर्व मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेघा विरल गोराडिया -- वय:-42; पत्ता:-प्लॉट नं: डी ७१५, माळा नं: -, इमारतीचे नाव: सुंदरधाम २, ब्लॉक नं: रामबाग लेन पोईसर चामुंडा गॅरेज जवळ बोरिवली पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AMSPS9798K 2): नाव:-विरल रजनीकांत गोराडिया -- वय:-42; पत्ता:-प्लॉट नं: डी ७१५, माळा नं: -, इमारतीचे नाव: सुंदरधाम २, ब्लॉक नं: रामबाग लेन पोईसर चामुंडा गॅरेज जवळ बोरिवली पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AGUPG4545L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5874/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1411540	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

5886388	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
17-04-2024		दस्त क्रमांक : 5886/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मागाठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17408497	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12053619.31	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 2603, माळा नं: सव्हीसावा मजला,बी विंग, इमारतीचे नाव: श्रद्धा पॅराडाईस, ब्लॉक नं: कोसंगो नगर बोरीवली पश्चिम 400092, रोड : ओप्प एस व्ही रोड मौजे मागाठाणे, इतर माहिती: --- सदनिकेचे एकूण क्षेत्रफळ 687 चौ फूट रेरा कारपेट म्हणजेच 63.82 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 70.21 चौ मीटर बिल्टअप,सोबत एक पोडियम वाहनतळ,जुने सि टी एस नं 63/1 ते 63/5,आणि 63/7,63/8 आणि 63/10 आणि आताचा नवीन सि टी एस नं 63/2इतर माहिती दस्तात नमुद केल्याप्रमाणे((C.T.S. Number : 63/2 ;))	
(5) क्षेत्रफळ	70.21 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्रद्धा प्राईम प्रोजेक्ट्स लि चे संचालक श्री सुधीर बाळू मेहता तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ए ३०९ , माळा नं: तिसरा मजला , इमारतीचे नाव: कॅनरा बिसनेस सेन्टर प्रिमायसेस को ऑप ही सो लि , ब्लॉक नं: लक्ष्मी नगर घाटकोपर पूर्व मुंबई , रोड नं: लिंग रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियांका सुनील काळे - - वय:-34; पत्ता:-प्लॉट नं: डी विंग 301 , माळा नं: -, इमारतीचे नाव: क्रेमलिन को ऑप ही सो लि, ब्लॉक नं: जयराज नगर महिशामर्दनी मंदिर जवळ, रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-BKMPK6382G 2): नाव:-सागर मनोहर चव्हाण - - वय:-36; पत्ता:-प्लॉट नं: 301 डी विंग, माळा नं: -, इमारतीचे नाव: क्रेमलिन को ऑप ही सो लि, ब्लॉक नं: जयराज नगर महिशामर्दनी मंदिर जवळ , रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AJAPC2680F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5886/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1044510	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

7062388 17-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 7062/2024 नोंदणी : Regn:63m
गावाचे नाव : मागाठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17185315	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11834733.23	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: अपार्टमेंट नं 2604, माळा नं: सव्हीसावा मजला,बी विंग, इमारतीचे नाव: श्रद्धा पॅराडाईस, ब्लॉक नं: कोसंगो नगर बोरीवली पश्चिम 400092, रोड : ओप्प एस व्ही रोड मौजे मागाठाणे, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 674 चौ फूट रेरा कारपेट म्हणजेच 62.61 चौ मीटर रेरा कारपेट,म्हणजेच मिळकतीचे एकूण बांधीव क्षेत्रफळ 68.88 चौ मीटर बिल्टअप,सोबत एक पोडियम वाहनतळ,जुने सि टी एस नं 63/1 ते 63/5,आणि 63/7,63/8 आणि 63/10 आणि आताचा नवीन सि टी एस नं 63/2इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 63/2 ;))	
(5) क्षेत्रफळ	68.88 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्रद्धा प्राईम प्रोजेक्ट्स लि चे संचालक श्री सुधीर बाळू मेहता - तर्फे कुलमुखत्यार शमिका सुशील सुर्वे वय:-53 पत्ता:-प्लॉट नं: ए ३०९, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅनरा बिसनेस सेन्टर प्रिमायसेस को ऑप ही सो लि, ब्लॉक नं: लक्ष्मी नगर घाटकोपर पूर्व मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मौलिक कनैयालाल गदानी - - वय:-39; पत्ता:-प्लॉट नं: 05, माळा नं: पाचवा मजला, इमारतीचे नाव: पवन अपार्टमेंट, ब्लॉक नं: ऑप स्टेट बँक ऑफ हैद्राबाद, रोड नं: चिकूवाडी बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AHTPG7485P 2): नाव:-माधवी मौलिक गडाणी - - वय:-33; पत्ता:-प्लॉट नं: 05, माळा नं: पाचवा मजला, इमारतीचे नाव: पवन अपार्टमेंट, ब्लॉक नं: ऑप स्टेट बँक ऑफ हैद्राबाद, रोड नं: चिकूवाडी बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AWSPP7596C 3): नाव:-कनैयालाल हरजीवनदास गडाणी - - वय:-67; पत्ता:-प्लॉट नं: 05, माळा नं: पाचवा मजला, इमारतीचे नाव: पवन अपार्टमेंट, ब्लॉक नं: ऑप स्टेट बँक ऑफ हैद्राबाद, रोड नं: चिकूवाडी बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AABPG8777H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7062/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1031200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	




Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 3 BHK Flats for Sale in Borivali West > 1376 Sq-ft

₹2.61 Cr EMI - ₹1.18L | [Get Loan offers from 34+ banks](#)

3 BHK 1376 Sq-ft Flat For Sale **Borivali West, Mumbai**

3 Beds
 3 Baths
 2 Balconies
 1 Covered Parking


Skyline View
 Skydeck

Carpet Area 949 sqft ~ ₹27,503/sqft	Developer Shradha Prime Projects LTD	Project Shradha Paradise	Floor 30 (Out of 32 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Semi-Furnished

magicbricks Buy Rent Sell Home Loans

₹1.85 Cr EMI - ₹ 83k | [Can I afford it?](#)

2 BHK 1201 Sq-ft Flat For Sale **Borivali West, Mumbai**



2 Beds
 2 Baths
 1 Balcony
 1 Covered Parking

Carpet Area
674 sqft ~
₹27,448/sqft

Floor
10 (Out of 23 Floors)

Lifts
3

Developer
[Shradha Prime Projects LTD](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Shradha Paradise](#)

Facing
East

Car Parking
1 Covered


East Facing Property

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾




₹1.93 Cr EMI - ₹ 87k | [Get pre-approved loan](#)

2 BHK 1000 Sq-ft Flat For Sale [Borivali West, Mumbai](#)



2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

<p>Carpet Area 690 sqft ₹ 28,000/sqft</p>	<p>Developer Shraddha Prime Projects LTD</p>	<p>Project Shraddha Paradise</p>
<p>Floor 15 (Out of 35 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing East</p>
<p>Lifts 4</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>






✔ East Facing Property

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.80 Cr EMI - ₹ 81k | [Can I afford it?](#)

2 BHK 740 Sq-ft Flat For Sale [Borivali West, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

<p>Carpet Area 606 sqft ₹ 29,703/sqft</p>	<p>Developer Shraddha Prime Projects LTD</p>	<p>Project Shraddha Paradise</p>
<p>Floor 25 (Out of 31 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing East</p>
<p>Lifts 4</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>

✔ East Facing Property

Price Indicators

HOUSING.COM Buy in Mumbai + Add Download

Home / Mumbai / Andheri - Dahisar / Borivali West / Shraddha Paradise Last updated: Apr 13, 2024

Shraddha Paradise ✓ RERA

By SHRADDHA LANDMARK PVT. LTD Price excludes maintenance, floor rise c... See More

Sumar Nagar, off SV Road, Borivali West, Western Suburbs, Mumbai [Contact Sellers](#)

Project Images

SHARE SAVE

Project Images

2, 3 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹27.01 K/sq.ft Avg. Price

606.00 sq.ft. - 879.00 sq.ft. (Carpet Area) Sizes

PROPTIGER City: Mumbai India Property > Property in Mumbai > Property in Borivali West > Shraddha Paradise

6 Photos PROJECT RERA ID : P51800052244

Shraddha Paradise ♥
by **Shraddha Prime**

📍 Borivali West, Mumbai (show on map)

[Download Brochures](#)

2, 3 BHK Apartment

606 - 879 sq ft Carpet Area

₹ 1.64 Cr - ₹ 2.37 Cr Builder Price See inclusions

Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.85 Cr EMI - ₹ 83k | [Can I afford it?](#)

2 BHK 1201 Sq-ft Flat For Sale [Borivali West, Mumbai](#)

🛏 2 Beds | 🚿 2 Baths | 🏠 1 Balcony | 🚗 1 Covered Parking

Carpet Area 674 sqft <small>₹27,448/sqft</small>	Developer Shraddha Prime Projects LTD	Project Shraddha Paradise
Floor 10 (Out of 23 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent

Get Phone No.

More Details

Price Breakup **₹1.85 Cr | ₹9,25,000** Approx. Registration Charges | **₹ 6,750** Monthly

Booking Amount **₹ 5.0 Lac**

indexTop
List Property Free Buy Rent New Launches Blogs Login

Home > Shraddha Prime Projects > Borivali West > [Shraddha Paradise](#)

Shraddha Paradise

@ Borivali West

No. of Towers 1	No. of Flats 180	Size 563 - 1,014 sqft
Type 1, 2 & 3 BHK Flats	Price/Fsqft ₹ 21.2 K	Total Cost ₹ 1.2 Cr - ₹ 2.2 Cr

7

Flats Sold

173

Flats Available

Last Sale Transaction
₹ 1.55 Cr

Book Site Visit

Contact Developer

Price Indicators

dwello Select City Search

Homes in Mumbai > Homes in Western Suburbs > Homes in Borivali > Homes in Kosamga Nagar > Shraddha Paradise At Kosamga Nagar, Borivali By Shraddha Prime Projects Limited

Shraddha Paradise **Borivali** **Mumbai** **By Shraddha Prime Projects Limited**

CONFIGURATIONS FOR SHRADDHA PARADISE

	2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	689.71 ft ²	₹2.11 Cr ⓘ
	2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	605.78 ft ²	₹1.86 Cr ⓘ

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home / New Projects in Mumbai / Projects in Borivali West / Shraddha Paradise

Shraddha Paradise
Borivali West, Mumbai

₹ 1.86 Cr to 2.89 Cr

Status: **New Launch**

Project Size
295 units · 2 Acres

Configurations: 2,3 BHK Flat from 605 Sq. Ft. to 940 Sq. Ft. (Carpet)

[Whatsapp](#) [Get a Call Back](#)

[Save Extra with 3 offers](#)

Price Indicators Projects nearby Locality

2 BHK Flat Last updated: Mar 30, 2024

₹1.43 Cr EMI starts at ₹70.99 K
₹15.46 K/sq.ft

By B.G. SHIRKE GROUP OF COMPANIES
Monte Verita East Tower, Magathane, Borivali East, Mumbai

OFFERS Zero brokerage Know More [Contact Seller](#)

SHARE SAVE

Others
+
12 more

925 sq.ft Built Up Area	₹15.46 K/sq.ft Avg. Price	2 BHK Configuration	31st Dec, 2024 Possession status	Lower of 22 floors	West facing Facing	Unfurnished Furnishing
----------------------------	------------------------------	------------------------	-------------------------------------	--------------------	--------------------	------------------------

Rajshree SBI Staff Trinity CHS Ltd Last updated: Mar 20, 2024

₹1.34 Cr - 2.22 Cr | ₹27.00 K/sq.ft
EMI starts at ₹66.49 K

By RAJSHREE ENTERPRISE Price excludes maintenance, floor rise c... See More

Plot No. 2 B 3, Borivali East, Western Suburbs, Mumbai

[Become the first to Rate](#) [Contact Developer](#)

No Property Images Available

[Request Photos](#)

1. 2 BHK Apartments Configurations	Jun. 2021 Possession Starts	₹27.00 K/sq.ft Avg. Price	496.00 sq.ft. - 824.00 sq.ft. (Carpet Area) Sizes
---------------------------------------	--------------------------------	------------------------------	---------------------------------------------------------

Price Indicators Projects nearby Locality

NOBROKER | Pay Rent | Post Your Property | Sign up | Log in | Me

2 BHK Flat in Chandak Greenairy For Sale in Borivali East
Near HP Petrol Pump, Magathane, Western Express Highway, Borivali East, Mumbai

₹ 2.11 Crores (Non-negotiable) | ₹ 1.21 Lacs/Month (Estimated EMI) | 944 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Western-express highway-borivali east / 2BHK Flat for Sale in Western-express highway-borivali east / Property Details

Photos | Location | Shortlist

2 Bedroom	Nov 22, 2023
2 Bathroom	Apr 9, 2026
NA	Chandak Greenairy
Bike and Car	Full

[Contact](#) | [Book Virtual Meet](#)

NOBROKER | Pay Rent | Post Your Property | Sign up | Log in | Me

Home / Mumbai / Borivali East / Raghav Paradise / Project

Raghav Paradise
Near Magathane Marathi School, Jay Maharashtra Nagar, Borivali East, Mumbai

0.73 acres | 188 units | 1,2,3,4 bedrooms

₹ 1.11 Crores - ₹ 1.29 Crores | EMI starts from ₹ 82.76 K / Month

[View Brochure](#) | [Request Callback](#)

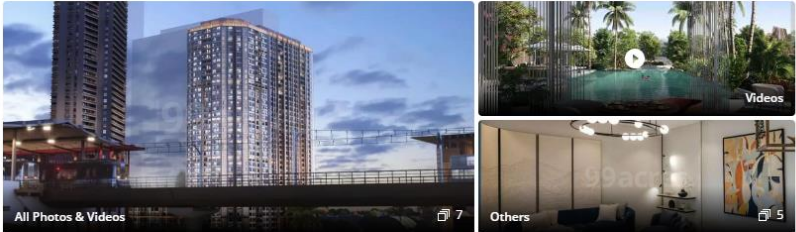
Top Benefits

- Equipped Luxury Home With Balconies
- Near Western Express Highway
- Proximity To Borivali Train Station


Raghav Group

Price Indicators Projects nearby Locality

99acres
Buy ▾ Western Mumbai ✕ Add more



Home > Projects in Mumbai > Magathane > CCI Rivali Park Stargaze



CCI Rivali Park Stargaze ♥

Magathane, Mumbai

View Number

✓ RERA
No Brokerage
30 Floor Plans Available
+20 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Oct, 2029

Unit & Price Options

2, 3 BHK Apartment

2 BHK Apartment

Carpet Area
713 - 814.4 sq.ft. (66.24 - 75.66 sq.m.)

₹ 1.89 - 2.24 Cr + Charges

3 BHK Apartment

Carpet Area
947.87 - 1081.67 sq.ft. (88.06 - 100.49 sq.m.)

₹ 2.61 - 3.37 Cr + Charges

Download Brochure

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Magathane > 2 BHK Flats in Magathane

₹ 1.68 Cr

@ 27,184 per sq.ft.

Estimated EMI ₹ 1,34,182

2BHK 2Baths


Flat/Apartment for Sale

in Chandak Greenairy, Magathane, Western Mumbai, Mumbai

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.tn.mahaonline.gov.in/>

Overview

Dealer Details Price Trends Registry Record Explore Locality Recomm



Area

Carpet area: 618 sq.ft. (57.41 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, No Balcony

Price

₹ 1.68 Crore+ Govt Charges & Tax @ 27,184 per sq.ft. (Negotiable)

Address

Chandak Greenairy
Magathane, Western Mumbai

Floor Number

29th of 37 Floors

Facing


East

Overlooking

Main Road, Pool, Others

Possession in

Dec 2026




VASTUKALA

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC207809

Price Indicators Projects nearby Locality

The screenshot shows a Dwello real estate listing. At the top, there is a search bar with the Dwello logo and a 'Select City' dropdown. Below the search bar, there are navigation tabs for 'Homes in Mumbai', 'Homes in Western Suburbs', 'Homes in Borivali', and 'CCI Rivali Park Stargaze At Magathane, Borivali By CCI Group'. The main heading is 'CCI Rivali Park Stargaze Borivali Mumbai By CCI Group'. A large image of the apartment complex is displayed, with a 'See 1 image' button to its right. Below the image are tabs for 'Configurations', 'About', and 'Highlights'. The 'Configurations' section is expanded, showing '2 BHK' with a floor plan icon, '1 living room, kitchen, 2 bedrooms, 2 bathrooms', '814.1 ft²', and a price of '₹2.55 Cr'. A large, faint watermark of a globe is visible in the background of the page.

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: 20.04.2024

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 19.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 16.04.2024. 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 Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shraddha Prime Projects Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
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 – 16.04.2024 Valuation Date – 20.04.2024 Date of Report – 20.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.04.2024
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 **20th 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. Shraddha Prime Projects Ltd.** 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. Shraddha Prime Projects Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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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.

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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