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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Codename Triumph Tower 4"**

"Codename Triumph Tower 4", Wing T – 4, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai, Pin – 400 078, State - Maharashtra, Country – India

Latitude Longitude: 19°00'25.2"N 72°49'34.3"E

## Valuation Done for:

**State Bank of India**

**Administrative Office, Thane Branch,**

SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India

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- |            |        |           |           |
|------------|--------|-----------|-----------|
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| Aurangabad | Pune   | Indore    | Jaipur    |

## Regd. Office

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

+91 2247495919

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## MASTER VALUATION REPORT OF "Codename Triumph Tower 4"

**"Codename Triumph Tower 4", Wing T – 4, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai, Pin – 400 078, State - Maharashtra, Country – India**

**Latitude Longitude: 19°08'20.9"N 72°55'55.5"E**

**NAME OF DEVELOPER: M/s. Jai Hind Oil Mills Company**

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **31<sup>st</sup> May 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated **"Codename Triumph Tower 4"**, Wing T – 4, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India. It is about 1.00 Km. travel distance from Bhandup Railway station of Central Railway line. Surface transport to the property is by buses, 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 Middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Jai Hind Oil Mills Company</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Codename Triumph Tower 4</b>	<b>P51800055166</b>
<b>Register office address</b>	<b>M/s. Jai Hind Oil Mills Company</b> Office No. 153, LBS Marg, Opp. Mangatram Petrol Pump, Ambedkar Nagar, Bhandup (West), Mumbai, Pin – 400 078, State – Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Jay Nair (Builder Person - Mobile No. – 8655962697) Mr. Arvind Dubey (Builder Person – Mobile No. 70211701941)	
<b>E – mail ID and Website</b>	<a href="mailto:arvindss1984@gmail.com">arvindss1984@gmail.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Open Plot
On or towards South	Road & Open Plot
On or towards East	LBS Road & Mangatram Petrol Pump
On or towards West	Road & Under Construction Building – Raj Embassy



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-  Indore
-  Jaipur

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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**  
**Administrative Office, Thane Branch,**  
 SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
 Wagle Circle, Thane (West), Pin – 400 604,  
 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, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 31.05.2024
	b)	Date on which the valuation is made : 06.06.2024
3.	List of documents produced for perusal	
	1. Copy of MAHARERA Registration Certificate of Project No. P51800055166 issued by Maharashtra Real Estate Regulatory Authority date 05.03.2024. Last Modified date 16.05.2024.	
	2. Copy of Legal Title Report from Adv. M. T. Miskita & Co. dated 24.01.2024.	
	3. Copy of Affidavit Cum Declaration of Mr. Jackbastian K. Nazareth, Authorised signatory of M/s. Jaihind Oil Mills Company (Promoter) pf the proposed project known as Codename Triumph Tower 1 date 20.02.2024	
	4. Copy of Declaration -Cum – Undertaking date 10.01.2024 issued by Jaihind Oil Mills Co.	
	5. Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 447582 / 2023 date 08.02.2024 issued by State Level Environment Impact Assessment Authority	
	6. Copy of Commencement Certificate No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W / CC / 1 / NEW date 22.07.2022 issued by Municipal Corporation of Greater Mumbai.	
	Issue On : 20 Feb 2024                      Valid Upto :                      19 Feb 2025	
	Application Number :                      P-12131/2022/(611 And Other)/S Ward/KANJUR-W/CC/1/New	
	Remark :	
	C.C. up to top of basement i.e. C.C. up to Plinth level as per approved IOD plans dated 10.01.2024.	
	7. Copy of IOD Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 10.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Two – 1/22 to 22/22)	
	<b>Approved Upto:</b>	
	<b>Wing</b>	<b>Number of Floors</b>
	<b>T-4</b>	<b>Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors.</b>
	Project Name	: "Codename Triumph Tower 4", Wing T – 4,



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	(With address & phone nos.)		Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Jai Hind Oil Mills Company</b>  <b>Address:</b> Office No. 153, LBS Marg, Opp. Mangatram Petrol Pump, Ambedkar Nagar, Bhandup (West), Mumbai, Pin – 400 078, State – Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Jay Nair (Builder Person - Mobile No. – 8655962697) Mr. Arvind Dubey (Builder Person – Mobile No. 70211701941)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p><b>About "Codename Triumph Tower 4" Project:</b> Adani Codename Triumph Tower 4 is a residential project in Kanjurmarg West, Mumbai. It is set in an area of 0.84 Acres. Adani Codename Triumph Tower 4 offers Apartment. Available configurations include 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There is 1 building for sale. The project was launched in March 2024 and possession date of Adani Codename Triumph Tower 4 is Dec, 2029. Adani Codename Triumph Tower 4 is located in Plot No 611, 611/1 To 10, Bhandup West, Kanjurmarg. The project is developed by Adani Realty. There are 221 units for sale. This project meets all mandates as required by the state authority. RERA ID of Adani Codename Triumph Tower 1 is P51800055166.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>T – 4</td> <td>Proposed Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 34<sup>th</sup> upper Floors <b>as per information provided by builder. The building permission as on date is received till Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <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>T – 4</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>December - 2029 (As per MAHARERA Certificate)</b>   Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>				Wing	Number of Floors	T – 4	Proposed Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 34 <sup>th</sup> upper Floors <b>as per information provided by builder. The building permission as on date is received till Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors.</b>	Wing	Present stage of Construction	Percentage of work completion	T – 4	Excavation work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion											
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<b>PROPOSED PROJECT AMENITIES:</b>			
➤	Italian Marble flooring in all rooms		
➤	Granite Kitchen platform with Stainless Steel Sink		
➤	Powder coated aluminum sliding windows with M.S. Grills		
➤	Laminated wooden flush doors with Safety door		
➤	Concealed wiring		
➤	Concealed plumbing		
➤	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		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	CTS No. 611, 611/1 to 611/10
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	CTS No. 611, 611/1 to 611/10 of Village - Kanjur
d)	Ward / Taluka	:	S -Ward
e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Codename Triumph Tower 4", Wing T – 4, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India
8.	City / Town	:	Bhandup (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Kanjur
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	13.00 Mtr. Wide Road	LBS Marg	Internal Road & Open Plot
	South	Tower 3	Club House	Road & Open Plot
	East	13.00 Mtr. Wide Road	13.00 Mtr. Wide Road	LBS Road & Mangatram Petrol Pump
	West	LBS Marg	LBS Marg	Road & Under Construction Building – Raj Embassy
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°08'20.9"N 72°55'55.5"E	
14.	Extent of the site		: Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3740.00 Sq. M. (As per RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3740.00 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work not yet started	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality		: Middle Class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
	Is plot in town planning approved layout?		: Copy of IOD Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 10.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Two – 1/22 to 22/22) <b>Approved Upto:</b>	
			<b>Wing</b>	<b>Number of Floors</b>
			<b>T – 4</b>	<b>Basements + Ground (part) +</b>

			<b>Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors.</b>																		
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.	:	24.40 M. Wide 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3740.00 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,48,970.00 per Sq. M. for Residential ₹ 77,410.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>36,689.30</td> <td>77410</td> <td>284,01,18,713.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3740.00</td> <td>77410</td> <td>28,95,13,400.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	36,689.30	77410	284,01,18,713.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3740.00	77410	28,95,13,400.00
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3740.00	77410	28,95,13,400.00																			
<b>Part – B (Valuation of Building)</b>																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started																		

	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Wing</b>		<b>Number of Floors</b>				
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of IOD Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 10.01.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Two – 1/22 to 22/22)				
	h) Approved map / plan issuing authority	:	<b>Approved Upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>T – 4</td> <td>Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	T – 4	Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 29 <sup>th</sup> 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
2.	Basement	:	N.A. Building Construction work not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started



9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

#### CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION

##### Remarks:

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of IOD Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 10.01.2024 issued by Municipal Corporation of Greater Mumbai.	
		<u>Approved upto:</u>	
Wing	Number of Floors	Wing	Number of Floors
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**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Wing T – 4 (Approved Plan):**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	2 BHK	743	77	820	902	22000	1,80,40,000	1,87,61,600	39000	27,06,000
2	103	1	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
3	104	1	2 BHK	667	64	731	804	22000	1,60,82,000	1,67,25,280	35000	24,12,300
4	105	1	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
5	106	1	2 BHK	743	77	820	902	22000	1,80,40,000	1,87,61,600	39000	27,06,000
6	201	2	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
7	202	2	2 BHK	743	77	820	902	22000	1,80,40,000	1,87,61,600	39000	27,06,000
8	203	2	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
9	204	2	2 BHK	667	64	731	804	22000	1,60,82,000	1,67,25,280	35000	24,12,300
10	205	2	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
11	206	2	2 BHK	743	77	820	902	22000	1,80,40,000	1,87,61,600	39000	27,06,000
12	207	2	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
13	208	2	2 BHK	673	101	774	851	22000	1,70,28,000	1,77,09,120	37000	25,54,200
14	301	3	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
15	302	3	2 BHK	750	105	855	941	22000	1,88,10,000	1,95,62,400	41000	28,21,500
16	303	3	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
17	304	3	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
18	305	3	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
19	308	3	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
20	401	4	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
21	402	4	2 BHK	750	105	855	941	22000	1,88,10,000	1,95,62,400	41000	28,21,500
22	403	4	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
23	404	4	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
24	405	4	3 BHK	996	109	1105	1216	22000	2,43,10,000	2,52,82,400	52500	36,46,500
25	406	4	2 BHK	750	105	855	941	22000	1,88,10,000	1,95,62,400	41000	28,21,500
26	407	4	3 BHK	1136	112	1248	1373	22000	2,74,56,000	2,85,54,240	59500	41,18,400
27	408	4	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
28	501	5	3 BHK	980	21	1001	1101	22000	2,20,22,000	2,29,02,880	47500	33,03,300
29	502	5	2 BHK	733	26	759	835	22000	1,66,98,000	1,73,65,920	36000	25,04,700
30	503	5	3 BHK	1119	22	1141	1255	22000	2,51,02,000	2,61,06,080	54500	37,65,300
31	504	5	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
32	505	5	3 BHK	980	21	1001	1101	22000	2,20,22,000	2,29,02,880	47500	33,03,300
33	506	5	2 BHK	733	26	759	835	22000	1,66,98,000	1,73,65,920	36000	25,04,700
34	507	5	3 BHK	1119	22	1141	1255	22000	2,51,02,000	2,61,06,080	54500	37,65,300
35	508	5	2 BHK	658	30	688	757	22000	1,51,36,000	1,57,41,440	33000	22,70,400
36	601	6	3 BHK	980	21	1001	1101	22070	2,20,92,070	2,29,75,753	48000	33,03,300
37	602	6	2 BHK	733	26	759	835	22070	1,67,51,130	1,74,21,175	36500	25,04,700



Since 1989

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Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	603	6	3 BHK	1119	22	1141	1255	22070	2,51,81,870	2,61,89,145	54500	37,65,300
39	604	6	2 BHK	658	30	688	757	22070	1,51,84,160	1,57,91,526	33000	22,70,400
40	605	6	3 BHK	980	21	1001	1101	22070	2,20,92,070	2,29,75,753	48000	33,03,300
41	606	6	2 BHK	733	26	759	835	22070	1,67,51,130	1,74,21,175	36500	25,04,700
42	607	6	3 BHK	1119	22	1141	1255	22070	2,51,81,870	2,61,89,145	54500	37,65,300
43	608	6	2 BHK	658	30	688	757	22070	1,51,84,160	1,57,91,526	33000	22,70,400
44	701	7	3 BHK	980	21	1001	1101	22140	2,21,62,140	2,30,48,626	48000	33,03,300
45	702	7	2 BHK	733	26	759	835	22140	1,68,04,260	1,74,76,430	36500	25,04,700
46	703	7	3 BHK	1119	22	1141	1255	22140	2,52,61,740	2,62,72,210	54500	37,65,300
47	704	7	2 BHK	658	30	688	757	22140	1,52,32,320	1,58,41,613	33000	22,70,400
48	705	7	3 BHK	980	21	1001	1101	22140	2,21,62,140	2,30,48,626	48000	33,03,300
49	706	7	2 BHK	733	26	759	835	22140	1,68,04,260	1,74,76,430	36500	25,04,700
50	707	7	3 BHK	1119	22	1141	1255	22140	2,52,61,740	2,62,72,210	54500	37,65,300
51	708	7	2 BHK	658	30	688	757	22140	1,52,32,320	1,58,41,613	33000	22,70,400
52	801	8	3 BHK	980	21	1001	1101	22210	2,22,32,210	2,31,21,498	48000	33,03,300
53	802	8	2 BHK	733	26	759	835	22210	1,68,57,390	1,75,31,686	36500	25,04,700
54	803	8	3 BHK	1119	22	1141	1255	22210	2,53,41,610	2,63,55,274	55000	37,65,300
55	804	8	2 BHK	658	30	688	757	22210	1,52,80,480	1,58,91,699	33000	22,70,400
56	805	8	3 BHK	980	21	1001	1101	22210	2,22,32,210	2,31,21,498	48000	33,03,300
57	806	8	2 BHK	733	26	759	835	22210	1,68,57,390	1,75,31,686	36500	25,04,700
58	807	8	3 BHK	1119	22	1141	1255	22210	2,53,41,610	2,63,55,274	55000	37,65,300
59	808	8	2 BHK	658	30	688	757	22210	1,52,80,480	1,58,91,699	33000	22,70,400
60	901	9	3 BHK	980	21	1001	1101	22280	2,23,02,280	2,31,94,371	48500	33,03,300
61	902	9	2 BHK	733	26	759	835	22280	1,69,10,520	1,75,86,941	36500	25,04,700
62	903	9	3 BHK	1119	22	1141	1255	22280	2,54,21,480	2,64,38,339	55000	37,65,300
63	904	9	2 BHK	658	30	688	757	22280	1,53,28,640	1,59,41,786	33000	22,70,400
64	905	9	3 BHK	980	21	1001	1101	22280	2,23,02,280	2,31,94,371	48500	33,03,300
65	906	9	2 BHK	733	26	759	835	22280	1,69,10,520	1,75,86,941	36500	25,04,700
66	907	9	3 BHK	1119	22	1141	1255	22280	2,54,21,480	2,64,38,339	55000	37,65,300
67	908	9	2 BHK	658	30	688	757	22280	1,53,28,640	1,59,41,786	33000	22,70,400
68	1001	10	3 BHK	996	109	1105	1216	22350	2,46,96,750	2,56,84,620	53500	36,46,500
69	1002	10	2 BHK	750	105	855	941	22350	1,91,09,250	1,98,73,620	41500	28,21,500
70	1003	10	3 BHK	1136	112	1248	1373	22350	2,78,92,800	2,90,08,512	60500	41,18,400
71	1004	10	2 BHK	685	64	749	824	22350	1,67,40,150	1,74,09,756	36500	24,71,700
72	1005	10	3 BHK	996	109	1105	1216	22350	2,46,96,750	2,56,84,620	53500	36,46,500
73	1008	10	2 BHK	685	64	749	824	22350	1,67,40,150	1,74,09,756	36500	24,71,700
74	1101	11	3 BHK	996	109	1105	1216	22420	2,47,74,100	2,57,65,064	53500	36,46,500
75	1102	11	2 BHK	750	105	855	941	22420	1,91,69,100	1,99,35,864	41500	28,21,500

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
76	1103	11	3 BHK	1136	112	1248	1373	22420	2,79,80,160	2,90,99,366	60500	41,18,400
77	1104	11	2 BHK	685	64	749	824	22420	1,67,92,580	1,74,64,283	36500	24,71,700
78	1105	11	3 BHK	996	109	1105	1216	22420	2,47,74,100	2,57,65,064	53500	36,46,500
79	1106	11	2 BHK	750	105	855	941	22420	1,91,69,100	1,99,35,864	41500	28,21,500
80	1107	11	3 BHK	1136	112	1248	1373	22420	2,79,80,160	2,90,99,366	60500	41,18,400
81	1108	11	2 BHK	685	64	749	824	22420	1,67,92,580	1,74,64,283	36500	24,71,700
82	1201	12	3 BHK	985	54	1039	1143	22490	2,33,67,110	2,43,01,794	50500	34,28,700
83	1202	12	2 BHK	739	56	795	875	22490	1,78,79,550	1,85,94,732	38500	26,23,500
84	1203	12	3 BHK	1125	60	1185	1304	22490	2,66,50,650	2,77,16,676	57500	39,10,500
85	1204	12	2 BHK	685	64	749	824	22490	1,68,45,010	1,75,18,810	36500	24,71,700
86	1205	12	3 BHK	985	54	1039	1143	22490	2,33,67,110	2,43,01,794	50500	34,28,700
87	1206	12	2 BHK	739	56	795	875	22490	1,78,79,550	1,85,94,732	38500	26,23,500
88	1207	12	3 BHK	1125	60	1185	1304	22490	2,66,50,650	2,77,16,676	57500	39,10,500
89	1208	12	2 BHK	685	64	749	824	22490	1,68,45,010	1,75,18,810	36500	24,71,700
90	1301	13	3 BHK	985	54	1039	1143	22560	2,34,39,840	2,43,77,434	51000	34,28,700
91	1302	13	2 BHK	739	56	795	875	22560	1,79,35,200	1,86,52,608	39000	26,23,500
92	1303	13	3 BHK	1125	60	1185	1304	22560	2,67,33,600	2,78,02,944	58000	39,10,500
93	1304	13	2 BHK	685	64	749	824	22560	1,68,97,440	1,75,73,338	36500	24,71,700
94	1305	13	3 BHK	985	54	1039	1143	22560	2,34,39,840	2,43,77,434	51000	34,28,700
95	1306	13	2 BHK	739	56	795	875	22560	1,79,35,200	1,86,52,608	39000	26,23,500
96	1307	13	3 BHK	1125	60	1185	1304	22560	2,67,33,600	2,78,02,944	58000	39,10,500
97	1308	13	2 BHK	685	64	749	824	22560	1,68,97,440	1,75,73,338	36500	24,71,700
98	1401	14	3 BHK	985	54	1039	1143	22630	2,35,12,570	2,44,53,073	51000	34,28,700
99	1402	14	2 BHK	739	56	795	875	22630	1,79,90,850	1,87,10,484	39000	26,23,500
100	1403	14	3 BHK	1125	60	1185	1304	22630	2,68,16,550	2,78,89,212	58000	39,10,500
101	1404	14	2 BHK	685	64	749	824	22630	1,69,49,870	1,76,27,865	36500	24,71,700
102	1405	14	3 BHK	985	54	1039	1143	22630	2,35,12,570	2,44,53,073	51000	34,28,700
103	1406	14	2 BHK	739	56	795	875	22630	1,79,90,850	1,87,10,484	39000	26,23,500
104	1407	14	3 BHK	1125	60	1185	1304	22630	2,68,16,550	2,78,89,212	58000	39,10,500
105	1408	14	2 BHK	685	64	749	824	22630	1,69,49,870	1,76,27,865	36500	24,71,700
106	1501	15	3 BHK	985	54	1039	1143	22700	2,35,85,300	2,45,28,712	51000	34,28,700
107	1502	15	2 BHK	739	56	795	875	22700	1,80,46,500	1,87,68,360	39000	26,23,500
108	1503	15	3 BHK	1125	60	1185	1304	22700	2,68,99,500	2,79,75,480	58500	39,10,500
109	1504	15	2 BHK	685	64	749	824	22700	1,70,02,300	1,76,82,392	37000	24,71,700
110	1505	15	3 BHK	985	54	1039	1143	22700	2,35,85,300	2,45,28,712	51000	34,28,700
111	1506	15	2 BHK	739	56	795	875	22700	1,80,46,500	1,87,68,360	39000	26,23,500
112	1507	15	3 BHK	1125	60	1185	1304	22700	2,68,99,500	2,79,75,480	58500	39,10,500
113	1508	15	2 BHK	685	64	749	824	22700	1,70,02,300	1,76,82,392	37000	24,71,700

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
114	1601	16	3 BHK	985	54	1039	1143	22770	2,36,58,030	2,46,04,351	51500	34,28,700
115	1602	16	2 BHK	739	56	795	875	22770	1,81,02,150	1,88,26,236	39000	26,23,500
116	1603	16	3 BHK	1125	60	1185	1304	22770	2,69,82,450	2,80,61,748	58500	39,10,500
117	1604	16	2 BHK	685	64	749	824	22770	1,70,54,730	1,77,36,919	37000	24,71,700
118	1605	16	3 BHK	985	54	1039	1143	22770	2,36,58,030	2,46,04,351	51500	34,28,700
119	1606	16	2 BHK	739	56	795	875	22770	1,81,02,150	1,88,26,236	39000	26,23,500
120	1607	16	3 BHK	1125	60	1185	1304	22770	2,69,82,450	2,80,61,748	58500	39,10,500
121	1608	16	2 BHK	685	64	749	824	22770	1,70,54,730	1,77,36,919	37000	24,71,700
122	1701	17	3 BHK	996	109	1105	1216	22840	2,52,38,200	2,62,47,728	54500	36,46,500
123	1702	17	2 BHK	750	105	855	941	22840	1,95,28,200	2,03,09,328	42500	28,21,500
124	1703	17	3 BHK	1136	112	1248	1373	22840	2,85,04,320	2,96,44,493	62000	41,18,400
125	1704	17	2 BHK	685	64	749	824	22840	1,71,07,160	1,77,91,446	37000	24,71,700
126	1705	17	3 BHK	996	109	1105	1216	22840	2,52,38,200	2,62,47,728	54500	36,46,500
127	1708	17	2 BHK	685	64	749	824	22840	1,71,07,160	1,77,91,446	37000	24,71,700
128	1801	18	3 BHK	996	109	1105	1216	22910	2,53,15,550	2,63,28,172	55000	36,46,500
129	1802	18	2 BHK	750	105	855	941	22910	1,95,88,050	2,03,71,572	42500	28,21,500
130	1803	18	3 BHK	1136	112	1248	1373	22910	2,85,91,680	2,97,35,347	62000	41,18,400
131	1804	18	2 BHK	685	64	749	824	22910	1,71,59,590	1,78,45,974	37000	24,71,700
132	1805	18	3 BHK	996	109	1105	1216	22910	2,53,15,550	2,63,28,172	55000	36,46,500
133	1806	18	2 BHK	750	105	855	941	22910	1,95,88,050	2,03,71,572	42500	28,21,500
134	1807	18	3 BHK	1136	112	1248	1373	22910	2,85,91,680	2,97,35,347	62000	41,18,400
135	1808	18	2 BHK	685	64	749	824	22910	1,71,59,590	1,78,45,974	37000	24,71,700
136	1901	19	3 BHK	985	54	1039	1143	22980	2,38,76,220	2,48,31,269	51500	34,28,700
137	1902	19	2 BHK	739	56	795	875	22980	1,82,69,100	1,89,99,864	39500	26,23,500
138	1903	19	3 BHK	1125	60	1185	1304	22980	2,72,31,300	2,83,20,552	59000	39,10,500
139	1904	19	2 BHK	685	64	749	824	22980	1,72,12,020	1,79,00,501	37500	24,71,700
140	1905	19	3 BHK	985	54	1039	1143	22980	2,38,76,220	2,48,31,269	51500	34,28,700
141	1906	19	2 BHK	739	56	795	875	22980	1,82,69,100	1,89,99,864	39500	26,23,500
142	1907	19	3 BHK	1125	60	1185	1304	22980	2,72,31,300	2,83,20,552	59000	39,10,500
143	1908	19	2 BHK	685	64	749	824	22980	1,72,12,020	1,79,00,501	37500	24,71,700
144	2001	20	3 BHK	985	54	1039	1143	23050	2,39,48,950	2,49,06,908	52000	34,28,700
145	2002	20	2 BHK	739	56	795	875	23050	1,83,24,750	1,90,57,740	39500	26,23,500
146	2003	20	3 BHK	1125	60	1185	1304	23050	2,73,14,250	2,84,06,820	59000	39,10,500
147	2004	20	2 BHK	685	64	749	824	23050	1,72,64,450	1,79,55,028	37500	24,71,700
148	2005	20	3 BHK	985	54	1039	1143	23050	2,39,48,950	2,49,06,908	52000	34,28,700
149	2006	20	2 BHK	739	56	795	875	23050	1,83,24,750	1,90,57,740	39500	26,23,500
150	2007	20	3 BHK	1125	60	1185	1304	23050	2,73,14,250	2,84,06,820	59000	39,10,500
151	2008	20	2 BHK	685	64	749	824	23050	1,72,64,450	1,79,55,028	37500	24,71,700

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
152	2101	21	3 BHK	985	54	1039	1143	23120	2,40,21,680	2,49,82,547	52000	34,28,700
153	2102	21	2 BHK	739	56	795	875	23120	1,83,80,400	1,91,15,616	40000	26,23,500
154	2103	21	3 BHK	1125	60	1185	1304	23120	2,73,97,200	2,84,93,088	59500	39,10,500
155	2104	21	2 BHK	685	64	749	824	23120	1,73,16,880	1,80,09,555	37500	24,71,700
156	2105	21	3 BHK	985	54	1039	1143	23120	2,40,21,680	2,49,82,547	52000	34,28,700
157	2106	21	2 BHK	739	56	795	875	23120	1,83,80,400	1,91,15,616	40000	26,23,500
158	2107	21	3 BHK	1125	60	1185	1304	23120	2,73,97,200	2,84,93,088	59500	39,10,500
159	2108	21	2 BHK	685	64	749	824	23120	1,73,16,880	1,80,09,555	37500	24,71,700
160	2201	22	3 BHK	985	54	1039	1143	23190	2,40,94,410	2,50,58,186	52000	34,28,700
161	2202	22	2 BHK	739	56	795	875	23190	1,84,36,050	1,91,73,492	40000	26,23,500
162	2203	22	3 BHK	1125	60	1185	1304	23190	2,74,80,150	2,85,79,356	59500	39,10,500
163	2204	22	2 BHK	685	64	749	824	23190	1,73,69,310	1,80,64,082	37500	24,71,700
164	2205	22	3 BHK	985	54	1039	1143	23190	2,40,94,410	2,50,58,186	52000	34,28,700
165	2206	22	2 BHK	739	56	795	875	23190	1,84,36,050	1,91,73,492	40000	26,23,500
166	2207	22	3 BHK	1125	60	1185	1304	23190	2,74,80,150	2,85,79,356	59500	39,10,500
167	2208	22	2 BHK	685	64	749	824	23190	1,73,69,310	1,80,64,082	37500	24,71,700
168	2301	23	3 BHK	985	54	1039	1143	23260	2,41,67,140	2,51,33,826	52500	34,28,700
169	2302	23	2 BHK	739	56	795	875	23260	1,84,91,700	1,92,31,368	40000	26,23,500
170	2303	23	3 BHK	1125	60	1185	1304	23260	2,75,63,100	2,86,65,624	59500	39,10,500
171	2304	23	2 BHK	685	64	749	824	23260	1,74,21,740	1,81,18,610	37500	24,71,700
172	2305	23	3 BHK	985	54	1039	1143	23260	2,41,67,140	2,51,33,826	52500	34,28,700
173	2306	23	2 BHK	739	56	795	875	23260	1,84,91,700	1,92,31,368	40000	26,23,500
174	2307	23	3 BHK	1125	60	1185	1304	23260	2,75,63,100	2,86,65,624	59500	39,10,500
175	2308	23	2 BHK	685	64	749	824	23260	1,74,21,740	1,81,18,610	37500	24,71,700
176	2401	24	3 BHK	996	109	1105	1216	23330	2,57,79,650	2,68,10,836	56000	36,46,500
177	2402	24	2 BHK	750	105	855	941	23330	1,99,47,150	2,07,45,036	43000	28,21,500
178	2403	24	3 BHK	1136	112	1248	1373	23330	2,91,15,840	3,02,80,474	63000	41,18,400
179	2404	24	2 BHK	685	64	749	824	23330	1,74,74,170	1,81,73,137	38000	24,71,700
180	2405	24	3 BHK	996	109	1105	1216	23330	2,57,79,650	2,68,10,836	56000	36,46,500
181	2408	24	2 BHK	685	64	749	824	23330	1,74,74,170	1,81,73,137	38000	24,71,700
182	2501	25	3 BHK	996	109	1105	1216	23400	2,58,57,000	2,68,91,280	56000	36,46,500
183	2502	25	2 BHK	750	105	855	941	23400	2,00,07,000	2,08,07,280	43500	28,21,500
184	2503	25	3 BHK	1136	112	1248	1373	23400	2,92,03,200	3,03,71,328	63500	41,18,400
185	2504	25	2 BHK	685	64	749	824	23400	1,75,26,600	1,82,27,664	38000	24,71,700
186	2505	25	3 BHK	996	109	1105	1216	23400	2,58,57,000	2,68,91,280	56000	36,46,500
187	2506	25	2 BHK	750	105	855	941	23400	2,00,07,000	2,08,07,280	43500	28,21,500
188	2507	25	3 BHK	1136	112	1248	1373	23400	2,92,03,200	3,03,71,328	63500	41,18,400
189	2508	25	2 BHK	685	64	749	824	23400	1,75,26,600	1,82,27,664	38000	24,71,700



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Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
190	2601	26	3 BHK	990	78	1068	1175	23470	2,50,65,960	2,60,68,598	54500	35,24,400
191	2602	26	2 BHK	743	77	820	902	23470	1,92,45,400	2,00,15,216	41500	27,06,000
192	2603	26	3 BHK	1130	80	1210	1331	23470	2,83,98,700	2,95,34,648	61500	39,93,000
193	2604	26	2 BHK	685	64	749	824	23470	1,75,79,030	1,82,82,191	38000	24,71,700
194	2605	26	3 BHK	990	78	1068	1175	23470	2,50,65,960	2,60,68,598	54500	35,24,400
195	2606	26	2 BHK	743	77	820	902	23470	1,92,45,400	2,00,15,216	41500	27,06,000
196	2607	26	3 BHK	1130	80	1210	1331	23470	2,83,98,700	2,95,34,648	61500	39,93,000
197	2608	26	2 BHK	685	64	749	824	23470	1,75,79,030	1,82,82,191	38000	24,71,700
198	2701	27	3 BHK	990	78	1068	1175	23540	2,51,40,720	2,61,46,349	54500	35,24,400
199	2702	27	2 BHK	743	77	820	902	23540	1,93,02,800	2,00,74,912	42000	27,06,000
200	2703	27	3 BHK	1130	80	1210	1331	23540	2,84,83,400	2,96,22,736	61500	39,93,000
201	2704	27	2 BHK	685	64	749	824	23540	1,76,31,460	1,83,36,718	38000	24,71,700
202	2705	27	3 BHK	990	78	1068	1175	23540	2,51,40,720	2,61,46,349	54500	35,24,400
203	2706	27	2 BHK	743	77	820	902	23540	1,93,02,800	2,00,74,912	42000	27,06,000
204	2707	27	3 BHK	1130	80	1210	1331	23540	2,84,83,400	2,96,22,736	61500	39,93,000
205	2708	27	2 BHK	685	64	749	824	23540	1,76,31,460	1,83,36,718	38000	24,71,700
206	2801	28	3 BHK	990	78	1068	1175	23610	2,52,15,480	2,62,24,099	54500	35,24,400
207	2802	28	2 BHK	743	77	820	902	23610	1,93,60,200	2,01,34,608	42000	27,06,000
208	2803	28	3 BHK	1130	80	1210	1331	23610	2,85,68,100	2,97,10,824	62000	39,93,000
209	2804	28	2 BHK	685	64	749	824	23610	1,76,83,890	1,83,91,246	38500	24,71,700
210	2805	28	3 BHK	990	78	1068	1175	23610	2,52,15,480	2,62,24,099	54500	35,24,400
211	2806	28	2 BHK	743	77	820	902	23610	1,93,60,200	2,01,34,608	42000	27,06,000
212	2807	28	3 BHK	1130	80	1210	1331	23610	2,85,68,100	2,97,10,824	62000	39,93,000
213	2808	28	2 BHK	685	64	749	824	23610	1,76,83,890	1,83,91,246	38500	24,71,700
214	2901	29	3 BHK	990	78	1068	1175	23680	2,52,90,240	2,63,01,850	55000	35,24,400
215	2902	29	2 BHK	743	77	820	902	23680	1,94,17,600	2,01,94,304	42000	27,06,000
216	2903	29	3 BHK	1130	80	1210	1331	23680	2,86,52,800	2,97,98,912	62000	39,93,000
217	2904	29	2 BHK	685	64	749	824	23680	1,77,36,320	1,84,45,773	38500	24,71,700
218	2905	29	3 BHK	990	78	1068	1175	23680	2,52,90,240	2,63,01,850	55000	35,24,400
219	2906	29	2 BHK	743	77	820	902	23680	1,94,17,600	2,01,94,304	42000	27,06,000
220	2907	29	3 BHK	1130	80	1210	1331	23680	2,86,52,800	2,97,98,912	62000	39,93,000
221	2908	29	2 BHK	685	64	749	824	23680	1,77,36,320	1,84,45,773	38500	24,71,700
Total				194759	14498	141500	155650		3,26,16,27,290	3,39,20,92,381		46,69,50,000

**1b) Wing T – 4 (Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
222	3001	30	3 BHK	990	78	1068	1175	23750	2,53,65,000	2,63,79,600	55000	35,24,400
223	3002	30	2 BHK	743	77	820	902	23750	1,94,75,000	2,02,54,000	42000	27,06,000
224	3003	30	3 BHK	1130	80	1210	1331	23750	2,87,37,500	2,98,87,000	62500	39,93,000
225	3004	30	2 BHK	685	64	749	824	23750	1,77,88,750	1,85,00,300	38500	24,71,700
226	3005	30	3 BHK	990	78	1068	1175	23750	2,53,65,000	2,63,79,600	55000	35,24,400
227	3006	30	2 BHK	743	77	820	902	23750	1,94,75,000	2,02,54,000	42000	27,06,000
228	3007	30	3 BHK	1130	80	1210	1331	23750	2,87,37,500	2,98,87,000	62500	39,93,000
229	3008	30	2 BHK	685	64	749	824	23750	1,77,88,750	1,85,00,300	38500	24,71,700
230	3101	31	3 BHK	996	109	1105	1216	23820	2,63,21,100	2,73,73,944	57000	36,46,500
231	3102	31	2 BHK	750	105	855	941	23820	2,03,66,100	2,11,80,744	44000	28,21,500
232	3103	31	3 BHK	1136	112	1248	1373	23820	2,97,27,360	3,09,16,454	64500	41,18,400
233	3104	31	2 BHK	685	64	749	824	23820	1,78,41,180	1,85,54,827	38500	24,71,700
234	3105	31	3 BHK	996	109	1105	1216	23820	2,63,21,100	2,73,73,944	57000	36,46,500
235	3106	31	2 BHK	750	105	855	941	23820	2,03,66,100	2,11,80,744	44000	28,21,500
236	3108	31	2 BHK	685	64	749	824	23820	1,78,41,180	1,85,54,827	38500	24,71,700
237	3201	32	3 BHK	996	109	1105	1216	23890	2,63,98,450	2,74,54,388	57000	36,46,500
238	3202	32	2 BHK	750	105	855	941	23890	2,04,25,950	2,12,42,988	44500	28,21,500
239	3203	32	3 BHK	1136	112	1248	1373	23890	2,98,14,720	3,10,07,309	64500	41,18,400
240	3204	32	2 BHK	685	64	749	824	23890	1,78,93,610	1,86,09,354	39000	24,71,700
241	3205	32	3 BHK	996	109	1105	1216	23890	2,63,98,450	2,74,54,388	57000	36,46,500
242	3206	32	2 BHK	750	105	855	941	23890	2,04,25,950	2,12,42,988	44500	28,21,500
243	3207	32	3 BHK	1136	112	1248	1373	23890	2,98,14,720	3,10,07,309	64500	41,18,400
244	3208	32	2 BHK	685	64	749	824	23890	1,78,93,610	1,86,09,354	39000	24,71,700
245	3301	33	3 BHK	990	78	1068	1175	23960	2,55,89,280	2,66,12,851	55500	35,24,400
246	3302	33	2 BHK	743	77	820	902	23960	1,96,47,200	2,04,33,088	42500	27,06,000
247	3303	33	3 BHK	1130	80	1210	1331	23960	2,89,91,600	3,01,51,264	63000	39,93,000
248	3304	33	2 BHK	685	64	749	824	23960	1,79,46,040	1,86,63,882	39000	24,71,700
249	3305	33	3 BHK	990	78	1068	1175	23960	2,55,89,280	2,66,12,851	55500	35,24,400
250	3306	33	2 BHK	743	77	820	902	23960	1,96,47,200	2,04,33,088	42500	27,06,000
251	3307	33	3 BHK	1130	80	1210	1331	23960	2,89,91,600	3,01,51,264	63000	39,93,000
252	3308	33	2 BHK	685	64	749	824	23960	1,79,46,040	1,86,63,882	39000	24,71,700
253	3401	34	3 BHK	990	78	1068	1175	24030	2,56,64,040	2,66,90,602	55500	35,24,400
254	3402	34	2 BHK	743	77	820	902	24030	1,97,04,600	2,04,92,784	42500	27,06,000
255	3403	34	3 BHK	1130	80	1210	1331	24030	2,90,76,300	3,02,39,352	63000	39,93,000
256	3404	34	2 BHK	685	64	749	824	24030	1,79,98,470	1,87,18,409	39000	24,71,700
257	3405	34	3 BHK	990	78	1068	1175	24030	2,56,64,040	2,66,90,602	55500	35,24,400
258	3406	34	2 BHK	743	77	820	902	24030	1,97,04,600	2,04,92,784	42500	27,06,000



259	3407	34	3 BHK	1130	80	1210	1331	24030	2,90,76,300	3,02,39,352	63000	39,93,000
260	3408	34	2 BHK	685	64	749	824	24030	1,79,98,470	1,87,18,409	39000	24,71,700
<b>Total</b>				<b>34420</b>	<b>3242</b>	<b>37662</b>	<b>41428</b>		<b>89,98,17,140.00</b>	<b>93,58,09,826.00</b>		<b>12,42,84,600</b>

### 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 ₹
Approved T - 1	2 BHK – 111 3 BHK – 110	221	141500	155650	3,26,16,27,290.00	3,39,20,92,381.00
Proposed T - 1	2 BHK - 20 3 BHK - 19	39	37662	41428	89,98,17,140.00	93,58,09,826.00
<b>Total</b>		<b>260</b>	<b>179162</b>	<b>197078</b>	<b>4,16,14,44,430.00</b>	<b>4,32,79,02,207.00</b>
Typical Refuge Floor – 10 <sup>th</sup> , 17 <sup>th</sup> , 24 <sup>th</sup> Floors – Flat No. 6 & 7 & 31 <sup>th</sup> Floors - Flat No. 7						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,16,14,44,430.00
Final Realizable Value After Completion in ₹	4,32,79,02,207.00
Cost of Construction (Total Built up area x Rate) 197078 Sq. Ft. x ₹ 3000.00	59,12,34,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

### Total abstract of the entire property

Part – A	Land	<b>As per table attached to the report</b>
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 4,16,14,44,430.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 4,32,79,02,207.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 21,000.00 to ₹ 25,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 22,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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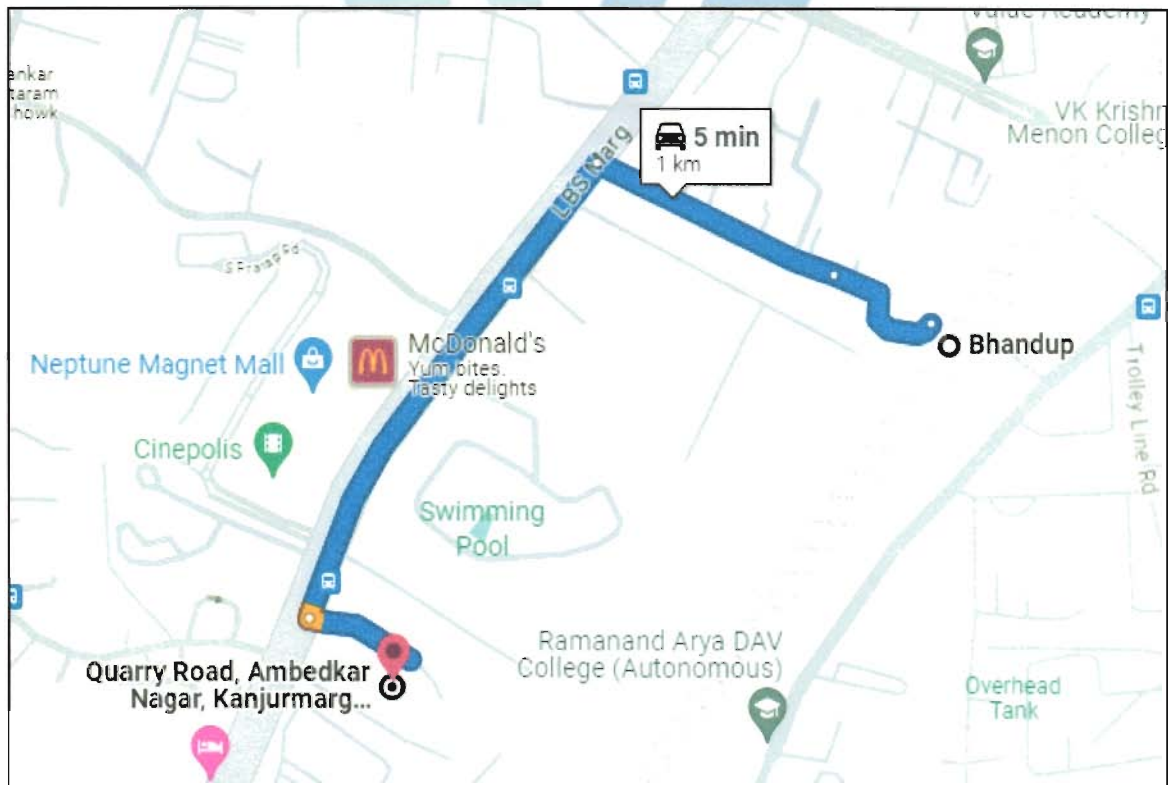


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°08'20.9"N 72°55'55.5"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Bhandup – 1.00 Km.)




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## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Enter Survey No:

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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
120/551 -रस्ता: बाल बहादुर शास्त्री मार्ग (मौजे हरिवाली गावाच्या हद्दीपासून ते भांडुप गावाच्या हद्दी पर्यंत)	77410	148970	171310	189700	148970	चौरम मीटर	मि.टी.एम. नंबर

**Sales Instance**

12480520 06-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 12480/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		
(1)दिलेखाचा प्रकार	करारनामा	
(2)मोबदला	28692407	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22882824.06	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.2503,25 वा मजला,कोडनेम ट्रायफ टॉवर 4,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 1136.03 चौ.फूट. म्हणजेच 105.54 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 111.73 चौ.फूट. म्हणजेच 10.38 चौ.मी. रेरा नुसार 2 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )	
(5) क्षेत्रफळ	105.54 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी वापरिता सीरम पथोडिया तर्फे कु. मु. म्हणून अनमोल वाणी (AACFJS169K) वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं.:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रशांत मंगेश कानसे तर्फे कु. मु. म्हणून मंगेश तातू कानसे (ATJPK6391E) वय:-75; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं. ७०३,इ विंग,साई राधा कॉम्प्लेक्स,एल बी एस मार्ग,भांडुप वेस्ट., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं.:- 2): नाव:- धनश्री प्रशांत कानसे तर्फे कु. मु. म्हणून मंगेश तातू कानसे (DAGPS1333M) वय:-75; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं. ७०३,इ विंग,साई राधा कॉम्प्लेक्स,एल बी एस मार्ग,भांडुप वेस्ट., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं.:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12480/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1721600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Sales Instance

12581520 06-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 12581/2024 नोदणी : Regn.63m
<b>गावाचे नाव : कांजुर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16499263	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13071372.65	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.1908,19 वा मजला,कोडनेम टायफ टॉवर 4,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजुर,ता.मुलुंड,जि.मुंबई,क्षेत्र 685.24 चौ.फूट. म्हणजेच 63.66 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 64.37 चौ.फूट. म्हणजेच 5.98 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )	
(5) क्षेत्रफळ	63.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद अँडिल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता अश्विन अहिर तर्फे कु. मु. म्हणून अनमोल वाणी (AACFJ5169K) वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १५३ एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुंजन बाळकृष्ण शिंदे यांच्या तर्फे कु. मु. म्हणून प्रियांजली बालकृष्ण शिंदे (HURPS0773J) वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १४/ देव शिव आराधना सी एच एस,रामचंद्र नगर,पांडुरंग वाडी,मॉडेल इंग्लिश स्कूल जवळ,डॉबिवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 2): नाव:-प्रियांजली बाळकृष्ण शिंदे (DIXPS4523Q) वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १४ देव शिव आराधना सी एच एस,रामचंद्र नगर,पांडुरंग वाडी,मॉडेल इंग्लिश स्कूल जवळ,डॉबिवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 3): नाव:-बाळकृष्ण दगडू शिंदे (AMRPS8438B) वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १४/देव शिव आराधना सी एच एस,रामचंद्र नगर,पांडुरंग वाडी,मॉडेल इंग्लिश स्कूल जवळ,डॉबिवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12581/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	990000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sales Instance**

13390520 06-06-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 13390/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	17435134	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13823686.047	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.1206,12 वा मजला,कोडनेम ट्रायंगल टॉवर 4, सी.टी.एस. नं.611,611-1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10, मोजे-कांजूर, ता.मुलुंड, जि.मुंबई, क्षेत्र 738.63 चौ.फूट. म्हणजेच 68.62 चौ.मी. कारपेट रेसा नुसार - एंडिशनल कारपेट एरिया 55.87 चौ.फूट. म्हणजेच 5.19 चौ.मी. रेसा नुसार 1 कार पार्किंग स्पेस (( C.T.S. Number : 611 AND OTHER ; ))	
(5) क्षेत्रफळ	68.62 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता हर्षिल गांधी तर्फे कु. मु. म्हणून अनमोल वाणी - - वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १५३, एल बी शास्त्री मार्ग, भांडुप वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:- AACFJ5169K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पियुष सिंह - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- २/सी-६०३, ड्रीम्स कॉम्प्लेक्स, ड्रीम्स मॉल जवळ, भांडुप वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BPMPS1573N 2): नाव:-शिवाजी राठोड - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- २/सी-६०३, ड्रीम्स कॉम्प्लेक्स, ड्रीम्स मॉल जवळ, भांडुप वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AMMPR1027N	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	21/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	13390/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1046200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) नोंदणी		



## Sales Instance

12495520 06-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 12495/2024 नोदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	21653856	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17025804.68	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं.901,नऊवा मजला,कोडनेम ट्रायफ टॉवर 4,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 979.52 चौ.फूट. म्हणजेच 91.00 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 20.67 चौ.फूट. म्हणजेच 1.92 चौ.मी. रेरा नुसार 2 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )	
(5) क्षेत्रफळ	91.00 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सौरभ पथोडिया तर्फे कु. मु म्हणून अनमोल वाणी (AACFJ5169K) वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १०४,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक काळू केसरकर (AOIPK8112K) वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १०४,शिव ब्लिस एल बी एस रोड समोर, ड्रीम्स मॉल,भांडुप वेस्ट., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- 2): नाव:-विद्या दिवेक केसरकर (AQRPK6340E) वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १०४,शिव ब्लिस एल बी एस रोड समोर, ड्रीम्स मॉल,भांडुप वेस्ट., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12495/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1299300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Price Indicators

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

Posted on Apr 13, 2024 Under Construction

**₹1.4 Cr** @ 20,895 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹1,11,819  
 Flat/Apartment for Sale  
 Codename Triumph West, Bhandup West, Mumbai

REGISTRATION NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. >

Property (0)

Area  
 Carpet area: 670 sq.ft. (62.8 sq.m)

Configuration  
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room

Price  
 ₹1.4 Crore+ Govt Charges & Tax @ 20,895 per sq.ft. [View Price Details](#)

Address  
 Codename Triumph, Bhandup West, Mumbai

Floor Number  
 5<sup>th</sup> of 45 Floors

Facing  
 North-East

Overlooking  
 Pool, Park/Garden, Club, Main Road, Others

Possession  
 Dec 2026

Photos not shared by advertiser

[Request Photos](#)

Why you should consider this property?

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

Posted on Apr 18, 2024 Under Construction

**₹1.55 Cr** @ 23,134 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹1,23,799  
 Flat/Apartment for Sale  
 The Codename Triumph, Bhandup West, Mumbai

REGISTRATION NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. >

Property (0)

Area  
 Carpet area: 670 sq.ft. (62.8 sq.m)

Configuration  
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room, Study Room, Servant Room, Store Room

Price  
 ₹1.55 Crore+ Govt Charges & Tax @ 23,134 per sq.ft. (Negotiable)

Address  
 The Codename Triumph, Bhandup West, Mumbai

Floor Number  
 15<sup>th</sup> of 39 floors

Facing  
 East

Overlooking  
 Pool, Club, Main Road

Possession  
 Dec 2029

Photos not shared by advertiser

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## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.83 Cr** EMI - ₹83k [Can I afford it?](#)

2 BHK 743 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



+5 Photos

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


<p style="font-size: 0.8em;">Carpet Area 743 sqft ~ ₹24.85/sqft</p> <p style="font-size: 0.8em;">Floor 18 (Out of 34 Floors)</p> <p style="font-size: 0.8em;">Facing East</p>	<p style="font-size: 0.8em;">Developer <b>Adani Realty</b></p> <p style="font-size: 0.8em;">Transaction Type New Property</p> <p style="font-size: 0.8em;">Lifts 6</p>	<p style="font-size: 0.8em;">Project <b>Codename Triumph Tower 1</b></p> <p style="font-size: 0.8em;">Additional Rooms 1 Store Room</p> <p style="font-size: 0.8em;">Furnished Status Unfurnished</p>
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✔ East Facing Property

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.62 Cr** EMI - ₹73k | [Get pre-approved loan](#)

2 BHK 688 Sq-ft Flat For Sale [Kanjurmarg West, Mumbai](#)



+8 Photos

🛏 2 Beds
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

<p style="font-size: 0.8em;">Carpet Area 688 sqft ~ ₹23.60/sqft</p> <p style="font-size: 0.8em;">Floor 22 (Out of 35 Floors)</p> <p style="font-size: 0.8em;">Lifts 9</p>	<p style="font-size: 0.8em;">Developer <b>Adani Realty</b></p> <p style="font-size: 0.8em;">Transaction Type New Property</p> <p style="font-size: 0.8em;">Furnished Status Unfurnished</p>	<p style="font-size: 0.8em;">Project <b>Codename Triumph Tower 1</b></p> <p style="font-size: 0.8em;">Facing East</p> <p style="font-size: 0.8em;">Car Parking 1 Covered</p>
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Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.62 Cr   ₹8,11,840	Approx. Registration Charges   ₹10 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac	
RERA ID	A51800029489	



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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Kanjurung West

Home / Mumbai / Kanjurung West / Apartment for Sale in Kanjurung West / 1 BHK Flat

**1 BHK Flat** ₹1.15 Cr EMI starts at ₹57.09 K

By ADANI REALTY

Adani Codename Triumph Tower 1, Kanjurung West, Mumbai

550 sq.ft Built Up Area | ₹20.91K/sq.ft Avg. Price | 1 BHK Configuration | 27th May, 2027 Possession status | Middle of 47 floors | North-East facing Facing | Semi Furnished Furnishing

**adani Realty** Search Project

Residential Commercial & Retail Clubs Connect

Home / Residential Projects / Residential Properties in Mumbai / Codename Triumph

**Codename Triumph** https://maharashtra.mahaonline.gov.in/ RERA No: P61800055125

LBS road, Kanjurung West - Price starting @ Rs. 7.62+Cr onwards

Download Brochure Share

Artistic Impression

Configuration: Large 2 and 3 BHKs

Under Construction: Possession: 31/12/2029

Unit Size (RERA Carpet Area): 2 BHK: 64.43 - 91.08 / Sq.Mtrs | 3 BHK: 92.92 - 115.92 / Sq.M...

Project Area: 36,689.30 Sq.Mtrs



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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Central Mumbai Suburbs / Bhandup West / Adani Codename Triumph Tower 1

**Adani Codename Triumph Tower 1** By ADANI REALTY

Plot No 571, 611-1 to 610, Bhandup West, Kanyurmag, Central Mumbai Suburbs, Mumbai

₹1.55 Cr - 2.5 Cr | ₹23.14 K - 29.70 K/sq.ft  
EMI starts at ₹76.97 K

2.3 BHK Apartments Configurations | Dec, 2029 Possession Starts | ₹23.14 K - 29.70 K/sq.ft Avg. Price | 670 sq.ft. - 842 sq.ft. (Carpet Area) Sizes

**magicbricks** Buy Rent Sell Home Loans

₹1.66 Cr EMI - ₹75k Can I afford it?

2 BHK 738 Sq-ft Flat For Sale **Bhandup West, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: 738 sqft - ₹22,500/sqft  
Developer: Adani Realty  
Project: Codename Triumph Tower J

Floor: 17 (Out of 34 Floors)  
Transaction Type: New Property  
Lifts: 9

Furnished Status: Unfurnished  
Car Parking: 1 Covered, 1 Open  
Type Of Ownership: Freehold

Contact Agent | Get Phone No. | Last contact made 13 days ago

**More Details**

Price Breakup: ₹1.66 Cr | ₹7,400 Monthly  
Booking Amount: ₹6.0 Lac  
RERA ID: P51800055125  
Address: Bhandup West, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra



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## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.79 Cr** EMI - ₹.81k [Get Loan offers from 34+ banks](#)

2 BHK 743 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)

+13 Photos

🛏 2 Beds
🛁 2 Baths
🏠 1 Balcony
🚗 1 Covered Parking

<b>Carpet Area</b> 743 sqft • ₹ 24,097/sqft	<b>Developer</b> <a href="#">Adani Realty</a>	<b>Project</b> <a href="#">Codename Triumph Tower 1</a>
<b>Floor</b> 18 (Out of 34 Floors)	<b>Transaction Type</b> New Property	<b>Additional Rooms</b> 1 Store Room
<b>Facing</b> East	<b>Lifts</b> 6	<b>Furnished Status</b> Unfurnished






🌿 East Facing Property

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kanjurmarg West > 3 BHK Flats for Sale in Kanjurmarg West > 1000 Sq-ft

**₹ 2.36 Cr** EMI - ₹1.06L [Can I afford it?](#)

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

-2 Photos

🛏 3 Beds
🛁 3 Baths
🏠 2 Balconies
🚗 2 Covered Parking
🏠 Skydeck
🏃 Jogging and ...

<b>Carpet Area</b> 1000 sqft • ₹ 23,600/sqft	<b>Developer</b> <a href="#">Adani Realty</a>	<b>Project</b> <a href="#">Codename Triumph Tower 1</a>	<b>Floor</b> 30 (Out of 34 Floors)
<b>Transaction Type</b> New Property	<b>Facing</b> East	<b>Lifts</b> 9	<b>Furnished Status</b> Unfurnished

## Price Indicators

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Kanjurmarg West / Apartment for Sale in Kanjurmarg West / 3 BHK Flat

**3 BHK Flat** ₹2.05 Cr EMI starts at ₹1.02 Lacs

By ADANI REALTY

Adani Codename Triumph Tower 1, Kanjurmarg West, Mumbai

1000 sq.ft Built Up Area ₹20.50 K/sq.ft Avg. Price 3 BHK Configuration 31st Dec, 2029 Possession status Higher of 34 floors Unfurnished Furnishing

**magicbricks** Buy Rent Sell Home Loans

₹1.66 Cr EMI - ₹75k Can I afford it?

2 BHK 738 Sq-ft Flat For Sale Bhandup West, Mumbai

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 738 sqft ₹22,500/sqft Developer Adani Realty Project Codename Triumph Tower 1

Floor 17 (Out of 34 Floors) Transaction Type New Property Lifts 9

Furnished Status Unfurnished Car Parking 1 Covered, 1 Open Type Of Ownership Freehold

Contact Agent Get Phone No. Last contact made 12 days ago

**More Details**

Price Breakup ₹1.66 Cr | ₹7,400 Monthly

Booking Amount ₹6.0 Lac

RERA ID D51800055125



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## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.78 Cr** EMI - ₹ 80k [Can I afford it?](#) ZERO BROKERAGE

3 BHK 805 Sq-ft Flat For Sale **Bhandup West, Mumbai**

**3 Beds** **3 Baths** **Semi-Furnished**

<b>Carpet Area</b> 805 sqft ~ ₹ 22,112/sqft	<b>Developer</b> <a href="#">Ashapura Realtors</a>	<b>Project</b> <a href="#">Samarth Aura</a>
<b>Transaction Type</b> New Property	<b>Status</b> Under Construction	<b>Lifts</b> 2
<b>Furnished Status</b> Semi-Furnished		

99acres
Buy
Enter Locality, Project, Society, Landmark
Q

Home / Property in Mumbai / Flats in Mumbai / Flats in Bhandup / Flats in Bhandup West / 1 BHK Flats in Bhandup West

Posted on May 18, 2024 Under C

**₹1.05 Cr** @ 23,595 per sq.ft. **1BHK 1Bath**

Estimated EMI ₹ 43,564 Full Apartment for sale

REGISTRATION: REGISTERED Registration No: P5180029525 Website: https://maharashtra.maharashtra.gov.in/

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Videos (1) Property (2) Society (34)

- Area**  
Carpet area: 445 sq.ft.
- Price**  
₹ 1.05 Cr+ Govt Charges & Tax @ 23,595 per sq.ft.
- Configuration**  
1 Bedroom, 1 Bathroom, 1 Balcony with Study Room
- Address**  
Rustomjee Bella Bhandup West, Mumbai
- Floor**  
5<sup>th</sup> of 22 Floors
- Location**  
North-East
- Facilities**  
Pool, Park/Garden, Club, Main Road, Others
- Possession**  
Dec 2026 [View Construction Status](#)



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## Price Indicators Projects nearby Locality

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

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

**₹1.44 Cr** @ 24,827 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹1,15,013 Flat/Apartment for Sale  
 in 2BHK Flats in Bhandup West, Mumbai

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

**Overview** Dealer Details Price Trends Registry Record Explore Locality Recomm. >

**Property (0)**

Area  
 Carpet area: 580 sq.ft. (52.08 sq.m.)

Price  
 ₹1.44 Crore @ 24,827 per sq.ft.

Floor Number  
 22<sup>nd</sup> of 22 Floors

Overlooking  
 Pool/Park/Garden

Configuration  
 2 Bedrooms, 2 Bathrooms, No Balcony

Address  
 DP STAR Bhandup West, Mumbai

Facing  
 East

Possession  
 Dec 2024

Photos not stored by advertiser  
[Request Photos](#)

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

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

**₹92 Lac** @ 23,232 per sq.ft. **1BHK 2Baths**  
 Estimated EMI ₹71,487 Flat/Apartment for Sale  
 in 1BHK Flats in Bhandup West, Mumbai

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

**Overview** Society Owner Details Price Trends Registry Record Society Reviews >

**Property (14)** **Society (23)**

Area  
 Built Up area: 615 sq.ft. (56.94 sq.m.)  
 Carpet area: 396 sq.ft. (36.59 sq.m.)

Price  
 ₹92 Lac @ 23,232 per sq.ft. (All Inclusive, Negotiable)

Floor Number  
 14<sup>th</sup> of 21 Floors

Overlooking  
 Park/Garden, Club, Main Road

Configuration  
 1 Bedroom, 2 Bathrooms, No Balcony

Address  
 Shivshankar Shivam Palladium Bhandup West, Mumbai

Facing  
 East

Property Age  
 Under Construction [View Construction Status](#)

Photos (1/14)



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## Price Indicators Projects nearby Locality

**Ashford Regal Cross Town** - RERA

By **ASHFORD GROUP BUILDERS**  
Bhandup West, Central Mumbai Suburbs, Mumbai.

₹99.0 L - 2.71 Cr | ₹24.75 K/sq.ft  
EMI starts at ₹49.15 K

Price excludes maintenance. For more: [See More](#)

[Contact Sellers](#)

1, 2, 3 BHK Apartments Configurations | Dec. 2027 Possession Starts | ₹24.75 K/sq.ft Avg. Price | 400 sq.ft. - 1076 sq.ft. (Carpet Area) Sizes

**99acres** Buy | Enter Locality | Project | Locality | Landmark

₹1.34 Cr | ₹20,615 per sq.ft | 2BHK 2Baths  
Estimated EMI: ₹1,07,026

REGA STATUS: **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview | Dealer Details | Price Trends | Registry Record | Explore Locality | Recomm. >

**Property (4)**

- Area: Carpet area: 650 sq.ft.
- Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony
- Price: ₹1.34 Crore @ 20,615 per sq.ft. (Negotiable)
- Builder: Regal by Ashford Bhandup West, Mumbai
- Floor Number: 31<sup>st</sup> of 39 Floors
- Possession: Dec 2025



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## Price Indicators Projects nearby Locality

**1 BHK Flat**  
By SPACE DEVELOPER KURLA  
Space Sky 27, Subhash Nagar, Bhandup West, Mumbai

**₹90.0 L** EMI starts at ₹44,08 K

**630 sq. ft** Built Up Area  
**₹14,29 K/sq. ft** Avg. Price  
**1 BHK** Configuration  
**31st Aug. 2026** Possession status  
**Lower of 38 floors**  
**North-East facing** Facing  
**Unfurnished** Furnishing

**₹1.15 Cr** @ 22,549 per sq. ft.  
Estimated EMI ₹91,85

**2BHK 2Baths**  
Flat/Apartment for Sale  
In the City, Bhandup West, Mumbai

**REGISTRATION** REGISTERED Registration No: P5180000864 Website: https://maharat.mahaonline.gov.in

**Overview** Society Owner Details Price Trends Registry Record Society Reviews

**Property (7)** **Society (8)**

**Area:** Carpet area: 510 sq. ft. (47.88 sq.m.)

**Price:** ₹ 1.15 Crore+ Govt Charges & Tax @ 22,549 per sq. ft.

**Floor Number:** 12<sup>th</sup> of 22 Floors

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

**Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony

**Address:** Shradha Evoke, Bhandup West, Mumbai

**Facing:** North-East

**Possession:** Within 3 months New Construction Status



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## Price Indicators Projects nearby Locality

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

Posted on Mar 05, 2024 Under Construction

**₹1.55 Cr** ₹24,218 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹1,23,799  
 Flat/Apartment for Sale  
 Shree Usha Complex Chs Khandelwal Marg Bhandup W, Bhandup West, Mumbai

**REGA STATUS** + **NOT AVAILABLE** Website: <https://maharawat.maharawatmg.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

**Property (0)**

**Area**  
Carpet area: 640 sq.ft. (59.66 sq.m.)

**Price**  
₹1.55 Crore  
@ 24,218 per sq.ft.

**Floor Number**  
4<sup>th</sup> of 7 floors

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony

**Address**  
Shree Usha Complex Chs Khandelwal Marg Bhandup W, Bhandup West, Mumbai

**Possession**  
Ry 2024

Photos (1/6)

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

Posted on Jun 01, 2024 Under Construction

**₹2.74 Cr** ₹22,422 per sq.ft. **3BHK 3Baths**  
 Estimated EMR ₹2,18,845  
 Flat/Apartment for Sale  
 Senrooh Solana Nahur East, Bhandup W

**REGA STATUS** + **NOT AVAILABLE** Website: <https://maharawat.maharawatmg.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recommi >

**Property (0)**

**Area**  
Carpet area: 1222 sq.ft. (113.3 sq.m.)

**Price**  
₹2.74 Crore+ Govt Charges & Tax  
@ 22,422 per sq.ft. [View Price Details](#)

**Floor Number**  
5<sup>th</sup> of 4B Floors

**Configuration**  
3 Bedrooms, 3 Bathrooms, 1 Balcony with Study Room

**Address**  
Senrooh Solana Nahur East, Bhandup

**Facing**  
North-East

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

**Possession**  
Dec 2026

Photos not shared by administrator

[Request Photos](#)

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: 06.06.2024

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: 2024.06.06 15:34:28 +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

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 06.06.2024 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 31.05.2024. 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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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Jai Hind Oil Mills Company</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch 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 Vaibhav Bhagat – Valuation Engineer Vinita Surve – Processing 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 – 31.05.2024 Valuation Date – 06.06.2024 Date of Report – 06.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 31.05.2024
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 **06<sup>th</sup> June 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 advice 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. Jai Hind Oil Mills Company**. 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. Jai Hind Oil Mills Company**. 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.06 15:34:49 +05'30'

Auth. Sign.



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