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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Delta Vistara"

"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°57'46.7"N 73°01'56.6"E

Valuation Done for:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India

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Regd. Office

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

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MASTER VALUATION REPORT OF "Delta Vistara"

**"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02,
Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206,
State - Maharashtra, Country - India**

Latitude Longitude: 18°57'46.7"N 73°01'56.6"E

NAME OF DEVELOPER: M/s. Shreenathji Enterprises

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi 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 **08th July 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Delta Vistara"**, Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 5.3 Km. distance from Khandeshwar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Shreenathji Enterprises	
Project Registration Number	Project Delta Vistara	RERA Project Number P52000053608
Register office address	M/s. Shreenathji Enterprises Office No. C-303, 3rd Floor, "Delta Tower" , Plot No. 1, Sector 08, Ulwe, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ashish Anjani (Builder Person - Mobile No. 8080995670 / 02227560450 Mr. Deepak Kumar (Sales Person - Mobile No. 7985864402) Mr. Bhavesh Patel (Builder Person – Mobile No. 9428617913)	
E – mail ID & Website	balajivtimes2@gmail.com www.balaji-group.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Open Plot
On or towards East	Road
On or towards West	Open Plot



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

To,
The Branch Manager,
State Bank of India
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 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, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 08.07.2024
	b)	Date on which the valuation is made : 08.07.2024
3.	List of documents produced for perusal	
	1.	Copy of Tripartite Agreement date 11.09.2023 b/w. CIDCO (the Lessor) AND M/s. Balaji Corporation (the Old Licensees) AND M/s. Shreenathji Enterprises (the Licensees)
	2.	Copy of Tripartite Agreement date 13.04.2023 b/w. CIDCO (the Lessor) AND M/s. Shreenathji Enterprises (the NEW Licensees)
	3.	Copy of Tripartite Agreement date 16.09.2021 b/w. CIDCO (the Lessor) AND M/s. Shreenathji Enterprises (the NEW Licensees)
	4.	Copy of Legal Title Report date 04.10.2023 issued by Adv. Shrikant Kherkar
	5.	Copy of Search Report date 16.09.2023 issued by Adv. Navin V. Dhongadi
	6.	Copy of Affidavit cum Declaration date 26.12.2023 of M/s. Shreenathji Enterprises
	7.	Copy of Architect's Certificate date 16.01.2024 issued by Ar. Dimensions
	8.	Copy of Engineer's Certificate date 10.01.2024 issued by Er. Akshay U. Barakade (RERA Certificate)
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000053608 issued by Maharashtra Real Estate Regulatory Authority date 10.11.2023. Last Modified date 22.01.2024
	10.	Copy of Final Order for Plot Transfer date 15.09.2023 issued by CIDCO
	11.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 012822 / 651464 date 22.02.2022 issued by Airports Authority of India
	12.	Copy of CIDCO Letter for NOC No. CIDCO / CLSO (LA) / 44 NM / 2023 / E- 191448 date 06.03.2023
	13.	Copy of Commencement Certificate No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 12441 date 30.05.2024 issued by Associate Planner CIDCO
	14.	Copy of Approved Plan No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 12441 date 30.05.2024 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 11 to 11 / 11)
	Approved upto:	
	Wing	Number of Floors
	A, B & C	2 Basement + Ground + 1st to 13th Upper Floors Upper Floors.
	Project Name	: "Delta Vistara", Development Permission



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	(with address & phone nos.)		Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Shreenathji Enterprises Address: Office No. C-303, 3 rd Floor, "Delta Tower", Plot No. 1, Sector 08, Ulwe, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country – India Contact Person : Mr. Ashish Anjani (Builder Person - Mobile No. 8080995670 / 02227560450) Mr. Deepak Kumar (Sales Person - Mobile No. 7985864402) Mr. Bhavesh Patel (Builder Person – Mobile No. 9428617913)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "Delta Vistara" Project: Balaji Group's upcoming project in Ulwe is Delta Palacio. Balaji Group constructed Delta Palacio Ulwe. They have 2 BHK and 3 BHK apartments in various configurations. Delta Palacio Ulwe has two towers, each with G + 13 floors. Schools, colleges, hospitals, shopping malls, theatres, shops, and public transportation are all nearby.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>Proposed 2 Basement + Ground + 1st to 13th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>RCC work upto 8th floor slab is completed. Brick work upto 3rd floor is completed.</td> <td>33%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ 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 				Wing	Number of Floors	A, B & C	Proposed 2 Basement + Ground + 1 st to 13 th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A, B & C	RCC work upto 8 th floor slab is completed. Brick work upto 3 rd floor is completed.	33%
Wing	Number of Floors												
A, B & C	Proposed 2 Basement + Ground + 1 st to 13 th Upper Floors.												
Wing	Present stage of Construction	Percentage of work completion											
A, B & C	RCC work upto 8 th floor slab is completed. Brick work upto 3 rd floor is completed.	33%											

	<ul style="list-style-type: none"> ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Yoga Room ➤ Children Play area ➤ Multipurpose Area 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 2, Sector 26A
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 2, Sector 26A at Village – Pushpak Wahal
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India
8.	City / Town		:	Pushpak Wahal, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	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		:	CIDCO, Village – Pushpak Wahal
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Plot No. 01	Plot No. 01	Open Plot & Road
	South	20.00 Mtr Wide Road	20.00 Mtr Wide Road	Open Plot
	East	11.00 Mtr Wide Road	11.00 Mtr Wide Road	Road & Open Plot
	West	Plot No. 03	Plot No. 03	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	:	18°57'46.7"N 73°01'56.6"E					
14.	Extent of the site	:	Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate)					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress					
II	CHARACTERSTICS OF THE SITE							
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. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 12441 date 30.05.2024 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 11 to 11 / 11) Approved upto:					
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>2 Basement + Ground + 1st to 13th Upper Floors Upper Floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A, B & C	2 Basement + Ground + 1 st to 13 th Upper Floors Upper Floors.
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A, B & C	2 Basement + Ground + 1 st to 13 th Upper Floors Upper Floors.							
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.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No					
Part – A (Valuation of land)								
1	Size of plot	:	Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate)					

	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 4,750.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</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>6450</td> <td>4750</td> <td>3,06,37,500.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6450	4750	3,06,37,500.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
6450	4750	3,06,37,500.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>Proposed 2 Basement + Ground + 1st to 13th Upper Floors Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & C	Proposed 2 Basement + Ground + 1 st to 13 th Upper Floors Upper Floors.							
Wing	Number of Floors											
A, B & C	Proposed 2 Basement + Ground + 1 st to 13 th Upper Floors Upper Floors.											
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 12441 date 30.05.2024 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 11 to 11 / 11)									
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>2 Basement + Ground + 1st to 13th Upper Floors Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & C	2 Basement + Ground + 1 st to 13 th Upper Floors Upper Floors.					
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A, B & C	2 Basement + Ground + 1 st to 13 th Upper Floors 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 is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 12441 DATE 30.05.2024 ISSUED BY ASSOCIATE PLANNER CIDCO:

1. Wing- A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	3 BHK	829	66	895	985	14500	1,29,77,500	1,40,15,700	29000	25,59,700
2	103	1	2 BHK	652	74	726	799	14500	1,05,27,000	1,13,69,160	23500	20,76,360
3	104	1	2 BHK	652	74	726	799	14500	1,05,27,000	1,13,69,160	23500	20,76,360
4	105	1	3 BHK	901	66	967	1064	14500	1,40,21,500	1,51,43,220	31500	27,65,620
5	201	2	3 BHK	810	66	876	964	14540	1,27,37,040	1,37,56,003	28500	25,05,360
6	202	2	3 BHK	829	66	895	985	14540	1,30,13,300	1,40,54,364	29500	25,59,700
7	203	2	2 BHK	652	74	726	799	14540	1,05,56,040	1,14,00,523	24000	20,76,360
8	204	2	2 BHK	652	74	726	799	14540	1,05,56,040	1,14,00,523	24000	20,76,360
9	205	2	3 BHK	901	66	967	1064	14540	1,40,60,180	1,51,84,994	31500	27,65,620
10	206	2	3 BHK	812	66	878	966	14540	1,27,66,120	1,37,87,410	28500	25,11,080
11	207	2	2 BHK	635	74	709	780	14540	1,03,08,860	1,11,33,569	23000	20,27,740
12	208	2	2 BHK	635	74	709	780	14540	1,03,08,860	1,11,33,569	23000	20,27,740
13	301	3	3 BHK	810	66	876	964	14580	1,27,72,080	1,37,93,846	28500	25,05,360
14	302	3	3 BHK	829	66	895	985	14580	1,30,49,100	1,40,93,028	29500	25,59,700
15	303	3	2 BHK	652	74	726	799	14580	1,05,85,080	1,14,31,886	24000	20,76,360
16	304	3	2 BHK	652	74	726	799	14580	1,05,85,080	1,14,31,886	24000	20,76,360
17	305	3	3 BHK	901	66	967	1064	14580	1,40,98,860	1,52,26,769	31500	27,65,620
18	306	3	3 BHK	812	66	878	966	14580	1,28,01,240	1,38,25,339	29000	25,11,080
19	307	3	2 BHK	635	74	709	780	14580	1,03,37,220	1,11,64,198	23500	20,27,740
20	308	3	2 BHK	635	74	709	780	14580	1,03,37,220	1,11,64,198	23500	20,27,740
21	401	4	3 BHK	810	66	876	964	14620	1,28,07,120	1,38,31,690	29000	25,05,360
22	402	4	3 BHK	829	66	895	985	14620	1,30,84,900	1,41,31,692	29500	25,59,700
23	403	4	2 BHK	652	74	726	799	14620	1,06,14,120	1,14,63,250	24000	20,76,360
24	404	4	2 BHK	652	74	726	799	14620	1,06,14,120	1,14,63,250	24000	20,76,360
25	405	4	3 BHK	901	66	967	1064	14620	1,41,37,540	1,52,68,543	32000	27,65,620
26	406	4	3 BHK	812	66	878	966	14620	1,28,36,360	1,38,63,269	29000	25,11,080
27	407	4	2 BHK	635	74	709	780	14620	1,03,65,580	1,11,94,826	23500	20,27,740
28	408	4	2 BHK	635	74	709	780	14620	1,03,65,580	1,11,94,826	23500	20,27,740
29	501	5	3 BHK	810	66	876	964	14660	1,28,42,160	1,38,69,533	29000	25,05,360
30	502	5	3 BHK	829	66	895	985	14660	1,31,20,700	1,41,70,356	29500	25,59,700
31	503	5	2 BHK	652	74	726	799	14660	1,06,43,160	1,14,94,613	24000	20,76,360
32	504	5	2 BHK	652	74	726	799	14660	1,06,43,160	1,14,94,613	24000	20,76,360
33	505	5	3 BHK	901	66	967	1064	14660	1,41,76,220	1,53,10,318	32000	27,65,620
34	506	5	3 BHK	812	66	878	966	14660	1,28,71,480	1,39,01,198	29000	25,11,080
35	507	5	2 BHK	635	74	709	780	14660	1,03,93,940	1,12,25,455	23500	20,27,740
36	508	5	2 BHK	635	74	709	780	14660	1,03,93,940	1,12,25,455	23500	20,27,740
37	601	6	3 BHK	810	66	876	964	14700	1,28,77,200	1,39,07,376	29000	25,05,360

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	602	6	3 BHK	829	66	895	985	14700	1,31,56,500	1,42,09,020	29500	25,59,700
39	603	6	2 BHK	652	74	726	799	14700	1,06,72,200	1,15,25,976	24000	20,76,360
40	604	6	2 BHK	652	74	726	799	14700	1,06,72,200	1,15,25,976	24000	20,76,360
41	605	6	3 BHK	901	66	967	1064	14700	1,42,14,900	1,53,52,092	32000	27,65,620
42	606	6	3 BHK	812	66	878	966	14700	1,29,06,600	1,39,39,128	29000	25,11,080
43	607	6	2 BHK	635	74	709	780	14700	1,04,22,300	1,12,56,084	23500	20,27,740
44	608	6	2 BHK	635	74	709	780	14700	1,04,22,300	1,12,56,084	23500	20,27,740
45	701	7	3 BHK	810	66	876	964	14740	1,29,12,240	1,39,45,219	29000	25,05,360
46	702	7	3 BHK	829	66	895	985	14740	1,31,92,300	1,42,47,684	29500	25,59,700
47	703	7	2 BHK	652	74	726	799	14740	1,07,01,240	1,15,57,339	24000	20,76,360
48	704	7	2 BHK	652	74	726	799	14740	1,07,01,240	1,15,57,339	24000	20,76,360
49	705	7	3 BHK	901	66	967	1064	14740	1,42,53,580	1,53,93,866	32000	27,65,620
50	707	7	2 BHK	635	74	709	780	14740	1,04,50,660	1,12,86,713	23500	20,27,740
51	708	7	2 BHK	635	74	709	780	14740	1,04,50,660	1,12,86,713	23500	20,27,740
52	801	8	3 BHK	810	66	876	964	14780	1,29,47,280	1,39,83,062	29000	25,05,360
53	802	8	3 BHK	829	66	895	985	14780	1,32,28,100	1,42,86,348	30000	25,59,700
54	803	8	2 BHK	652	74	726	799	14780	1,07,30,280	1,15,88,702	24000	20,76,360
55	804	8	2 BHK	652	74	726	799	14780	1,07,30,280	1,15,88,702	24000	20,76,360
56	805	8	3 BHK	901	66	967	1064	14780	1,42,92,260	1,54,35,641	32000	27,65,620
57	806	8	3 BHK	812	66	878	966	14780	1,29,76,840	1,40,14,987	29000	25,11,080
58	807	8	2 BHK	635	74	709	780	14780	1,04,79,020	1,13,17,342	23500	20,27,740
59	808	8	2 BHK	635	74	709	780	14780	1,04,79,020	1,13,17,342	23500	20,27,740
60	901	9	3 BHK	810	66	876	964	14820	1,29,82,320	1,40,20,906	29000	25,05,360
61	902	9	3 BHK	829	66	895	985	14820	1,32,63,900	1,43,25,012	30000	25,59,700
62	903	9	2 BHK	652	74	726	799	14820	1,07,59,320	1,16,20,066	24000	20,76,360
63	904	9	2 BHK	652	74	726	799	14820	1,07,59,320	1,16,20,066	24000	20,76,360
64	905	9	3 BHK	901	66	967	1064	14820	1,43,30,940	1,54,77,415	32000	27,65,620
65	906	9	3 BHK	812	66	878	966	14820	1,30,11,960	1,40,52,917	29500	25,11,080
66	907	9	2 BHK	635	74	709	780	14820	1,05,07,380	1,13,47,970	23500	20,27,740
67	908	9	2 BHK	635	74	709	780	14820	1,05,07,380	1,13,47,970	23500	20,27,740
68	1001	10	3 BHK	810	66	876	964	14860	1,30,17,360	1,40,58,749	29500	25,05,360
69	1002	10	3 BHK	829	66	895	985	14860	1,32,99,700	1,43,63,676	30000	25,59,700
70	1003	10	2 BHK	652	74	726	799	14860	1,07,88,360	1,16,51,429	24500	20,76,360
71	1004	10	2 BHK	652	74	726	799	14860	1,07,88,360	1,16,51,429	24500	20,76,360
72	1005	10	3 BHK	901	66	967	1064	14860	1,43,69,620	1,55,19,190	32500	27,65,620
73	1006	10	3 BHK	812	66	878	966	14860	1,30,47,080	1,40,90,846	29500	25,11,080
74	1007	10	2 BHK	635	74	709	780	14860	1,05,35,740	1,13,78,599	23500	20,27,740
75	1008	10	2 BHK	635	74	709	780	14860	1,05,35,740	1,13,78,599	23500	20,27,740

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
76	1101	11	3 BHK	810	66	876	964	14900	1,30,52,400	1,40,96,592	29500	25,05,360
77	1102	11	3 BHK	829	66	895	985	14900	1,33,35,500	1,44,02,340	30000	25,59,700
78	1103	11	2 BHK	652	74	726	799	14900	1,08,17,400	1,16,82,792	24500	20,76,360
79	1104	11	2 BHK	652	74	726	799	14900	1,08,17,400	1,16,82,792	24500	20,76,360
80	1105	11	3 BHK	901	66	967	1064	14900	1,44,08,300	1,55,60,964	32500	27,65,620
81	1107	11	2 BHK	635	74	709	780	14900	1,05,64,100	1,14,09,228	24000	20,27,740
82	1108	11	2 BHK	635	74	709	780	14900	1,05,64,100	1,14,09,228	24000	20,27,740
83	1201	12	3 BHK	810	66	876	964	14940	1,30,87,440	1,41,34,435	29500	25,05,360
84	1202	12	3 BHK	829	66	895	985	14940	1,33,71,300	1,44,41,004	30000	25,59,700
85	1203	12	2 BHK	652	74	726	799	14940	1,08,46,440	1,17,14,155	24500	20,76,360
86	1204	12	2 BHK	652	74	726	799	14940	1,08,46,440	1,17,14,155	24500	20,76,360
87	1205	12	3 BHK	901	66	967	1064	14940	1,44,46,980	1,56,02,738	32500	27,65,620
88	1206	12	3 BHK	812	66	878	966	14940	1,31,17,320	1,41,66,706	29500	25,11,080
89	1207	12	2 BHK	635	74	709	780	14940	1,05,92,460	1,14,39,857	24000	20,27,740
90	1208	12	2 BHK	635	74	709	780	14940	1,05,92,460	1,14,39,857	24000	20,27,740
91	1301	13	3 BHK	810	66	876	964	14980	1,31,22,480	1,41,72,278	29500	25,05,360
92	1302	13	3 BHK	829	66	895	985	14980	1,34,07,100	1,44,79,668	30000	25,59,700
93	1303	13	2 BHK	652	74	726	799	14980	1,08,75,480	1,17,45,518	24500	20,76,360
94	1304	13	2 BHK	652	74	726	799	14980	1,08,75,480	1,17,45,518	24500	20,76,360
95	1305	13	3 BHK	901	66	967	1064	14980	1,44,85,660	1,56,44,513	32500	27,65,620
96	1306	13	3 BHK	812	66	878	966	14980	1,31,52,440	1,42,04,635	29500	25,11,080
97	1307	13	2 BHK	635	74	709	780	14980	1,06,20,820	1,14,70,486	24000	20,27,740
98	1308	13	2 BHK	635	74	709	780	14980	1,06,20,820	1,14,70,486	24000	20,27,740
Total				72522	6868	79390	87329		1,17,08,29,400	1,26,44,95,751		22,70,55,400

2. Wing-B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	831	66	897	986	14500	1,30,00,265	1,40,40,286	29500	25,64,190
2	102	1	3 BHK	901	66	967	1064	14500	1,40,19,760	1,51,41,341	31500	27,65,277
3	103	1	3 BHK	901	66	967	1064	14500	1,40,19,760	1,51,41,341	31500	27,65,277
4	104	1	3 BHK	831	66	897	986	14500	1,30,00,265	1,40,40,286	29500	25,64,190
5	105	1	2 BHK	639	53	691	761	14500	1,00,26,460	1,08,28,577	22500	19,77,633
6	201	2	3 BHK	831	66	897	986	14540	1,30,36,128	1,40,79,018	29500	25,64,190
7	202	2	3 BHK	901	66	967	1064	14540	1,40,58,435	1,51,83,110	31500	27,65,277
8	203	2	3 BHK	901	66	967	1064	14540	1,40,58,435	1,51,83,110	31500	27,65,277

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
9	204	2	3 BHK	831	66	897	986	14540	1,30,36,128	1,40,79,018	29500	25,64,190
10	205	2	2 BHK	639	53	691	761	14540	1,00,54,119	1,08,58,449	22500	19,77,633
11	301	3	3 BHK	831	66	897	986	14580	1,30,71,991	1,41,17,750	29500	25,64,190
12	302	3	3 BHK	901	66	967	1064	14580	1,40,97,110	1,52,24,879	31500	27,65,277
13	303	3	3 BHK	901	66	967	1064	14580	1,40,97,110	1,52,24,879	31500	27,65,277
14	304	3	3 BHK	831	66	897	986	14580	1,30,71,991	1,41,17,750	29500	25,64,190
15	305	3	2 BHK	639	53	691	761	14580	1,00,81,778	1,08,88,321	22500	19,77,633
16	401	4	3 BHK	831	66	897	986	14620	1,31,07,853	1,41,56,482	29500	25,64,190
17	402	4	3 BHK	901	66	967	1064	14620	1,41,35,786	1,52,66,648	32000	27,65,277
18	403	4	3 BHK	901	66	967	1064	14620	1,41,35,786	1,52,66,648	32000	27,65,277
19	404	4	3 BHK	831	66	897	986	14620	1,31,07,853	1,41,56,482	29500	25,64,190
20	405	4	2 BHK	639	53	691	761	14620	1,01,09,438	1,09,18,193	22500	19,77,633
21	501	5	3 BHK	831	66	897	986	14660	1,31,43,716	1,41,95,213	29500	25,64,190
22	502	5	3 BHK	901	66	967	1064	14660	1,41,74,461	1,53,08,418	32000	27,65,277
23	503	5	3 BHK	901	66	967	1064	14660	1,41,74,461	1,53,08,418	32000	27,65,277
24	504	5	3 BHK	831	66	897	986	14660	1,31,43,716	1,41,95,213	29500	25,64,190
25	505	5	2 BHK	639	53	691	761	14660	1,01,37,097	1,09,48,065	23000	19,77,633
26	601	6	3 BHK	831	66	897	986	14700	1,31,79,579	1,42,33,945	29500	25,64,190
27	602	6	3 BHK	901	66	967	1064	14700	1,42,13,136	1,53,50,187	32000	27,65,277
28	603	6	3 BHK	901	66	967	1064	14700	1,42,13,136	1,53,50,187	32000	27,65,277
29	604	6	3 BHK	831	66	897	986	14700	1,31,79,579	1,42,33,945	29500	25,64,190
30	605	6	2 BHK	639	53	691	761	14700	1,01,64,756	1,09,77,936	23000	19,77,633
31	702	7	3 BHK	901	66	967	1064	14740	1,42,51,811	1,53,91,956	32000	27,65,277
32	703	7	3 BHK	901	66	967	1064	14740	1,42,51,811	1,53,91,956	32000	27,65,277
33	704	7	3 BHK	831	66	897	986	14740	1,32,15,442	1,42,72,677	29500	25,64,190
34	705	7	2 BHK	639	53	691	761	14740	1,01,92,415	1,10,07,808	23000	19,77,633
35	801	8	3 BHK	831	66	897	986	14780	1,32,51,305	1,43,11,409	30000	25,64,190
36	802	8	3 BHK	901	66	967	1064	14780	1,42,90,486	1,54,33,725	32000	27,65,277
37	803	8	3 BHK	901	66	967	1064	14780	1,42,90,486	1,54,33,725	32000	27,65,277
38	804	8	3 BHK	831	66	897	986	14780	1,32,51,305	1,43,11,409	30000	25,64,190
39	805	8	2 BHK	639	53	691	761	14780	1,02,20,074	1,10,37,680	23000	19,77,633
40	901	9	3 BHK	831	66	897	986	14820	1,32,87,167	1,43,50,141	30000	25,64,190
41	902	9	3 BHK	901	66	967	1064	14820	1,43,29,162	1,54,75,495	32000	27,65,277
42	903	9	3 BHK	901	66	967	1064	14820	1,43,29,162	1,54,75,495	32000	27,65,277
43	904	9	3 BHK	831	66	897	986	14820	1,32,87,167	1,43,50,141	30000	25,64,190
44	905	9	2 BHK	639	53	691	761	14820	1,02,47,734	1,10,67,552	23000	19,77,633
45	1001	10	3 BHK	831	66	897	986	14860	1,33,23,030	1,43,88,873	30000	25,64,190
46	1002	10	3 BHK	901	66	967	1064	14860	1,43,67,837	1,55,17,264	32500	27,65,277

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
47	1003	10	3 BHK	901	66	967	1064	14860	1,43,67,837	1,55,17,264	32500	27,65,277
48	1004	10	3 BHK	831	66	897	986	14860	1,33,23,030	1,43,88,873	30000	25,64,190
49	1005	10	2 BHK	639	53	691	761	14860	1,02,75,393	1,10,97,424	23000	19,77,633
50	1102	11	3 BHK	901	66	967	1064	14900	1,44,06,512	1,55,59,033	32500	27,65,277
51	1103	11	3 BHK	901	66	967	1064	14900	1,44,06,512	1,55,59,033	32500	27,65,277
52	1104	11	3 BHK	831	66	897	986	14900	1,33,58,893	1,44,27,604	30000	25,64,190
53	1105	11	2 BHK	639	53	691	761	14900	1,03,03,052	1,11,27,296	23000	19,77,633
54	1201	12	3 BHK	831	66	897	986	14940	1,33,94,756	1,44,66,336	30000	25,64,190
55	1202	12	3 BHK	901	66	967	1064	14940	1,44,45,187	1,56,00,802	32500	27,65,277
56	1203	12	3 BHK	901	66	967	1064	14940	1,44,45,187	1,56,00,802	32500	27,65,277
57	1204	12	3 BHK	831	66	897	986	14940	1,33,94,756	1,44,66,336	30000	25,64,190
58	1205	12	2 BHK	639	53	691	761	14940	1,03,30,711	1,11,57,168	23000	19,77,633
59	1301	13	3 BHK	831	66	897	986	14980	1,34,30,619	1,45,05,068	30000	25,64,190
60	1302	13	3 BHK	901	66	967	1064	14980	1,44,83,862	1,56,42,571	32500	27,65,277
61	1303	13	3 BHK	901	66	967	1064	14980	1,44,83,862	1,56,42,571	32500	27,65,277
62	1304	13	3 BHK	831	66	897	986	14980	1,34,30,619	1,45,05,068	30000	25,64,190
63	1305	13	2 BHK	639	53	691	761	14980	1,03,58,370	1,11,87,040	23500	19,77,633
Total				51669	3976	55646	61210		82,00,75,641	88,56,81,690		15,91,46,988

3. Wing- C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	652	74	726	799	14500	1,05,27,000	1,13,69,160	23500	18,87,600
2	102	1	2 BHK	652	74	726	799	14500	1,05,27,000	1,13,69,160	23500	18,87,600
3	103	1	3 BHK	829	66	895	985	14500	1,29,77,500	1,40,15,700	29000	23,27,000
4	106	1	3 BHK	828	74	902	992	14500	1,30,79,000	1,41,25,320	29500	23,45,200
5	201	2	2 BHK	652	74	726	799	14540	1,05,56,040	1,14,00,523	24000	18,87,600
6	202	2	2 BHK	652	74	726	799	14540	1,05,56,040	1,14,00,523	24000	18,87,600
7	203	2	3 BHK	829	66	895	985	14540	1,30,13,300	1,40,54,364	29500	23,27,000
8	204	2	3 BHK	810	66	876	964	14540	1,27,37,040	1,37,56,003	28500	22,77,600
9	205	2	2 BHK	635	74	709	780	14540	1,03,08,860	1,11,33,569	23000	18,43,400
10	206	2	3 BHK	828	74	902	992	14540	1,31,15,080	1,41,64,286	29500	23,45,200
11	301	3	2 BHK	652	74	726	799	14580	1,05,85,080	1,14,31,886	24000	18,87,600
12	302	3	2 BHK	652	74	726	799	14580	1,05,85,080	1,14,31,886	24000	18,87,600
13	303	3	3 BHK	829	66	895	985	14580	1,30,49,100	1,40,93,028	29500	23,27,000
14	304	3	3 BHK	810	66	876	964	14580	1,27,72,080	1,37,93,846	28500	22,77,600

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	305	3	2 BHK	635	74	709	780	14580	1,03,37,220	1,11,64,198	23500	18,43,400
16	306	3	3 BHK	828	74	902	992	14580	1,31,51,160	1,42,03,253	29500	23,45,200
17	401	4	2 BHK	652	74	726	799	14620	1,06,14,120	1,14,63,250	24000	18,87,600
18	402	4	2 BHK	652	74	726	799	14620	1,06,14,120	1,14,63,250	24000	18,87,600
19	403	4	3 BHK	829	66	895	985	14620	1,30,84,900	1,41,31,692	29500	23,27,000
20	404	4	3 BHK	810	66	876	964	14620	1,28,07,120	1,38,31,690	29000	22,77,600
21	405	4	2 BHK	635	74	709	780	14620	1,03,65,580	1,11,94,826	23500	18,43,400
22	406	4	3 BHK	828	74	902	992	14620	1,31,87,240	1,42,42,219	29500	23,45,200
23	501	5	2 BHK	652	74	726	799	14660	1,06,43,160	1,14,94,613	24000	18,87,600
24	502	5	2 BHK	652	74	726	799	14660	1,06,43,160	1,14,94,613	24000	18,87,600
25	503	5	3 BHK	829	66	895	985	14660	1,31,20,700	1,41,70,356	29500	23,27,000
26	504	5	3 BHK	810	66	876	964	14660	1,28,42,160	1,38,69,533	29000	22,77,600
27	505	5	2 BHK	635	74	709	780	14660	1,03,93,940	1,12,25,455	23500	18,43,400
28	506	5	3 BHK	828	74	902	992	14660	1,32,23,320	1,42,81,186	30000	23,45,200
29	601	6	2 BHK	652	74	726	799	14700	1,06,72,200	1,15,25,976	24000	18,87,600
30	602	6	2 BHK	652	74	726	799	14700	1,06,72,200	1,15,25,976	24000	18,87,600
31	603	6	3 BHK	829	66	895	985	14700	1,31,56,500	1,42,09,020	29500	23,27,000
32	604	6	3 BHK	810	66	876	964	14700	1,28,77,200	1,39,07,376	29000	22,77,600
33	605	6	2 BHK	635	74	709	780	14700	1,04,22,300	1,12,56,084	23500	18,43,400
34	606	6	3 BHK	828	74	902	992	14700	1,32,59,400	1,43,20,152	30000	23,45,200
35	701	7	2 BHK	652	74	726	799	14740	1,07,01,240	1,15,57,339	24000	18,87,600
36	702	7	2 BHK	652	74	726	799	14740	1,07,01,240	1,15,57,339	24000	18,87,600
37	703	7	3 BHK	829	66	895	985	14740	1,31,92,300	1,42,47,684	29500	23,27,000
38	704	7	3 BHK	810	66	876	964	14740	1,29,12,240	1,39,45,219	29000	22,77,600
39	705	7	2 BHK	635	74	709	780	14740	1,04,50,660	1,12,86,713	23500	18,43,400
40	801	8	2 BHK	652	74	726	799	14780	1,07,30,280	1,15,88,702	24000	18,87,600
41	802	8	2 BHK	652	74	726	799	14780	1,07,30,280	1,15,88,702	24000	18,87,600
42	803	8	3 BHK	829	66	895	985	14780	1,32,28,100	1,42,86,348	30000	23,27,000
43	804	8	3 BHK	810	66	876	964	14780	1,29,47,280	1,39,83,062	29000	22,77,600
44	805	8	2 BHK	635	74	709	780	14780	1,04,79,020	1,13,17,342	23500	18,43,400
45	806	8	3 BHK	828	74	902	992	14780	1,33,31,560	1,43,98,085	30000	23,45,200
46	901	9	2 BHK	652	74	726	799	14820	1,07,59,320	1,16,20,066	24000	18,87,600
47	902	9	2 BHK	652	74	726	799	14820	1,07,59,320	1,16,20,066	24000	18,87,600
48	903	9	3 BHK	829	66	895	985	14820	1,32,63,900	1,43,25,012	30000	23,27,000
49	904	9	3 BHK	810	66	876	964	14820	1,29,82,320	1,40,20,906	29000	22,77,600
50	905	9	2 BHK	635	74	709	780	14820	1,05,07,380	1,13,47,970	23500	18,43,400
51	906	9	3 BHK	828	74	902	992	14820	1,33,67,640	1,44,37,051	30000	23,45,200
52	1001	10	2 BHK	652	74	726	799	14860	1,07,88,360	1,16,51,429	24500	18,87,600

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	1002	10	2 BHK	652	74	726	799	14860	1,07,88,360	1,16,51,429	24500	18,87,600
54	1003	10	3 BHK	829	66	895	985	14860	1,32,99,700	1,43,63,676	30000	23,27,000
55	1004	10	3 BHK	810	66	876	964	14860	1,30,17,360	1,40,58,749	29500	22,77,600
56	1005	10	2 BHK	635	74	709	780	14860	1,05,35,740	1,13,78,599	23500	18,43,400
57	1006	10	3 BHK	828	74	902	992	14860	1,34,03,720	1,44,76,018	30000	23,45,200
58	1101	11	2 BHK	652	74	726	799	14900	1,08,17,400	1,16,82,792	24500	18,87,600
59	1102	11	2 BHK	652	74	726	799	14900	1,08,17,400	1,16,82,792	24500	18,87,600
60	1103	11	3 BHK	829	66	895	985	14900	1,33,35,500	1,44,02,340	30000	23,27,000
61	1104	11	3 BHK	810	66	876	964	14900	1,30,52,400	1,40,96,592	29500	22,77,600
62	1105	11	2 BHK	635	74	709	780	14900	1,05,64,100	1,14,09,228	24000	18,43,400
63	1201	12	2 BHK	652	74	726	799	14940	1,08,46,440	1,17,14,155	24500	18,87,600
64	1202	12	2 BHK	652	74	726	799	14940	1,08,46,440	1,17,14,155	24500	18,87,600
65	1203	12	3 BHK	829	66	895	985	14940	1,33,71,300	1,44,41,004	30000	23,27,000
66	1204	12	3 BHK	810	66	876	964	14940	1,30,87,440	1,41,34,435	29500	22,77,600
67	1205	12	2 BHK	635	74	709	780	14940	1,05,92,460	1,14,39,857	24000	18,43,400
68	1206	12	3 BHK	828	74	902	992	14940	1,34,75,880	1,45,53,950	30500	23,45,200
69	1301	13	2 BHK	652	74	726	799	14980	1,08,75,480	1,17,45,518	24500	18,87,600
70	1302	13	2 BHK	652	74	726	799	14980	1,08,75,480	1,17,45,518	24500	18,87,600
71	1303	13	3 BHK	829	66	895	985	14980	1,34,07,100	1,44,79,668	30000	23,27,000
72	1304	13	3 BHK	810	66	876	964	14980	1,31,22,480	1,41,72,278	29500	22,77,600
73	1305	13	2 BHK	635	74	709	780	14980	1,06,20,820	1,14,70,486	24000	18,43,400
74	1306	13	3 BHK	828	74	902	992	14980	1,35,11,960	1,45,92,917	30500	23,45,200
Total				54177	5276	59453	65398		87,65,73,300	94,66,99,163		15,45,77,800

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	2 BHK - 50 3 BHK - 48	98	79390	87329	1,17,08,29,400.00	1,26,44,95,751.00
B	2 BHK - 13 3 BHK - 50	63	55646	61210	82,00,75,641.00	88,56,81,690.00
C	2 BHK - 38 3 BHK - 36	74	59453	65398	87,65,73,300.00	94,66,99,163.00
Total		235	194489	213938	2,86,74,78,340.00	3,09,68,76,604.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,86,74,78,340.00
Final Realizable Value After Completion in ₹	3,09,68,76,604.00
Cost of Construction (Total Built up area x Rate) 213938 Sq. Ft. x ₹ 2600.00	55,62,37,968.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	33%	87329	22,70,55,400.00	7,49,28,282.00
B		61210	15,91,46,988.00	5,25,18,506.00
C		65398	17,00,35,580.00	5,61,11,741.00
Total		213938	55,62,37,968.00	18,35,58,529.00

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

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

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

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress
2. Drainage arrangements	
3. Compound wall	

4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 2,86,74,78,340.00
Final Realizable Value After Completion in ₹		:	₹ 3,09,68,76,604.00

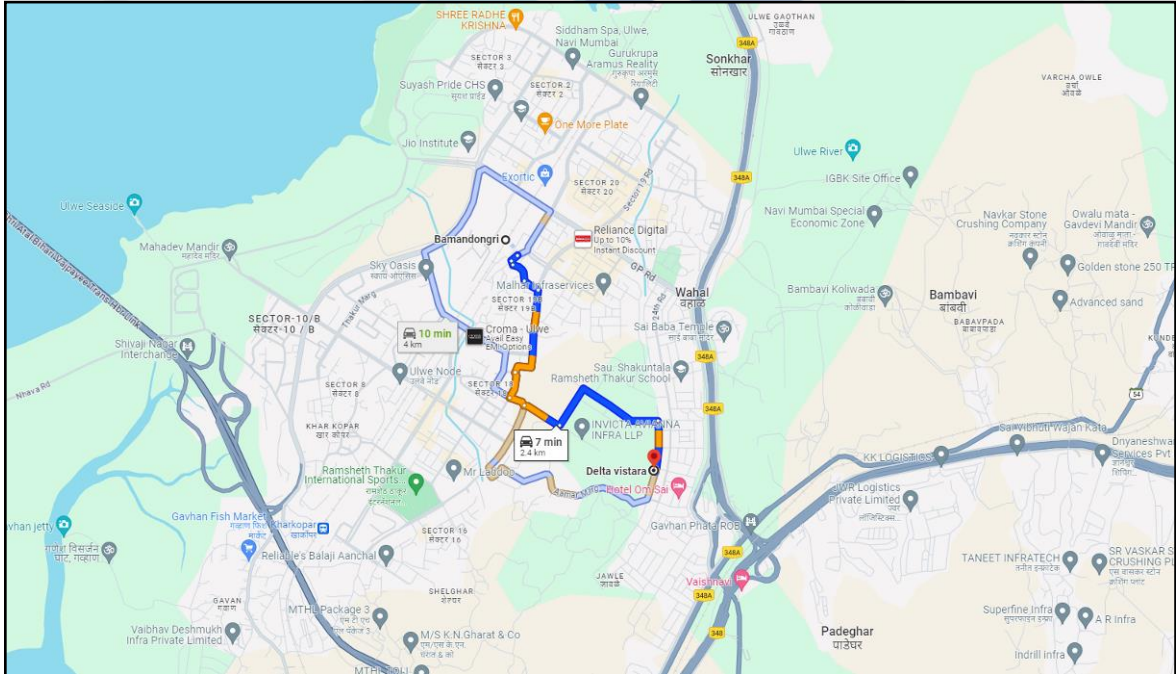
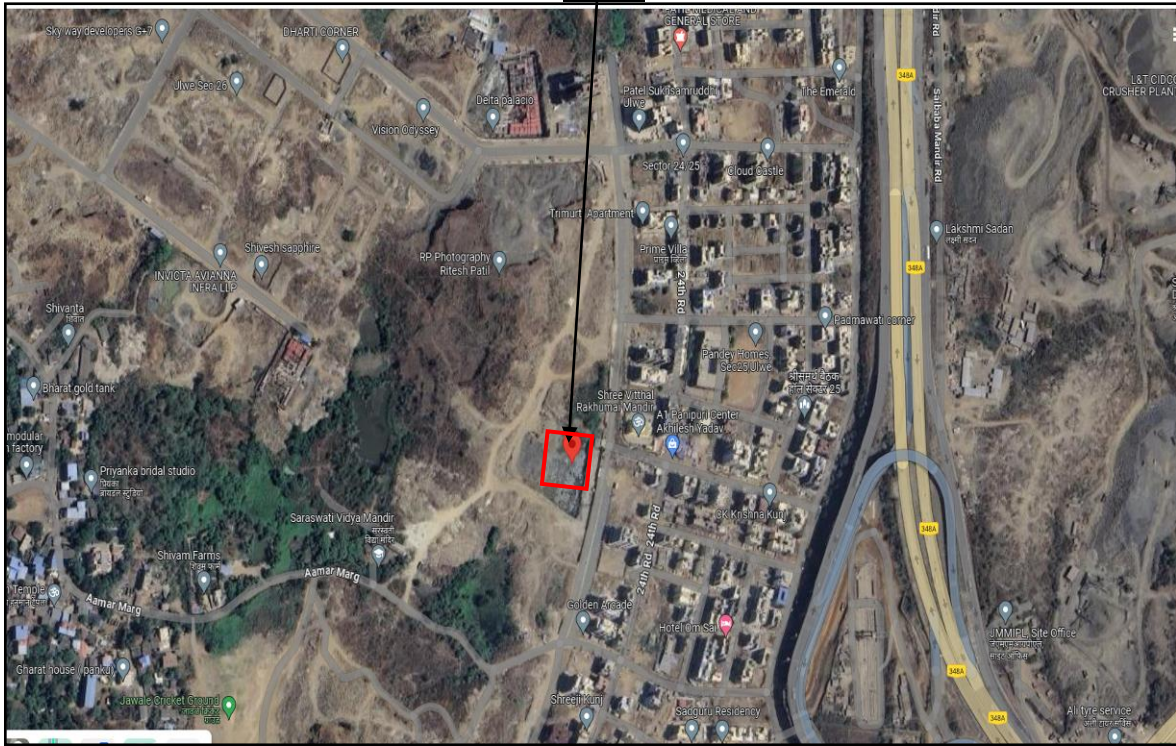
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 13,500.00 to ₹ 15,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 14,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°57'46.7"N 73°01'56.6"E

Note: The Blue line shows the route to site from nearest railway station (Bamandongri – 2.4 Km.)




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Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक


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Year 20232024 **Language** English

Annual Statement of Rates


Selected District रायगड
Select Taluka पनवेल
Select Village वहाळ
Vibhag Number 7

Assessment Type	Assessment Range	Rate Rs/-
जिरायत शेत जमिन	0-1.25	4394400
जिरायत शेत जमिन	1.26-2.50	4479600
जिरायत शेत जमिन	2.51-5.00	4610200
जिरायत शेत जमिन	5.01-7.50	4650400
जिरायत शेत जमिन	7.51-10.00	4724500
जिरायत शेत जमिन	10.01-12.50	4825600
जिरायत शेत जमिन	12.51-च्या पुढे	5536900
बिनशेती जमीनी/भूखंड	0-0.00	4750
		1 2 3 4



Department of Registration & Stamps
Government of Maharashtra

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बाजारमूल्य दर पत्रक

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Year 20232024 **Language** English

Annual Statement of Rates

Selected District रायगड
Select Taluka पनवेल
Select Village वहाळ
Vibhag Number 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	5060
गावठाणातील मिळकती	0-0.00	6110
शांवा--फळबाग	0-0.00	0
कालु --फळबाग	0-0.00	0
नारळ--फळबाग	0-0.00	0
केळी--फळबाग	0-0.00	0
सदनिका	0-0.00	56700
दुकाने	0-0.00	81300
		1 2 3 4

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
5219/2023	29.03.2023	1,00,00,000.00	71.914	774.08	12,919.00

5219353	सूची क्र. २	दुय्यम निबंधक :सह दु.नि.पनवेल 2
09-02-2024		दस्तऐवज क्रमांक.:5219/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : बहाळ		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	10000000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4839628.5	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : सदनिका क्र.406,चौथा मजला,ए विंग,डेल्टा प्लासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोड,बहाळ,ता.पनवेल,जि.रायगड. क्षेत्र 71.914 चौ.मी.कारपेट + 02 कवर्ड कार पार्किंग स्पेस रायगड	
(5)क्षेत्रफळ	1) 71.914 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रजांत बाबुभाई गाजीपरा यांचे कु.मु म्हणून राहुल धरवळ 36 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-३०३ डेल्टा टॉवर प्लॉट क्र.०१ सेक्टर ८ उलवे ता.पनवेल जि रायगड. ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:(००):. 410206	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अलभ्य सिंह 47 प्लॉट नं : - माळा नं : - इमारतीचे नाव : १०३ जेनेसिस प्लॉट क्र.०४ सेक्टर १० वी उलवे गव्हाण ता. पनवेल जि रायगड. ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:(००):. 410206	
(9)दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5219/2023	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
4827/2023	17.03.2023	90,00,000.00	57.42	618.00	14,563.00

4827398 09-02-2024 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		सूची क्र. २	दुय्यम निबंधक :सह दु.नि.पनवेल 3 दस्तावेज क्रमांक.:4827/2023 नोंदणी : Regn:63m
गाव : वहाळ			
(1)दस्तावेज प्रकार	करारनामा		
(2)मोबदला	9000000		
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3957711.03		
(4)भूमापन ,पोटहिस्ता व घरक्रमांक (असल्यास)	1) इतर माहिती : सदनिका क्र.506,पाचवा मजला,बी विंग,डेल्टा पलासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोड,वहाळ,ता.पनवेल,जि.रायगड. क्षेत्र 57.417 चौ.मी.कारपेट + 01 कवर्ड कार पार्किंग स्पेस रायगड		
(5)क्षेत्रफळ	1) 57.417 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7)दस्तावेज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मु म्हणून राहुल राजेंद्र भालेकर 31 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-३०३ डेल्टा टॉवर प्लॉट क्र.०१ सेक्टर ८ उलवे ता.पनवेल जि रायगड. ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार: (००):. 410206		
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुदिप्ता कुमार डे मुन्शी 49 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ई -६/१५ गीतांजली सी.एच.एस. सेक्टर ४६ सीवूड्स वेस्ट नवी मुंबई. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 400706 2) मी डे मुन्शी 43 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ई -६/१५ गीतांजली सी.एच.एस. सेक्टर ४६ सीवूड्स वेस्ट नवी मुंबई. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 400706		
(9)दस्तावेज करून दिल्याचा दिनांक	17/03/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	17/03/2023		
(11)अनुक्रमांक,संड वे पृष्ठ	4827/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
9343/2023	31.05.2023	93,00,000.00	71.914	774.00	12,015.00

9343353	सूची क्र. २	दुय्यम निबंधक :सह दु.नि.पनवेल 2
09-02-2024		दस्तऐवज क्रमांक.:9343/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : वहाळ		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	9300000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4880452.5	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : सदनिका क्र.310,तिसरा मजला,वी विंग,डेल्टा पलासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोड,वहाळ,ता.पनवेल,जि.रायगड. क्षेत्र 71.914 चौ.मी.कारपेट + 02 कव्हर्ड कार पार्किंग स्पेस रायगड	
(5)क्षेत्रफळ	1) 71.914 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मु म्हणून राहुल धरवळ 38 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-३०३ डेल्टा टॉवर प्लॉट क्र.०१ सेक्टर ८ उलवे ता.पनवेल जि.रायगड. ब्लॉक नं : -- रोड नं : - महाराष्ट्र राईगार:(००):. 410206	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्रीलक्ष्मी कल्याणकिष्णन 41 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-००१ अस्पेन अधिराज मार्टेन्स प्लॉट क्र.३२ से.५ आय.टी.एम.हॉस्टेल जवळ खारघर ता.पनवेल जि.रायगड. ब्लॉक नं : - रोड नं : -- महाराष्ट्र राईगार:(००):. 410210 2) कीथ ब्लेस सुआरेस 46 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-००१ अस्पेन अधिराज मार्टेन्स प्लॉट क्र.३२ से.५ आय.टी.एम.हॉस्टेल जवळ खारघर ता.पनवेल जि.रायगड. ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:(००):. 410210	
(9)दस्तऐवज करून दिल्याचा दिनांक	31/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9343/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	558000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		


Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	6	magicbricks.com	765.00	1,10,00,000.00	14,379.00

magicbricks
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₹1.10 Cr EMI - ₹50k | [Can I afford it?](#)

2 BHK 1265 Sq-ft Flat For Sale in [Ulwe, Navi Mumbai](#)



2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area 765 sqft ~ ₹14,379/sqft	Floor 6 (Out of 13 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 3
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent
Get Phone No.

Last contact made 21 days ago


More Details

Price Breakup	₹1.1 Cr ₹5,50,000 Approx. Registration Charges ₹7,500 Monthly
Booking Amount	₹1.0 Lac
Address	Sector 26 Ulwe, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Bamandongri railway station

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	-	propertypistol.com	635.00	90,00,000.00	14,173.00

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Home / Shreenathji Delta Vistara, Ulwe

Shreenathji Delta Vistara

INR 90.0 Lacs

Onwards

Apartment by **Shreenathji Enterprises Raigarh** at Delta vistara, Ulwe, Wahal, Maharashtra, India


RERA P52000053608

♡
📄
📄 Brochure



Contact Seller

0% Zero Brokerage

🔒 Best Price Guarantee



RERA QR

View all images

Configurations
2 BHK, 3 BHK

Possession Date
Dec 2027

Built up Area
On request

Carpet Area
635 - 879 Sq.ft

Min. Price per Sqft.
INR 14.17 K per Sqft.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acrs.com	535.00	75,00,000.00	14,443.00

99acres Buy ▾ All Residential Type Location or Project/Society or Keyword

2BHK Flat/Apartment
Aramus The Domus 26 East
Ulwe, Navi Mumbai, Maharashtra

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Ulwe > 2 BHK Flats in Ulwe Posted on Jun 21, 2024 by Guru Darshan Propre

₹ 75.14 Lac - 1 Crore 535 - 597 sq.ft.
Base Price: ₹14443 Per Sq.Ft. (49.7 - 55.46 sq.m.) Under Construction
Possession: December 2028

NO BROKERAGE **RERA STATUS** Registration No: P52000054162 Website: <https://maharera.mahaonline.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms	Carpet Area : 534.99 sq.ft. 49.72 sq.m.	Base Price: ₹ 75.14 Lacs
	2 bedrooms	Carpet Area : 537.35 sq.ft. 49.94 sq.m.	Base Price: ₹ 75.42 Lacs


Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	4 th	magicbricks.com	750.00	1,10,00,000.00	14,667.00

magicbricks
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₹1.10 Cr EMI - ₹ 50k | [Get Loan offers from 34+ banks](#) VERIFIED ON SITE

2 BHK 1140 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



2 Beds
2 Baths
2 Balconies
Semi-Furnished

Carpet Area 750 sqft - ₹14,667/sqft	Project Tulip Empire	Floor 4(Out of 14 Floors)
Transaction Type Resale	Status Ready to Move	Facing North - West
Furnished Status Semi-Furnished	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.1 Cr ₹5,50,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
RERA ID	51700016764
Address	ulwe, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near by bamandongri railway station

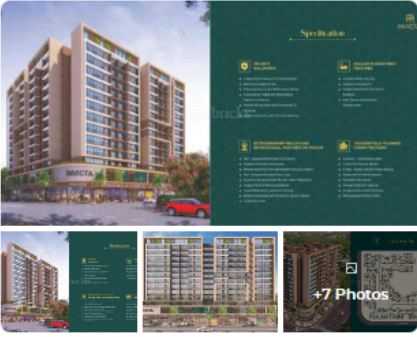
Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	9 th	magicbricks.com	660.00	92,50,000.00	14,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹92.5 Lac EMI - ₹42k | [Get Loan offers from 34+ banks](#)

2 BHK 1053 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



+7 Photos

East Facing Property

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

Carpet Area 660 sqft - ₹14,015/sqft	Developer Avianna Infra LLP	Project Avianna Invicta
Floor 9(Out of 12 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open

Contact Agent
Get Phone No.

👤 Last contact made 11 days ago

More Details

Price Breakup	₹92.5 Lac ₹4,62,500 Approx. Registration Charges ₹5
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	near bamandongari railway station

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	3 rd	magicbricks.com	1086.00	1,41,00,000.00	13,000.00

magicbricks
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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Ulwe > 3 BHK Flats for Sale in Ulwe > 1550 Sq-ft

₹1.41 Cr EMI - ₹64k | [Get pre-approved loan](#)

3 BHK 1550 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



3 Beds | 3 Baths | 3 Balconies | 1 Covered Parking

Carpet Area 1086 sqft ₹12,988/sqft	Developer Delta Realty	Project Delta Palacio
Floor 3(Out of 13 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North - West	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

👤 Last contact made 8 days ago

More Details

Price Breakup	₹1.41 Cr ₹7,05,250 Approx. Registration Charges ₹3
Booking Amount	₹1.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	2 min distance from nmt bus stop market school hospital.

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
3 BHK	3 rd	magicbricks.com	945.00	1,40,00,000.00	14,800.00

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Ulwe > 3 BHK Flats for Sale in Ulwe > 1580 Sq-ft

₹1.40 Cr
EMI - ₹ 63k
[Get Loan offers from 34+ banks](#)
⋮

3 BHK 1580 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



3 Beds
3 Baths
4 Balconies
Unfurnished

Carpet Area 945 sqft ₹14,815/sqft	Developer Delta Realty	Project Delta Palacio
Floor 5(Out of 13 Floors)	Transaction Type Resale	Additional Rooms 1 Store Room
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold

✓ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 10 days ago

More Details

Price Breakup	₹1.4 Cr ₹7,00,000 Approx. Registration Charges ₹4
Booking Amount	₹2.0 Lac
Address	Sector 26 Ulwe, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Bamandongri railway station

Price Indicators


Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
2 BHK	-	magicbricks.com	740.00	1,04,00,000.00	14,132.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.04 Cr EMI - ₹ 47k | [Get pre-approved loan](#)

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



2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area	Developer	Project
740 sqft - ₹14,132/sqft	Bhagwati Group	Bhagwati Belleza
Floor	Transaction Type	Facing
2(Out of 11 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
2	Unfurnished	1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.04 Cr ₹5
Booking Amount	₹5.0 Lac
RERA ID	P52000045869
Address	Bhagwati Belleza, Plot 182, Sector 20, Ulwe, Navi Mumbai- 410206, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
1 BHK	6 th	magicbricks.com	950.00	1,23,00,000.00	12,947.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Ulwe > 3 BHK Flats for Sale in Ulwe > 1349 Sq-ft

₹1.23 Cr EMI - ₹ 55k | [Get Loan offers from 34+ banks](#)

3 BHK 1349 Sq-ft Flat For Sale **Ulwe, Navi Mumbai**



+5 Photos

3 Beds
3 Baths
1 Balcony
1 Covered Parking

Carpet Area	Developer	Project
950 sqft ~ ₹12,947/sqft	Avianna Infra LLP	Avianna Invicta
Floor	Transaction Type	Facing
6(Out of 12 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✓ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹1.23 Cr ₹6,15,000 Approx. Registration Charges ₹5
Booking Amount	₹5.0 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	near by bamandongari railway station

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in `	Rate / Sq. Ft. on Carpet Area
1 BHK	4 th	magicbricks.com	406.00	63,00,000.00	15,500.00

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Home > Property in Navi Mumbai > Ulwe > Apartment in Ulwe > 1 BHK > 701 Sq-ft

₹ 63.0 Lac EMI - ₹ 28k | [Get pre-approved loan](#)

1 BHK 701 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



1 Bed | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area
406 sqft
₹ 15,517/sqft

Floor
4 (Out of 14 Floors)

Lifts
2

East Facing Property

Developer
[Shivam Buildcon](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Tulip Elegance](#)

Facing
East

Car Parking
1 Covered, 1 Open

Last contact made 8 days ago

[Contact Agent](#)
[Get Phone No.](#)

More Details

Price Breakup ₹ 63 Lac | ₹ 3,15,000 Approx. Registration Charges | ₹ 5

Booking Amount ₹ 5.0 Lac

Address Plot No 28, Sector 26, Ulwe, Navi Mumbai, Maharashtra, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks near bamandongari railway station

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 : 08.07.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/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 08.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 08.07.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shreenathji Enterprises
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai 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 – Technical Manager Saiprasad Patil – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 08.07.2024 Valuation Date – 08.07.2024 Date of Report – 08.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.07.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **08th July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shreenathji Enterprises**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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