

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No.	Dated
	<b>PG-2414/22-23</b>	<b>19-Sep-22</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	<b>10,500.00</b>
	<b>CGST</b>		<b>945.00</b>
	<b>SGST</b>		<b>945.00</b>
<b>Total</b>			<b>12,390.00</b>

Amount Chargeable (in words) E & O E

**Indian Rupee Twelve Thousand Three Hundred Ninety Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,500.00	9%	945.00	9%	945.00	1,890.00
<b>Total</b>			<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632662114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : [vastukala@icici](mailto:vastukala@icici)

Remarks:

""L & T Seawoods Residences - West Square""  
 Proposed Amendment to Commercial Cum Residential  
 Development in Integrated Seawoods Project on Plot  
 No. R-1, Sector - 40, Seawoods Darave Railway Station,  
 Nerul, Navi Mumbai, Taluka & Dist. - Thane, PIN Code  
 - 400 706, State - Maharashtra, Country - India - M/s. L  
 & T SEAWOODS LIMITED (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

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

*[Signature]*  
 Authorised Signatory

This is a Computer Generated Invoice



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# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "L & T Seawoods Residences - West Square"**

"L & T Seawoods Residences - West Square", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector - 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°01'17.6"N 73°01'13.9"E

## Valuation Done for:

**State Bank of India**

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

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

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## MASTER VALUATION REPORT OF "L & T Seawoods Residences - West Square"

**"L & T Seawoods Residences - West Square", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector - 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India**

**Latitude Longitude: 19°01'17.6"N 73°01'13.9"E**

### NAME OF DEVELOPER: M/s. L & T SEAWOODS LIMITED

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **09<sup>th</sup> September 2022** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"L & T Seawoods Residences - West Square"**, Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector - 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India. It is about 600 Mtr. walking distance from Seawoods railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is Middle class & developing.

#### 2. Developer Details:

Name of builder	<b>M/s. L &amp; T SEAWOODS LIMITED</b>	
Project Registration Number	Tower No.	RERA Project Number
	G1 - Amber	P51700045795
	G2 - Jasper	P51700045793
	G3 - Opal	P51700045794
	G4 - Coral	P51700045802
Register office address	<b>M/s. L &amp; T SEAWOODS LIMITED</b> Office No. 1, "L & T House", N. M. Marg, Ballard Estate, Mumbai - PIN Code - 400 001, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. John Vithayathil (SalesPerson - Mobile No. - 9487018758) Mr. Chirag Chavda (Builder Person - Mobile No. 9867798744) Mr. Raghunath Iyer (Project Head - Mobile No. 9920556524)	
E – mail ID & Web Site	<a href="mailto:chirag.chavda@larsentoubro.com">chirag.chavda@larsentoubro.com</a> <a href="http://www.lasentoubro.com">www.lasentoubro.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Seawood Station
On or towards East	Railway Over Bridge
On or towards West	Open Plot



#### Our Pan India Presence at :

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

☎ TeleFax : +91 22 28371325/24

📍 **Regd. Office :** 121, 3<sup>rd</sup> Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 09.09.2022				
	b)	Date on which the valuation is made : 19.09.2022				
3.	List of documents produced for perusal					
	1.	Copy of Development Agreement Registered with Sub Registrar No. TNN - 9 / 1296 / 2008 dated 21.04.2008 between CIDCO (the Corporation) AND M/s. L & T Seawoods Ltd. (the Developer)				
	2.	Copy of Lease Deed Registered with sub Registrar No. TNN / 8 – 3403 / 2019 dated 28.03.2019 (the Lessor) AND M/s. L & T Seawoods Ltd., (the Lessee)				
	3.	Copy of Development Agreement Registered with Sub Registrar No. TNN - 9 / 1296 / 2008 dated 21.04.2008 between CIDCO (the Corporation) AND M/s. L & T Seawoods Ltd. (the Developer)				
	4.	Copy of Affidavit – cum Declaration of L & T Seawoods Ltd., the Promoter of the proposed Project through its authorized, Mr. Akash Sharma dated 28.10.2021 (As per RERA Site)				
	5.	Copy of Legal Title Certificate date 09.06.2022 issued by Adv. R. K. Jha & Associates				
	6.	Copy of MAHARERA Registration Certificate of Project No. P51700045795, P51700045793, P51700045794 & P51700045802 issued by Maharashtra Real Estate Regulatory Authority date 15.06.2021. Last Modified date 26.07.2022				
	7.	Copy of Environment Letter date 29.10.2018 issued by State Level Environment Assessment Authority				
	8.	Copy of Achitect Certificate date 06.07.2022 issued by Hiten Sethi Architects (As per RERA Site)				
	9.	Copy of Engineer's Certificate for Quality Assurance date 30.06.2022 issued by Rajendra V. Joshi Consulting Engineer (As per RERA Site)				
	10.	Copy of Engineer's Certificate date 10.07.2022 issued by Intento Associates Planning Consultants (As per RERA Site)				
	11.	Copy of Commencement Certificate No. NMMC / TPO / BP / Case No. 20201CNMMC16494 / 2040 / 2020 dated 22.06.2020 issued by Navi Mumbai Municipal Corporation. <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G -Cluster</td> <td>3 Basement + Commercial in Lower Podium Parking + Upper 17th Level Floor Residential.</td> </tr> </tbody> </table>	Tower	Number of Floors	G -Cluster	3 Basement + Commercial in Lower Podium Parking + Upper 17th Level Floor Residential.
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	12.	Copy of Approved Plan No. 20191CNMMC14870 / NRV / A / 1158 date 19.03.2019 issued by Navi Mumbai Municipal Corporation				

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<b>Approved upto:</b>									
<b>Tower</b>	<b>Number of Floors</b>								
<b>G1 to G4</b>	<b>3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.</b>								
Project Name (with address & phone nos.)	: <b>"L &amp; T Seawoods Residences - West Square"</b> , Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector - 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. - Thane, PIN Code - 400 706, 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. L &amp; T SEAWOODS LIMITED</b>  <b>Address:</b> Office No. 1, <b>"L &amp; T House"</b> , N. M. Marg, Ballard Estate, Mumbai - PIN Code - 400 001, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. John Vithayathil (Sales Person - Mobile No. - 9487018758) Mr. Chirag Chavda (Builder Person - Mobile No. 9867798744) Mr. Raghunath Iyer (Project Head - Mobile No. 9920556524)								
5. Brief description of the property (Including Leasehold / freehold etc.)	:								
<p><b>About "L &amp; T Seawoods Residences - West Square" Project:</b> L And T Seawoods Residences North Towers is a residential project in Nerul, Navi Mumbai. L And T Seawoods Residences North Towers offers Apartment. Available configurations include 2 BHK &amp; 3 BHK. Apartment. The property is Under Construction. There are 3 buildings for sale, L And T Seawoods Residences North Towers is located in Navi Mumbai, Seawoods. The project is developed by L&amp;T Realty. There are 241 units for sale. Badminton Court - these are some avenues for sports lovers. Residents can make use of Amphitheatre, provisions in the project. The property is equipped with Fire Protection And Fire Safety Requirements. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at L And T Seawoods Residences North Towers. This project meets all mandates as required by the state authority. RERA ID of L And T Seawoods Residences North Towers is P51700045795, P51700045793, P51700045794 &amp; P51700045802.</p> <p><b>Location Advantages:</b> L&amp;T Seawoods Residences is conveniently located at Seawoods to provide unmatched connectivity from all the important landmarks and places of everyday utility such as hospitals, schools, super marts, parks, recreational centers etc.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th><b>Tower No.</b></th> <th><b>Number of Floors</b></th> </tr> </thead> <tbody> <tr> <td><b>G1 - Amber</b></td> <td rowspan="3">Proposed 3 Basements + Ground (part) + Stilt (part) + 1st to 29th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.</td> </tr> <tr> <td><b>G2 - Jasper</b></td> </tr> <tr> <td><b>G3 - Opal</b></td> </tr> <tr> <td><b>G4 - Coral</b></td> <td>Hence we have considered the area upto 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors only for the purpose of valuation.</td> </tr> </tbody> </table>		<b>Tower No.</b>	<b>Number of Floors</b>	<b>G1 - Amber</b>	Proposed 3 Basements + Ground (part) + Stilt (part) + 1st to 29th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.	<b>G2 - Jasper</b>	<b>G3 - Opal</b>	<b>G4 - Coral</b>	Hence we have considered the area upto 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors only for the purpose of valuation.
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**LEVEL OF COMPLETEION:**

Tower No.	Present stage of Construction	Percentage of work completion
G1 - Amber G2 - Jasper G3 - Opal G4 - Coral	Excavation work is in progress	0%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **July - 2027 (As per MAHARERA Certificate)**

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

**PROPOSED PROJECT AMENITIES:**

- Vitrified tiles flooring in all rooms
- 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
- Children Play Area
- Club House
- Indoor Games
- Landscaped Garden
- Swimming Pool
- State-of-the art Gymnasium
- Yoga Room
- Reading Room
- Jacuzzi
- Mini Theatre
- Multi Games Court
- Gymnasium & Yoga

6.	Location of property	Think.Innovate.Create
a)	Plot No. / Survey No.	: Plot No. R-1, Sector - 40
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: Plot No. R-1, Sector - 40, Village Nerul
d)	Ward / Taluka	: Taluka - Thane
e)	Mandal / District	: District - Thane
7.	Postal address of the property	: <b>"L &amp; T Seawoods Residences - West Square"</b> , Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector - 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. - Thane, PIN Code - 400 706, State - Maharashtra, Country - India
8.	City / Town	: Nerul, Navi Mumbai



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	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	:	Navi Mumbai Municipal Corporation															
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No															
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.															
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA (Tower G1 to G4)</b>	<b>As per Site</b>														
	North	20 Mtr. wide proposed road and railway corridor (Nerul Station side)	20 Mtr. wide proposed road and railway corridor (Nerul Station side)	Road														
	South	Flyover Bridge	Flyover Bridge	Seawood Station														
	East	20 Mtr. Wide Road followed with railway boundary	20 Mtr. Wide Road followed with railway boundary	Railway Over Bridge														
	West	30 Mtr. Wide road	30 Mtr. Wide road	Open Plot														
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°01'17.6"N 73°01'13.9"E																
14.	Extent of the site	Total Plot area - 162002.83 Sq. M. (As per Approved Plan)																
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		Structure - As per table attached to the report																
15.	Extent of the site considered for Valuation (least of 14A&	:	Total Plot area - 162002.83 Sq. M. (As per															

	14B)		Approved Plan) <table border="1"> <thead> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <th>Tower No.</th> <th>Plot Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>G1</td> <td>1125.37</td> </tr> <tr> <td>G2</td> <td>1134.26</td> </tr> <tr> <td>G3</td> <td>1016.22</td> </tr> <tr> <td>G4</td> <td>479.62</td> </tr> <tr> <td><b>Total</b></td> <td><b>3755.47</b></td> </tr> </tbody> </table>	As per RERA Certificate		Tower No.	Plot Area in Sq. M.	G1	1125.37	G2	1134.26	G3	1016.22	G4	479.62	<b>Total</b>	<b>3755.47</b>
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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														
II	<b>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														
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. 20191CNMMC14870 / NRV / A / 1158 date 19.03.2019 issued by Navi Mumbai Municipal Corporation. <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G1 to G4</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	G1 to G4	3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.										
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10.	Corner plot or intermittent plot?	:	Intermittent														
11.	Road facilities	:	Yes														
12.	Type of road available at present	:	B. T. Road														
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20.00 Mtr. Wide Road														
14.	Is it a Land – Locked land?	:	No														
15.	Water potentiality	:	Municipal Water supply														
16.	Underground sewerage system	:	Connected to Municipal sewer														
17.	Is Power supply is available in the site	:	Yes														
18.	Advantages of the site	:	Located in developing area														
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No														
<b>Part – A (Valuation of land)</b>																	
1	Size of plot	:	Total Plot area - 162002.83 Sq. M. (As per														

		Approved Plan)																		
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<b>Total</b>	<b>3755.47</b>																			
	North & South	: -																		
	East & West	: - (R)																		
2	Total extent of the plot	: As per table attached to the report																		
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	: ₹ 1,22,900.00 per Sq. M. for Residential ₹ 55,200.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	: As per table attached to the report																		
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>162002.83</td> <td>55200</td> <td>894,25,56,216.00</td> </tr> <tr> <th colspan="3">As per RERA Site</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3755.47</td> <td>55200</td> <td>20,73,01,944.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	162002.83	55200	894,25,56,216.00	As per RERA Site			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3755.47	55200	20,73,01,944.00
As per Approved Plan																				
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
162002.83	55200	894,25,56,216.00																		
As per RERA Site																				
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
3755.47	55200	20,73,01,944.00																		
<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	:																		
	<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G1 to G4</td> <td>Proposed 3 Basements + Ground (part) + Stilt (part) + 1st to 29th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.  Hence we have considered the area upto 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors only for the purpose of valuation.</td> </tr> </tbody> </table>	Tower	Number of Floors	G1 to G4	Proposed 3 Basements + Ground (part) + Stilt (part) + 1st to 29th Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.  Hence we have considered the area upto 3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors only for the purpose of valuation.															
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	e) Plinth area floor-wise	: As per table attached to the report																		
	f) Condition of the building	:																		

i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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 Approved Plan No. 20191CNMMC14870 / NRV / A / 1158 date 19.03.2019 issued by Navi Mumbai Municipal Corporation.				
h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G1 to G4</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	G1 to G4	3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.
Tower	Number of Floors					
G1 to G4	3 Basements + Ground (part) + Stilt (part) + 1st to 18th Upper Floors.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

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

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work 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	: N.A. Building Construction work not yet started
b)	No. of wash basins	:

c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

**Remarks: Builder has not allowed for site internal, external inspection & photographs. The details about the project status have been provided by Mr. Chirag Chavda (Deputy Manager - Mobile No. 9867798744) & Mr. John (SalesPerson - Mobile No. - 9487018758)**

**1. Tower - G1- Amber, Cluster G:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	201	2	3 BHK	899	340	1239	1363	26000	3,22,14,000.00	3,54,35,400.00	74000
2	202	2	3 BHK	790	262	1052	1157	26000	2,73,52,000.00	3,00,87,200.00	62500
3	203	2	3 BHK	790	333	1123	1235	26000	2,91,98,000.00	3,21,17,800.00	67000
4	204	2	2 BHK	602	281	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
5	205	2	2 BHK	573	335	908	999	26000	2,36,08,000.00	2,59,68,800.00	54000
6	206	2	3 BHK	678	312	990	1089	26000	2,57,40,000.00	2,83,14,000.00	59000
7	207	2	3 BHK	676	312	988	1087	26000	2,56,88,000.00	2,82,56,800.00	59000
8	208	2	2 BHK	585	320	905	996	26000	2,35,30,000.00	2,58,83,000.00	54000
9	301	3	3 BHK	894	276	1170	1287	26070	3,05,01,900.00	3,35,52,090.00	70000
10	302	3	3 BHK	790	264	1054	1159	26070	2,74,77,780.00	3,02,25,558.00	63000
11	303	3	3 BHK	790	264	1054	1159	26070	2,74,77,780.00	3,02,25,558.00	63000
12	304	3	2 BHK	602	224	826	909	26070	2,15,33,820.00	2,36,87,202.00	49500
13	305	3	2 BHK	573	253	826	909	26070	2,15,33,820.00	2,36,87,202.00	49500
14	306	3	3 BHK	677	226	903	993	26070	2,35,41,210.00	2,58,95,331.00	54000
15	307	3	3 BHK	675	226	901	991	26070	2,34,89,070.00	2,58,37,977.00	54000
16	308	3	2 BHK	573	253	826	909	26070	2,15,33,820.00	2,36,87,202.00	49500
17	401	4	3 BHK	890	291	1181	1299	26140	3,08,71,340.00	3,39,58,474.00	70500
18	402	4	3 BHK	790	274	1064	1170	26140	2,78,12,960.00	3,05,94,256.00	63500
19	403	4	3 BHK	790	274	1064	1170	26140	2,78,12,960.00	3,05,94,256.00	63500
20	404	4	2 BHK	602	226	828	911	26140	2,16,43,920.00	2,38,08,312.00	49500
21	405	4	2 BHK	573	255	828	911	26140	2,16,43,920.00	2,38,08,312.00	49500
22	406	4	3 BHK	678	227	905	996	26140	2,36,56,700.00	2,60,22,370.00	54000
23	407	4	3 BHK	675	227	902	992	26140	2,35,78,280.00	2,59,36,108.00	54000
24	408	4	2 BHK	573	254	827	910	26140	2,16,17,780.00	2,37,79,558.00	49500
25	501	5	3 BHK	894	276	1170	1287	26210	3,06,65,700.00	3,37,32,270.00	70500
26	502	5	3 BHK	790	264	1054	1159	26210	2,76,25,340.00	3,03,87,874.00	63500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
27	503	5	3 BHK	790	264	1054	1159	26210	2,76,25,340.00	3,03,87,874.00	63500
28	504	5	2 BHK	602	224	826	909	26210	2,16,49,460.00	2,38,14,406.00	49500
29	505	5	2 BHK	573	253	826	909	26210	2,16,49,460.00	2,38,14,406.00	49500
30	506	5	3 BHK	677	226	903	993	26210	2,36,67,630.00	2,60,34,393.00	54000
31	507	5	3 BHK	675	226	901	991	26210	2,36,15,210.00	2,59,76,731.00	54000
32	508	5	2 BHK	573	253	826	909	26210	2,16,49,460.00	2,38,14,406.00	49500
33	601	6	3 BHK	890	291	1181	1299	26280	3,10,36,680.00	3,41,40,348.00	71000
34	602	6	3 BHK	790	274	1064	1170	26280	2,79,61,920.00	3,07,58,112.00	64000
35	603	6	3 BHK	790	274	1064	1170	26280	2,79,61,920.00	3,07,58,112.00	64000
36	604	6	2 BHK	602	226	828	911	26280	2,17,59,840.00	2,39,35,824.00	50000
37	605	6	2 BHK	573	255	828	911	26280	2,17,59,840.00	2,39,35,824.00	50000
38	606	6	3 BHK	678	227	905	996	26280	2,37,83,400.00	2,61,61,740.00	54500
39	607	6	3 BHK	675	227	902	992	26280	2,37,04,560.00	2,60,75,016.00	54500
40	608	6	2 BHK	573	254	827	910	26280	2,17,33,560.00	2,39,06,916.00	50000
41	701	7	3 BHK	894	276	1170	1287	26350	3,08,29,500.00	3,39,12,450.00	70500
42	702	7	3 BHK	790	264	1054	1159	26350	2,77,72,900.00	3,05,50,190.00	63500
43	703	7	3 BHK	790	264	1054	1159	26350	2,77,72,900.00	3,05,50,190.00	63500
44	704	7	2 BHK	602	224	826	909	26350	2,17,65,100.00	2,39,41,610.00	50000
45	705	7	2 BHK	573	253	826	909	26350	2,17,65,100.00	2,39,41,610.00	50000
46	706	7	3 BHK	677	226	903	993	26350	2,37,94,050.00	2,61,73,455.00	54500
47	707	7	3 BHK	675	226	901	991	26350	2,37,41,350.00	2,61,15,485.00	54500
48	708	7	2 BHK	573	253	826	909	26350	2,17,65,100.00	2,39,41,610.00	50000
49	801	8	3 BHK	890	291	1181	1299	26420	3,12,02,020.00	3,43,22,222.00	71500
50	802	8	3 BHK	790	274	1064	1170	26420	2,81,10,880.00	3,09,21,968.00	64500
51	803	8	3 BHK	790	274	1064	1170	26420	2,81,10,880.00	3,09,21,968.00	64500
52	804	8	2 BHK	602	227	829	912	26420	2,19,02,180.00	2,40,92,398.00	50000
53	805	8	2 BHK	555	272	827	910	26420	2,18,49,340.00	2,40,34,274.00	50000
54	806	8	3 BHK	678	227	905	996	26420	2,39,10,100.00	2,63,01,110.00	55000
55	807	8	3 BHK	675	227	902	992	26420	2,38,30,840.00	2,62,13,924.00	54500
56	901	9	3 BHK	894	276	1170	1287	26490	3,09,93,300.00	3,40,92,630.00	71000
57	902	9	3 BHK	790	264	1054	1159	26490	2,79,20,460.00	3,07,12,506.00	64000
58	903	9	3 BHK	790	264	1054	1159	26490	2,79,20,460.00	3,07,12,506.00	64000
59	904	9	2 BHK	602	224	826	909	26490	2,18,80,740.00	2,40,68,814.00	50000
60	905	9	2 BHK	573	253	826	909	26490	2,18,80,740.00	2,40,68,814.00	50000
61	906	9	3 BHK	677	226	903	993	26490	2,39,20,470.00	2,63,12,517.00	55000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
62	907	9	3 BHK	675	226	901	991	26490	2,38,67,490.00	2,62,54,239.00	54500
63	908	9	2 BHK	573	253	826	909	26490	2,18,80,740.00	2,40,68,814.00	50000
64	1001	10	3 BHK	890	291	1181	1299	26560	3,13,67,360.00	3,45,04,096.00	72000
65	1002	10	3 BHK	790	274	1064	1170	26560	2,82,59,840.00	3,10,85,824.00	65000
66	1003	10	3 BHK	790	274	1064	1170	26560	2,82,59,840.00	3,10,85,824.00	65000
67	1004	10	2 BHK	602	226	828	911	26560	2,19,91,680.00	2,41,90,848.00	50500
68	1005	10	2 BHK	573	255	828	911	26560	2,19,91,680.00	2,41,90,848.00	50500
69	1006	10	3 BHK	678	227	905	996	26560	2,40,36,800.00	2,64,40,480.00	55000
70	1007	10	3 BHK	675	227	902	992	26560	2,39,57,120.00	2,63,52,832.00	55000
71	1008	10	2 BHK	573	254	827	910	26560	2,19,65,120.00	2,41,61,632.00	50500
72	1101	11	3 BHK	894	276	1170	1287	26630	3,11,57,100.00	3,42,72,810.00	71500
73	1102	11	3 BHK	790	264	1054	1159	26630	2,80,68,020.00	3,08,74,822.00	64500
74	1103	11	3 BHK	790	264	1054	1159	26630	2,80,68,020.00	3,08,74,822.00	64500
75	1104	11	2 BHK	602	224	826	909	26630	2,19,96,380.00	2,41,96,018.00	50500
76	1105	11	2 BHK	573	253	826	909	26630	2,19,96,380.00	2,41,96,018.00	50500
77	1106	11	3 BHK	677	226	903	993	26630	2,40,46,890.00	2,64,51,579.00	55000
78	1107	11	3 BHK	675	226	901	991	26630	2,39,93,630.00	2,63,92,993.00	55000
79	1108	11	2 BHK	573	253	826	909	26630	2,19,96,380.00	2,41,96,018.00	50500
80	1201	12	3 BHK	890	291	1181	1299	26700	3,15,32,700.00	3,46,85,970.00	72500
81	1202	12	3 BHK	790	274	1064	1170	26700	2,84,08,800.00	3,12,49,680.00	65000
82	1203	12	3 BHK	790	274	1064	1170	26700	2,84,08,800.00	3,12,49,680.00	65000
83	1204	12	2 BHK	602	227	829	912	26700	2,21,34,300.00	2,43,47,730.00	50500
84	1205	12	2 BHK	555	272	827	910	26700	2,20,80,900.00	2,42,88,990.00	50500
85	1206	12	3 BHK	678	227	905	996	26700	2,41,63,500.00	2,65,79,850.00	55500
86	1207	12	3 BHK	675	227	902	992	26700	2,40,83,400.00	2,64,91,740.00	55000
87	1301	13	3 BHK	894	276	1170	1287	26770	3,13,20,900.00	3,44,52,990.00	72000
88	1302	13	3 BHK	790	264	1054	1159	26770	2,82,15,580.00	3,10,37,138.00	64500
89	1303	13	3 BHK	790	264	1054	1159	26770	2,82,15,580.00	3,10,37,138.00	64500
90	1304	13	2 BHK	602	224	826	909	26770	2,21,12,020.00	2,43,23,222.00	50500
91	1305	13	2 BHK	573	253	826	909	26770	2,21,12,020.00	2,43,23,222.00	50500
92	1306	13	3 BHK	677	226	903	993	26770	2,41,73,310.00	2,65,90,641.00	55500
93	1307	13	3 BHK	675	226	901	991	26770	2,41,19,770.00	2,65,31,747.00	55500
94	1308	13	2 BHK	573	253	826	909	26770	2,21,12,020.00	2,43,23,222.00	50500
95	1401	14	3 BHK	890	291	1181	1299	26840	3,16,98,040.00	3,48,67,844.00	72500
96	1402	14	3 BHK	790	274	1064	1170	26840	2,85,57,760.00	3,14,13,536.00	65500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
97	1403	14	3 BHK	790	274	1064	1170	26840	2,85,57,760.00	3,14,13,536.00	65500
98	1404	14	2 BHK	602	226	828	911	26840	2,22,23,520.00	2,44,45,872.00	51000
99	1405	14	2 BHK	573	255	828	911	26840	2,22,23,520.00	2,44,45,872.00	51000
100	1406	14	3 BHK	678	227	905	996	26840	2,42,90,200.00	2,67,19,220.00	55500
101	1407	14	3 BHK	675	227	902	992	26840	2,42,09,680.00	2,66,30,648.00	55500
102	1408	14	2 BHK	573	254	827	910	26840	2,21,96,680.00	2,44,16,348.00	51000
103	1501	15	3 BHK	894	276	1170	1287	26910	3,14,84,700.00	3,46,33,170.00	72000
104	1502	15	3 BHK	790	264	1054	1159	26910	2,83,63,140.00	3,11,99,454.00	65000
105	1503	15	3 BHK	790	264	1054	1159	26910	2,83,63,140.00	3,11,99,454.00	65000
106	1504	15	2 BHK	602	224	826	909	26910	2,22,27,660.00	2,44,50,426.00	51000
107	1505	15	2 BHK	573	253	826	909	26910	2,22,27,660.00	2,44,50,426.00	51000
108	1506	15	3 BHK	677	226	903	993	26910	2,42,99,730.00	2,67,29,703.00	55500
109	1507	15	3 BHK	675	226	901	991	26910	2,42,45,910.00	2,66,70,501.00	55500
110	1508	15	2 BHK	573	253	826	909	26910	2,22,27,660.00	2,44,50,426.00	51000
111	1601	16	3 BHK	890	291	1181	1299	26980	3,18,63,380.00	3,50,49,718.00	73000
112	1602	16	3 BHK	790	274	1064	1170	26980	2,87,06,720.00	3,15,77,392.00	66000
113	1603	16	3 BHK	790	274	1064	1170	26980	2,87,06,720.00	3,15,77,392.00	66000
114	1604	16	2 BHK	602	227	829	912	26980	2,23,66,420.00	2,46,03,062.00	51500
115	1605	16	2 BHK	555	272	827	910	26980	2,23,12,460.00	2,45,43,706.00	51000
116	1606	16	3 BHK	678	227	905	996	26980	2,44,16,900.00	2,68,58,590.00	56000
117	1607	16	3 BHK	675	227	902	992	26980	2,43,35,960.00	2,67,69,556.00	56000
118	1701	17	3 BHK	894	276	1170	1287	27050	3,16,48,500.00	3,48,13,350.00	72500
119	1702	17	3 BHK	790	264	1054	1159	27050	2,85,10,700.00	3,13,61,770.00	65500
120	1703	17	3 BHK	790	264	1054	1159	27050	2,85,10,700.00	3,13,61,770.00	65500
121	1704	17	2 BHK	602	224	826	909	27050	2,23,43,300.00	2,45,77,630.00	51000
122	1705	17	2 BHK	573	253	826	909	27050	2,23,43,300.00	2,45,77,630.00	51000
123	1706	17	3 BHK	677	226	903	993	27050	2,44,26,150.00	2,68,68,765.00	56000
124	1707	17	3 BHK	675	226	901	991	27050	2,43,72,050.00	2,68,09,255.00	56000
125	1708	17	2 BHK	573	253	826	909	27050	2,23,43,300.00	2,45,77,630.00	51000
126	1801	18	3 BHK	890	291	1181	1299	27120	3,20,28,720.00	3,52,31,592.00	73500
127	1802	18	3 BHK	790	274	1064	1170	27120	2,88,55,680.00	3,17,41,248.00	66000
128	1803	18	3 BHK	790	274	1064	1170	27120	2,88,55,680.00	3,17,41,248.00	66000
129	1804	18	2 BHK	602	226	828	911	27120	2,24,55,360.00	2,47,00,896.00	51500
130	1805	18	2 BHK	573	255	828	911	27120	2,24,55,360.00	2,47,00,896.00	51500
131	1806	18	3 BHK	678	227	905	996	27120	2,45,43,600.00	2,69,97,960.00	56000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
132	1807	18	3 BHK	675	227	902	992	27120	2,44,62,240.00	2,69,08,464.00	56000
133	1808	18	2 BHK	573	254	827	910	27120	2,24,28,240.00	2,46,71,064.00	51500
<b>Total</b>				<b>92980</b>	<b>33899</b>	<b>126879</b>	<b>139567</b>		<b>3,36,92,85,060.00</b>	<b>3,70,62,13,566.00</b>	

**2. Tower - G2 - Jasper, Cluster G:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	201	2	3 BHK	817	360	1177	1295	26000	3,06,02,000.00	3,36,62,200.00	70000
2	202	2	4 BHK	1266	331	1597	1757	26000	4,15,22,000.00	4,56,74,200.00	95000
3	203	2	4 BHK	1322	274	1596	1756	26000	4,14,96,000.00	4,56,45,600.00	95000
4	204	2	3 BHK	817	360	1177	1295	26000	3,06,02,000.00	3,36,62,200.00	70000
5	205	2	3 BHK	865	314	1179	1297	26000	3,06,54,000.00	3,37,19,400.00	70000
6	206	2	3 BHK	861	314	1175	1293	26000	3,05,50,000.00	3,36,05,000.00	70000
7	301	3	3 BHK	824	358	1182	1300	26070	3,08,14,740.00	3,38,96,214.00	70500
8	302	3	4 BHK	1266	321	1587	1746	26070	4,13,73,090.00	4,55,10,399.00	95000
9	303	3	4 BHK	1322	265	1587	1746	26070	4,13,73,090.00	4,55,10,399.00	95000
10	304	3	3 BHK	823	359	1182	1300	26070	3,08,14,740.00	3,38,96,214.00	70500
11	305	3	3 BHK	865	316	1181	1299	26070	3,07,88,670.00	3,38,67,537.00	70500
12	306	3	3 BHK	861	316	1177	1295	26070	3,06,84,390.00	3,37,52,829.00	70500
13	401	4	3 BHK	817	360	1177	1295	26140	3,07,66,780.00	3,38,43,458.00	70500
14	402	4	4 BHK	1265	331	1596	1756	26140	4,17,19,440.00	4,58,91,384.00	95500
15	403	4	4 BHK	1322	274	1596	1756	26140	4,17,19,440.00	4,58,91,384.00	95500
16	404	4	3 BHK	817	360	1177	1295	26140	3,07,66,780.00	3,38,43,458.00	70500
17	405	4	3 BHK	865	313	1178	1296	26140	3,07,92,920.00	3,38,72,212.00	70500
18	406	4	3 BHK	861	314	1175	1293	26140	3,07,14,500.00	3,37,85,950.00	70500
19	501	5	3 BHK	824	358	1182	1300	26210	3,09,80,220.00	3,40,78,242.00	71000
20	502	5	4 BHK	1266	321	1587	1746	26210	4,15,95,270.00	4,57,54,797.00	95500
21	503	5	4 BHK	1322	265	1587	1746	26210	4,15,95,270.00	4,57,54,797.00	95500
22	504	5	3 BHK	823	359	1182	1300	26210	3,09,80,220.00	3,40,78,242.00	71000
23	505	5	3 BHK	865	316	1181	1299	26210	3,09,54,010.00	3,40,49,411.00	71000
24	506	5	3 BHK	861	316	1177	1295	26210	3,08,49,170.00	3,39,34,087.00	70500
25	601	6	3 BHK	817	360	1177	1295	26280	3,09,31,560.00	3,40,24,716.00	71000
26	602	6	4 BHK	1265	331	1596	1756	26280	4,19,42,880.00	4,61,37,168.00	96000
27	603	6	4 BHK	1322	274	1596	1756	26280	4,19,42,880.00	4,61,37,168.00	96000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
28	604	6	3 BHK	817	360	1177	1295	26280	3,09,31,560.00	3,40,24,716.00	71000
29	605	6	3 BHK	865	313	1178	1296	26280	3,09,57,840.00	3,40,53,624.00	71000
30	606	6	3 BHK	861	314	1175	1293	26280	3,08,79,000.00	3,39,66,900.00	71000
31	701	7	3 BHK	824	358	1182	1300	26350	3,11,45,700.00	3,42,60,270.00	71500
32	702	7	4 BHK	1266	321	1587	1746	26350	4,18,17,450.00	4,59,99,195.00	96000
33	703	7	4 BHK	1322	265	1587	1746	26350	4,18,17,450.00	4,59,99,195.00	96000
34	704	7	3 BHK	823	359	1182	1300	26350	3,11,45,700.00	3,42,60,270.00	71500
35	705	7	3 BHK	865	316	1181	1299	26350	3,11,19,350.00	3,42,31,285.00	71500
36	706	7	3 BHK	861	316	1177	1295	26350	3,10,13,950.00	3,41,15,345.00	71000
37	801	8	3 BHK	819	358	1177	1295	26420	3,10,96,340.00	3,42,05,974.00	71500
38	802	8	4 BHK	1266	331	1597	1757	26420	4,21,92,740.00	4,64,12,014.00	96500
39	803	8	4 BHK	1322	275	1597	1757	26420	4,21,92,740.00	4,64,12,014.00	96500
40	804	8	3 BHK	819	358	1177	1295	26420	3,10,96,340.00	3,42,05,974.00	71500
41	805	8	3 BHK	865	313	1178	1296	26420	3,11,22,760.00	3,42,35,036.00	71500
42	901	9	3 BHK	824	358	1182	1300	26490	3,13,11,180.00	3,44,42,298.00	72000
43	902	9	4 BHK	1266	321	1587	1746	26490	4,20,39,630.00	4,62,43,593.00	96500
44	903	9	4 BHK	1322	265	1587	1746	26490	4,20,39,630.00	4,62,43,593.00	96500
45	904	9	3 BHK	823	359	1182	1300	26490	3,13,11,180.00	3,44,42,298.00	72000
46	905	9	3 BHK	865	316	1181	1299	26490	3,12,84,690.00	3,44,13,159.00	71500
47	906	9	3 BHK	861	316	1177	1295	26490	3,11,78,730.00	3,42,96,603.00	71500
48	1001	10	3 BHK	817	360	1177	1295	26560	3,12,61,120.00	3,43,87,232.00	71500
49	1002	10	4 BHK	1265	331	1596	1756	26560	4,23,89,760.00	4,66,28,736.00	97000
50	1003	10	4 BHK	1322	274	1596	1756	26560	4,23,89,760.00	4,66,28,736.00	97000
51	1004	10	3 BHK	817	360	1177	1295	26560	3,12,61,120.00	3,43,87,232.00	71500
52	1005	10	3 BHK	865	313	1178	1296	26560	3,12,87,680.00	3,44,16,448.00	71500
53	1006	10	3 BHK	861	314	1175	1293	26560	3,12,08,000.00	3,43,28,800.00	71500
54	1101	11	3 BHK	824	358	1182	1300	26630	3,14,76,660.00	3,46,24,326.00	72000
55	1102	11	4 BHK	1266	321	1587	1746	26630	4,22,61,810.00	4,64,87,991.00	97000
56	1103	11	4 BHK	1322	265	1587	1746	26630	4,22,61,810.00	4,64,87,991.00	97000
57	1104	11	3 BHK	823	359	1182	1300	26630	3,14,76,660.00	3,46,24,326.00	72000
58	1105	11	3 BHK	865	316	1181	1299	26630	3,14,50,030.00	3,45,95,033.00	72000
59	1106	11	3 BHK	861	316	1177	1295	26630	3,13,43,510.00	3,44,77,861.00	72000
60	1201	12	3 BHK	819	358	1177	1295	26700	3,14,25,900.00	3,45,68,490.00	72000
61	1202	12	4 BHK	1266	331	1597	1757	26700	4,26,39,900.00	4,69,03,890.00	97500
62	1203	12	4 BHK	1322	275	1597	1757	26700	4,26,39,900.00	4,69,03,890.00	97500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
63	1204	12	3 BHK	819	358	1177	1295	26700	3,14,25,900.00	3,45,68,490.00	72000
64	1205	12	3 BHK	865	313	1178	1296	26700	3,14,52,600.00	3,45,97,860.00	72000
65	1301	13	3 BHK	824	358	1182	1300	26770	3,16,42,140.00	3,48,06,354.00	72500
66	1302	13	4 BHK	1266	321	1587	1746	26770	4,24,83,990.00	4,67,32,389.00	97500
67	1303	13	4 BHK	1322	265	1587	1746	26770	4,24,83,990.00	4,67,32,389.00	97500
68	1304	13	3 BHK	823	359	1182	1300	26770	3,16,42,140.00	3,48,06,354.00	72500
69	1305	13	3 BHK	865	316	1181	1299	26770	3,16,15,370.00	3,47,76,907.00	72500
70	1306	13	3 BHK	861	316	1177	1295	26770	3,15,08,290.00	3,46,59,119.00	72000
71	1401	14	3 BHK	817	360	1177	1295	26840	3,15,90,680.00	3,47,49,748.00	72500
72	1402	14	4 BHK	1265	331	1596	1756	26840	4,28,36,640.00	4,71,20,304.00	98000
73	1403	14	4 BHK	1322	274	1596	1756	26840	4,28,36,640.00	4,71,20,304.00	98000
74	1404	14	3 BHK	817	360	1177	1295	26840	3,15,90,680.00	3,47,49,748.00	72500
75	1405	14	3 BHK	865	313	1178	1296	26840	3,16,17,520.00	3,47,79,272.00	72500
76	1406	14	3 BHK	861	314	1175	1293	26840	3,15,37,000.00	3,46,90,700.00	72500
77	1501	15	3 BHK	824	358	1182	1300	26910	3,18,07,620.00	3,49,88,382.00	73000
78	1502	15	4 BHK	1266	321	1587	1746	26910	4,27,06,170.00	4,69,76,787.00	98000
79	1503	15	4 BHK	1322	265	1587	1746	26910	4,27,06,170.00	4,69,76,787.00	98000
80	1504	15	3 BHK	823	359	1182	1300	26910	3,18,07,620.00	3,49,88,382.00	73000
81	1505	15	3 BHK	865	316	1181	1299	26910	3,17,80,710.00	3,49,58,781.00	73000
82	1506	15	3 BHK	861	316	1177	1295	26910	3,16,73,070.00	3,48,40,377.00	72500
83	1601	16	3 BHK	819	358	1177	1295	26980	3,17,55,460.00	3,49,31,006.00	73000
84	1602	16	4 BHK	1266	331	1597	1757	26980	4,30,87,060.00	4,73,95,766.00	98500
85	1603	16	4 BHK	1322	275	1597	1757	26980	4,30,87,060.00	4,73,95,766.00	98500
86	1604	16	3 BHK	819	358	1177	1295	26980	3,17,55,460.00	3,49,31,006.00	73000
87	1605	16	3 BHK	865	313	1178	1296	26980	3,17,82,440.00	3,49,60,684.00	73000
88	1701	17	3 BHK	824	358	1182	1300	27050	3,19,73,100.00	3,51,70,410.00	73500
89	1702	17	4 BHK	1266	321	1587	1746	27050	4,29,28,350.00	4,72,21,185.00	98500
90	1703	17	4 BHK	1322	265	1587	1746	27050	4,29,28,350.00	4,72,21,185.00	98500
91	1704	17	3 BHK	823	359	1182	1300	27050	3,19,73,100.00	3,51,70,410.00	73500
92	1705	17	3 BHK	865	316	1181	1299	27050	3,19,46,050.00	3,51,40,655.00	73000
93	1706	17	3 BHK	861	316	1177	1295	27050	3,18,37,850.00	3,50,21,635.00	73000
94	1801	18	3 BHK	817	360	1177	1295	27120	3,19,20,240.00	3,51,12,264.00	73000
95	1802	18	4 BHK	1265	331	1596	1756	27120	4,32,83,520.00	4,76,11,872.00	99000
96	1803	18	4 BHK	1322	274	1596	1756	27120	4,32,83,520.00	4,76,11,872.00	99000
97	1804	18	3 BHK	817	360	1177	1295	27120	3,19,20,240.00	3,51,12,264.00	73000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
98	1805	18	3 BHK	865	313	1178	1296	27120	3,19,47,360.00	3,51,42,096.00	73000
99	1806	18	3 BHK	861	314	1175	1293	27120	3,18,66,000.00	3,50,52,600.00	73000
<b>Total</b>				<b>98644</b>	<b>32098</b>	<b>130742</b>	<b>143816</b>		<b>3,47,20,13,740.00</b>	<b>3,81,92,15,114.00</b>	

## 3. Tower - G3 - Opal, Cluster G:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	201	2	2 BHK	604	225	829	912	26000	2,15,54,000.00	2,37,09,400.00	49500
2	202	2	3 BHK	652	254	906	997	26000	2,35,56,000.00	2,59,11,600.00	54000
3	203	2	3 BHK	652	254	906	997	26000	2,35,56,000.00	2,59,11,600.00	54000
4	204	2	2 BHK	604	225	829	912	26000	2,15,54,000.00	2,37,09,400.00	49500
5	205	2	2 BHK	573	254	827	910	26000	2,15,02,000.00	2,36,52,200.00	49500
6	206	2	3 BHK	811	237	1048	1153	26000	2,72,48,000.00	2,99,72,800.00	62500
7	207	2	3 BHK	811	237	1048	1153	26000	2,72,48,000.00	2,99,72,800.00	62500
8	208	2	2 BHK	573	248	821	903	26000	2,13,46,000.00	2,34,80,600.00	49000
9	301	3	2 BHK	605	223	828	911	26070	2,15,85,960.00	2,37,44,556.00	49500
10	302	3	3 BHK	652	253	905	996	26070	2,35,93,350.00	2,59,52,685.00	54000
11	303	3	3 BHK	652	253	905	996	26070	2,35,93,350.00	2,59,52,685.00	54000
12	304	3	2 BHK	605	223	828	911	26070	2,15,85,960.00	2,37,44,556.00	49500
13	305	3	2 BHK	573	253	826	909	26070	2,15,33,820.00	2,36,87,202.00	49500
14	306	3	3 BHK	811	245	1056	1162	26070	2,75,29,920.00	3,02,82,912.00	63000
15	307	3	3 BHK	811	245	1056	1162	26070	2,75,29,920.00	3,02,82,912.00	63000
16	308	3	2 BHK	573	253	826	909	26070	2,15,33,820.00	2,36,87,202.00	49500
17	401	4	2 BHK	604	225	829	912	26140	2,16,70,060.00	2,38,37,066.00	49500
18	402	4	3 BHK	652	254	906	997	26140	2,36,82,840.00	2,60,51,124.00	54500
19	403	4	3 BHK	652	254	906	997	26140	2,36,82,840.00	2,60,51,124.00	54500
20	404	4	2 BHK	604	225	829	912	26140	2,16,70,060.00	2,38,37,066.00	49500
21	405	4	2 BHK	573	251	824	906	26140	2,15,39,360.00	2,36,93,296.00	49500
22	406	4	3 BHK	811	247	1058	1164	26140	2,76,56,120.00	3,04,21,732.00	63500
23	407	4	3 BHK	811	247	1058	1164	26140	2,76,56,120.00	3,04,21,732.00	63500
24	408	4	2 BHK	573	250	823	905	26140	2,15,13,220.00	2,36,64,542.00	49500
25	501	5	2 BHK	605	223	828	911	26210	2,17,01,880.00	2,38,72,068.00	49500
26	502	5	3 BHK	652	253	905	996	26210	2,37,20,050.00	2,60,92,055.00	54500
27	503	5	3 BHK	652	253	905	996	26210	2,37,20,050.00	2,60,92,055.00	54500
28	504	5	2 BHK	605	223	828	911	26210	2,17,01,880.00	2,38,72,068.00	49500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
29	505	5	2 BHK	573	253	826	909	26210	2,16,49,460.00	2,38,14,406.00	49500
30	506	5	3 BHK	811	245	1056	1162	26210	2,76,77,760.00	3,04,45,536.00	63500
31	507	5	3 BHK	811	245	1056	1162	26210	2,76,77,760.00	3,04,45,536.00	63500
32	508	5	2 BHK	573	253	826	909	26210	2,16,49,460.00	2,38,14,406.00	49500
33	601	6	2 BHK	604	225	829	912	26280	2,17,86,120.00	2,39,64,732.00	50000
34	602	6	3 BHK	652	254	906	997	26280	2,38,09,680.00	2,61,90,648.00	54500
35	603	6	3 BHK	652	254	906	997	26280	2,38,09,680.00	2,61,90,648.00	54500
36	604	6	2 BHK	604	225	829	912	26280	2,17,86,120.00	2,39,64,732.00	50000
37	605	6	2 BHK	573	251	824	906	26280	2,16,54,720.00	2,38,20,192.00	49500
38	606	6	3 BHK	811	247	1058	1164	26280	2,78,04,240.00	3,05,84,664.00	63500
39	607	6	3 BHK	811	247	1058	1164	26280	2,78,04,240.00	3,05,84,664.00	63500
40	608	6	2 BHK	573	250	823	905	26280	2,16,28,440.00	2,37,91,284.00	49500
41	701	7	2 BHK	605	223	828	911	26350	2,18,17,800.00	2,39,99,580.00	50000
42	702	7	3 BHK	652	253	905	996	26350	2,38,46,750.00	2,62,31,425.00	54500
43	703	7	3 BHK	652	253	905	996	26350	2,38,46,750.00	2,62,31,425.00	54500
44	704	7	2 BHK	605	223	828	911	26350	2,18,17,800.00	2,39,99,580.00	50000
45	705	7	2 BHK	573	253	826	909	26350	2,17,65,100.00	2,39,41,610.00	50000
46	706	7	3 BHK	811	245	1056	1162	26350	2,78,25,600.00	3,06,08,160.00	64000
47	707	7	3 BHK	811	245	1056	1162	26350	2,78,25,600.00	3,06,08,160.00	64000
48	708	7	2 BHK	573	253	826	909	26350	2,17,65,100.00	2,39,41,610.00	50000
49	801	8	2 BHK	602	227	829	912	26420	2,19,02,180.00	2,40,92,398.00	50000
50	802	8	3 BHK	652	254	906	997	26420	2,39,36,520.00	2,63,30,172.00	55000
51	803	8	3 BHK	652	254	906	997	26420	2,39,36,520.00	2,63,30,172.00	55000
52	804	8	2 BHK	602	227	829	912	26420	2,19,02,180.00	2,40,92,398.00	50000
53	805	8	2 BHK	573	248	821	903	26420	2,16,90,820.00	2,38,59,902.00	49500
54	806	8	3 BHK	803	255	1058	1164	26420	2,79,52,360.00	3,07,47,596.00	64000
55	807	8	3 BHK	803	255	1058	1164	26420	2,79,52,360.00	3,07,47,596.00	64000
56	901	9	2 BHK	605	223	828	911	26490	2,19,33,720.00	2,41,27,092.00	50500
57	902	9	3 BHK	652	253	905	996	26490	2,39,73,450.00	2,63,70,795.00	55000
58	903	9	3 BHK	652	253	905	996	26490	2,39,73,450.00	2,63,70,795.00	55000
59	904	9	2 BHK	605	223	828	911	26490	2,19,33,720.00	2,41,27,092.00	50500
60	905	9	2 BHK	573	253	826	909	26490	2,18,80,740.00	2,40,68,814.00	50000
61	906	9	3 BHK	811	245	1056	1162	26490	2,79,73,440.00	3,07,70,784.00	64000
62	907	9	3 BHK	811	245	1056	1162	26490	2,79,73,440.00	3,07,70,784.00	64000
63	908	9	2 BHK	573	253	826	909	26490	2,18,80,740.00	2,40,68,814.00	50000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
64	1001	10	2 BHK	604	225	829	912	26560	2,20,18,240.00	2,42,20,064.00	50500
65	1002	10	3 BHK	652	254	906	997	26560	2,40,63,360.00	2,64,69,696.00	55000
66	1003	10	3 BHK	652	254	906	997	26560	2,40,63,360.00	2,64,69,696.00	55000
67	1004	10	2 BHK	604	225	829	912	26560	2,20,18,240.00	2,42,20,064.00	50500
68	1005	10	2 BHK	573	251	824	906	26560	2,18,85,440.00	2,40,73,984.00	50000
69	1006	10	3 BHK	811	247	1058	1164	26560	2,81,00,480.00	3,09,10,528.00	64500
70	1007	10	3 BHK	811	247	1058	1164	26560	2,81,00,480.00	3,09,10,528.00	64500
71	1008	10	2 BHK	573	250	823	905	26560	2,18,58,880.00	2,40,44,768.00	50000
72	1101	11	2 BHK	605	223	828	911	26630	2,20,49,640.00	2,42,54,604.00	50500
73	1102	11	3 BHK	652	253	905	996	26630	2,41,00,150.00	2,65,10,165.00	55000
74	1103	11	3 BHK	652	253	905	996	26630	2,41,00,150.00	2,65,10,165.00	55000
75	1104	11	2 BHK	605	223	828	911	26630	2,20,49,640.00	2,42,54,604.00	50500
76	1105	11	2 BHK	573	253	826	909	26630	2,19,96,380.00	2,41,96,018.00	50500
77	1106	11	3 BHK	811	245	1056	1162	26630	2,81,21,280.00	3,09,33,408.00	64500
78	1107	11	3 BHK	811	245	1056	1162	26630	2,81,21,280.00	3,09,33,408.00	64500
79	1108	11	2 BHK	573	253	826	909	26630	2,19,96,380.00	2,41,96,018.00	50500
80	1201	12	2 BHK	602	227	829	912	26700	2,21,34,300.00	2,43,47,730.00	50500
81	1202	12	3 BHK	652	254	906	997	26700	2,41,90,200.00	2,66,09,220.00	55500
82	1203	12	3 BHK	652	254	906	997	26700	2,41,90,200.00	2,66,09,220.00	55500
83	1204	12	2 BHK	602	227	829	912	26700	2,21,34,300.00	2,43,47,730.00	50500
84	1205	12	2 BHK	573	248	821	903	26700	2,19,20,700.00	2,41,12,770.00	50000
85	1206	12	3 BHK	803	255	1058	1164	26700	2,82,48,600.00	3,10,73,460.00	64500
86	1207	12	3 BHK	803	255	1058	1164	26700	2,82,48,600.00	3,10,73,460.00	64500
87	1301	13	2 BHK	605	223	828	911	26770	2,21,65,560.00	2,43,82,116.00	51000
88	1302	13	3 BHK	652	253	905	996	26770	2,42,26,850.00	2,66,49,535.00	55500
89	1303	13	3 BHK	652	253	905	996	26770	2,42,26,850.00	2,66,49,535.00	55500
90	1304	13	2 BHK	605	223	828	911	26770	2,21,65,560.00	2,43,82,116.00	51000
91	1305	13	2 BHK	573	253	826	909	26770	2,21,12,020.00	2,43,23,222.00	50500
92	1306	13	3 BHK	811	245	1056	1162	26770	2,82,69,120.00	3,10,96,032.00	65000
93	1307	13	3 BHK	811	245	1056	1162	26770	2,82,69,120.00	3,10,96,032.00	65000
94	1308	13	2 BHK	573	253	826	909	26770	2,21,12,020.00	2,43,23,222.00	50500
95	1401	14	2 BHK	604	225	829	912	26840	2,22,50,360.00	2,44,75,396.00	51000
96	1402	14	3 BHK	652	254	906	997	26840	2,43,17,040.00	2,67,48,744.00	55500
97	1403	14	3 BHK	652	254	906	997	26840	2,43,17,040.00	2,67,48,744.00	55500
98	1404	14	2 BHK	604	225	829	912	26840	2,22,50,360.00	2,44,75,396.00	51000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
99	1405	14	2 BHK	573	251	824	906	26840	2,21,16,160.00	2,43,27,776.00	50500
100	1406	14	3 BHK	811	247	1058	1164	26840	2,83,96,720.00	3,12,36,392.00	65000
101	1407	14	3 BHK	811	247	1058	1164	26840	2,83,96,720.00	3,12,36,392.00	65000
102	1408	14	2 BHK	573	250	823	905	26840	2,20,89,320.00	2,42,98,252.00	50500
103	1501	15	2 BHK	605	223	828	911	26910	2,22,81,480.00	2,45,09,628.00	51000
104	1502	15	3 BHK	652	253	905	996	26910	2,43,53,550.00	2,67,88,905.00	56000
105	1503	15	3 BHK	652	253	905	996	26910	2,43,53,550.00	2,67,88,905.00	56000
106	1504	15	2 BHK	605	223	828	911	26910	2,22,81,480.00	2,45,09,628.00	51000
107	1505	15	2 BHK	573	253	826	909	26910	2,22,27,660.00	2,44,50,426.00	51000
108	1506	15	3 BHK	811	245	1056	1162	26910	2,84,16,960.00	3,12,58,656.00	65000
109	1507	15	3 BHK	811	245	1056	1162	26910	2,84,16,960.00	3,12,58,656.00	65000
110	1508	15	2 BHK	573	253	826	909	26910	2,22,27,660.00	2,44,50,426.00	51000
111	1601	16	2 BHK	602	227	829	912	26980	2,23,66,420.00	2,46,03,062.00	51500
112	1602	16	3 BHK	652	254	906	997	26980	2,44,43,880.00	2,68,88,268.00	56000
113	1603	16	3 BHK	652	254	906	997	26980	2,44,43,880.00	2,68,88,268.00	56000
114	1604	16	2 BHK	602	227	829	912	26980	2,23,66,420.00	2,46,03,062.00	51500
115	1605	16	2 BHK	573	248	821	903	26980	2,21,50,580.00	2,43,65,638.00	51000
116	1606	16	3 BHK	803	255	1058	1164	26980	2,85,44,840.00	3,13,99,324.00	65500
117	1607	16	3 BHK	803	255	1058	1164	26980	2,85,44,840.00	3,13,99,324.00	65500
118	1701	17	2 BHK	605	223	828	911	27050	2,23,97,400.00	2,46,37,140.00	51500
119	1702	17	3 BHK	652	253	905	996	27050	2,44,80,250.00	2,69,28,275.00	56000
120	1703	17	3 BHK	652	253	905	996	27050	2,44,80,250.00	2,69,28,275.00	56000
121	1704	17	2 BHK	605	223	828	911	27050	2,23,97,400.00	2,46,37,140.00	51500
122	1705	17	2 BHK	573	253	826	909	27050	2,23,43,300.00	2,45,77,630.00	51000
123	1706	17	3 BHK	811	245	1056	1162	27050	2,85,64,800.00	3,14,21,280.00	65500
124	1707	17	3 BHK	811	245	1056	1162	27050	2,85,64,800.00	3,14,21,280.00	65500
125	1708	17	2 BHK	573	253	826	909	27050	2,23,43,300.00	2,45,77,630.00	51000
126	1801	18	2 BHK	604	225	829	912	27120	2,24,82,480.00	2,47,30,728.00	51500
127	1802	18	3 BHK	652	254	906	997	27120	2,45,70,720.00	2,70,27,792.00	56500
128	1803	18	3 BHK	652	254	906	997	27120	2,45,70,720.00	2,70,27,792.00	56500
129	1804	18	2 BHK	604	225	829	912	27120	2,24,82,480.00	2,47,30,728.00	51500
130	1805	18	2 BHK	573	251	824	906	27120	2,23,46,880.00	2,45,81,568.00	51000
131	1806	18	3 BHK	811	247	1058	1164	27120	2,86,92,960.00	3,15,62,256.00	66000
132	1807	18	3 BHK	811	247	1058	1164	27120	2,86,92,960.00	3,15,62,256.00	66000
133	1808	18	2 BHK	573	250	823	905	27120	2,23,19,760.00	2,45,51,736.00	51000



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<b>Total</b>				<b>87997</b>	<b>32443</b>	<b>120440</b>	<b>132484</b>		<b>3,19,85,50,120.00</b>	<b>3,51,84,05,132.00</b>	

**4. Tower - G4 - Coral, Cluster G:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Other Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	202	2	2 BHK	539	338	877	965	26000	2,28,02,000.00	2,50,82,200.00	52500
2	203	2	2 BHK	500	201	701	771	26000	1,82,26,000.00	2,00,48,600.00	42000
3	204	2	2 BHK	486	257	743	817	26000	1,93,18,000.00	2,12,49,800.00	44500
4	301	3	2 BHK	485	253	738	812	26070	1,92,39,660.00	2,11,63,626.00	44000
5	302	3	2 BHK	539	173	712	783	26070	1,85,61,840.00	2,04,18,024.00	42500
6	303	3	2 BHK	528	169	697	767	26070	1,81,70,790.00	1,99,87,869.00	41500
7	304	3	2 BHK	497	246	743	817	26070	1,93,70,010.00	2,13,07,011.00	44500
8	401	4	2 BHK	485	253	738	812	26140	1,92,91,320.00	2,12,20,452.00	44000
9	402	4	2 BHK	541	174	715	787	26140	1,86,90,100.00	2,05,59,110.00	43000
10	403	4	2 BHK	529	172	701	771	26140	1,83,24,140.00	2,01,56,554.00	42000
11	404	4	2 BHK	497	245	742	816	26140	1,93,95,880.00	2,13,35,468.00	44500
12	501	5	2 BHK	485	253	738	812	26210	1,93,42,980.00	2,12,77,278.00	44500
13	502	5	2 BHK	539	173	712	783	26210	1,86,61,520.00	2,05,27,672.00	43000
14	503	5	2 BHK	528	169	697	767	26210	1,82,68,370.00	2,00,95,207.00	42000
15	504	5	2 BHK	497	246	743	817	26210	1,94,74,030.00	2,14,21,433.00	44500
16	601	6	2 BHK	485	253	738	812	26280	1,93,94,640.00	2,13,34,104.00	44500
17	602	6	2 BHK	541	174	715	787	26280	1,87,90,200.00	2,06,69,220.00	43000
18	603	6	2 BHK	529	172	701	771	26280	1,84,22,280.00	2,02,64,508.00	42000
19	604	6	2 BHK	497	245	742	816	26280	1,94,99,760.00	2,14,49,736.00	44500
20	701	7	2 BHK	485	253	738	812	26350	1,94,46,300.00	2,13,90,930.00	44500
21	702	7	2 BHK	539	173	712	783	26350	1,87,61,200.00	2,06,37,320.00	43000
22	703	7	2 BHK	528	169	697	767	26350	1,83,65,950.00	2,02,02,545.00	42000
23	704	7	2 BHK	497	246	743	817	26350	1,95,78,050.00	2,15,35,855.00	45000
24	801	8	2 BHK	517	222	739	813	26420	1,95,24,380.00	2,14,76,818.00	44500
25	803	8	2 BHK	531	169	700	770	26420	1,84,94,000.00	2,03,43,400.00	42500
26	804	8	2 BHK	501	242	743	817	26420	1,96,30,060.00	2,15,93,066.00	45000
27	901	9	2 BHK	485	253	738	812	26490	1,95,49,620.00	2,15,04,582.00	45000
28	902	9	2 BHK	539	173	712	783	26490	1,88,60,880.00	2,07,46,968.00	43000
29	903	9	2 BHK	528	169	697	767	26490	1,84,63,530.00	2,03,09,883.00	42500
30	904	9	2 BHK	497	246	743	817	26490	1,96,82,070.00	2,16,50,277.00	45000



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31	1001	10	2 BHK	485	253	738	812	26560	1,96,01,280.00	2,15,61,408.00	45000
32	1002	10	2 BHK	541	174	715	787	26560	1,89,90,400.00	2,08,89,440.00	43500
33	1003	10	2 BHK	529	172	701	771	26560	1,86,18,560.00	2,04,80,416.00	42500
34	1004	10	2 BHK	497	245	742	816	26560	1,97,07,520.00	2,16,78,272.00	45000
35	1101	11	2 BHK	485	253	738	812	26630	1,96,52,940.00	2,16,18,234.00	45000
36	1102	11	2 BHK	539	173	712	783	26630	1,89,60,560.00	2,08,56,616.00	43500
37	1103	11	2 BHK	528	169	697	767	26630	1,85,61,110.00	2,04,17,221.00	42500
38	1104	11	2 BHK	497	246	743	817	26630	1,97,86,090.00	2,17,64,699.00	45500
39	1201	12	2 BHK	517	222	739	813	26700	1,97,31,300.00	2,17,04,430.00	45000
40	1203	12	2 BHK	531	169	700	770	26700	1,86,90,000.00	2,05,59,000.00	43000
41	1204	12	2 BHK	501	242	743	817	26700	1,98,38,100.00	2,18,21,910.00	45500
42	1301	13	2 BHK	485	253	738	812	26770	1,97,56,260.00	2,17,31,886.00	45500
43	1302	13	2 BHK	539	173	712	783	26770	1,90,60,240.00	2,09,66,264.00	43500
44	1303	13	2 BHK	528	169	697	767	26770	1,86,58,690.00	2,05,24,559.00	43000
45	1304	13	2 BHK	497	246	743	817	26770	1,98,90,110.00	2,18,79,121.00	45500
46	1401	14	2 BHK	485	253	738	812	26840	1,98,07,920.00	2,17,88,712.00	45500
47	1402	14	2 BHK	541	174	715	787	26840	1,91,90,600.00	2,11,09,660.00	44000
48	1403	14	2 BHK	529	172	701	771	26840	1,88,14,840.00	2,06,96,324.00	43000
49	1404	14	2 BHK	497	245	742	816	26840	1,99,15,280.00	2,19,06,808.00	45500
50	1501	15	2 BHK	485	253	738	812	26910	1,98,59,580.00	2,18,45,538.00	45500
51	1502	15	2 BHK	539	173	712	783	26910	1,91,59,920.00	2,10,75,912.00	44000
52	1503	15	2 BHK	528	169	697	767	26910	1,87,56,270.00	2,06,31,897.00	43000
53	1504	15	2 BHK	497	246	743	817	26910	1,99,94,130.00	2,19,93,543.00	46000
54	1601	16	2 BHK	517	222	739	813	26980	1,99,38,220.00	2,19,32,042.00	45500
55	1603	16	2 BHK	531	169	700	770	26980	1,88,86,000.00	2,07,74,600.00	43500
56	1604	16	2 BHK	501	242	743	817	26980	2,00,46,140.00	2,20,50,754.00	46000
57	1701	17	2 BHK	485	253	738	812	27050	1,99,62,900.00	2,19,59,190.00	45500
58	1702	17	2 BHK	539	173	712	783	27050	1,92,59,600.00	2,11,85,560.00	44000
59	1703	17	2 BHK	528	169	697	767	27050	1,88,53,850.00	2,07,39,235.00	43000
60	1704	17	2 BHK	497	246	743	817	27050	2,00,98,150.00	2,21,07,965.00	46000
61	1801	18	2 BHK	485	253	738	812	27120	2,00,14,560.00	2,20,16,016.00	46000
62	1802	18	2 BHK	541	174	715	787	27120	1,93,90,800.00	2,13,29,880.00	44500
63	1803	18	2 BHK	529	172	701	771	27120	1,90,11,120.00	2,09,12,232.00	43500
64	1804	18	2 BHK	497	245	742	816	27120	2,01,23,040.00	2,21,35,344.00	46000
<b>Total</b>				<b>32824</b>	<b>13643</b>	<b>46467</b>	<b>51114</b>		<b>1,23,41,85,640.00</b>	<b>1,35,76,04,204.00</b>	



**Summary of the Project:**

Tower No.	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 ₹
G1- Amber	2 BHK - 48 3 BHK - 85	133	126879	139567	3,36,92,85,060.00	3,70,62,13,566.00
G2 - Jasper	3 BHK - 65 4 BHK - 34	99	130742	143816	3,47,20,13,740.00	3,81,92,15,114.00
G3 - Opal	2 BHK - 65 3 BHK - 68	133	120440	132484	3,19,85,50,120.00	3,51,84,05,132.00
G4 - Coral	2 BHK -64	64	46467	51114	1,23,41,85,640.00	1,35,76,04,204.00
<b>Total</b>		<b>429</b>	<b>424528</b>	<b>466981</b>	<b>11,27,40,34,560.00</b>	<b>12,40,14,38,016.00</b>
Typical Refuge Floor -8, 12 & 16th Floor - Flat No. 8 (Tower -G1 & G3)						
Typical Refuge Floor -8, 12 & 16th Floor - Flat No. 6 (Tower -G2)						
Typical Refuge Floor -8, 12 & 16th Floor - Flat No. 2 (Tower -G4)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	11,27,40,34,560.00
Final Realizable Value After Completion in ₹	12,40,14,38,016.00
Cost of Construction (Total Built up area x Rate) 466981 Sq. Ft. x ₹ 2600	1,21,41,50,600.00

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	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 11,27,40,34,560.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 12,40,14,38,016.00</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 ₹ 25,000.00 to ₹ 29,000.00 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 ₹ 26,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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## Ready Reckoner Rate

DIVISION / VILLAGE : NERUL						
Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Nerul Node Sector No. 40.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
26	26/314	55200	122900	136900	153500	136900

## Sales Instance nearby

1687175 24/02/2022 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.1</b>	दुपचात्र निबंधक : सह टु.नि. ठाणे 3 दस्ता क्रमांक : 16871/2021 नोंदणी : Regn:63m
<b>मावाचे नाव : नेरुळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	29722420	
(3) बाजारभाव(माहिपटपट्याच्या बाबतितपटटाकर आकारणी देतो की पटटेदार ते ममूद करावे)	13507532.8	
(4) मू-भापन,पोटहिस्ता व धरकमोक(असल्यास)	1) पालिकेचे नाव,नवी मुंबई मनापाइतर वर्णन :सदनिका नं. सदनिक नं. 701, माळा नं. 7 वा मजला,बिल्डींग नं.डी 02, इमारतीचे नाव: एन अँड टी सीवूड्स रेसिडेन्सी - नॉर्थ टॉवर्स, ब्लॉक नं. तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नॉड,सीवूड दगावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 कारपाकिस..... फ्लॉन 26/314 दर 1,02,400( ( C.T.S. Number : सेक्टर 40 : ) )	
(5) क्षेत्रफळ	118.99 चौ.मीटर	
(6)आकारणी किंवा जुही देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहुन देवणा-या पक्षांसाठी नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एन अँड टी सीवूड्स रिमिटेड प्रॉप्रीटिज हेमॅल मोहता तर्फे मुखत्यार आर के विश्वनाथन बच-64 पत्ता:-पलॉट नं: ऑफिस, माळा नं: - इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं. नॉर्थ टॉवर्स, ब्लॉक नं. तालुका नेरुळ, जिल्हा ठाणे, नवी मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C	
(8)दस्तऐवज करून देणा-या पक्षांसाठी व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्वत महेश्वरी बच:-24, पत्ता:-पलॉट नं: सदनिका नं 3 602 , माळा नं: - इमारतीचे नाव: एन आर आय कॉम्प्लेक्स सीवूड्स इन्स्टेट्स , ब्लॉक नं: सेक्टर 54 / 56 / 58 नेरुळ परिधम नवी मुंबई , रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-DENPM15841D 2): नाव:-पितृ महेश्वरी बच:-48, पत्ता:-पलॉट नं: सदनिका नं 3 602, माळा नं: - इमारतीचे नाव: एन आर आय कॉम्प्लेक्स सीवूड्स इन्स्टेट्स, ब्लॉक नं: सेक्टर 54 / 56 / 58 नेरुळ परिधम नवी मुंबई, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BENPM7723N	
(9) दस्तऐवज करून दिव्याचा दिनांक	12/10/2021	
(10)दस्त नोंदणी केण्याचा दिनांक	14/10/2021	
(11)अनुक्रमोंक,खंड व पृष्ठ	16871/2021	
(12)बाजारभावाप्रमाणे मूळांक शुल्क	1783400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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**Sales Instance nearby**

173875 24/02/2022 Note:-Generated Through eSearch Module,For original report please contact concern BRO office.	<b>सूची क्र.2</b>	दुकान निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 1738/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : नेरुळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	28759065	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करागे)	13530112	
(4) भू-मापन,पोटहिक्का व परकमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.906, माळा नं: 9 वा मजला,बिल्डींग नं.डी 01, इमारतीचे नाव: एल अँड टी सीव्हीएस रेसिडेन्सिअ - नॉर्थ टॉवर्स, ब्लॉक नं: ताळुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीव्ही दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 कारपार्किंग..... झोन 26/314 दर 1,02,400( ( C.T.S. Number : सेक्टर 40 : ) )	
(5) क्षेत्रफळ	119.20 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असलेले तपहा		
(7) दस्तऐवज करून देणा-यालाडून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता	1) नाव-एल अँड टी सीव्हीएस लिमिटेड ये ऑथो रिज्येण्टरी जे हरीश कुमार लॉक मुक्तावर दीपक प्रधान बच-64 पत्ता -प्लॉट नं. ऑफिस, माळा नं. , इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं. बॅलार्ड इस्टेट, मुंबई, रोड जे नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड-400001 पॅन नं.-AABCL4524E.	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता	1) नाव-सुभांगी सोनल बुनारकर बच-43, पत्ता -प्लॉट नं. ए 402, माळा नं. प्लॉट नं.30,सेक्टर 42, इमारतीचे नाव: सुखकती 2 को-ऑप ही सो लि, ब्लॉक नं. नेरुळ, नवी मुंबई, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-400706 पॅन नं.-AQDPC6367P 2) नाव-सोनेल शंकरराव बुनारकर बच-45, पत्ता -प्लॉट नं. ए 402, माळा नं. प्लॉट नं.30,सेक्टर 42, इमारतीचे नाव: सुखकती 2 को-ऑप ही सो लि, ब्लॉक नं. नेरुळ, नवी मुंबई, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-400706 पॅन नं.-ADNPG350M 3) नाव-श्रीमार्गेक बाजारभावापु बनवीर बच-71, पत्ता -प्लॉट नं. ए 402, माळा नं. प्लॉट नं.30,सेक्टर 42, इमारतीचे नाव: सुखकती 2 को-ऑप ही सो लि, ब्लॉक नं. नेरुळ, नवी मुंबई, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-400706 पॅन नं.-AGHPBR523C	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2021	
(11)अनुक्रमेक क्र. व पृष्ठा	1738/2022	
(12)बाजारभावाबाबणे मूद्रांक शुल्क	1725600	



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**Sales Instance nearby**

1665475	सूची क्र. 2	दस्तावेज निबंधक : सह दू.नि. हाणे 3
24/02/2022		दस्तावेज क्रमांक : 16654/2021
Note:-Generated Through eSearch Module,For original report please contact concern BRO office.		मोहणी : Regn:63m
<b>गावाचे नाव : नेरुळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)प्रतिबद्धता	29720600	
(3) गावाप्रमाण/मालेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	13507532.8	
(4) मू.भाषण,पोटहिरवा व घरकलांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्गान :सदनिका नं: सदनिका नं. 901, माला नं: 9 वा मजला,बिल्डींग नं.जी 02, इमारतीचे नाव: एल अँड टी सीवूड्स रेसिडेन्सी - नॉर्थ टॉवर्स, ब्लॉक नं: तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दाराचे रेल्वे स्टेशन, इतर माहिती: सोबत 2 कारपाकिंग..... झोन 26/314 दर 1,02,400( ( C.T.S. Number : सेक्टर 40 : ) )	
(5) क्षेत्रफळ	118.99 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असोत तेव्हा		
(7) दस्तावेज करून देणाऱ्या/या/लिहून देणाऱ्या/या पक्षाकराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नसणे व परत.	1): नाव-एल अँड टी सीवूड्स लिमिटेड ये औथो रिजिस्ट्री जे हरीश कुमार लक्ष्मी मुखत्यार आर के विश्वासार्थ वय-64 पत्ता-प्लॉट नं: औथिवा, माला नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: फॅटर्न इस्टेट, मुंबई, रोड नं: नवीन नगरातील जमीन, महापण्ट, मुंबई. पिन कोड-400001 पॅन नं:-A.A.BCL4934C	
(8)दस्तावेज करून देणाऱ्या पक्षाकराचे व किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व परत.	1): नाव-आर के गोएल अँड सन एच यु एफ ये कर्ती आर के गोएल वय-70, पत्ता-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: 1188 सेक्टर 7 पंचकुला, ब्लॉक नं: इरिचाना, सेक्टर नं: -, इरिचाना, पंचकुला. पिन कोड-134109 पॅन नं:-AA.AHR.5070F	
(9) दस्तावेज करून दिल्याचा दिनांक	08/10/2021	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	08/10/2021	
(11)अनुक्रमणिका,खंड व पृष्ठ	16654/2021	
(12)संज्ञासमावधानार्थी मुद्रांक शुल्क	1783400	
(13)संज्ञासमावधानार्थी नोंदणी शुल्क	30000	
(14)शेरा		



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1608575 24/02/2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह द्रु.नि. ठाणे 3 दस्त क्रमांक : 16085/2021 नोदणी : Regn:63m
<b>गावाचे नाव : नेरुळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	26110500	
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	12978769.92	
(4) भू-भाषण,पोटहिक्सा व धारक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं. सदनिका नं. 1504, माळा नं. 15 वा मजला,बिल्डींग नं.01, इमारतीचे नाव: एल अँड टी सीवूड्स रेसिडेन्सी - नॉर्थ टॉवर्स, ब्लॉक नं. तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 कारपानिंग..... झोन 26/314 दर 1,02,400( ( C.T.S. Number : सेक्टर 40 ; ) )	
(5) क्षेत्रफळ	111.94 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-यापक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अँड टी सीवूड्स लिमिटेड चे ऑफी सिकनेटरी जे हरीश कुमार तर्फे मुखत्यार आर के विश्वनाथन वय:-64 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलाई इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित खंडेलवाल वय:-46; पत्ता:-प्लॉट नं: 118 / 201 , माळा नं: -, इमारतीचे नाव: कौशलपुरी , ब्लॉक नं: कानपूर उत्तर प्रदेश , रोड नं: -, उत्तर प्रदेश, कानपूर सिटी. पिन कोड:-208012 पॅन नं:-AGUPK6772B 2): नाव:-विश्वनाथ खंडेलवाल तर्फे मुखत्यार अमित खंडेलवाल वय:-46; पत्ता:-प्लॉट नं: 118 / 201, माळा नं: -, इमारतीचे नाव: कौशलपुरी , ब्लॉक नं: कानपूर उत्तर प्रदेश, रोड नं: -, उत्तर प्रदेश, कानपूर सिटी. पिन कोड:-208012 पॅन नं:-ADJPK1448C	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	04/10/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	16085/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1044600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Price Indicators

**HOUSING.COM** Buy in Mumbai

Home / Navi Mumbai / L And T Seawoods West Square

**L And T Seawoods West Square**

By L&T REALTY

Plot No. R1, Seawoods, Navi Mumbai

₹2.3 Cr - 3.5 Cr | 40.17 K/sq.ft  
EMI starts at 1.14 Lacs

Project Images

2, 3 BHK Apartments Configurations

Jan. 2027 Possession Starts

40.17 K/sq.ft Avg. Price

573.00 sq.ft. - 957.00 sq.ft. (Carpet Area)

Contact Sellers

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

Property in Mumbai - Apartments in Mumbai - Apartments in Seawoods - 2 BHK Apartments in Seawoods - 2 BHK 2 Baths

**2.18 Cr** @ 28,311 per sq.ft.  
Estimated EMI ₹1,74,117

2BHK 2Baths

Residential Apartment for Sale

L and T Seawoods Residences, Seawoods, Navi Mumbai

REGISTRATION: REGISTRATION NO: P5170020275 Website: https://maharaj.maharaj.gov.in

Overview Society Dealer Details Recommendations Price Trends Transaction Prices Articles

Property (1) Society (29)

Area: Carpet area: 770 sq.ft. (71.54 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room

Price: 2.18 Cr - Govt Charges & Tax @ 28,311 per sq.ft. (all inclusive, negotiable)

Address: L and T Seawoods Residences, Seawoods, Navi Mumbai

Floor Number: 15<sup>th</sup> of 18 Floors

Facing: West

Development: Pool,Club, Park/Garden, Main Road

Possession in: Oct 2025

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

Property in Mumbai - Apartments in Mumbai - Apartments in Seawoods - 2 BHK Apartments in Seawoods - 2 BHK 2 Baths

**1.99 Cr** @ 14,214 per sq.ft.  
Estimated EMI ₹1,58,942

2BHK 2Baths

Residential Apartment for Sale

L and T Seawoods Residences, Seawoods, Navi Mumbai

REGISTRATION: REGISTRATION NO: P5170020275 Website: https://maharaj.maharaj.gov.in

Overview Society Dealer Details Recommendations Price Trends Transaction Prices Articles

Property (1) Society (29)

Area: Built up area: 1400 sq.ft. (130.06 sq.m.)  
Carpet area: 770 sq.ft. (71.54 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies with Store Room

Price: 1.99 Cr - Govt Charges & Tax @ 14,214 per sq.ft.

Address: L and T Seawoods Residences, Seawoods, Navi Mumbai

Floor Number: 11<sup>th</sup> of 18 Floors

Facing: East

Development: Pool, Park/Garden, Club, Main Road

Possession in: Dec 2024

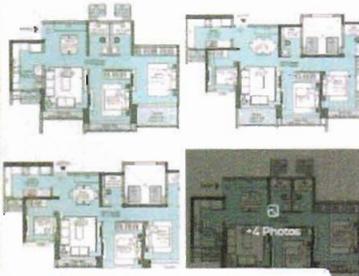


## Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**2.45 Cr** Get ₹ 73,500 cashback on Home Loan

2 BHK 820 Sq-ft Flat For Sale [Seawoods, Navi Mumbai](#)

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area <b>820 sqft</b> ~ <small>₹ 29,878/sqft</small>	Developer <b>L &amp; T Realty</b>	Project <b>L&amp;T Realty Seawoods West Square</b>	Floor <b>8 (Out of 17 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>3</b>	Furnished Status <b>Unfurnished</b>

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**2.0 Cr** Get ₹ 60,000 cashback on Home Loan

2 BHK 710 Sq-ft Flat For Sale [Seawoods, Navi Mumbai](#)




2 Beds
2 Baths
1 Covered Parking
Semi-Furnished

Carpet Area <b>710 sqft</b> ~ <small>₹ 28,169/sqft</small>	Developer <b>L &amp; T Realty</b>	Project <b>L&amp;T Realty Seawoods West Square</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Covered</b>



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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 2 BHK Flats for Sale in Seawoods > 1250 Sq-ft

**2.50 Cr** Get ₹ 75,000 cashback on Home Loan

2 BHK 1250 Sq-ft Flat For Sale Seawoods, Navi Mumbai



2 Beds  
  3 Baths  
  3 Balconies  
  1 Covered Parking  
  Private pool  
  Fingerprint A.

Carpet Area 850 sqft = 29,412/sqft	Developer <b>L &amp; T Realty</b>	Project <b>L&amp;T Realty Seawoods West Square</b>	Floor 12 (Out of 17 Floors)
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>North - East</b>	Lifts <b>4</b>

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 3 BHK Flats for Sale in Seawoods > 2000 Sq-ft

**3.80 Cr** Get ₹ 114,000 cashback on Home Loan

3 BHK 2000 Sq-ft Flat For Sale sector 40, Navi Mumbai



3 Beds  
  3 Baths  
  2 Balconies  
  2 Covered Parking  
  Sea facing  
  Private jacuzzi

Carpet Area 1100 sqft = 34,545/sqft	Developer <b>L &amp; T Realty</b>	Project <b>L&amp;T Realty Seawoods West Square</b>	Floor 10 (Out of 17 Floors)
---	--------------------------------------	---	--------------------------------

## Price Indicators

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

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Sector 40 Seawoods > 3 BHK Apartments in Sector 40 Seawoods

**3.5 Cr** @ 15,909 per sq.ft. **3BHK 3Baths**  
 Residential Apartment for Sale  
 Estimated EMI ₹ 2,79,546  
 P.O. - P.O., SST, Sector 40 Seawoods, Nav Mumbai, Mumbai

REDA STATUS **NOT AVAILABLE** Website: <https://maharashtra.mahaonline.gov.in/>

**Overview** Dealer Details Recommendations Articles

**Property (5)**

- Area**  
Built Up area: 2200 sq.ft. (204.39 sq.m.)  
Carpet area: 1410 sq.ft. (130.99 sq.m.)
- Configuration**  
3 Bedrooms, 3 Bathrooms, 2 Balconies with Store Room  
[View Floor Plan](#)
- Price**  
₹ 3.5 Crore @ 15,909 per sq.ft. (Negotiable) [View Price Details](#)
- Address**  
ON REQUEST  
Sector 40 Seawoods, Nav Mumbai
- Floor Number**  
9<sup>th</sup> of 17 Floors
- Facing**  
West
- Overlooking**  
Pool, Park/Garden, Club, Main Road
- Possession**  
Sep 2025

**HOUSING.com** Buy in Mumbai 🔍   [Download App](#) [List](#)

Mumbai 2 BHK - Mumbai 2 BHK / Apartment for Sale in Sector 28 BHK Apartment

**2 BHK Apartment** **₹2.1 Cr** EMI starts at 1.04 Lacs  
 20.00 K/sq.ft.

By L&T REALTY  
 L and T Seawoods Opal At West Square, Sector 28, Nerul, Nav Mumbai  
**0% Brokerage** [Know More](#) [Contact Seller](#)

**Project Images**

1050 sq.ft Build Up Area | 20.00 K/sq.ft Avg. Price | 2 BHK Configuration | 31st Dec. 2026 Possession status | Lower of 17 floors | East facing Facing | Unfurnished Furnishing

[16 more](#)

Handwritten signature/initials.



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## Price Indicators Projects nearby Locality

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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 3 BHK Flats for Sale in Seawoods > 2050 Sq-ft



### 3 BHK Flat

For Sale Seawoods, Navi Mumbai

**₹ 3.10 Cr**    1225 Sq-ft    3 BHK

₹ 25306 / sqft    Carpet Area    3 Bathrooms

Amenities will be updated soon

Agent name: Nitin Sonawale

✔ Certified Agent

✔ Trusted by Users   ✔ Genuine Listings   ✔ Market Knowledge

Contact Agent
Save for Later

Bedrooms	Bathrooms	Balconies	Study Room
3 <a href="#">See Dimensions</a>	3	3	1
Super area	Carpet area	Loading	
2050 sqft - ₹ 15,121/sqft	1225 sqft - ₹ 25,306/sqft	40%	

Nitin Sonawale

✔ Certified Agent

+91 -98XXXXXX59

Save for Later

magicbricks
Sign in My Activity | Post Property FREE

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 3 BHK Flats for Sale in Seawoods > 2000 Sq-ft



### 3 BHK Flat

For Sale Seawoods, Navi Mumbai

**₹ 3.0 Cr**    1225 Sq-ft    3 BHK

₹ 24490 / sqft    Carpet Area    3 Bathrooms

Amenities will be updated soon

Agent name: Nitin Sonawale

✔ Certified Agent

✔ Trusted by Users   ✔ Genuine Listings   ✔ Market Knowledge

Contact Agent
Save for Later

Bedrooms	Bathrooms	Balconies	Study Room
3 <a href="#">See Dimensions</a>	3	3	1
Super area	Carpet area	Loading	
2000 sqft - ₹ 15,000/sqft	1225 sqft - ₹ 24,490/sqft	38%	

Nitin Sonawale

✔ Certified Agent

+91 -98XXXXXX59

Save for Later



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## Price Indicators Projects nearby Locality

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Sign In My Activity | Post Property FREE

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Nerul West > 3 BHK Flat for Sale in Nerul West > 1850 Sq-ft



Sea facing

-10 Photos

### 3 BHK Flat

For Sale Nerul West, Navi Mumbai PREMIUM PROJECT

**₹ 3.25 Cr**    1200 Sq-ft    3 BHK

₹ 27083 / sqft    Carpet Area    3 Bathrooms

- Skydeck
- Bar/Lounge
- Health club with Steam / Jacuzzi
- Jogging and Strolling Track

Agent  
Bipin Parekh

Contact Agent

Save for Later

Bedrooms 3	Bathrooms 3	Balcony 1
Super area 1850 sqft ₹ 17567/sqft	Carpet area 1200 sqft ₹ 27083/sqft	Loading 35%
Developer <b>Metro Group</b>	Project <b>The Palms</b>	

Agent  
Bipin Parekh  
+91 -86XXXXXX57

Save for Later

magicbricks
Sign In My Activity | Post Property FREE

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 2 BHK Flats for Sale in Seawoods > 1300 Sq-ft



Sea facing

-4 Photos

### 2 BHK Flat

For Sale Seawoods, Navi Mumbai PREMIUM PROJECT

**₹ 2.20 Cr**    872 Sq-ft    2 BHK

₹ 25329 / sqft    Carpet Area    2 Bathrooms

- Skydeck
- Bar/Lounge
- Health club with Steam / Jacuzzi
- Air Conditioned

Agent  
Dinesh Jain

Contact Agent

Save for Later

Bedrooms 2 <span style="font-size: xx-small;">See Dimensions</span>	Bathrooms 2	Balconies 4
Super area 1300 sqft ₹ 16923/sqft	Carpet area 872 sqft ₹ 25329/sqft	Loading 32%
Developer <b>Metro Group</b>	Project <b>The Palms</b>	

Agent  
Dinesh Jain  
+91 -83XXXXXX90

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## Price Indicators Projects nearby Locality

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**Aramus The Domus**

By ARAMUS REALTY LLP

Plot No. 23, Seawoods, Navi Mumbai

Last updated: Jun 12, 2021

**₹2.12 Cr - 2.83 Cr** | 13.81 K/sq.ft

EMI starts at 1.05 Lacs

Price excludes maintenance, floor rise cost, stamp. See More



Project images



Project images



+ 1 more

2, 3 BHK Apartments Configurations

Dec, 2023 Possession Starts

13.81 K/sq.ft Avg. Price

1535.00 sq.ft. - 2050.00 sq.ft. (Super Builtup Area) [View](#)

HOUSING.COM Buy in Navi Mumbai

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List Property

**Platinum Palm Woods**

By PALACIO VENTURES

Plot No. 15B, Sector 3B, Nerul, Navi Mumbai

Last updated: Dec 14, 2021

**₹1.62 Cr - 2.02 Cr** | 24.17 K/sq.ft

EMI starts at 80.50 K

Price excludes maintenance, floor rise cost, stamp. See More



Project images



Project images



+ 5 more

3, 4 BHK Apartments Configurations

Jun, 2022 Possession Starts

24.17 K/sq.ft Avg. Price

671.00 sq.ft. - 835.00 sq.ft. (Builtup Area) [View](#)

HOUSING.COM Buy in Navi Mumbai

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**Keystone Solista**

By KEystone REALTORS PVT LTD

Plot No. 5, Off Kalyan Road to Inland, Seawoods, Navi Mumbai

Last updated: Jun 12, 2021

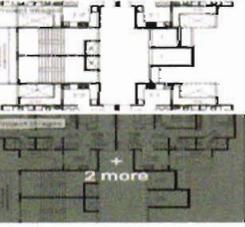
**₹1.5 Cr - 1.53 Cr** | 24.17 K/sq.ft

EMI starts at 74.47 K

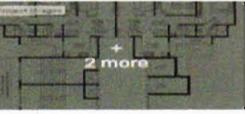
Price excludes maintenance, floor rise cost, stamp. See More



Project images



Project images



+ 2 more

2 BHK Apartment Configurations

Jun, 2023 Possession Starts

Price on request Avg. Price

510.00 sq.ft. - 520.00 sq.ft. (Builtup Area) [View](#)



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## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Seawoods X Add

Home / Navi Mumbai / Seawoods / Apartment for Sale in Seawoods / 2 BHK Apartment

**2 BHK Apartment** ₹1.73 Cr EMI starts at 85.89 K

Aramus The Domus, Sector 49, Seawoods, Navi Mumbai

16.48 K/sq.ft

1050 sq.ft Build Up Area

24th Dec, 2022 Possession status

Middle of 17 floors

East facing Facing

Unfurnished Furnishing

5 more

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help -

Sign in My Activity Post Property FREE

Home -> Property for Sale in Navi Mumbai -> Flats for Sale in Navi Mumbai -> Flats for Sale in Seawoods -> 3 BHK Flats for Sale in Seawoods -> 1680 Sq.ft

**3 BHK Flat** For Sale sector 38 seawoods, Navi Mumbai

₹ 3.15 Cr 1250 Sq-ft 3 BHK

25,200 / sqft Carpet Area 3 Bathrooms

Agent name: Haresh Rochani 5500+ Buyers Served

Certified Agent

Trusted by users Genuine Listings Market Knowledge

Contact Agent Save for Later

Haresh Rochani Certified Agent +91-98XXXXXX64 Contact Agent

Bedrooms See Dimensions	Bathrooms 3	Balconies 3
Super area 1880 sqft 16,755 sqft	Carpet area 1250 sqft 25,200 sqft	Loading 33%

## Price Indicators Projects nearby Locality

magicbricks
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Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 2 BHK Flats for Sale in Seawoods > 1092 Sq-ft

**1.80 Cr**

2 BHK 1092 Sq-ft Flat for Sale in seaw...

for sale in Seawoods, Navi Mumbai

[See Other Charges](#)  
[Free Property Valuation](#)

Agent Name: Hareesh Rochant

✔ Certified Agent

✔ Trusted by Users ✔ Genuine Listings ✔ Market Knowledge

[Contact Now](#)

Property ID: 48441884

Posted on: Feb 22, 22

**PROPERTY DETAILS**

Photo not uploaded by advertiser

Request Photos

**LOCALITY DETAILS**

**PRICE TRENDS**

Bedrooms [See Dimensions](#)

Super area  
1092 sqft ~  
0.16,483/sqft

Transaction type  
New Property  
[Free Legal Title Check](#)

Lifts  
2

**AGENT DETAILS**

Bathrooms  
2

Carpet area  
710 sqft ~  
0.25,362/sqft

Floor  
5 (Out of 14 Floors)

Type of Ownership  
Co-operative Society

Balconies  
2

Loading  
34%

Car parking  
1 Covered

Facing  
East

Furnished status  
Unfurnished

Water Availability  
24 Hours Available

magicbricks
Sign In My Activity Post Property FREE

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Seawoods > 2 BHK Flats for Sale in Seawoods > 1214 Sq-ft

CELEBRATE YOUR MOMENTS ON HIGHS

-3 Photos

**2 BHK Flat**

for sale in Seawoods, Navi Mumbai

**2.10 Cr**    759 Sq-ft    2 BHK

0.27,668 /sqft    Carpet Area    2 Bathrooms

Amenities will be updated soon

Agent: Sushmita

[Contact Agent](#)    [Save for Later](#)

Bedrooms  
2

Super area  
1214 sqft ~  
0.17,298/sqft

Transaction type  
New Property  
[Free Legal Title Check](#)

Bathrooms  
2

Carpet area  
759 sqft ~  
0.27,668/sqft

Floor  
14 (Out of 19 Floors)

Balcony  
1

Loading  
37%

Car parking  
None

Furnished status  
Unfurnished

Agent: Sushmita  
+91-93XXXXXX76

[Save for Later](#)

**Know the exact value of a Property with Unbiased Valuation**

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 : 19.09.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA  
2.5.4.20=982226c4b4d35d336c9f9a06665913496c3d5304133  
311327927a1803632, postalCode=400049, st=Maharashtra,  
serialNumber=411264516688C89892433481c375031131022  
e8946282c09a32706230c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.09.20 09:37:33 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.09.2022 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 09.09.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. L &amp; T SEAWOODS LIMITED</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 09.09.2022 Valuation Date - 19.09.2022 Date of Report - 19.09.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.09.2022
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 **19<sup>th</sup> September 2022** 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. L & T SEAWOODS LIMITED**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

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

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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

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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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

(Annexure - II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

conduct the valuation independent of external influences.

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

#### Confidentiality

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

#### Information Management

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

#### Gifts and hospitality:

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



Vastukala Consultants (I) Pvt. Ltd.

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