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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Narang Vivenda"

"Narang Vivenda" Building No. 1, Wing -D, Proposed Redevelopment of Residential Building on Plot No. 1 to 7, C.T.S. Nos. 307/3, 307/4, 307/5 & 307/6 of Village - Valnai, Evershine Nagar Road, Off Marve Link Road, Ushma Nagar, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India

Latitude Longitude: 19°11'39.1"N 72°49'56.2"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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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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MASTER VALUATION REPORT OF "Narang Vivenda"

"Narang Vivenda" Building No. 1, Wing -D, Proposed Redevelopment of Residential Building on Plot No. 1 to 7, C.T.S. Nos. 307/3, 307/4, 307/5 & 307/6 of Village - Valnai, Evershine Nagar Road, Off Marve Link Road, Ushma Nagar, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India

Latitude Longitude: 19°11'39.1"N 72°49'56.2"E

NAME OF DEVELOPER: M/s. Narang Proco Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **14th May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated "Narang Vivenda" Building No. 1, Wing - D, Proposed Redevelopment of Residential Building on Plot No. 1 to 7, C.T.S. Nos. 307/3, 307/4, 307/5 & 307/6 of Village - Valnai, Evershine Nagar Road, Off Marve Link Road, Ushma Nagar, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India. It is about 900 Mtr. distance from Valnai Metro 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. Narang Proco Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Narang Vivenda	P51800055504
Register office address	M/s. Narang Proco Private Limited. Office No. 102, 1 st Floor, "Windsor", Kalina, Landmark Nafa, Santacruz (East), Mumbai, Pin – 400 098, State – Maharashtra, Country - India.	
Contact Numbers	Contact Person: Sneha Banole (Deputy Manager - Mobile No. – 7715983684 /+91 22 6789 0202)	
E – mail ID and Website	sneha.banole@narangrealty.com www.narangrealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Bhisma Building
On or towards South	Evershine Nagar Road & Tirumala Society
On or towards East	Dheeraj Kirti Apartment
On or towards West	Usha Nagar Road & Samir CHSL



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- Jaipur

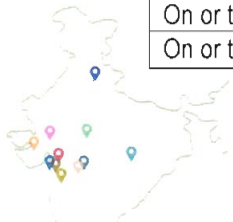
Regd. Office

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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)

1	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 : 14.05.2024
	b)	Date on which the valuation is made : 17.05.2024
3.	List of documents produced for perusal	
	1.	Copy of MAHARERA Certificate No. P51800055504, Date – 02.04.2024, Latest Update – 09.05.2024.
	2.	Copy of Legal Title Report from Wadia Ghandy & Co. Advocate High Court, Mumbai dated 16.02.2024.
	3.	Copy of Partnership Deed dated 13.10.2023 between M/s. Mr. Dinesh Tulsi Ram Purohit (The Party of the First Part), Mr. Ankit Babubhai Patel (the Party of the Second Part) , Mr. Narayan Mandan Gothi (the Party of the Third Part) AND Mr. Anurag Balesh Mishra (the Party of the Fourth Part)
	4.	Copy of Declaration by Narang Propco Pvt. Ltd. Dated 17.02.2024.
	5.	Copy of Height Clearance NOC Certificate No. JUHU/WEST/B/052000/673296 date 06.09.2022 issued by Airports Authority of India, Valid till 05.09.2030.
	6.	Copy of Environment Clearance NOC No. SIA / MH / INFRA2 / 422706 / 2023 to the proposed Project Activity under the provision of EIA Notification 2006, date 21.07.2023 issued by Government of India, Ministry of Environment, Forest & Climate
	7.	Copy of Licensed Surveyor's Certificate date 16.02.2024 issued by Manoj Dubal & Associates (As per RERA Certificate).
	8.	Copy of Engineer's Certificate dated 21.02.2024, issued by Sameer Gandhi (B.E. Civil).
	9.	Copy of NOC of Fire Protection & Firefighting date 01.04.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai. Doc. No. P-15166/2023/307/3 And Other/P/N/ Ward/Valnai-CFO/a/New.
	10.	Copy of IOD dated 11.07.2023, issued by Municipal Corporation of Greater Mumbai, Doc. No. P-17506 / 2023 / (C.T.S. No. 307/3 And Other) / P / N Ward / Valnai / IOD / 1 / New.



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	<p>11. Copy of First Commencement Certificate No. P-15166 / 2023 / (307 / 3 And Other)/P/N Ward/Valnai/CC/1/Amend date 10.02.2023 issued by Municipal Corporation of Greater Mumbai. Issue on 06.03.2024. Issue On : 06 Mar 2024 Valid Upto : 05 Mar 2025</p> <p>Application Number : P-15166/2023/(307/3 And Other)/P/N Ward/VALNAI/CC/1/Amend</p> <p>Remark .</p> <p>The first C. C. is re-endorsed for the work upto top of upper basement level i.e. plinth level for proposed building no. 01 as per approved amended plans dtd. 12.02.2024.</p>					
	<p>12. Copy of Amended Plan Approval Letter No. P-15166/2023/(307/3 And Others)/P/N Ward/Valnai/337/2/Amend, dated 12.02.2024, issued by Municipal Corporation of Greater Mumbai.</p>					
	<p>13. Copy of Approved Plan No. P-15166 / 2023 / (307 / 3 And Other) / P/N Ward / Valnai / 337 / 2 / Amend dated 12.02.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Thirty Eight – Sheet No. 1 to 38)</p> <p>Approved Upto:</p> <table border="1" data-bbox="284 891 1485 1022"> <thead> <tr> <th data-bbox="284 891 448 954">Building / Wing</th> <th data-bbox="448 891 1485 954">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 954 448 1022">1 / D</td> <td data-bbox="448 954 1485 1022">Lower Basements + Upper Basement + Ground + 4 Podiums (1st to 4th Floors) + 5th to 38th upper Floors.</td> </tr> </tbody> </table>		Building / Wing	Number of Floors	1 / D	Lower Basements + Upper Basement + Ground + 4 Podiums (1 st to 4 th Floors) + 5 th to 38 th upper Floors.
Building / Wing	Number of Floors					
1 / D	Lower Basements + Upper Basement + Ground + 4 Podiums (1 st to 4 th Floors) + 5 th to 38 th upper Floors.					
	<p>Project Name (With address & phone nos.)</p>	<p>"Narang Vivenda" Building No. 1, Wing -D, Proposed Redevelopment of Residential Building on Plot No. 1 to 7, C.T.S. Nos. 307/3, 307/4, 307/5 & 307/6 of Village - Valnai, Evershine Nagar Road, Off Marve Link Road, Ushma Nagar, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India</p>				
	<p>4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>	<p>M/s. Narang Proco Pvt. Ltd.</p> <p>Address: Office No. 102, 1st Floor, "Windsor", Kalina, Landmark Nafa, Santacruz (East), Mumbai, Pin – 400 098, State – Maharashtra, Country - India.</p> <p>Contact Person: Sneha Banole (Deputy Manager - Mobile No. – 7715983684 /+91 22 6789 0202)</p>				
	<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>					
	<p>About "Narang Vivendra" Project: Narang Vivenda Malad West is a Joint Venture Project by Narang Realty situated in the most premium location of Malad, at malad west evershine nagar offers 2, 3 & 4 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Narang Vivenda malad West has 3 Towers with a floor range of 38 Storeys. Narang Vivenda Western Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800055504.</p>					

TYPE OF THE BUILDING

Building / Wing	Number of Floors
1 / D	Proposed Lower Basements + Upper Basement + Ground + 4 Podiums (1 st to 4 th Floors) + 5 th to 38 th upper Floors.

LEVEL OF COMPLETION:

Building / Wing	Present stage of Construction	Percentage of work completion
1 / D	RCC work upto 1 st Floor slab is in progress.	10%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2029 (As per MAHARERA Certificate – Wing -D)**

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

PROPOSED PROJECT AMENITIES:

➤ Vitriified flooring for living, dining, bedrooms and kitchen.
➤ 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
➤ Gymnasium
➤ Swimming pool
➤ Jogging track
➤ Children's Play Area
➤ Kids play area
➤ Yoga Area
➤ Cafeteria
➤ Senior Citizen Corner Area
➤ Fitness Centre
➤ Grand Banquet Hall
➤ Rock Climbing Wall
➤ Pickleball Court
➤ Lounge Pool
➤ Play Lawn
➤ Forest Pavilion
➤ Multipurpose Court

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 1 to 7
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T.S. Nos. 307/3, 307/4, 307/5 and 307/6,

				Village – Valnai.	
d)	Ward / Taluka	:	P/N -Ward		
e)	Mandal / District	:	Mumbai Suburban District		
7.	Postal address of the property	:	Narang Vivenda" Building No. 1, Wing - D, Proposed Redevelopment of Residential Building on Plot No. 1 to 7, C.T.S. Nos. 307/3, 307/4, 307/5 & 307/6 of Village - Valnai, Evershine Nagar Road, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, Country – India		
8.	City / Town	:	Malad (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 - Valnai		
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	As per Site
	North		Internal Driveway	Internal Driveway	Road & Bhisma Building
	South		Ever shine Nagar Road	Ever shine Nagar Road	Evershine Nagar Road & Tirumala Society
	East		Recreational Area	Recreational Area	Dheeraj Kirti Apartment
	West		Central Green	Central Green	Usha Nagar Road & Samir CHSL
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°11'39.1"N 72°49'56.2"E		
14.	Extent of the site	:	Plot area – 1223.87 Sq. M. (As per Approved Plan& as per RERA Certificate)		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 1223.87 Sq. M. (As per Approved Plan& as per RERA Certificate)		
16	Whether occupied by the owner / tenant? If occupied by	:	N.A. Building Construction work is in progress		



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	tenant since how long? Rent received per month.						
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-15166 / 2023 / (307 / 3 And Other) / P/N Ward / Valnai / 337 / 2 / Amend dated 12.02.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Thirty Eight – Sheet No. 1 to 38) Approved Upto:				
			<table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Lower Basements + Upper Basement + Ground + 4 Podiums (1st to 4th Floors) + 5th to 38th upper Floors.</td> </tr> </tbody> </table>	Building / Wing	Number of Floors	1 / D	Lower Basements + Upper Basement + Ground + 4 Podiums (1 st to 4 th Floors) + 5 th to 38 th upper Floors.
Building / Wing	Number of Floors						
1 / D	Lower Basements + Upper Basement + Ground + 4 Podiums (1 st to 4 th Floors) + 5 th to 38 th upper Floors.						
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.	:	13.40 M. 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-coast / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area – 1223.87 Sq. M. (As per Approved Plan & as per RERA Certificate)				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at	:	As per table attached to the report				

	least two latest deals / transactions with respect to adjacent properties in the areas)	:	Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,65,880.00 per Sq. M. for Residential ₹ 76,250.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1223.87</td> <td>76,250</td> <td>9,33,20,088.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1223.87	76,250	9,33,20,088.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1223.87	76,250	9,33,20,088.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Building No. / Wing		Number of Floors									
	1 / D		Proposed Lower Basements + Upper Basement + Ground + 4 Podiums (1st to 4th Floors) + 5th to 38th 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-15166 / 2023 / (307 / 3 And Other) / P/N Ward / Valnai / 337 / 2 / Amend dated 12.02.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Thirty Eight – Sheet No. 1 to 38)									
	h) Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Lower Basements + Upper Basement + Ground + 4 Podiums (1st to 4th Floors) + 5th to 38th upper Floors.</td> </tr> </tbody> </table>	Building / Wing	Number of Floors	1 / D	Lower Basements + Upper Basement + Ground + 4 Podiums (1st to 4th Floors) + 5th to 38th upper Floors.					
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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



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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

Narang Vivendra:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	2 BHK	1074	67	1141	1255		Land Owner's Share			34,23,000
2	502	5	2 BHK	764	73	837	921	28500	2,38,54,500	2,62,39,950	54500	25,11,000
3	503	5	2 BHK	764	73	837	921	28500	2,38,54,500	2,62,39,950	54500	25,11,000
4	504	5	2 BHK	1074	67	1141	1255		Land Owner's Share			34,23,000
5	505	5	2 BHK	1074	67	1141	1255		Land Owner's Share			34,23,000
6	506	5	2 BHK	764	73	837	921	28500	2,38,54,500	2,62,39,950	54500	25,11,000
7	507	5	2 BHK	764	73	837	921	28500	2,38,54,500	2,62,39,950	54500	25,11,000
8	508	5	2 BHK	1074	67	1141	1255		Land Owner's Share			34,23,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
9	601	6	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
10	602	6	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
11	603	6	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
12	604	6	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
13	605	6	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
14	606	6	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
15	607	6	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
16	608	6	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
17	701	7	4 BHK	1593	64	1657	1823	28900	4,78,87,300	5,26,76,030	109500	49,71,000
18	705	7	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
19	706	7	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
20	707	7	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
21	708	7	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
22	801	8	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
23	802	8	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
24	803	8	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
25	804	8	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
26	805	8	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
27	806	8	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
28	807	8	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
29	808	8	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
30	901	9	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
31	902	9	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
32	903	9	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
33	904	9	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
34	905	9	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
35	906	9	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
36	907	9	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
37	908	9	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
38	1001	10	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
39	1002	10	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
40	1003	10	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
41	1004	10	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
42	1005	10	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
43	1006	10	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
44	1007	10	2 BHK	764	73	837	921	28900	2,41,89,300	2,66,08,230	55500	25,11,000
45	1008	10	3 BHK	1336	65	1401	1541	28900	4,04,88,900	4,45,37,790	93000	42,03,000
46	1101	11	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000

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47	1102	11	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
48	1103	11	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
49	1104	11	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
50	1105	11	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
51	1106	11	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
52	1107	11	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
53	1108	11	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
54	1201	12	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
55	1202	12	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
56	1203	12	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
57	1204	12	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
58	1205	12	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
59	1206	12	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
60	1207	12	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
61	1208	12	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
62	1301	13	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
63	1302	13	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
64	1303	13	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
65	1304	13	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
66	1305	13	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
67	1306	13	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
68	1307	13	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
69	1308	13	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
70	1401	14	4 BHK	1593	64	1657	1823	29300	4,85,50,100	5,34,05,110	111500	49,71,000
71	1405	14	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
72	1406	14	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
73	1407	14	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
74	1408	14	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
75	1501	15	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
76	1502	15	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
77	1503	15	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
78	1504	15	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
79	1505	15	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
80	1506	15	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
81	1507	15	2 BHK	764	73	837	921	29300	2,45,24,100	2,69,76,510	56000	25,11,000
82	1508	15	3 BHK	1336	65	1401	1541	29300	4,10,49,300	4,51,54,230	94000	42,03,000
83	1601	16	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
84	1602	16	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000

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85	1603	16	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
86	1604	16	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
87	1605	16	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
88	1606	16	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
89	1607	16	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
90	1608	16	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
91	1701	17	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
92	1702	17	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
93	1703	17	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
94	1704	17	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
95	1705	17	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
96	1706	17	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
97	1707	17	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
98	1708	17	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
99	1801	18	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
100	1802	18	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
101	1803	18	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
102	1804	18	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
103	1805	18	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
104	1806	18	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
105	1807	18	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
106	1808	18	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
107	1901	19	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
108	1902	19	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
109	1903	19	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
110	1904	19	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
111	1905	19	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
112	1906	19	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
113	1907	19	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
114	1908	19	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
115	2001	20	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
116	2002	20	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
117	2003	20	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
118	2004	20	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
119	2005	20	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000
120	2006	20	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
121	2007	20	2 BHK	764	73	837	921	29700	2,48,58,900	2,73,44,790	57000	25,11,000
122	2008	20	3 BHK	1336	65	1401	1541	29700	4,16,09,700	4,57,70,670	95500	42,03,000

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123	2101	21	4 BHK	1593	64	1657	1823	30100	4,98,75,700	5,48,63,270	114500	49,71,000
124	2105	21	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
125	2106	21	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
126	2107	21	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
127	2108	21	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
128	2201	22	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
129	2202	22	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
130	2203	22	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
131	2204	22	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
132	2205	22	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
133	2206	22	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
134	2207	22	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
135	2208	22	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
136	2301	23	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
137	2302	23	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
138	2303	23	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
139	2304	23	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
140	2305	23	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
141	2306	23	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
142	2307	23	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
143	2308	23	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
144	2401	24	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
145	2402	24	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
146	2403	24	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
147	2404	24	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
148	2405	24	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
149	2406	24	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
150	2407	24	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
151	2408	24	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
152	2501	25	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
153	2502	25	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
154	2503	25	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
155	2504	25	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
156	2505	25	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
157	2506	25	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
158	2507	25	2 BHK	764	73	837	921	30100	2,51,93,700	2,77,13,070	57500	25,11,000
159	2508	25	3 BHK	1336	65	1401	1541	30100	4,21,70,100	4,63,87,110	96500	42,03,000
160	2601	26	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000

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161	2602	26	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
162	2603	26	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
163	2604	26	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
164	2605	26	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
165	2606	26	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
166	2607	26	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
167	2608	26	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
168	2701	27	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
169	2702	27	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
170	2703	27	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
171	2704	27	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
172	2705	27	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
173	2706	27	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
174	2707	27	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
175	2708	27	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
176	2801	28	4 BHK	1593	64	1657	1823	30500	5,05,38,500	5,55,92,350	116000	49,71,000
177	2805	28	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
178	2806	28	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
179	2807	28	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
180	2808	28	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
181	2901	29	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
182	2902	29	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
183	2903	29	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
184	2904	29	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
185	2905	29	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
186	2906	29	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
187	2907	29	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
188	2908	29	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
189	3001	30	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
190	3002	30	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
191	3003	30	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
192	3004	30	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
193	3005	30	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
194	3006	30	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
195	3007	30	2 BHK	764	73	837	921	30500	2,55,28,500	2,80,81,350	58500	25,11,000
196	3008	30	3 BHK	1336	65	1401	1541	30500	4,27,30,500	4,70,03,550	98000	42,03,000
197	3101	31	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
198	3102	31	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
199	3103	31	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
200	3104	31	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
201	3105	31	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
202	3106	31	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
203	3107	31	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
204	3108	31	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
205	3201	32	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
206	3202	32	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
207	3203	32	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
208	3204	32	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
209	3205	32	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
210	3206	32	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
211	3207	32	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
212	3208	32	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
213	3301	33	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
214	3302	33	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
215	3303	33	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
216	3304	33	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
217	3305	33	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
218	3306	33	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
219	3307	33	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
220	3308	33	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
221	3401	34	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
222	3402	34	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
223	3403	34	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
224	3404	34	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
225	3405	34	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
226	3406	34	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
227	3407	34	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
228	3408	34	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
229	3501	35	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
230	3502	35	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
231	3503	35	1 BHK	621	73	694	763	30900	2,14,44,600	2,35,89,060	49000	20,82,000
232	3505	35	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
233	3506	35	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
234	3507	35	2 BHK	764	73	837	921	30900	2,58,63,300	2,84,49,630	59500	25,11,000
235	3508	35	3 BHK	1336	65	1401	1541	30900	4,32,90,900	4,76,19,990	99000	42,03,000
236	3601	36	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
237	3602	36	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
238	3603	36	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
239	3604	36	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
240	3605	36	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
241	3606	36	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
242	3607	36	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
243	3608	36	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
244	3701	37	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
245	3702	37	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
246	3703	37	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
247	3704	37	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
248	3705	37	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
249	3706	37	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
250	3707	37	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
251	3708	37	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
252	3801	38	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
253	3802	38	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
254	3803	38	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
255	3804	38	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
256	3805	38	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
257	3806	38	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
258	3807	38	2 BHK	764	73	837	921	31300	2,61,98,100	2,88,17,910	60000	25,11,000
259	3808	38	3 BHK	1336	65	1401	1541	31300	4,38,51,300	4,82,36,430	100500	42,03,000
Total				272645	17595	290508	319559		5,68,97,61,900	6,25,87,38,090		56,00,61,000

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 ₹
Sale Flat	1 BHK - 01 2 BHK - 127 3 BHK - 123 4 BHK - 04	255	285944	314538	5,68,97,61,900.00	6,25,87,38,090.00
Land Owner's Share	2 BHK - 04	04	4564	5020	-	-
Total		259	290508	319558	5,68,97,61,900.00	6,25,87,38,090.00
Typical Refuge Floor – 7 th , 14 th , 21 st & 28 th Floors - Flat No. 2, 3 & 4						
Refuge Floor – 35 th Floor - Flat No. 4						



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Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,68,97,61,900.00
Final Realizable Value After Completion in ₹	6,25,87,38,090.00
Cost of Construction (Total Built up area x Rate) 319558 Sq. Ft. x ₹ 3000.00	95,86,74,000

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Narang Vivendra	10%	319558	95,83,74,000.00	9,58,67,400.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 5,68,97,61,900.00
Final Realizable Value After Completion in ₹		:	₹ 6,25,87,38,090.00

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 ₹ 27,000.00 to ₹ 32,500.00 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 ₹ 28,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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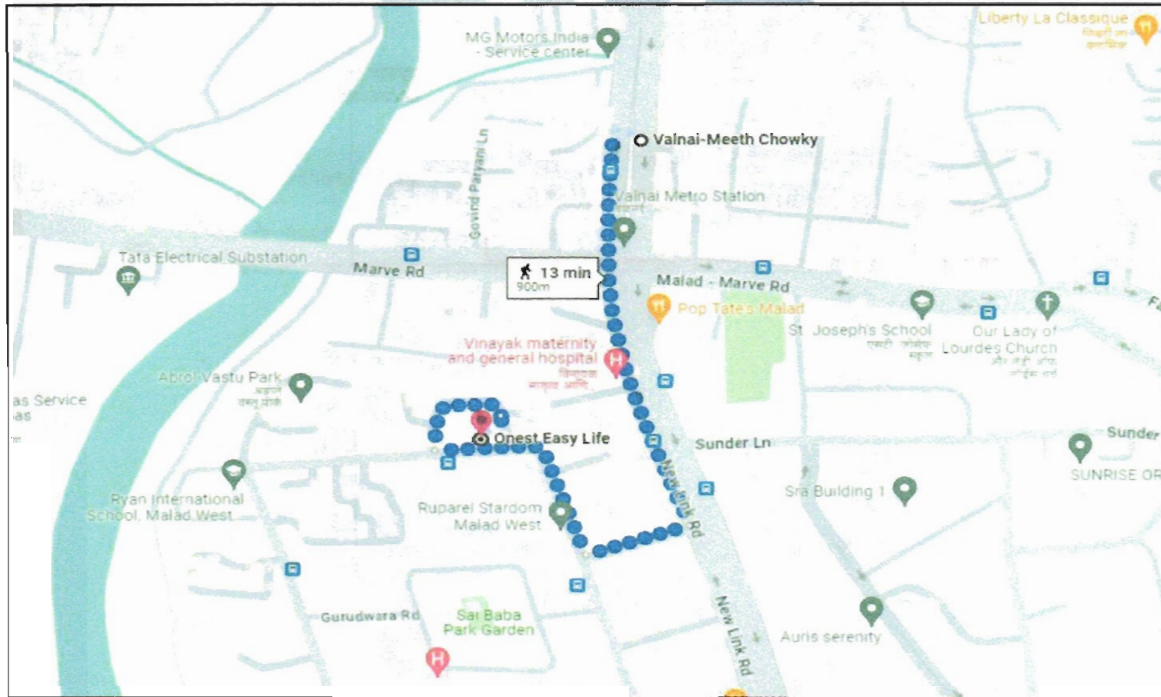
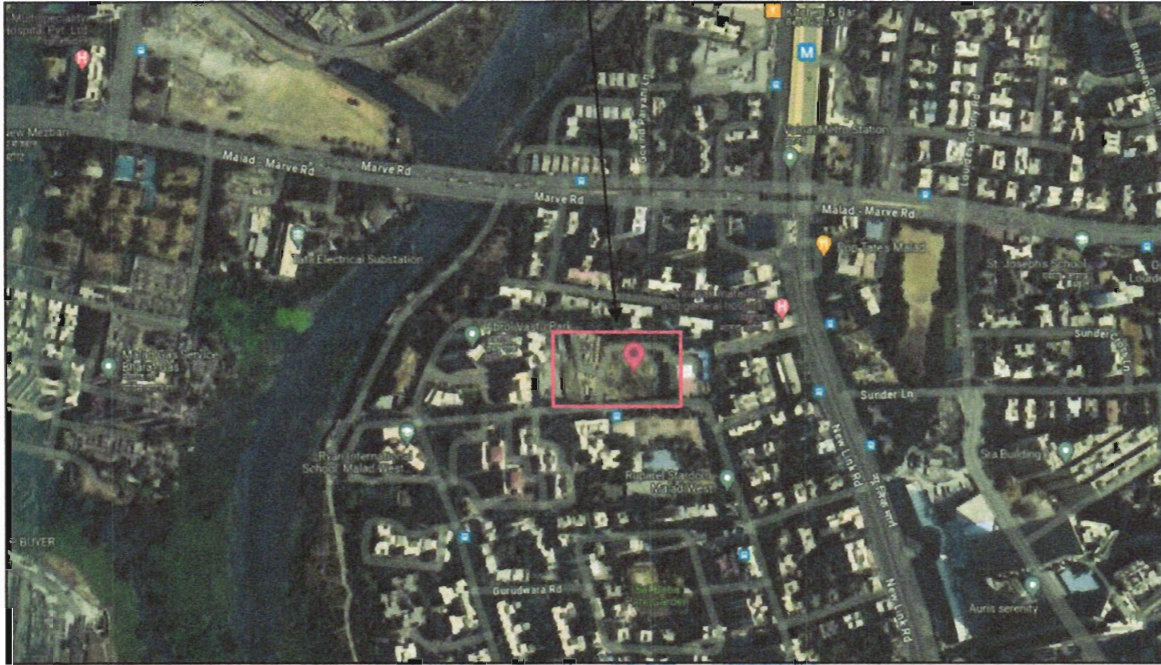


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°11'39.1"N 72°49'56.2"E

Note: The Blue line shows the route to site from nearest Metro Station (Valnai – 900 Mtr.)




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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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Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: वळणई (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 307 Search

उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
70/327 -धुभाग, उत्तर, पूर्व व इन्डिगोस भावाची हद्द व पश्चिमेस लिंक रोड.	76250	165880	190760	207350	165880	सी. टी. एस. नंबर

Sales Instance nearby

5279387	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 4
31-03-2024		दस्त क्रमांक : 5279/2024
Note:-Generated Through eSearch		नोंदणी :
Module,For original report please contact		Regn.63m
concern SRO office.		
गावाचे नाव : वळणई		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	25776566	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	17714000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं. 1903,माळा नं. 19वा मजला,इमारतीचे नाव -राज इन्फिनिया विंग-ए,प्रोजेक्टचे नाव -राज इन्फिनिया फेज 2 विंग ए,विंग बी,विंग सी,प्रोजेक्ट चा पत्ता-ऑफ लिंक रोड एक्हरशाईन नगर मालाड वेस्ट मुंबई सोबत एक कार पार्किंग((C.T.S. Number : 307/66A व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	100.52 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजसंकेत रियलटी लिमिटेड तर्फे कु. मु. पेट्रिक मोनिस तर्फे कु.मु. श्रीकांत कांबळे - - वय:-44 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्सरिया चेंबर्स, 2रा मजला, एन एम रोड, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-400023 पॅन नं:-AABCS4655B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमीत कुकरेजा - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: क्लिफ टॉवर 1001, 10वा मजला, 3रा क्रॉस रोड लोखंडवाला कॉम्प्लेक्स अंधेरी पश्चिम मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-DQVPK2688N 2): नाव:-ममता भाटिया कुकरेजा - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: क्लिफ टॉवर 1001, 10वा मजला, 3रा क्रॉस रोड लोखंडवाला कॉम्प्लेक्स अंधेरी पश्चिम मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-EKXPK2059E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	5279/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1547000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance nearby


16403387 04-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 4 दस्त क्रमांक : 16403/2023 नोंदणी : Regn:63m
गावाचे नाव : वळणई		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	40340781	
(3) बाजारभाव(भाडेपट्ट्याच्या शाब्रतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	28122000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: सदनिका नं- 3113 माळा नं- 31 वा मजला इमारतीचे नाव - राज इन्फिनिया सी विंग प्रोजेक्टचे नाव- राज इन्फिनिया फेज 2 विंग ए विंग बी विंग सी प्रोजेक्ट चा पत्ता- ऑफ लिक रोड एव्हरशाईन नगर,मालाड वेस्ट मुंबई पार्किंग - सोबत दोन कार पार्किंग((C.T.S. Number : 307/66A व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	145.21 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजसंकेत रियलटी लिमिटेड तर्फे कु. मु.सुरेन्द्रन नायर तर्फे कु.मु. श्रीकांत कांबळे - - वय:-44 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्सारिया चेंबर्स, 2 रा मजला, एन एम रोड, फोर्ट, मुंबई, ब्लाॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400023 पॅन नं:-AABCS4655B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिशा जैन - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1504 टॉवर 5 रुस्तमजी ओझोन एमटीएनएल टेलीफोन एक्सचेंज जवळ गोरेगाव वेस्ट मुंबई, ब्लाॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-COGPJ4847C	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	16403/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2421000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.40 Cr EMI - ₹1.08L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 1200 Sq-ft Flat For Sale [Evershine Nagar, Mumbai](#)



2 Beds
3 Baths
1 Balcony
1 Covered Parking
Skydeck
Private Garage

Carpet Area 840 sqft - ₹28,619/sqft	Developer Narang Realty	Project Narang Vivenda	Floor 21 (Out of 38 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

Home > Narang Vivenda Malad West

Narang Vivenda Malad West

Malad, Mumbai, India

₹2,36,00,000
₹28,500

ABOUT PROJECT - +919004005506
ADDRESS & MAP
PROJECT DETAILS
FLOOR PLANS
Schedule a tour
Request Info

About Project - +919004005506

Narang Malad West Project Overview Vivenda Project will be constructed on 3 Acres of land parcel. 1 Tower with G+38 floors having 2 BHK, 3 BHK, 4 BHK.


Apartment Type	Carpet	Price List (All in Price)
2 BHK	837 Sq. Ft.	Rs. 2.36 Cr. Enquire Now
3.5 BHK	1401 Sq. Ft.	Rs. 4.06 Cr. Enquire Now

Tour Type

In Person
Video Chat

Time ⌵

Name




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Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 4.25 Cr EMI - ₹ 192L | [Get pre-approved loan](#)

3 BHK 1401 Sq-ft Flat For Sale in [Evershine Nagar, Mumbai](#)






3 Beds **3 Baths** **1 Balcony** **2 Covered Parking**

Jogging an... **Visitor Parking**

Carpet Area 1401 sqft <small>₹ 30,335/sqft</small>	Floor 15 (Out of 35 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing East	Lifts 6	Furnished Status Unfurnished	Car Parking 2 Covered



Narang Vivenda Evershine Nagar, Malad West

[View Number](#)

DEVELOPED BY
Narang Propco

REBA No Brokerage +10 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Dec, 2029

₹ 2.45 - 6.38 Cr + Charges

PRICE RANGE

2, 3, 4 BHK Apartment

2 BHK Apartment

Carpet Area
837 sq.ft. (77.76 sq.m.) ▾

₹ 2.45 Cr + Charges

3 BHK Apartment

Carpet Area
1401 sq.ft. (130.16 sq.m.) ▾

₹ 4.06 Cr + Charges

4 BHK Apartment

Carpet Area
1658 - 2238 sq.ft. (154.0 ▾)

₹ 4.73 - 6.38 Cr + Charge

[Download Brochure](#)

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

+ Add

Download


Home / Mumbai / Western Suburbs / Malad west / JPV Pratap Oasis Last updated: Mar 20, 2024

JPV Pratap Oasis REBA


By JPV REALTORS
CTS No 307/86, CTS No 307/87 Malad west, Western Suburbs, Mumbai

₹1.16 Cr - 1.81 Cr | ₹28.09 K - 29.55 K/sq.ft
 EMI starts at ₹57.59 K
Price excludes maintenance, Roor rise c See More


Contact Developer




Cover image



SHARE SAVE





1.2 BHK Apartments Configurations

Dec. 2024 Possession Starts

₹28.09 K - 29.55 K/sq.ft Avg. Price

413 sq.ft. - 614 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

+ Add

Download


Home / Mumbai / Malad west / Apartment for Sale in Malad west / 2 BHK Flat Last updated: Apr 16, 2024

2 BHK Flat

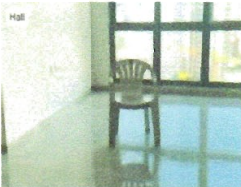
LODHA RAJ INFINIA, Evershine Nagar, Malad west, Mumbai

₹2.25 Cr | EMI starts at ₹112 Lacs
₹25.03 K/sq.ft


Contact Seller



Hall



Hall



Hall

899 sq.ft Built Up Area

₹25.03 K/sq.ft Avg. Price

2 BHK Configuration

31st Oct, 2024 Possession status

Higher of 37 floors

East facing Facing

Semi Furnished Furnishing



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Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.87 Cr EMI - ₹84k | [Get pre-approved loan](#)

2 BHK 640 Sq-ft Flat For Sale **Malad West, Mumbai**



2 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area
640 sqft ~
₹29,219/sqft


Developer
[Shreeji Construction](#)

Project
[Shreeji Eternity](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction



HOUSING.COM
Buy in Mumbai ▾

Home / Mumbai / Malad west / Apartment for Sale in Malad west / 2 BHK Flat

2 BHK Flat

By RUPAREL REALTY

Ruparel Stardom, Evershine Nagar, Malad west, Mumbai

₹2.0 Cr EMI starts at ₹99,29 k

₹18.18 K/sq.ft


Last updated: Nov 2, 2024


[Contact Seller](#)



SHARE

SAVE





+
23 more

1100 sq.ft
Built Up Area

₹18.18 K/sq.ft
Avg. Price

2 BHK
Configuration

25th Dec. 2028
Possession status

Lower
of 31 floors

East facing
Facing

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY

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Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.16 Cr EMI - ₹97k | [Get Loan offers from 34+ banks](#) ZERO BROKERAGE

2 BHK Flat For Sale in Panom Park, **Malad West, Mumbai**

2 Beds
 2 Baths
 Unfurnished

Carpet Area
684 sqft -
₹31,579/sqft

Developer
[Panom Developers LLP](#)

Project
[Panom Park](#)

Transaction Type
New Property

Status
Under Construction

Furnished Status
Unfurnished

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Malad > Flats in Malad West > 2 BHK Flats in Malad West

Posted on Mar 15, 2024 | Ready to move

₹2.1 Cr @ 24,532 per sq.ft.

Estimated EMI ₹1,67,728

2BHK 2Baths


Flat/Apartment for Sale

In Alaa Sham Nirmal Heights, Malad West, Mumbai

REGA STATUS REGISTERED
Registration No: P51800010872
Website: <https://maharera.tn.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Explore Locality
Recommendations

Property (10)



Photos (1/10)

Area
Built Up area: 856 sq.ft. (79.33 sq.m.)
Carpet area: 685 sq.ft. (63.64 sq.m.)

Price
₹ 2.1 Crore+ Govt Charges & Tax @ 24,532 per sq.ft. (Negotiable)

Floor Number
12th of 19 Floors

Overlooking
Main Road

Configuration
2 Bedrooms , 2 Bathrooms , 3+ Balconies

Address
Alaa Sham Nirmal Heights
Malad West, Mumbai

Facing
South-East

Property Age
0 to 1 Year Old



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Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.42 Cr EMI - ₹ 64k | [Get pre-approved loan](#)

1 BHK 485 Sq-ft Flat For Sale **Malad West, Mumbai**




+7 Photos

1 Bed	1 Bath	Unfurnished						
<table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 33%;">Carpet Area 485 sqft + ₹29,278/sqft</td> <td style="width: 33%;">Developer AJMERA BOULEVARD PRIVATE LIMITED</td> <td style="width: 33%;">Project AJMERA BOULEVARD</td> </tr> <tr> <td>Transaction Type New Property</td> <td>Furnished Status Unfurnished</td> <td>Age Of Construction Under Construction</td> </tr> </table>			Carpet Area 485 sqft + ₹29,278/sqft	Developer AJMERA BOULEVARD PRIVATE LIMITED	Project AJMERA BOULEVARD	Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction
Carpet Area 485 sqft + ₹29,278/sqft	Developer AJMERA BOULEVARD PRIVATE LIMITED	Project AJMERA BOULEVARD						
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction						

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.10 Cr EMI - ₹ 95k | [Get Loan offers from 34+ banks](#) ✓ VERIFIED ON SITE

2 BHK 800 Sq-ft Flat For Sale in **Evershine Nagar, Mumbai**



+7 Photos

2 Beds	2 Baths	1 Balcony	Unfurnished	Visitor Parking								
<table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 25%;">Carpet Area 750 sqft - ₹28,000/sqft</td> <td style="width: 25%;">Floor 15 (Out of 18 Floors)</td> <td style="width: 25%;">Transaction Type Resale</td> <td style="width: 25%;">Status Ready to Move</td> </tr> <tr> <td>Facing East</td> <td>Lifts 2</td> <td>Furnished Status Unfurnished</td> <td>Car Parking 1 Open</td> </tr> </table>					Carpet Area 750 sqft - ₹28,000/sqft	Floor 15 (Out of 18 Floors)	Transaction Type Resale	Status Ready to Move	Facing East	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Open
Carpet Area 750 sqft - ₹28,000/sqft	Floor 15 (Out of 18 Floors)	Transaction Type Resale	Status Ready to Move									
Facing East	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Open									

✔ East Facing Property ✔ Near by Infiniti mall Dmart, Link ROAD

Contact Agent
Get Phone No

Last contact made 30 days ago

More Details




Price Breakup	₹2.1 Cr ₹10,50,000 Approx. Registration Charges ₹9 Per sq. Unit Monthly
Booking Amount	₹10.0 Lxc
Address	Accord Nidhi, New Link road, Malad west - Mumbai - 400064, Evershine Nagar, Mumbai - Western Mumbai, Maharashtra



Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.32 Cr [EMI - ₹ 1.05L](#) | [Get pre-approved loan](#)

3 BHK 787 Sq-ft Flat For Sale **Malad West, Mumbai**

3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area
787 sqft
₹ 29.479/sqft

Developer
Sheth Creators Pvt. Ltd.

Project
Auris Ilaria

Transaction Type
New Property

Status
Under Construction

Furnished Status
Unfurnished

Car Parking
1 Covered

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

₹ 1.75 Cr @ 26,923 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 1,39,773


Flat/Apartment for Sale

Abhimanyu Apartment, Malad West, Mumbai

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

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality ▾

Property (2) Society (1)



Photos (17/1) Floor Plan (1)

Area
Carpet area: 650 sq.ft.

Price
₹ 1.75 Crore+ Govt Charges & Tax
@ 26,923 per sq.ft. (All inclusive, Negotiable)

Floor Number
8th of 16 Floors

Dissemination
May 2025

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

Address
Abhimanyu Apartment
Malad West, Mumbai

Overlooking
Park/Garden, Club, Main Road



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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: 17.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.17 12:48:12 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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 17.05.2024 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 14.05.2024. 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



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- 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Narang Proco Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Manager Saiprasad Patil – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 14.05.2024 Valuation Date – 17.05.2024 Date of Report – 17.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.05.2024
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 **17th May 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. Narang Proco Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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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.



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(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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


Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.17 12:48:28 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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