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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Elysian Tower C, D, E"**

**"Elysian Tower C, D, E", Tower – C**, Proposed Residential Building No. 3, on Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East), Off Western Express Highway, Goregaon (East), Mumbai, PIN – 400 063, State - Maharashtra, Country – India.

**Latitude Longitude: 19°10'12.5"N 72°51'41.9"E**

## Intended User:

**State Bank of India**

**Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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- |            |        |           |           |
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## Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## MASTER VALUATION REPORT OF "Elysian Tower C, D, E"

**"Elysian Tower C, D & E", Tower – C, Proposed Residential Building No. 3, on Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East), Off Western Express Highway, Goregaon (East), Mumbai, PIN – 400 063, State - Maharashtra, Country – India.**

**Latitude Longitude: 19°10'12.5"N 72°51'41.9"E**

**NAME OF DEVELOPER: M/s. Oberoi Realty Limited**

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **03<sup>rd</sup> August 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"Elysian Tower C, D, E", Tower -C**, Proposed Residential Building No. 3, on Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East), Off Western Express Highway, Goregaon (East), Mumbai, PIN – 400 063, State - Maharashtra, Country – India. It is about 750 Mtr. travel distance from Aarey Metro Station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Higher class & developed.

**2. Developer Details:**

Name of builder	<b>M/s. Oberoi Realty Limited</b>	
Project Registration Number	<b>Project</b>	<b>RERA Project Number</b>
	<b>Elysian Tower C, D &amp; E</b>	<b>P51800050677</b>
Register office address	<b>M/s. Oberoi Realty Limited</b> <b>Address:</b> Office at 3 <sup>rd</sup> Floor, <b>"Commerz"</b> , Off Western Express Highway, International Business Park, Oberoi Garden City, Goregaon (East), Mumbai, Pin - 400 063, State - Maharashtra, Country – India.	
Contact Numbers	<b>Contact Person:</b> Mr. Hardika Khara (Builder Person - Mobile No. 9769171904)	
E – mail ID and Website	<a href="mailto:abhishek.bajoria@oberoirealty.com">abhishek.bajoria@oberoirealty.com</a> <a href="http://www.oberoirealty.com">www.oberoirealty.com</a>	

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Mohan Gokhale Road
On or towards East	Internal Road
On or towards West	Oberoi Esquire Building & Road



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001,  
State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 03.08.2024
	b)	Date on which the valuation is made : 07.08.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report dated 08.02.2023, issued by IC Legal Advocates & Solicitors	
	2. Copy of MAHARERA Registration Certificate of Project No. P51800050677 issued by Maharashtra Real Estate Regulatory Authority date 27.12.2023	
	3. Copy of Engineer's Certificate dated 18.07.2024, issued by Er. Mr. Milind Naik (As per RERA Certificate)	
	4. Copy of Engineer's Certificate for Quality Assurance dated 15.04.2024 issued by Saumil Daru	
	5. Copy of Architect Certificate date 09.07.2024, issued by Ar. Shashank Kokil & Associates Architects (As per RERA Certificate).	
	6. Copy of NOC for Height Clearance Certificate No. JUHU / WEST / B / 110316 / 179927 date 13.09.2019, issued by Airports Authority of India (AAI)	
	7. Copy of NOC for Fire Bridge Certificate No. CHE / 9107 / BPWS / AP-CFO date 14.10.2021, issued by Municipal Corporation of Greater Mumbai	
	8. Copy of Grant of Environmental Clearance Certificate No. SIA / MH / MIS / 69701 / 2016 date 18.08.2022 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra	
	Copy of Commencement Certificate No. CHE / 9107 / BPWS / AP / FCC / 7 / Amend dated 15.09.2017 issued by Municipal Corporation of Greater Mumbai	
	Issue On : 11 Jun 2024                      Valid Upto :                      02 Nov 2024	
	Application Number :                      CHE/9107/BPWS/AP/FCC/7/Amend	
	Remark :	
	This CC is further granted for residential building No.3 (Tower A to E) Comprising of Tower 'A' 2 level Basement + Lower Ground floor + Ground floor + 1st to 4th floor podium +5th to 62nd upper floor. Tower 'B' 1 level Basement + Lower Ground Level + Ground floor + 1st to 4th floor podium + 5th to 46th upper floor. Tower 'C' 1 level Basement + Lower Ground floor + Ground floor + 1st to 4th floor podium + 5th to 24th upper floor. Tower 'D' 1 level Basement + Lower Ground floor + Ground floor + 1st to 4th floor podium + 5th to 18th upper floor and Tower 'E' 2nd & 3rd podium floor as per approved amended plan dtd. 24.03.2023.	
	9. Copy of Amended Plan Approval Letter No. CHE / 9107 / BPWS / AP / 337 / 5 / Amend date 24.03.2023 issued by Municipal Corporation of Greater Mumbai	
	10. Copy of Approved Plan No. CHE / 9107 / BP (WS) / AP dated 20.03.2023 issued by Municipal Corporation of	



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Greater Mumbai (Number of Copies – Forty Nine – Sheet No. 1/49 to 49/49) <b>Approved Up to:</b>											
<b>Building No. / Tower</b>	<b>Number of Floors</b>										
3 / C	1 Basement + Lower Ground + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> floors) + 5 <sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6 <sup>th</sup> to 50 <sup>th</sup> Upper Floors.										
Project Name (with address & phone nos.)	: "Elysian Tower C, D, E", Tower -C, Proposed Residential Building No. 3, on Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East), Off Western Express Highway, Goregaon (East), Mumbai, PIN – 400 063, State - Maharashtra, Country – India										
4. Name of the Developers (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Oberoi Realty Limited</b> <b>Address:</b> Office at 3 <sup>rd</sup> Floor, "Commerz", Off Western Express Highway, International Business Park, Oberoi Garden City, Goregaon (East), Mumbai, Pin - 400 063, State - Maharashtra, Country – India. <b>Contact Person:</b> Mr. Hardika Khara (Builder Person - Mobile No. 9769171904)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p><b>About "Elysian Tower C,D,E" Project:</b> Oberoi Elysian has been Spread over 80 acres, this posh residential complex is designed to have its residents live in the lap of luxury in a serene environment with a luscious landscaped garden. Oberoi Elysian Garden City offers sophisticated 3 &amp; 4 BHK apartments.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3 / C</td> <td>Proposed 1 Basement + Lower Ground + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> floors) + 5<sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6<sup>th</sup> to 50<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Tower</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>3 / C</td> <td>RCC work upto 12<sup>th</sup> floor slab is completed. Brick work 12<sup>th</sup> floor is completed.</td> <td>22%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>June - 2029 (As per MAHARERA Certificate- Tower C)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>		Building No. / Tower	Number of Floors	3 / C	Proposed 1 Basement + Lower Ground + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> floors) + 5 <sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6 <sup>th</sup> to 50 <sup>th</sup> Upper Floors.	Building No. / Tower	Present stage of Construction	Percentage of work completion	3 / C	RCC work upto 12 <sup>th</sup> floor slab is completed. Brick work 12 <sup>th</sup> floor is completed.	22%
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<b>PROPOSED PROJECT AMENITIES:</b>			
➤	Vitrified flooring for living, dining, bedrooms and kitchen.		
➤	Granite Kitchen platform with Stainless Steel Sink		
➤	Powder coated aluminum sliding windows with M.S. Grills		
➤	Laminated wooden flush doors with Safety door		
➤	Concealed wiring		
➤	Concealed plumbing		
➤	Club House		
➤	Landscape Garden and Tree Planting		
➤	Gymnasium		
➤	Swimming Pool		
➤	Children's Play Area		
➤	Yoga / Meditation Area		
➤	Jogging Track		
➤	Multipurpose Room		
➤	Indoor Games		
➤	Amphitheatre		
➤	Party Hall		
➤	Tennis Court		
➤	Basket Ball Court		
➤	Business Park		
➤	Party Lawn		
➤	Senior Citizen Area		
➤	Badminton Court		
➤	Skating Rink		
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 & CTS No. 590/A/A1
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East),
	d)	Ward / Taluka	: P/S -Ward
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	<b>"Elysian Tower C, D, E", Tower -C</b> , Proposed Residential Building No. 3, on Plot Bearing C.T.S. No. 95/4/B/1 (pt), 95/4/B/2 (pt), 95/4/B/3, 95/4/B/4 of Village – Dindoshi & CTS No. 590/A/A1 of Village – Pahadi Goregaon (East), Off Western Express Highway, Goregaon (East), Mumbai, PIN – 400 063, State - Maharashtra, Country – India
8.	City / Town	:	Goregao (East) Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	

	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Dindoshi & Village – Goregaon Pahadi
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>
	North		By CTS No. 95/4/B/4 (pt)
	South		By CTS No. 95/4/B/4 (pt)
	East		By CTS No. 95/4/B/4 (pt)
	West		By CTS No. 95/4/B/4 (pt)
			<b>As per MAHARERA</b>
	North		By CTS No. 95/4/B/4 (pt)
	South		By CTS No. 95/4/B/4 (pt)
	East		By CTS No. 95/4/B/4 (pt)
	West		By CTS No. 95/4/B/4 (pt)
			<b>As per Site</b>
			Road & Open Plot
			Mohan Gokhale Road
			Internal Road
			Oberoi Esquire Building & Road
14.1	Dimensions Of the Site		N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°10'12.5"N 72°51'41.9"E
14.	Extent of the site	:	Total Plot area – 2,10,576.40 Sq. M. (As per Approved Plan) Plot area – 5425.00 Sq. M. (RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 2,10,576.40 Sq. M. (As per Approved Plan) Plot area – 5425.00 Sq. M. (RERA Certificate) Structure - As per table attached to the report
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
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Higher Class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential Cum Commercial purpose
8.	Any usage restriction	:	Residential

	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / 9107 / BP (WS) / AP dated 20.03.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Forty Nine – Sheet No. 1/49 to 49/49) <b>Approved Up to:</b>												
			<table border="1"> <thead> <tr> <th>Building No. / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3 / C</td> <td>1 Basement + Lower Ground + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> floors) + 5<sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6<sup>th</sup> to 50<sup>th</sup> Upper Floors</td> </tr> </tbody> </table>	Building No. / Tower	Number of Floors	3 / C	1 Basement + Lower Ground + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> floors) + 5 <sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6 <sup>th</sup> to 50 <sup>th</sup> Upper Floors								
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9.	Corner plot or intermittent plot?	:	Intermittent												
10.	Road facilities	:	Yes												
11.	Type of road available at present	:	B. T. Road												
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 Mtr. Wide D. P. Road & Mohan Gokhale Road												
13.	Is it a Land – Locked land?	:	No												
14.	Water potentiality	:	Municipal Water supply												
15.	Underground sewerage system	:	Connected to Municipal sewer												
16.	Is Power supply is available in the site	:	Yes												
17.	Advantages of the site	:	Located in developed area												
18.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	:	No												
<b>Part – A (Valuation of land)</b>															
1	Size of plot	:	Total Plot area – 2,10,576.40 Sq. M. (As per Approved Plan) Plot area – 5425.00 Sq. M. (RERA Certificate)												
	North & South	:	-												
	East & West	:	-												
2	Total extent of the plot	:	As per table attached to the report												
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.												
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 2,26,550.00 per Sq. M. for Residential ₹ 1,04,400.00 per Sq. M. for Land												
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>												
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2,10,576.40</td> <td>104400</td> <td>219,841,76,160.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2,10,576.40	104400	219,841,76,160.00	As per RERA Certificate		
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2,10,576.40	104400	219,841,76,160.00													
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		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
		5425.00	104400	56,63,70,000				
<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 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	:						
	<b>Building No. / Tower</b>	<b>Number of Floors</b>						
	<b>3 / C</b>	<b>Proposed 1 Basement + Lower Ground + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> floors) + 5<sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6<sup>th</sup> to 50<sup>th</sup> Upper Floors.</b>						
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>					
	f) Condition of the building	:						
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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. CHE / 9107 / BP (WS) / AP dated 20.03.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Forty Nine – Sheet No. 1/49 to 49/49)					
	h) Approved map / plan issuing authority	:	<b>Approved Up to:</b> <table border="1"> <thead> <tr> <th>Building No. / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3 / C</td> <td>1 Basement + Lower Ground + Ground + 4 Podiums (1<sup>st</sup> to 4<sup>th</sup> floors) + 5<sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6<sup>th</sup> to 50<sup>th</sup> Upper Floors</td> </tr> </tbody> </table>		Building No. / Tower	Number of Floors	3 / C	1 Basement + Lower Ground + Ground + 4 Podiums (1 <sup>st</sup> to 4 <sup>th</sup> floors) + 5 <sup>th</sup> Floors (part Entrance Lobby / Part Residential) + 6 <sup>th</sup> to 50 <sup>th</sup> Upper Floors
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.					

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

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work 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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	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

#### 1) Building No. 3, Tower -C:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	501	5	3 BHK	1708	87	1795	1975	40600	7,28,77,000	7,72,49,620	1,93,000	63,18,400
2	502	5	3 BHK	1709	87	1796	1976	40600	7,29,17,600	7,72,92,656	1,93,000	63,21,920
3	601	6	3 BHK	1708	87	1795	1975	40720	7,30,92,400	7,74,77,944	1,93,500	63,18,400
4	602	6	3 BHK	1709	87	1796	1976	40720	7,31,33,120	7,75,21,107	1,94,000	63,21,920
5	603	6	3 BHK	1765	134	1899	2089	40720	7,73,27,280	8,19,66,917	2,05,000	66,84,480
6	604	6	3 BHK	1757	134	1891	2080	40720	7,70,01,520	8,16,21,611	2,04,000	66,56,320
7	605	6	4 BHK	3112	0	3112	3423	40720	12,67,20,640	13,43,23,878	3,36,000	1,09,54,240
8	606	6	4 BHK	3113	0	3113	3424	40720	12,67,61,360	13,43,67,042	3,36,000	1,09,57,760
9	701	7	3 BHK	1705	87	1792	1971	40840	7,31,85,280	7,75,76,397	1,94,000	63,07,840
10	702	7	3 BHK	1706	87	1793	1972	40840	7,32,26,120	7,76,19,687	1,94,000	63,11,360
11	703	7	3 BHK	1762	134	1896	2086	40840	7,74,32,640	8,20,78,598	2,05,000	66,73,920
12	704	7	3 BHK	1754	134	1888	2077	40840	7,71,05,920	8,17,32,275	2,04,500	66,45,760
13	705	7	4 BHK	3112	0	3112	3423	40840	12,70,94,080	13,47,19,725	3,37,000	1,09,54,240
14	706	7	4 BHK	3113	0	3113	3424	40840	12,71,34,920	13,47,63,015	3,37,000	1,09,57,760
15	803	8	3 BHK	1762	134	1896	2086	40960	7,76,60,160	8,23,19,770	2,06,000	66,73,920

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16	804	8	3 BHK	1754	134	1888	2077	40960	7,73,32,480	8,19,72,429	2,05,000	66,45,760
17	805	8	4 BHK	3112	0	3112	3423	40960	12,74,67,520	13,51,15,571	3,38,000	1,09,54,240
18	806	8	4 BHK	3113	0	3113	3424	40960	12,75,08,480	13,51,58,989	3,38,000	1,09,57,760
19	901	9	3 BHK	1705	87	1792	1971	41080	7,36,15,360	7,80,32,282	1,95,000	63,07,840
20	902	9	3 BHK	1706	87	1793	1972	41080	7,36,56,440	7,80,75,826	1,95,000	63,11,360
21	903	9	3 BHK	1762	134	1896	2086	41080	7,78,87,680	8,25,60,941	2,06,500	66,73,920
22	904	9	3 BHK	1754	134	1888	2077	41080	7,75,59,040	8,22,12,582	2,05,500	66,45,760
23	905	9	4 BHK	3112	0	3112	3423	41080	12,78,40,960	13,55,11,418	3,39,000	1,09,54,240
24	906	9	4 BHK	3113	0	3113	3424	41080	12,78,82,040	13,55,54,962	3,39,000	1,09,57,760
25	1001	10	3 BHK	1705	87	1792	1971	41200	7,38,30,400	7,82,60,224	1,95,500	63,07,840
26	1002	10	3 BHK	1706	87	1793	1972	41200	7,38,71,600	7,83,03,896	1,96,000	63,11,360
27	1003	10	3 BHK	1762	134	1896	2086	41200	7,81,15,200	8,28,02,112	2,07,000	66,73,920
28	1004	10	3 BHK	1754	134	1888	2077	41200	7,77,85,600	8,24,52,736	2,06,000	66,45,760
29	1005	10	4 BHK	3112	0	3112	3423	41200	12,82,14,400	13,59,07,264	3,40,000	1,09,54,240
30	1006	10	4 BHK	3113	0	3113	3424	41200	12,82,55,600	13,59,50,936	3,40,000	1,09,57,760
31	1101	11	3 BHK	1705	87	1792	1971	41320	7,40,45,440	7,84,88,166	1,96,000	63,07,840
32	1102	11	3 BHK	1706	87	1793	1972	41320	7,40,86,760	7,85,31,966	1,96,500	63,11,360
33	1103	11	3 BHK	1762	134	1896	2086	41320	7,83,42,720	8,30,43,283	2,07,500	66,73,920
34	1104	11	3 BHK	1754	134	1888	2077	41320	7,80,12,160	8,26,92,890	2,06,500	66,45,760
35	1105	11	4 BHK	3112	0	3112	3423	41320	12,85,87,840	13,63,03,110	3,41,000	1,09,54,240
36	1106	11	4 BHK	3113	0	3113	3424	41320	12,86,29,160	13,63,46,910	3,41,000	1,09,57,760
37	1201	12	3 BHK	1705	87	1792	1971	41440	7,42,60,480	7,87,16,109	1,97,000	63,07,840
38	1202	12	3 BHK	1706	87	1793	1972	41440	7,43,01,920	7,87,60,035	1,97,000	63,11,360
39	1203	12	3 BHK	1762	134	1896	2086	41440	7,85,70,240	8,32,84,454	2,08,000	66,73,920
40	1204	12	3 BHK	1754	134	1888	2077	41440	7,82,38,720	8,29,33,043	2,07,500	66,45,760
41	1205	12	4 BHK	3112	0	3112	3423	41440	12,89,61,280	13,66,98,957	3,41,500	1,09,54,240
42	1206	12	4 BHK	3113	0	3113	3424	41440	12,90,02,720	13,67,42,883	3,42,000	1,09,57,760
43	1301	13	3 BHK	1705	87	1792	1971	41560	7,44,75,520	7,89,44,051	1,97,500	63,07,840
44	1302	13	3 BHK	1706	87	1793	1972	41560	7,45,17,080	7,89,88,105	1,97,500	63,11,360
45	1303	13	3 BHK	1762	134	1896	2086	41560	7,87,97,760	8,35,25,626	2,09,000	66,73,920
46	1304	13	3 BHK	1754	134	1888	2077	41560	7,84,65,280	8,31,73,197	2,08,000	66,45,760
47	1305	13	4 BHK	3112	0	3112	3423	41560	12,93,34,720	13,70,94,803	3,42,500	1,09,54,240
48	1306	13	4 BHK	3113	0	3113	3424	41560	12,93,76,280	13,71,38,857	3,43,000	1,09,57,760
49	1401	14	3 BHK	1705	87	1792	1971	41680	7,46,90,560	7,91,71,994	1,98,000	63,07,840
50	1402	14	3 BHK	1706	87	1793	1972	41680	7,47,32,240	7,92,16,174	1,98,000	63,11,360
51	1403	14	3 BHK	1762	134	1896	2086	41680	7,90,25,280	8,37,66,797	2,09,500	66,73,920
52	1404	14	3 BHK	1754	134	1888	2077	41680	7,86,91,840	8,34,13,350	2,08,500	66,45,760
53	1405	14	4 BHK	3112	0	3112	3423	41680	12,97,08,160	13,74,90,650	3,43,500	1,09,54,240
54	1406	14	4 BHK	3113	0	3113	3424	41680	12,97,49,840	13,75,34,830	3,44,000	1,09,57,760

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55	1503	15	3 BHK	1762	134	1896	2086	41800	7,92,52,800	8,40,07,968	2,10,000	66,73,920
56	1504	15	3 BHK	1754	134	1888	2077	41800	7,89,18,400	8,36,53,504	2,09,000	66,45,760
57	1505	15	4 BHK	3112	0	3112	3423	41800	13,00,81,600	13,78,86,496	3,44,500	1,09,54,240
58	1506	15	4 BHK	3113	0	3113	3424	41800	13,01,23,400	13,79,30,804	3,45,000	1,09,57,760
59	1601	16	3 BHK	1705	87	1792	1971	41920	7,51,20,640	7,96,27,878	1,99,000	63,07,840
60	1602	16	3 BHK	1706	87	1793	1972	41920	7,51,62,560	7,96,72,314	1,99,000	63,11,360
61	1603	16	3 BHK	1762	134	1896	2086	41920	7,94,80,320	8,42,49,139	2,10,500	66,73,920
62	1604	16	3 BHK	1754	134	1888	2077	41920	7,91,44,960	8,38,93,658	2,09,500	66,45,760
63	1605	16	4 BHK	3112	0	3112	3423	41920	13,04,55,040	13,82,82,342	3,45,500	1,09,54,240
64	1606	16	4 BHK	3113	0	3113	3424	41920	13,04,96,960	13,83,26,778	3,46,000	1,09,57,760
65	1701	17	3 BHK	1705	87	1792	1971	42040	7,53,35,680	7,98,55,821	1,99,500	63,07,840
66	1702	17	3 BHK	1706	87	1793	1972	42040	7,53,77,720	7,99,00,383	2,00,000	63,11,360
67	1703	17	3 BHK	1762	134	1896	2086	42040	7,97,07,840	8,44,90,310	2,11,000	66,73,920
68	1704	17	3 BHK	1754	134	1888	2077	42040	7,93,71,520	8,41,33,811	2,10,500	66,45,760
69	1705	17	4 BHK	3112	0	3112	3423	42040	13,08,28,480	13,86,78,189	3,46,500	1,09,54,240
70	1706	17	4 BHK	3113	0	3113	3424	42040	13,08,70,520	13,87,22,751	3,47,000	1,09,57,760
71	1801	18	3 BHK	1705	87	1792	1971	42160	7,55,50,720	8,00,83,763	2,00,000	63,07,840
72	1802	18	3 BHK	1706	87	1793	1972	42160	7,55,92,880	8,01,28,453	2,00,500	63,11,360
73	1803	18	3 BHK	1762	134	1896	2086	42160	7,99,35,360	8,47,31,482	2,12,000	66,73,920
74	1804	18	3 BHK	1754	134	1888	2077	42160	7,95,98,080	8,43,73,965	2,11,000	66,45,760
75	1805	18	4 BHK	3112	0	3112	3423	42160	13,12,01,920	13,90,74,035	3,47,500	1,09,54,240
76	1806	18	4 BHK	3113	0	3113	3424	42160	13,12,44,080	13,91,18,725	3,48,000	1,09,57,760
77	1901	19	3 BHK	1705	87	1792	1971	42280	7,57,65,760	8,03,11,706	2,01,000	63,07,840
78	1902	19	3 BHK	1706	87	1793	1972	42280	7,58,08,040	8,03,56,522	2,01,000	63,11,360
79	1903	19	3 BHK	1762	134	1896	2086	42280	8,01,62,880	8,49,72,653	2,12,500	66,73,920
80	1904	19	3 BHK	1754	134	1888	2077	42280	7,98,24,640	8,46,14,118	2,11,500	66,45,760
81	1905	19	4 BHK	3112	0	3112	3423	42280	13,15,75,360	13,94,69,882	3,48,500	1,09,54,240
82	1906	19	4 BHK	3113	0	3113	3424	42280	13,16,17,640	13,95,14,698	3,49,000	1,09,57,760
83	2001	20	3 BHK	1705	87	1792	1971	42400	7,59,80,800	8,05,39,648	2,01,500	63,07,840
84	2002	20	3 BHK	1706	87	1793	1972	42400	7,60,23,200	8,05,84,592	2,01,500	63,11,360
85	2003	20	3 BHK	1762	134	1896	2086	42400	8,03,90,400	8,52,13,824	2,13,000	66,73,920
86	2004	20	3 BHK	1754	134	1888	2077	42400	8,00,51,200	8,48,54,272	2,12,000	66,45,760
87	2005	20	4 BHK	3112	0	3112	3423	42400	13,19,48,800	13,98,65,728	3,49,500	1,09,54,240
88	2006	20	4 BHK	3113	0	3113	3424	42400	13,19,91,200	13,99,10,672	3,50,000	1,09,57,760
89	2101	21	3 BHK	1705	87	1792	1971	42520	7,61,95,840	8,07,67,590	2,02,000	63,07,840
90	2102	21	3 BHK	1706	87	1793	1972	42520	7,62,38,360	8,08,12,662	2,02,000	63,11,360
91	2103	21	3 BHK	1762	134	1896	2086	42520	8,06,17,920	8,54,54,995	2,13,500	66,73,920
92	2104	21	3 BHK	1754	134	1888	2077	42520	8,02,77,760	8,50,94,426	2,12,500	66,45,760
93	2105	21	4 BHK	3112	0	3112	3423	42520	13,23,22,240	14,02,61,574	3,50,500	1,09,54,240

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94	2106	21	4 BHK	3113	0	3113	3424	42520	13,23,64,760	14,03,06,646	3,51,000	1,09,57,760
95	2203	22	3 BHK	1762	134	1896	2086	42640	8,08,45,440	8,56,96,166	2,14,000	66,73,920
96	2204	22	3 BHK	1754	134	1888	2077	42640	8,05,04,320	8,53,34,579	2,13,500	66,45,760
97	2205	22	4 BHK	3112	0	3112	3423	42640	13,26,95,680	14,06,57,421	3,51,500	1,09,54,240
98	2206	22	4 BHK	3113	0	3113	3424	42640	13,27,38,320	14,07,02,619	3,52,000	1,09,57,760
99	2301	23	3 BHK	1705	87	1792	1971	42760	7,66,25,920	8,12,23,475	2,03,000	63,07,840
100	2302	23	3 BHK	1706	87	1793	1972	42760	7,66,68,680	8,12,68,801	2,03,000	63,11,360
101	2303	23	3 BHK	1762	134	1896	2086	42760	8,10,72,960	8,59,37,338	2,15,000	66,73,920
102	2304	23	3 BHK	1754	134	1888	2077	42760	8,07,30,880	8,55,74,733	2,14,000	66,45,760
103	2305	23	4 BHK	3112	0	3112	3423	42760	13,30,69,120	14,10,53,267	3,52,500	1,09,54,240
104	2306	23	4 BHK	3113	0	3113	3424	42760	13,31,11,880	14,10,98,593	3,52,500	1,09,57,760
105	2401	24	3 BHK	1705	87	1792	1971	42880	7,68,40,960	8,14,51,418	2,03,500	63,07,840
106	2402	24	3 BHK	1706	87	1793	1972	42880	7,68,83,840	8,14,96,870	2,03,500	63,11,360
107	2403	24	3 BHK	1762	134	1896	2086	42880	8,13,00,480	8,61,78,509	2,15,500	66,73,920
108	2404	24	3 BHK	1754	134	1888	2077	42880	8,09,57,440	8,58,14,886	2,14,500	66,45,760
109	2405	24	4 BHK	3112	0	3112	3423	42880	13,34,42,560	14,14,49,114	3,53,500	1,09,54,240
110	2406	24	4 BHK	3113	0	3113	3424	42880	13,34,85,440	14,14,94,566	3,53,500	1,09,57,760
111	2501	25	3 BHK	1705	87	1792	1971	43000	7,70,56,000	8,16,79,360	2,04,000	63,07,840
112	2502	25	3 BHK	1706	87	1793	1972	43000	7,70,99,000	8,17,24,940	2,04,500	63,11,360
113	2503	25	3 BHK	1762	134	1896	2086	43000	8,15,28,000	8,64,19,680	2,16,000	66,73,920
114	2504	25	3 BHK	1754	134	1888	2077	43000	8,11,84,000	8,60,55,040	2,15,000	66,45,760
115	2505	25	4 BHK	3112	0	3112	3423	43000	13,38,16,000	14,18,44,960	3,54,500	1,09,54,240
116	2506	25	4 BHK	3113	0	3113	3424	43000	13,38,59,000	14,18,90,540	3,54,500	1,09,57,760
117	2601	26	3 BHK	1705	87	1792	1971	43120	7,72,71,040	8,19,07,302	2,05,000	63,07,840
118	2602	26	3 BHK	1706	87	1793	1972	43120	7,73,14,160	8,19,53,010	2,05,000	63,11,360
119	2603	26	3 BHK	1762	134	1896	2086	43120	8,17,55,520	8,66,60,851	2,16,500	66,73,920
120	2604	26	3 BHK	1754	134	1888	2077	43120	8,14,10,560	8,62,95,194	2,15,500	66,45,760
121	2605	26	4 BHK	3112	0	3112	3423	43120	13,41,89,440	14,22,40,806	3,55,500	1,09,54,240
122	2606	26	4 BHK	3113	0	3113	3424	43120	13,42,32,560	14,22,86,514	3,55,500	1,09,57,760
123	2701	27	3 BHK	1705	87	1792	1971	43240	7,74,86,080	8,21,35,245	2,05,500	63,07,840
124	2702	27	3 BHK	1706	87	1793	1972	43240	7,75,29,320	8,21,81,079	2,05,500	63,11,360
125	2703	27	3 BHK	1762	134	1896	2086	43240	8,19,83,040	8,69,02,022	2,17,500	66,73,920
126	2704	27	3 BHK	1754	134	1888	2077	43240	8,16,37,120	8,65,35,347	2,16,500	66,45,760
127	2705	27	4 BHK	3504	0	3504	3854	43240	15,15,12,960	16,06,03,738	4,01,500	1,23,34,080
128	2706	27	4 BHK	3113	0	3113	3424	43240	13,46,06,120	14,26,82,487	3,56,500	1,09,57,760
129	2801	28	3 BHK	1705	87	1792	1971	43360	7,77,01,120	8,23,63,187	2,06,000	63,07,840
130	2802	28	3 BHK	1706	87	1793	1972	43360	7,77,44,480	8,24,09,149	2,06,000	63,11,360
131	2803	28	3 BHK	1762	134	1896	2086	43360	8,22,10,560	8,71,43,194	2,18,000	66,73,920
132	2804	28	3 BHK	1754	134	1888	2077	43360	8,18,63,680	8,67,75,501	2,17,000	66,45,760

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133	2805	28	4 BHK	3504	0	3504	3854	43360	15,19,33,440	16,10,49,446	4,02,500	1,23,34,080
134	2806	28	4 BHK	3113	0	3113	3424	43360	13,49,79,680	14,30,78,461	3,57,500	1,09,57,760
135	2903	29	3 BHK	1762	134	1896	2086	43480	8,24,38,080	8,73,84,365	2,18,500	66,73,920
136	2904	29	3 BHK	1754	134	1888	2077	43480	8,20,90,240	8,70,15,654	2,17,500	66,45,760
137	2905	29	4 BHK	3504	0	3504	3854	43480	15,23,53,920	16,14,95,155	4,03,500	1,23,34,080
138	2906	29	4 BHK	3113	0	3113	3424	43480	13,53,53,240	14,34,74,434	3,58,500	1,09,57,760
139	3001	30	3 BHK	1712	87	1799	1979	43600	7,84,36,400	8,31,42,584	2,08,000	63,32,480
140	3002	30	3 BHK	1713	87	1800	1980	43600	7,84,80,000	8,31,88,800	2,08,000	63,36,000
141	3003	30	3 BHK	1769	134	1903	2093	43600	8,29,70,800	8,79,49,048	2,20,000	66,98,560
142	3004	30	3 BHK	1761	134	1895	2085	43600	8,26,22,000	8,75,79,320	2,19,000	66,70,400
143	3005	30	4 BHK	3512	0	3512	3863	43600	15,31,23,200	16,23,10,592	4,06,000	1,23,62,240
144	3006	30	4 BHK	3120	0	3120	3432	43600	13,60,32,000	14,41,93,920	3,60,500	1,09,82,400
145	3101	31	3 BHK	1712	87	1799	1979	43720	7,86,52,280	8,33,71,417	2,08,500	63,32,480
146	3102	31	3 BHK	1713	87	1800	1980	43720	7,86,96,000	8,34,17,760	2,08,500	63,36,000
147	3103	31	3 BHK	1769	134	1903	2093	43720	8,31,99,160	8,81,91,110	2,20,500	66,98,560
148	3104	31	3 BHK	1761	134	1895	2085	43720	8,28,49,400	8,78,20,364	2,19,500	66,70,400
149	3105	31	4 BHK	3512	0	3512	3863	43720	15,35,44,640	16,27,57,318	4,07,000	1,23,62,240
150	3106	31	4 BHK	3120	0	3120	3432	43720	13,64,06,400	14,45,90,784	3,61,500	1,09,82,400
151	3201	32	3 BHK	1712	87	1799	1979	43840	7,88,68,160	8,36,00,250	2,09,000	63,32,480
152	3202	32	3 BHK	1713	87	1800	1980	43840	7,89,12,000	8,36,46,720	2,09,000	63,36,000
153	3203	32	3 BHK	1769	134	1903	2093	43840	8,34,27,520	8,84,33,171	2,21,000	66,98,560
154	3204	32	3 BHK	1761	134	1895	2085	43840	8,30,76,800	8,80,61,408	2,20,000	66,70,400
155	3205	32	4 BHK	3512	0	3512	3863	43840	15,39,66,080	16,32,04,045	4,08,000	1,23,62,240
156	3206	32	4 BHK	3120	0	3120	3432	43840	13,67,80,800	14,49,87,648	3,62,500	1,09,82,400
157	3301	33	3 BHK	1712	87	1799	1979	43960	7,90,84,040	8,38,29,082	2,09,500	63,32,480
158	3302	33	3 BHK	1713	87	1800	1980	43960	7,91,28,000	8,38,75,680	2,09,500	63,36,000
159	3303	33	3 BHK	1769	134	1903	2093	43960	8,36,55,880	8,86,75,233	2,21,500	66,98,560
160	3304	33	3 BHK	1761	134	1895	2085	43960	8,33,04,200	8,83,02,452	2,21,000	66,70,400
161	3305	33	4 BHK	3512	0	3512	3863	43960	15,43,87,520	16,36,50,771	4,09,000	1,23,62,240
162	3306	33	4 BHK	3120	0	3120	3432	43960	13,71,55,200	14,53,84,512	3,63,500	1,09,82,400
163	3401	34	3 BHK	1712	87	1799	1979	44080	7,92,99,920	8,40,57,915	2,10,000	63,32,480
164	3402	34	3 BHK	1713	87	1800	1980	44080	7,93,44,000	8,41,04,640	2,10,500	63,36,000
165	3403	34	3 BHK	1769	134	1903	2093	44080	8,38,84,240	8,89,17,294	2,22,500	66,98,560
166	3404	34	3 BHK	1761	134	1895	2085	44080	8,35,31,600	8,85,43,496	2,21,500	66,70,400
167	3405	34	4 BHK	3512	0	3512	3863	44080	15,48,08,960	16,40,97,498	4,10,000	1,23,62,240
168	3406	34	4 BHK	3120	0	3120	3432	44080	13,75,29,600	14,57,81,376	3,64,500	1,09,82,400
169	3501	35	3 BHK	1712	87	1799	1979	44200	7,95,15,800	8,42,86,748	2,10,500	63,32,480
170	3502	35	3 BHK	1713	87	1800	1980	44200	7,95,60,000	8,43,33,600	2,11,000	63,36,000
171	3503	35	3 BHK	1769	134	1903	2093	44200	8,41,12,600	8,91,59,356	2,23,000	66,98,560

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
172	3504	35	3 BHK	1761	134	1895	2085	44200	8,37,59,000	8,87,84,540	2,22,000	66,70,400
173	3505	35	4 BHK	3512	0	3512	3863	44200	15,52,30,400	16,45,44,224	4,11,500	1,23,62,240
174	3506	35	4 BHK	3120	0	3120	3432	44200	13,79,04,000	14,61,78,240	3,65,500	1,09,82,400
175	3603	36	3 BHK	1769	134	1903	2093	44320	8,43,40,960	8,94,01,418	2,23,500	66,98,560
176	3604	36	3 BHK	1761	134	1895	2085	44320	8,39,86,400	8,90,25,584	2,22,500	66,70,400
177	3605	36	4 BHK	3512	0	3512	3863	44320	15,56,51,840	16,49,90,950	4,12,500	1,23,62,240
178	3606	36	4 BHK	3120	0	3120	3432	44320	13,82,78,400	14,65,75,104	3,66,500	1,09,82,400
179	3701	37	3 BHK	1712	87	1799	1979	44440	7,99,47,560	8,47,44,414	2,12,000	63,32,480
180	3702	37	3 BHK	1713	87	1800	1980	44440	7,99,92,000	8,47,91,520	2,12,000	63,36,000
181	3703	37	3 BHK	1769	134	1903	2093	44440	8,45,69,320	8,96,43,479	2,24,000	66,98,560
182	3704	37	3 BHK	1761	134	1895	2085	44440	8,42,13,800	8,92,66,628	2,23,000	66,70,400
183	3705	37	4 BHK	3512	0	3512	3863	44440	15,60,73,280	16,54,37,677	4,13,500	1,23,62,240
184	3706	37	4 BHK	3120	0	3120	3432	44440	13,86,52,800	14,69,71,968	3,67,500	1,09,82,400
185	3801	38	3 BHK	1712	87	1799	1979	44560	8,01,63,440	8,49,73,246	2,12,500	63,32,480
186	3802	38	3 BHK	1713	87	1800	1980	44560	8,02,08,000	8,50,20,480	2,12,500	63,36,000
187	3803	38	3 BHK	1769	134	1903	2093	44560	8,47,97,680	8,98,85,541	2,24,500	66,98,560
188	3804	38	3 BHK	1761	134	1895	2085	44560	8,44,41,200	8,95,07,672	2,24,000	66,70,400
189	3805	38	4 BHK	3512	0	3512	3863	44560	15,64,94,720	16,58,84,403	4,14,500	1,23,62,240
190	3806	38	4 BHK	3120	0	3120	3432	44560	13,90,27,200	14,73,68,832	3,68,500	1,09,82,400
191	3901	39	3 BHK	1712	87	1799	1979	44680	8,03,79,320	8,52,02,079	2,13,000	63,32,480
192	3902	39	3 BHK	1713	87	1800	1980	44680	8,04,24,000	8,52,49,440	2,13,000	63,36,000
193	3903	39	3 BHK	1769	134	1903	2093	44680	8,50,26,040	9,01,27,602	2,25,500	66,98,560
194	3904	39	3 BHK	1761	134	1895	2085	44680	8,46,68,600	8,97,48,716	2,24,500	66,70,400
195	3905	39	4 BHK	3512	0	3512	3863	44680	15,69,16,160	16,63,31,130	4,16,000	1,23,62,240
196	3906	39	4 BHK	3120	0	3120	3432	44680	13,94,01,600	14,77,65,696	3,69,500	1,09,82,400
197	4001	40	3 BHK	1712	87	1799	1979	44800	8,05,95,200	8,54,30,912	2,13,500	63,32,480
198	4002	40	3 BHK	1713	87	1800	1980	44800	8,06,40,000	8,54,78,400	2,13,500	63,36,000
199	4003	40	3 BHK	1769	134	1903	2093	44800	8,52,54,400	9,03,69,664	2,26,000	66,98,560
200	4004	40	3 BHK	1761	134	1895	2085	44800	8,48,96,000	8,99,89,760	2,25,000	66,70,400
201	4005	40	4 BHK	3512	0	3512	3863	44800	15,73,37,600	16,67,77,856	4,17,000	1,23,62,240
202	4006	40	4 BHK	3120	0	3120	3432	44800	13,97,76,000	14,81,62,560	3,70,500	1,09,82,400
203	4101	41	3 BHK	1712	87	1799	1979	44920	8,08,11,080	8,56,59,745	2,14,000	63,32,480
204	4102	41	3 BHK	1713	87	1800	1980	44920	8,08,56,000	8,57,07,360	2,14,500	63,36,000
205	4103	41	3 BHK	1769	134	1903	2093	44920	8,54,82,760	9,06,11,726	2,26,500	66,98,560
206	4104	41	3 BHK	1761	134	1895	2085	44920	8,51,23,400	9,02,30,804	2,25,500	66,70,400
207	4105	41	4 BHK	3512	0	3512	3863	44920	15,77,59,040	16,72,24,582	4,18,000	1,23,62,240
208	4106	41	4 BHK	3120	0	3120	3432	44920	14,01,50,400	14,85,59,424	3,71,500	1,09,82,400
209	4201	42	3 BHK	1712	87	1799	1979	45040	8,10,26,960	8,58,88,578	2,14,500	63,32,480
210	4202	42	3 BHK	1713	87	1800	1980	45040	8,10,72,000	8,59,36,320	2,15,000	63,36,000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
211	4203	42	3 BHK	1769	134	1903	2093	45040	8,57,11,120	9,08,53,787	2,27,000	66,98,560
212	4204	42	3 BHK	1761	134	1895	2085	45040	8,53,50,800	9,04,71,848	2,26,000	66,70,400
213	4205	42	4 BHK	3512	0	3512	3863	45040	15,81,80,480	16,76,71,309	4,19,000	1,23,62,240
214	4206	42	4 BHK	3120	0	3120	3432	45040	14,05,24,800	14,89,56,288	3,72,500	1,09,82,400
215	4303	43	3 BHK	1769	134	1903	2093	45160	8,59,39,480	9,10,95,849	2,27,500	66,98,560
216	4304	43	3 BHK	1761	134	1895	2085	45160	8,55,78,200	9,07,12,892	2,27,000	66,70,400
217	4305	43	4 BHK	3512	0	3512	3863	45160	15,86,01,920	16,81,18,035	4,20,500	1,23,62,240
218	4306	43	4 BHK	3120	0	3120	3432	45160	14,08,99,200	14,93,53,152	3,73,500	1,09,82,400
219	4401	44	3 BHK	1712	87	1799	1979	45280	8,14,58,720	8,63,46,243	2,16,000	63,32,480
220	4402	44	3 BHK	1713	87	1800	1980	45280	8,15,04,000	8,63,94,240	2,16,000	63,36,000
221	4403	44	3 BHK	1769	134	1903	2093	45280	8,61,67,840	9,13,37,910	2,28,500	66,98,560
222	4404	44	3 BHK	1761	134	1895	2085	45280	8,58,05,600	9,09,53,936	2,27,500	66,70,400
223	4405	44	4 BHK	3512	0	3512	3863	45280	15,90,23,360	16,85,64,762	4,21,500	1,23,62,240
224	4406	44	4 BHK	3120	0	3120	3432	45280	14,12,73,600	14,97,50,016	3,74,500	1,09,82,400
225	4501	45	3 BHK	1712	89	1801	1981	45400	8,17,65,400	8,66,71,324	2,16,500	63,39,520
226	4502	45	3 BHK	1713	88	1801	1981	45400	8,17,65,400	8,66,71,324	2,16,500	63,39,520
227	4503	45	3 BHK	1769	136	1905	2096	45400	8,64,87,000	9,16,76,220	2,29,000	67,05,600
228	4504	45	3 BHK	1761	136	1897	2087	45400	8,61,23,800	9,12,91,228	2,28,000	66,77,440
229	4505	45	4 BHK	3512	0	3512	3863	45400	15,94,44,800	16,90,11,488	4,22,500	1,23,62,240
230	4506	45	4 BHK	3120	0	3120	3432	45400	14,16,48,000	15,01,46,880	3,75,500	1,09,82,400
231	4601	46	3 BHK	1712	89	1801	1981	45520	8,19,81,520	8,69,00,411	2,17,500	63,39,520
232	4602	46	3 BHK	1713	88	1801	1981	45520	8,19,81,520	8,69,00,411	2,17,500	63,39,520
233	4603	46	3 BHK	1769	136	1905	2096	45520	8,67,15,600	9,19,18,536	2,30,000	67,05,600
234	4604	46	3 BHK	1761	136	1897	2087	45520	8,63,51,440	9,15,32,526	2,29,000	66,77,440
235	4605	46	4 BHK	3512	0	3512	3863	45520	15,98,66,240	16,94,58,214	4,23,500	1,23,62,240
236	4606	46	4 BHK	3120	0	3120	3432	45520	14,20,22,400	15,05,43,744	3,76,500	1,09,82,400
237	4701	47	3 BHK	1712	89	1801	1981	45640	8,21,97,640	8,71,29,498	2,18,000	63,39,520
238	4702	47	3 BHK	1713	88	1801	1981	45640	8,21,97,640	8,71,29,498	2,18,000	63,39,520
239	4703	47	3 BHK	1769	136	1905	2096	45640	8,69,44,200	9,21,60,852	2,30,500	67,05,600
240	4704	47	3 BHK	1761	136	1897	2087	45640	8,65,79,080	9,17,73,825	2,29,500	66,77,440
241	4705	47	4 BHK	3512	0	3512	3863	45640	16,02,87,680	16,99,04,941	4,25,000	1,23,62,240
242	4706	47	4 BHK	3120	0	3120	3432	45640	14,23,96,800	15,09,40,608	3,77,500	1,09,82,400
243	4801	48	3 BHK	1712	89	1801	1981	45760	8,24,13,760	8,73,58,586	2,18,500	63,39,520
244	4802	48	3 BHK	1713	88	1801	1981	45760	8,24,13,760	8,73,58,586	2,18,500	63,39,520
245	4803	48	3 BHK	1769	136	1905	2096	45760	8,71,72,800	9,24,03,168	2,31,000	67,05,600
246	4804	48	3 BHK	1761	136	1897	2087	45760	8,68,06,720	9,20,15,123	2,30,000	66,77,440
247	4805	48	4 BHK	3512	0	3512	3863	45760	16,07,09,120	17,03,51,667	4,26,000	1,23,62,240
248	4806	48	4 BHK	3120	0	3120	3432	45760	14,27,71,200	15,13,37,472	3,78,500	1,09,82,400
249	4901	49	3 BHK	1712	89	1801	1981	45880	8,26,29,880	8,75,87,673	2,19,000	63,39,520

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
250	4902	49	3 BHK	1713	88	1801	1981	45880	8,26,29,880	8,75,87,673	2,19,000	63,39,520
251	4903	49	3 BHK	1769	136	1905	2096	45880	8,74,01,400	9,26,45,484	2,31,500	67,05,600
252	4904	49	3 BHK	1761	136	1897	2087	45880	8,70,34,360	9,22,56,422	2,30,500	66,77,440
253	4905	49	4 BHK	3512	0	3512	3863	45880	16,11,30,560	17,07,98,394	4,27,000	1,23,62,240
254	4906	49	4 BHK	3120	0	3120	3432	45880	14,31,45,600	15,17,34,336	3,79,500	1,09,82,400
255	5003	50	3 BHK	1769	136	1905	2096	46000	8,76,30,000	9,28,87,800	2,32,000	67,05,600
256	5004	50	3 BHK	1761	136	1897	2087	46000	8,72,62,000	9,24,97,720	2,31,000	66,77,440
257	5005	50	4 BHK	3512	0	3512	3863	46000	16,15,52,000	17,12,45,120	4,28,000	1,23,62,240
258	5006	50	4 BHK	3120	0	3120	3432	46000	14,35,20,000	15,21,31,200	3,80,500	1,09,82,400
<b>Total</b>				<b>581661</b>	<b>18885</b>	<b>600546</b>	<b>660601</b>		<b>26,03,98,89,480</b>	<b>27,60,22,82,848</b>		<b>2,11,39,21,920</b>

### Summary of the Project:

Building / Tower	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 ₹
3 / C	3 BHK - 168 4 BHK - 90	258	600546	660601	26,03,98,89,480.00	27,60,22,82,848.00
<b>Typical Refuge Floors – 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 29<sup>th</sup>, 36<sup>th</sup>, 43<sup>rd</sup> &amp; 50<sup>th</sup> Floors – Flat Nos. 1 &amp; 2</b>						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	26,03,98,89,480.00
Final Realizable Value After Completion in ₹	27,60,22,82,848.00
Cost of Construction (Total Built up area x Rate) 660601 Sq. Ft. x ₹ 3200.00	2,11,39,21,920.00

Building No. / Tower	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
3 / C	22	660601	2,11,39,21,920.00	46,50,62,822.00

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	<b>As per table attached to the report</b>
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 26,03,98,89,480.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 27,60,22,82,848.00</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



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for Residential Flat, where there are typically many comparable 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 ₹ 39,500.00 to ₹ 47,500.00 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 ₹ 40,600.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



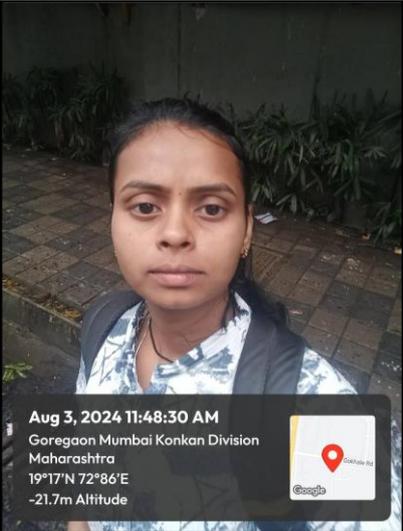
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# Actual Site Photographs



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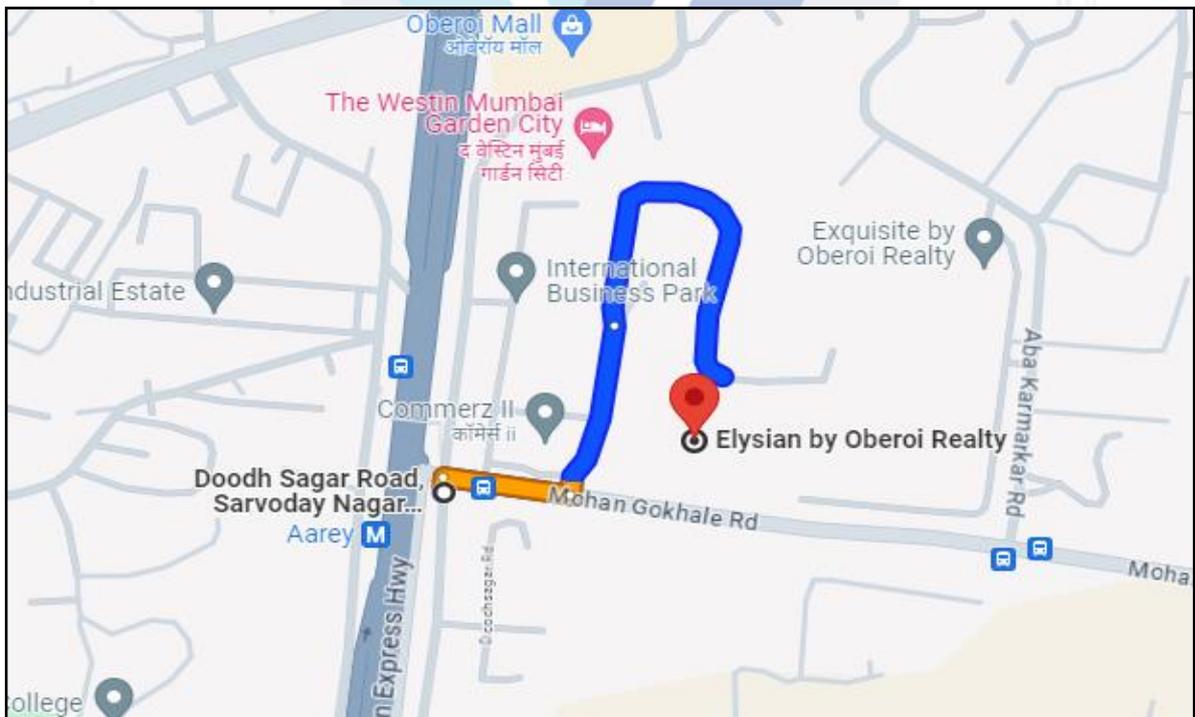
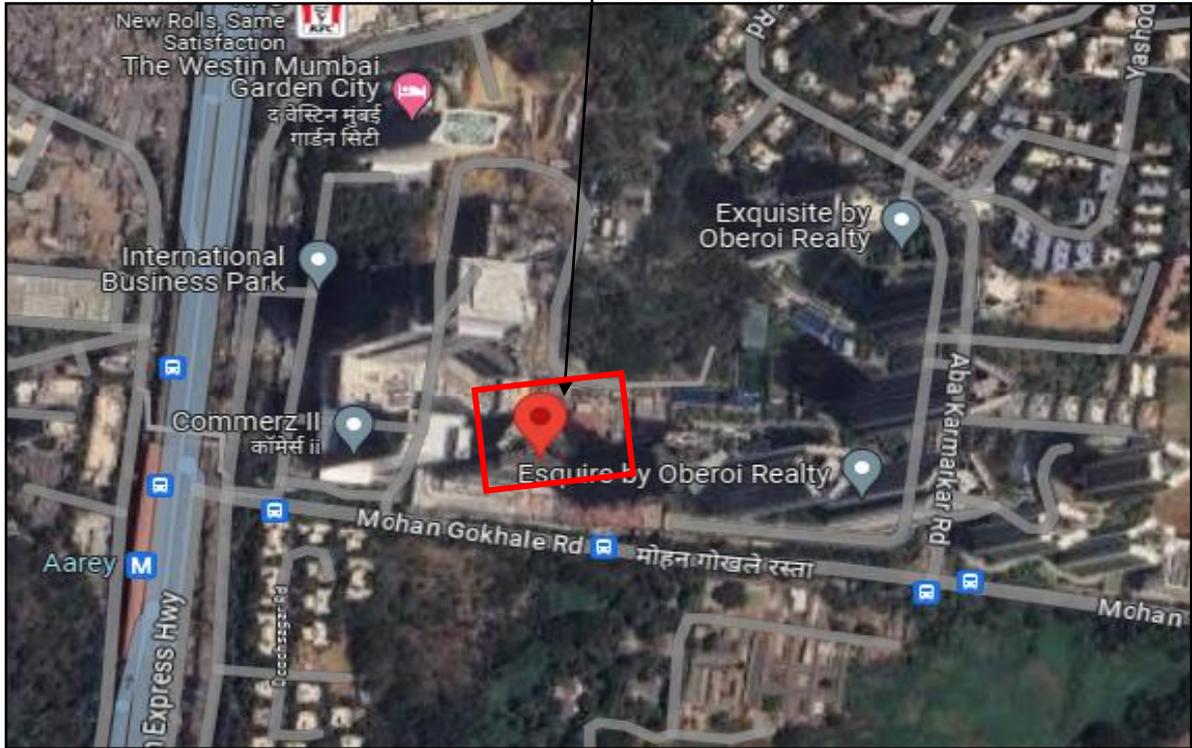
**Vastukala Consultants (I) Pvt. Ltd.**

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## Route Map of the property

Site, u/r



**Latitude Longitude: 19°10'12.5"N 72°51'41.9"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Aarey – 750 Mtr.)

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**

**बाजारमूल्य दर पत्रक**

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**Year**  
20242025

**Annual Statement of Rates**

**Language**  
English

**Selected District**

**Select Village**

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	बीद्योगिक	एकक (Rs./)	Attribute
58/270 A-भूभाग : खालील विभागातील सिटीएसन.मधील मिळकती	104400	226550	260530	295400	226550	चौरस मीटर	सि.टी.एस. नंबर
58/270B-भूभाग:विशेष गृहप्रकल्पा खालील मिळकती.	103860	202330	232680	259980	202330	चौरस मीटर	सि.टी.एस. नंबर

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
7086/2024	30.03.2024	7,83,96,149.00	163.69	1762.00	44,494.00

7086451 06-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 7086/2024 नोदणी : Regn:63m
<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	78396149		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48770972.96		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1403, माळा नं: 14 वा मजला,टॉवर सी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 163.69 चौ. मीटर कारपेट(रेरा कारपेट)..... सोबत 1 वाहनतळ(टँडम).....(विलेज दिंडोशी,सिटीएस 95)( ( C.T.S. Number : 590 AND OTHERS. ; ) )		
(5) क्षेत्रफळ	163.69 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियाल्टी लि. चे अॅथो. सिप्रेटरी नेहा शाह व जगदीश मेरीया दोघांतर्फे मुखत्यार ओमकार आईर वय:-29 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ, ओबेरॉय गार्डन सिटी, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABCK0235H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशा कैन्या वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र. बी-503, माळा नं: -, इमारतीचे नाव: संगम सीएचएस, ब्लॉक नं: - फिल्म सिटी रोड, दिंडोशी बस डेपोजवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AKYPK7251M 2): नाव:-अमित मुरारी कैन्या वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र. बी-503, माळा नं: -, इमारतीचे नाव: संगम सीएचएस, ब्लॉक नं: - फिल्म सिटी रोड, दिंडोशी बस डेपोजवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AKRPK7134N		
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7086/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4704000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6382/2024	22.03.2024	15,97,96,000.00	326.29	3512	45,498.00

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**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

06-08-2024

दस्त क्रमांक : 6382/2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

Regn:63m

**गावाचे नाव : पी.एस.पहाडीगोरेगांव**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	159796000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	105768314.46
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 5005, माळा नं: 50 वा मजला,टॉवर सी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 326.29 चौ. मीटर कारपेट(रेरा कारपेट)..... सोबत 2 वाहनतळ(सिंगल)व 1 वाहनतळ(टँडम).....(विलेज दिडोशी,सिटीएस 95).....दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक -2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण). नुसार सदरची सदनिका विकत असल्याने सदरील लिहून घेणारे पक्षकार (महिला) .सदरील दस्तात 4% नुसार मु.शु. वसुल करण्यात आले आहे.( ( C.T.S. Number : 590 AND OTHERS. ; ) )
(5) क्षेत्रफळ	326.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियाल्टी लि. चे अॅथो. सिग्नेटरी नेहा शाह व रोहन नाईक दोघांतर्फे मुखत्यार नितेश वेलोंडे वय:-25 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ, ओबेरॉय गार्डन सिटी, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABCK0235H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रेरणा कुमार वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र. बी-4202, माळा नं: -, इमारतीचे नाव: ओबेरॉय एक्सकुझिट, ओबेरॉय गार्डन सिटी, ब्लॉक नं: -, रोड नं: गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AGJPK0247L
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6382/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7990000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6378/2024	22.03.2024	14,19,60,000.00	289.89	3120.00	45,495.00

6378451 06-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 6378/2024 नोंदणी : Regn:63m
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**गावाचे नाव : पी.एस.पहाडीगोरेगांव**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	141960000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	60344627.49
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 5006, माळा नं: 50 वा मजला,टॉवर सी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 289.89 चौ. मीटर कारपेट(रेरा कारपेट)..... सोबत 1 वाहनतळ(सिंगल)व 1 वाहनतळ(टँडम).....(विलेज दिंडोशी,सिटीएस 95)( ( C.T.S. Number : 590 AND OTHERS. ; ) )
(5) क्षेत्रफळ	289.89 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियाल्टी लि. चे अॅथो. सिग्नेटरी शर्मिन मुरतुझा व राखी देसाई दोघांतर्फे मुखत्यार नितेश वेलोंडे वय:-25 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स, ओबेरॉय गार्डन सिटी, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABCK0235H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिखर राज वय:-26; पत्ता:-प्लॉट नं: सदनिका क्र. बी-4202, माळा नं: -, इमारतीचे नाव: ओबेरॉय एक्सक्लुझिव्ह, ओबेरॉय गार्डन सिटी, ब्लॉक नं: -, रोड नं: गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-CBPPR9214P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6378/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	8518000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4354/2024	29.02.2024	7,69,96,218.00	163.69	1762.00	43,700.00

4354451 06-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 4354/2024 नोदणी : Regn:63m
<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	76996218		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48770972.96		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1103, माळा नं: 11 वा मजला,टॉवर सी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 163.69 चौ. मीटर कारपेट(रेरा कारपेट)..... सोबत 1 वाहनतळ(टँडम).....(विलेज दिंडोशी,सिटीएस 95)( ( C.T.S. Number : 590 AND OTHERS. ; ) )		
(5) क्षेत्रफळ	163.69 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियाल्टी लि. चे अॅथो. सिग्रेटरी नेहा शाह व अभिषेक बजोरीया दोघांतर्फे मुखत्यार नितेश वेलोंडे वय:-25 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ, ओबेरॉय गार्डन सिटी, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCK0235H		
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित के. शर्मा वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र. 502, माळा नं: -, इमारतीचे नाव: सत्यम शिवम सीएचएस. एव्हरशार्डन नगर, ब्लॉक नं: -, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-BUBPS6772F 2): नाव:-गुंजन शर्मा वय:-30; पत्ता:-प्लॉट नं: सदनिका क्र. 502, माळा नं: -, इमारतीचे नाव: सत्यम शिवम सीएचएस. एव्हरशार्डन नगर, ब्लॉक नं: -, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-FYJPS9299P		
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4354/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4620000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1709.00	5,61,00,000.00	32,800.00
4 BHK	housing.com	3047.00	13,72,00,000.00	45,000.00
4 BHK	housing.com	3120.00	13,72,00,000.00	44,000.00

HOUSING.COM Buy In Mumbai Goregaon East X + Add
Download App
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Home / Mumbai / Andheri - Dahisar / Goregaon East / Elysian Last updated: Jul 23, 2024

### Elysian ✓ RERA

By OBEROI REALTY LIMITED ₹5.61 Cr - 13.72 Cr | ₹32.83 K - 45.03 K/sq.ft

Goregaon East, Western Suburbs, Mumbai EMI starts at ₹2.79 Lacs

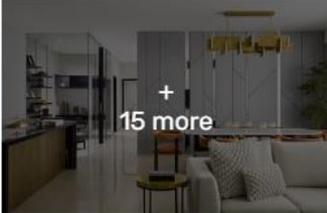
Price excludes maintenance, floor rise c... [See More](#)

[Contact Developer](#)





#MomentsOfHappiness



+ 15 more

3, 4 BHK Apartments Configurations

Jun, 2027 Possession Starts

₹32.83 K - 45.03 K/sq.ft Avg. Price

1709 - 3047 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai Goregaon East X + Add
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Home / Mumbai / Andheri - Dahisar / Goregaon East / Oberoi Elysian Tower C D E Last updated: Jul 20, 2024

### Oberoi Elysian Tower C D E ✓ RERA

By OBEROI REALTY LIMITED ₹6.23 Cr - 13.72 Cr | ₹36.28 K - 43.98 K/sq.ft

Goregaon West, Western Suburbs, Mumbai EMI starts at ₹3.09 Lacs

Price excludes maintenance, floor rise c... [See More](#)

[Contact Developer](#)



No Property Images Available

Request Photos

3, 4 BHK Apartments Configurations

Oct, 2031 Possession Starts

₹36.28 K - 43.98 K/sq.ft Avg. Price

1717 - 3120 sq.ft. (Carpet Area) Sizes

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1894.00	7,85,00,000.00	41,450.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 1894 Sq-ft

**₹ 7.85 Cr** EMI - ₹ 3.54L | [Get pre-approved loan](#)

3 BHK 1894 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)



🛏️ 3 Beds
🛁 5 Baths
🚪 2 Balconies
🏠 Unfurnished
🍷 Bar/Lounge
🏃 Jogging and ...

<p>Super Built-Up Area 1894 sqft - ₹ 41,447/sqft</p>	<p>Developer <a href="#">Oberoi Realty Ltd.</a></p>	<p>Project <a href="#">Oberoi Elysian</a></p>	<p>Floor 25(Out of 69 Floors)</p>
<p>Transaction Type Resale</p>	<p>Additional Rooms 1 Store Room</p>	<p>Facing East</p>	<p>Furnished Status Unfurnished</p>

Contact Agent
Get Phone No.

👤 Last contact made 34 days ago

### More Details

Price Breakup ₹ 7.85 Cr | ₹ 39,25,000 Approx. Registration Charges

Address Goregaon East, Mumbai - Western Mumbai, Maharashtra

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	99acrs.com	1894.00	7,85,00,000.00	41,440.00
4 BHK	99acrs.com	3047.00	12,21,00,000.00	40,000.00

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon > Flats in Goregaon East > 3 BHK Flats in Goregaon East Posted on Jun 23, 2024 | Under Construction

**₹7.85 Cr** @ 41,446 per sq.ft. **3BHK 4Baths** Contact Dealer **FREE**  
 Estimated EMI ₹ 6,26,983 Flat/Apartment for Sale  
 in Oberoi elysian, Goregaon East, Mumbai Shortlist

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

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

**Property (2)**

- Area**  
Carpet area: 1894 sq.ft. (175.96 sq.m.)
- Configuration**  
3 Bedrooms , 4 Bathrooms, 3 Balconies
- Price**  
₹ 7.85 Crore @ 41,446 per sq.ft. [View Price Details](#)
- Address**  
Oberoi elysian  
Goregaon East, Mumbai
- Floor Number**  
24<sup>th</sup> of 69 Floors
- Possession in**  
May 2027

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home Posted on Jul 23, 2024 | Under Construction

**₹12.21 Cr** @ 40,072 per sq.ft. **4BHK 5Baths** Contact Dealer  
 Estimated EMI ₹ 9,75,217 Flat/Apartment for Sale  
 in Oberoi elysian, Goregaon East, Mumbai Shortlist

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

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

**Property (6)**

- Area**  
Carpet area: 3047 sq.ft. (283.68 sq.m.)
- Configuration**  
4 Bedrooms , 5 Bathrooms, 1 Balcony with Store Room, Servant Room, Study Room, Pooja Room
- Price**  
₹ 12.21 Crore+ Govt Charges & Tax @ 40,072 per sq.ft. [View Price Details](#)
- Address**  
Oberoi elysian  
Goregaon East, Mumbai
- Floor Number**  
24<sup>th</sup> of 62 Floors
- Facing**  
East
- Overlooking**  
Park/Garden, Pool, Club, Main Road
- Possession in**  
Dec 2025



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1894.00	7,75,00,000.00	40,960.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 3103 Sq-ft

**₹7.75 Cr** EMI - ₹3,50L | [How much loan can I get?](#)

3 BHK 3103 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)







3 Beds 5 Baths 1 Balcony 2 Covered Parking

Jogging an... Outdoor Ten...

Carpet Area 1894 sqft ₹40,963/sqft	Developer <a href="#">Oberoi Realty Ltd.</a>	Project <a href="#">Oberoi Elysian</a>	Floor 20(Out of 69 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North - East	Lifts 6

Contact Agent

Get Phone No.

Last contact made 10 days ago

### More Details

Price Breakup      **₹7.75 Cr | ₹38,79,150** Approx. Registration Charges | **₹28,215**

Booking Amount      **₹50.0 Lac**

Address      **oberoi garden gokul dham goregaon east, Goregaon East, Mumbai - Western Mumbai, Maharashtra**

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	3120.00	13,89,00,000.00	44,520.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹13.89 Cr [EMI - ₹ 6.26L](#) | [Get pre-approved loan](#)

4 BHK 3900 Sq-ft Flat For Sale [Film City Road, Mumbai](#)









4 Beds
5 Baths
1 Balcony
3 Covered Parking

Health club...
Jogging and ...

Carpet Area 3120 sqft ₹44,519/sqft	Developer <a href="#">Oberoi Realty Ltd.</a>	Project <a href="#">Oberoi Elysian</a>	Floor 44(Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 5

OFFER Free Car Parking

Contact Agent

Get Phone No.

### More Details

Price Breakup      ₹13.89 Cr | ₹69,45,000    Approx. Registration Charges | ₹30,000

Booking Amount      ₹51.0 Lac

Address      **Elysian, Oberoi Garden City, Off Western Express Highway, Goregaon-East, Mumbai, Film City Road, Mumbai - Western Mumbai, Maharashtra**

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	3120.00	13,70,00,000.00	43,910.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹13.70 Cr EMI - ₹ 6.18L | [Get Loan offers from 34+ banks](#)

4 BHK 4365 Sq-ft Flat For Sale [Film City Road, Mumbai](#)





4 Beds
5 Baths
1 Balcony
3 Covered Parking
Outdoor Te...
Visitor Parking

Carpet Area 3120 sqft - ₹ 43,910/sqft	Developer <a href="#">Oberoi Realty Ltd.</a>	Project <a href="#">Oberoi Elysian</a>	Floor 40(Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 5

Contact Agent
Get Phone No.
Last contact made 26 days ago

### More Details

Price Breakup      ₹13.7 Cr | ₹ 30,000

Booking Amount      ₹ 51.0 Lac

Address      **Elysian, Oberoi Garden City, Off Western Express Highway, Goregaon-East, Mumbai, Film City Road, Mumbai - Western Mumbai, Maharashtra**

Landmarks      oberoi mall

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1877.00	6,76,00,000.00	36,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 2200 Sq-ft

**₹ 6.76 Cr** EMI - ₹ 3.05L | [Get Loan offers from 34+ banks](#)

3 BHK 2200 Sq-ft Flat For Sale **Goregaon East, Mumbai**



3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking

Service/Goo...
 Visitor Parking

Carpet Area 1877 sqft + ₹ 36,015/sqft	Developer <b>Oberoi Realty Ltd.</b>	Project <b>Oberoi Elysian</b>	Floor 39 (Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 6

Contact Agent
Get Phone No.

Last contact made 66 days ago

### More Details

Price Breakup	₹ 6.76 Cr   ₹ 33,80,000 Approx. Registration Charges   ₹ 14
Booking Amount	₹ 5.0 Lac
Address	Borivali East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1872	7,81,00,000.00	41,750.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 2500 Sq-ft.

**₹ 7.81 Cr** EMI - ₹ 3.52L | [Get pre-approved loan](#)

3 BHK 2500 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)







3 Beds

3 Baths

1 Balcony

3 Covered Parking

Outdoor Te...

Visitor Parking

Carpet Area  
**1872 sqft** ▾  
₹ 41,750/sqft

Developer  
[Oberoi Realty Ltd.](#)

Project  
[Oberoi Elysian](#)

Floor  
**35(Out of 60 Floors)**

Transaction Type  
**New Property**

Additional Rooms  
**1 Store Room**

Facing  
**West**

Lifts  
**4**

Contact Agent

Get Phone No.

Last contact made 8 days ago

### More Details

Price Breakup      **₹ 7.81 Cr | ₹ 25,000**

Booking Amount      **₹ 51.0 Lac**

Address      **Elysian, Oberoi Garden City, Off Western Express Highway, Goregaon-East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra**

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1980.00	8,10,00,000.00	40,900.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 3765 Sq-ft

**₹ 8.10 Cr** EMI - ₹ 3.65L | [Get Loan offers from 34+ banks](#)

3 BHK 3765 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)









🛏 3 Beds 🚿 5 Baths 🏠 1 Balcony 🚗 2 Covered Parking
📄 Service/Goo... 🚗 Visitor Parking

Carpet Area 1980 sqft + ₹ 40,909/sqft	Developer <a href="#">Oberoi Realty Ltd.</a>	Project <a href="#">Oberoi Elysian</a>	Floor 45 (Out of 69 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North - East	Lifts 6

📍 Near Oberoi Mall and western express highway

Contact Agent
Get Phone No.

👤 Last contact made 7 days ago

### More Details

Price Breakup      **₹ 8.1 Cr | ₹ 40,50,000** Approx. Registration Charges | **₹ 25,000**

Booking Amount      **₹ 60.0 Lac**

Address      **Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra**

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1708.00	7,05,00,000.00	41,276.00

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon East > 3 BHK Flats for Sale in Goregaon East > 2500 Sq-ft

**₹ 7.05 Cr** EMI - ₹ 3.18L | [Get pre-approved loan](#)

3 BHK 2500 Sq-ft Flat For Sale Goregaon East, Mumbai





3 Beds 5 Baths 1 Balcony 2 Covered Parking
Health club... Golf Course

Carpet Area 1708 sqft - ₹ 41,276/sqft	Developer <a href="#">Oberoi Realty Ltd.</a>	Project <a href="#">Oberoi Elysian</a>	Floor 11 (Out of 69 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing East	Lifts 7

✓ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 11 days ago

### More Details

Price Breakup	₹ 7.05 Cr   ₹ 35,25,000 Approx. Registration Charges   ₹ 25,000
Booking Amount	₹ 41.0 Lac
Address	Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Oberoi International School, Oberoi Mall, Western Express Highway

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	350.00	1,30,00,000.00	37,150.00
2 BHK	housing.com	745.00	3,03,00,000.00	40,700.00

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Home / Mumbai / Andheri - Dahisar / Goregaon East / Sham Sadan Last updated: Jul 27, 2024

### Sham Sadan ✓ RERA

By PRASHANT VIJAY SHIRSAT

Jayprakash Nagar, Goregaon East, Western Suburbs, Mumbai

**₹1.3 Cr - 2.1 Cr** | 31.91 K - ₹37.14 K/sq.ft  
EMI starts at ₹64.54 K

Price includes everything except stamp ... See More

Contact Seller



1, 2 BHK Apartments Configurations

Dec, 2025 Possession Starts

31.91 K - ₹37.14 K/sq.ft Avg. Price

350 - 658 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Andheri - Dahisar / Goregaon East / Lodha Fiorenza Last updated: Aug 4, 2024

### Lodha Fiorenza ✓ RERA

By LODHA GROUP

Nirion Compound, Cama Industrial Estate, Goregaon East, Western Suburbs, Mumbai

**₹3.03 Cr - 7.46 Cr** | ₹40.65 K/sq.ft  
EMI starts at ₹1.5 Lacs  
Basic Price

Contact Seller



2, 3, 4 BHK Apartments Configurations

Jan, 2018 Possession Starts

₹40.65 K/sq.ft Avg. Price

745 - 1836 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
6 BHK	99acrs.com	3800.00	16,40,00,000.00	43,150.00
3 BHK	99acrs.com	1736.00	6,60,00,000.00	38,000.00

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon > Flats in Film City Road

**₹16.4 Cr** @ 43,157 per sq.ft.  
Estimated EMI ₹ 13,09,874

**6BHK 6Baths**  
Flat/Apartment for Sale  
In Gokuldham Complex, Film City Road, Goregaon East

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

**REAL ESTATE MASTER**  
**Mohd Shafiq**  
**FEATURED DEALER** | Member Since Nov, 2011

Contact Dealer **FREE**

Under Construction Property | Posted on Jul 01, 2024

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >

**Videos (1)**   **Property (6)**   **Society (7)**



**Area**  
Carpet area: 3800 sq.ft. (353.03 sq.m.)

**Configuration**  
6 Bedrooms , 6 Bathrooms , 2 Balconies with Study Room,Pooja Room,Others,Servant Room

**Price**  
₹ 16.4 Crore+ Govt Charges & Tax @ 43,157 per sq.ft. (All inclusive, Negotiable)  
[View Price Details](#)

**Address**  
Gokuldham Complex  
Film City Road, Goregaon East

**Floor Number**  
63 of 70 Floors

**Facing**  
East

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

**Possession in**  
Jan 2027

**99acres**   Buy   Enter Locality / Project / Society / Landmark   Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon > Flats in Goregaon East > 3 BHK Flats in Goregaon East   Posted on Jun 17, 2024 | Under Construction

**₹6.6 Cr** @ 38,000 per sq.ft.  
Estimated EMI ₹ 5,26,889

**3BHK 5Baths**  
Flat/Apartment for Sale  
in Elysian by Obreoi Realty, Goregaon East, Mumbai, Goregaon East, Mumbai

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

Contact Dealer **FREE**

Shortlist

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

**Property (5)**



**Area**  
Super Built up area 2864 sq.ft. (266.07 sq.m.)  
Built Up area: 2292 sq.ft. (212.93 sq.m.)  
Carpet area: 1736 sq.ft. (161.28 sq.m.)

**Configuration**  
3 Bedrooms , 5 Bathrooms, No Balcony

**Price**  
₹ 6.6 Crore+ Govt Charges & Tax @ 38,000 per sq.ft. (All inclusive, Negotiable)  
[View Price Details](#)

**Address**  
Elysian by Obreoi Realty, Goregaon East, Mumbai  
Goregaon East, Mumbai

**Floor Number**  
20<sup>th</sup> of 69 Floors

**Facing**  
North-West

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

**Possession in**  
Nov 2027



**VASTUKALA**  
Unlocking Excellence

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

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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC207594

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: 07.08.2024

**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 07.08.2024 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 03.08.2024. 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Oberoi Realty Limited</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South 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 Bhavika Chavan – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 03.08.2024 Valuation Date – 07.08.2024 Date of Report – 07.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.08.2024
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 **07<sup>th</sup> August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Oberoi Realty Limited**. 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. Oberoi Realty 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.

## 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

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