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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "IBIS at L and T Realty Elixir Reserve"**

"IBIS at L and T Realty Elixir Reserve", Tower No. 5, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State – Maharashtra, Country - India

Latitude Longitude: 19°07'40.0"N 72°53'41.2"E

**Valuation Done for:**  
**Punjab National Bank**  
**BKC Branch**

PNB Pragati Tower C-9 G Block  
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051

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

## Regd. Office

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

Valuation Report Prepared For: PNB / BKC Branch / IBIS at L and T Realty Elixir Reserve / (10987/2308023) Page 2 of 44

Vastu/Mumbai/09/2024/10987/2308023  
03/09-29-SV  
Date: 03.09.2024

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**MASTER VALUATION REPORT  
OF  
"IBIS at L and T Realty Elixir Reserve"**

**"IBIS at L and T Realty Elixir Reserve", Tower No. 5, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country – India**

**Latitude Longitude: 19°07'40.0"N 72°53'41.2"E**

**NAME OF DEVELOPER: M/s. Larsen & Toubro Ltd. (Realty Division)**

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **02<sup>nd</sup> September 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"IBIS at L and T Realty Elixir Reserve"**, Tower No. 5, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State - Maharashtra, Country - India. It is about 2.9 Km. travel distance from Saki Naka Metro station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. 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:**

<b>Name of builder</b>	<b>M/s. Larsen &amp; Toubro Ltd. (Realty Division)</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>IBIS (T5)</b>	<b>P51800055830</b>
<b>Register office address</b>	<b>M/s. Larsen &amp; Toubro Ltd. (Realty Division)</b> "L & T House", N. M. Marg, Ballard Estate, Mumbai – 400 001, State – Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Chirag Chavda (Deputy Manager - Mobile No. 9867798744 / 022-67059922) Mr. Swapnil (Builder Person – Mobile No. 98678 80084)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:chirag.chavda@larsentoubro.com">chirag.chavda@larsentoubro.com</a> <a href="http://www.intrealty.com">www.intrealty.com</a>	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Road
On or towards South	Open Plot & Road
On or towards East	Saki Vihar Road
On or towards West	Road & Under Construction Building



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**Regd. Office**

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## Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,  
**The Branch Manager,**  
**Punjab National Bank**  
**BKC Branch**  
 PNB Pragati Tower C-9 G Block  
 Bandra Kurla Complex Bandra(E), Mumbai 400051

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

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 02.09.2024
	b)	Date on which the valuation is made : 03.09.2024
3.	List of documents produced for perusal	
	1) Copy of Affidavit Cum Declaration of M/s. Larsen & Toubro Ltd. date 18.09.2021 (As per RERA Site)	
	2) Copy of Title Certificate date 06.10.2021 issued by Adv. Indialaw	
	3) Copy of Legal Title Report date 03.03.2022 issued by Adv. Indialaw	
	4) Copy of NOC for Height Clearance date 07.08.2018 issued by Airports Authority of India	
	5) Copy of Fire Protect and Firefighting letter date 11.11.2021 issued by MCGM	
	6) Copy of Engineer's Certificate date 15.10.2022 issued by Intento Associates Planning Consultants Training (As per RERA Certificate)	
	7) Copy of Engineer's Certificate for Quality Assurance date 31.03.2022 issued by Ankur Jadhav (As per RERA Certificate)	
	8) Copy of Annual Reports on Statement of Accounts 04.10.2022 issued by Deloitte Haskins & Sells LLP Chartered Accountants (As per RERA Certificate)	
	9) Copy of CA Certificate date 10.01.2022 issued by Atul Desai Consultants (As per RERA Certificate)	
	10) Copy of Architects Certificate date 10.10.2022 issued by Atul Desai Consultants (As per RERA Certificate)	
	11) Copy of MAHARERA Registration Certificate of Project No. P51800055830 issued by Maharashtra Real Estate Regulatory Authority date 22.04.2024.	



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12) Copy of Commencement Certificate No. CHE / ES / 2335 / S / 337 (NEW) / FCC / 4 / Amend dated 13.04.2017 issued by Municipal Corporation of Greater Mumbai	
<p>Issue On : 14 Mar 2024                      Valid Upto :                      13 Mar 2025</p> <p>Application Number :                      CHE/ES/2335/S/337(NEW)/FCC/3/Amend</p> <p>Remark :</p> <p>Plinth C.C. up to top of parking level (up to + 9.50M Level) for wing T1, T6,T9 &amp; T10 and re-endorsement of C.C. up to top of parking level for wing T5 and Full C.C up to top of 24th upper floor + LMR &amp; OHT i.e. total ht. of 119.62 Mt. AMSL for Wing T2 and Full C.C up to top of 22nd upper floor + LMR &amp; OHT i.e. total ht. of 113.62 Mt. AMSL for Wing T3 &amp; Full C.C up to top of 22nd upper floor + LMR &amp; OHT i.e. total ht. of 113.52 Mt. AMSL for wing T4 and Full C.C. for Club House/Fitness centre as per approved amended plan dtd. 01.03.2024.</p> <p style="text-align: right;">Approved By Executive Engineer (BP) ES II Executive Engineer</p>	
<p>Issue On : 17 May 2024                      Valid Upto :                      21 Feb 2025</p> <p>Application Number :                      CHE/ES/2335/S/337(NEW)/FCC/4/Amend</p> <p>Remark :</p> <p>Full C.C. is granted for wing T 5 as per amended approved plan dated 01.03.2024 and as per height permitted by Civil Aviation Authority subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.</p>	
13) Copy of Amended Plan Approval Letter No. CHE/ES/2335/S/337(NEW)/337/3/Amend date 01.03.2024 issued by Municipal Corporation of Greater Mumbai	
14) Copy of Approved Plan No. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35)	
<b>Approved upto:</b>	
<b>Building / Tower No.</b>	<b>Number of Floors</b>
<b>IBIS(T5)</b>	<b>3 Basements + Upper Ground (1st Podium) + Stilt + 1<sup>st</sup> to 25<sup>th</sup> upper Floors.</b>
Project Name (With address & phone nos.)	: "IBIS at L and T Realty Elixir Reserve", Tower No. 5, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN Code – 400 072, State - Maharashtra, Country – India.

4.	Name of the developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Larsen &amp; Toubro Ltd. (Realty Division)</b>  <b>Address:</b> L & T House, N. M. Marg, Ballard Estate, Mumbai – 400 001, State – Maharashtra, Country - India  <b>Contact Person:</b> Mr. Chirag Chavda (Deputy Manager - Mobile No. 9867798744 / 022-67059922) Mr. Swapnil (Builder Person – Mobile No. 98678 80084)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:

**About "IBIS at L and T Realty Elixir Reserve" Project:** L and T Realty has launched the epitome of luxury living in the name of L and T Elixir Reserve, to offer luxurious and exclusive residences in the heart of Central Mumbai suburbs. L and T Elixir Reserve Powai redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, L and T Elixir Reserve is going to be the most desirable address in Central Mumbai suburbs. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. L & T Elixir offers grand design features, comforting residential spaces, and luxurious amenities for the most joyful living experience. Located in the spirited locality of Powai, the project brings all the conveniences and elevates the modern lifestyle. The 2, 3 & 4 BHK residences at the L & T Elixir reflect the global design standards and are crafted for offering a peaceful ambiance with ultra-modern features. The project is known for its special features such as Canopy Walkways, Gymnasium, Grand Entrance, Tower Lobby, and immaculately designed Living & Dining Area. The society will be completely ready for possession in Jun, 2025.

#### TYPE OF THE BUILDING

Building / Tower No.	Number of Floors
IBIS(T5)	Proposed 3 Basements + Upper Ground (1 <sup>st</sup> Podium) + Stilt + 1 <sup>st</sup> to 25 <sup>th</sup> upper Floors.

#### LEVEL OF COMPLETEION:

Tower No.	Present stage of Construction	Percentage of work completion
T5	RCC work upto 10 <sup>st</sup> Floor slab is completed. Brick work upto 10 <sup>th</sup> floor is completed.	31%

#### DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2026 (IBIS- T5) (As per MAHARERA Certificate)**

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

#### PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms	➤ Spa with Steam Room
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Unisex Salon
➤ Powder coated aluminum sliding windows with	➤ Business Lounge

	M.S. Grills		
	➤ Laminated wooden flush doors with Safety door	➤ Spa with Steam Room	
	➤ Concealed wiring	➤ Mini Theatre	
	➤ Concealed plumbing	➤ Squash Court	
	➤ Garden	➤ Badminton Court	
	➤ Jogging Track	➤ Library/Reading Room	
	➤ Gymnasium & Yoga Room	➤ Multi-purpose Hall	
	➤ Kids Play Area	➤ Futsal Court	
	➤ Swimming Pool	➤ Landscaped Greens	
	➤ Kids Pool	➤ Reflexology Path	
	➤ Cycling Track	➤ Cycling Track	
	➤ Tennis Court	➤ Juice Bar	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 87 (Pt)
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 87 (pt), Village - Paspoli
	d) Ward / Taluka	:	S - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"IBIS at L and T Realty Elixir Reserve", Tower No. 5, Proposed Residential Building on Land Bearing CTS No. 87 (pt) of Village - Paspoli, Next to L & T Business Park, Saki Vihar Road, Krishna Nagar, Powai, Mumbai, PIN – 400 072, State – Maharashtra, Country - India
8.	City / Town	:	Powai, 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, Village - Paspoli
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>
	North	87 part of village paspoli	87 part of village paspoli
	South	87 part of village paspoli	87 part of village paspoli
	East	87 part of village paspoli saki vihar Road	87 part of village paspoli saki vihar Road
			<b>As per Site</b>
			Road
			Open Plot & Road
			Saki Vihar Road

	West	87 part of village paspoli	87 part of village paspoli	Road & Under Construction Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°07'40.0"N 72°53'41.2"E	
14.	Extent of the site		: Total Plot area = 76,248.27 (As per Approved Plan) Plot area = 824.86 Sq. M. (As per 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 = 76,248.27 (As per Approved Plan) Plot area = 824.86 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35) <b>Approved upto:</b>	
			<b>Building / Tower No.</b>	<b>Number of Floors</b>
			<b>IBIS (T-5)</b>	<b>3 Basements + Upper Ground (1st Podium) + Stilt + 1<sup>st</sup> to 25<sup>th</sup> upper Floors.</b>
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	
12.	Type of road available at present		: B. T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.		: 27.45 Existing Saki Vihar Road	
14.	Is it a Land – Locked land?		: No	



15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area = 76,248.27 (As per Approved Plan) Plot area = 824.86 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 62,000.00 per Sq. M. for Residential ₹ 27,610.00 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>76248.27</td> <td>27610</td> <td>210,52,14,735.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>824.86</td> <td>27610</td> <td>2,27,74,385.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	76248.27	27610	210,52,14,735.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	824.86	27610	2,27,74,385.00
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824.86	27610	2,27,74,385.00																			
<b>Part – B (Valuation of Building)</b>																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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.</b>		<b>Number of Floors</b>																		
	IBIS(T5)		Proposed 3 Basements + Upper Ground (1st Podium) + Stilt + 1 <sup>st</sup> to 25 <sup>th</sup> upper Floors.																		
	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 / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW date 01.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty Five - Sheet No. 1/35 to 35/35)				
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>IBIS (T-5)</td> <td>3 Basements + Upper Ground (1st Podium) + Stilt + 1<sup>st</sup> to 25<sup>th</sup> upper Floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	IBIS (T-5)	3 Basements + Upper Ground (1st Podium) + Stilt + 1 <sup>st</sup> to 25 <sup>th</sup> upper Floors.
Building / Tower No.	Number of Floors						
IBIS (T-5)	3 Basements + Upper Ground (1st Podium) + Stilt + 1 <sup>st</sup> to 25 <sup>th</sup> upper Floors.						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

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

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	

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

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND CHE / ES / 2335 / S / 337 (NEW) / IOD / 1 / NEW DATE 01.03.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**1) Building Name – IBIS, Tower No. 5:**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
1	101	1	2 BHK	743	67	810	891	38500	3,11,85,000	2,80,66,500	2,49,48,000	78,000
2	102	1	2 BHK	743	67	810	891	38500	3,11,85,000	2,80,66,500	2,49,48,000	78,000
3	103	1	1 BHK	382	27	409	450	38500	1,57,46,500	1,41,71,850	1,25,97,200	39,500
4	104	1	Studio	393	39	432	475	38500	1,66,32,000	1,49,68,800	1,33,05,600	41,500
5	105	1	1 BHK	382	27	409	450	38500	1,57,46,500	1,41,71,850	1,25,97,200	39,500
6	106	1	Studio	393	39	432	475	38500	1,66,32,000	1,49,68,800	1,33,05,600	41,500
7	107	1	Studio	393	39	432	475	38500	1,66,32,000	1,49,68,800	1,33,05,600	41,500
8	108	1	1 BHK	382	27	409	450	38500	1,57,46,500	1,41,71,850	1,25,97,200	39,500
9	109	1	1 BHK	382	28	410	451	38500	1,57,85,000	1,42,06,500	1,26,28,000	39,500
10	110	1	Studio	393	39	432	475	38500	1,66,32,000	1,49,68,800	1,33,05,600	41,500
11	201	2	2 BHK	743	67	810	891	38620	3,12,82,200	2,81,53,980	2,50,25,760	78,000
12	202	2	2 BHK	743	67	810	891	38620	3,12,82,200	2,81,53,980	2,50,25,760	78,000
13	203	2	1 BHK	382	27	409	450	38620	1,57,95,580	1,42,16,022	1,26,36,464	39,500
14	204	2	Studio	393	39	432	475	38620	1,66,83,840	1,50,15,456	1,33,47,072	41,500
15	205	2	1 BHK	382	27	409	450	38620	1,57,95,580	1,42,16,022	1,26,36,464	39,500
16	206	2	Studio	393	39	432	475	38620	1,66,83,840	1,50,15,456	1,33,47,072	41,500
17	207	2	Studio	393	39	432	475	38620	1,66,83,840	1,50,15,456	1,33,47,072	41,500
18	208	2	1 BHK	382	27	409	450	38620	1,57,95,580	1,42,16,022	1,26,36,464	39,500
19	209	2	1 BHK	382	28	410	451	38620	1,58,34,200	1,42,50,780	1,26,67,360	39,500
20	210	2	Studio	393	39	432	475	38620	1,66,83,840	1,50,15,456	1,33,47,072	41,500
21	301	3	2 BHK	743	67	810	891	38740	3,13,79,400	2,82,41,460	2,51,03,520	78,500
22	302	3	2 BHK	743	67	810	891	38740	3,13,79,400	2,82,41,460	2,51,03,520	78,500
23	303	3	1 BHK	382	27	409	450	38740	1,58,44,660	1,42,60,194	1,26,75,728	39,500
24	304	3	Studio	393	39	432	475	38740	1,67,35,680	1,50,62,112	1,33,88,544	42,000
25	305	3	1 BHK	382	27	409	450	38740	1,58,44,660	1,42,60,194	1,26,75,728	39,500
26	306	3	Studio	393	39	432	475	38740	1,67,35,680	1,50,62,112	1,33,88,544	42,000
27	307	3	Studio	393	39	432	475	38740	1,67,35,680	1,50,62,112	1,33,88,544	42,000
28	308	3	1 BHK	382	27	409	450	38740	1,58,44,660	1,42,60,194	1,26,75,728	39,500

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
29	309	3	1 BHK	382	28	410	451	38740	1,58,83,400	1,42,95,060	1,27,06,720	39,500
30	310	3	Studio	393	39	432	475	38740	1,67,35,680	1,50,62,112	1,33,88,544	42,000
31	401	4	2 BHK	743	67	810	891	38860	3,14,76,600	2,83,28,940	2,51,81,280	78,500
32	402	4	2 BHK	743	67	810	891	38860	3,14,76,600	2,83,28,940	2,51,81,280	78,500
33	403	4	1 BHK	382	27	409	450	38860	1,58,93,740	1,43,04,366	1,27,14,992	39,500
34	404	4	Studio	393	39	432	475	38860	1,67,87,520	1,51,08,768	1,34,30,016	42,000
35	405	4	1 BHK	382	27	409	450	38860	1,58,93,740	1,43,04,366	1,27,14,992	39,500
36	406	4	Studio	393	39	432	475	38860	1,67,87,520	1,51,08,768	1,34,30,016	42,000
37	407	4	Studio	393	39	432	475	38860	1,67,87,520	1,51,08,768	1,34,30,016	42,000
38	408	4	1 BHK	382	27	409	450	38860	1,58,93,740	1,43,04,366	1,27,14,992	39,500
39	409	4	1 BHK	382	28	410	451	38860	1,59,32,600	1,43,39,340	1,27,46,080	40,000
40	410	4	Studio	393	39	432	475	38860	1,67,87,520	1,51,08,768	1,34,30,016	42,000
41	503	5	1 BHK	382	27	409	450	38980	1,59,42,820	1,43,48,538	1,27,54,256	40,000
42	504	5	Studio	393	39	432	475	38980	1,68,39,360	1,51,55,424	1,34,71,488	42,000
43	505	5	1 BHK	382	27	409	450	38980	1,59,42,820	1,43,48,538	1,27,54,256	40,000
44	506	5	Studio	393	39	432	475	38980	1,68,39,360	1,51,55,424	1,34,71,488	42,000
45	507	5	Studio	393	39	432	475	38980	1,68,39,360	1,51,55,424	1,34,71,488	42,000
46	508	5	1 BHK	382	27	409	450	38980	1,59,42,820	1,43,48,538	1,27,54,256	40,000
47	509	5	1 BHK	382	28	410	451	38980	1,59,81,800	1,43,83,620	1,27,85,440	40,000
48	510	5	Studio	393	39	432	475	38980	1,68,39,360	1,51,55,424	1,34,71,488	42,000
49	601	6	2 BHK	743	67	810	891	39100	3,16,71,000	2,85,03,900	2,53,36,800	79,000
50	602	6	2 BHK	743	67	810	891	39100	3,16,71,000	2,85,03,900	2,53,36,800	79,000
51	603	6	1 BHK	382	27	409	450	39100	1,59,91,900	1,43,92,710	1,27,93,520	40,000
52	604	6	Studio	393	39	432	475	39100	1,68,91,200	1,52,02,080	1,35,12,960	42,000
53	605	6	1 BHK	382	27	409	450	39100	1,59,91,900	1,43,92,710	1,27,93,520	40,000
54	606	6	Studio	393	39	432	475	39100	1,68,91,200	1,52,02,080	1,35,12,960	42,000
55	607	6	Studio	393	39	432	475	39100	1,68,91,200	1,52,02,080	1,35,12,960	42,000
56	608	6	1 BHK	382	27	409	450	39100	1,59,91,900	1,43,92,710	1,27,93,520	40,000
57	609	6	1 BHK	382	28	410	451	39100	1,60,31,000	1,44,27,900	1,28,24,800	40,000
58	610	6	Studio	393	39	432	475	39100	1,68,91,200	1,52,02,080	1,35,12,960	42,000
59	701	7	2 BHK	743	67	810	891	39220	3,17,68,200	2,85,91,380	2,54,14,560	79,500
60	702	7	2 BHK	743	67	810	891	39220	3,17,68,200	2,85,91,380	2,54,14,560	79,500
61	703	7	1 BHK	382	27	409	450	39220	1,60,40,980	1,44,36,882	1,28,32,784	40,000
62	704	7	Studio	393	39	432	475	39220	1,69,43,040	1,52,48,736	1,35,54,432	42,500
63	705	7	1 BHK	382	27	409	450	39220	1,60,40,980	1,44,36,882	1,28,32,784	40,000
64	706	7	Studio	393	39	432	475	39220	1,69,43,040	1,52,48,736	1,35,54,432	42,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
65	707	7	Studio	393	39	432	475	39220	1,69,43,040	1,52,48,736	1,35,54,432	42,500
66	708	7	1 BHK	382	27	409	450	39220	1,60,40,980	1,44,36,882	1,28,32,784	40,000
67	709	7	1 BHK	382	28	410	451	39220	1,60,80,200	1,44,72,180	1,28,64,160	40,000
68	710	7	Studio	393	39	432	475	39220	1,69,43,040	1,52,48,736	1,35,54,432	42,500
69	801	8	2 BHK	743	67	810	891	39340	3,18,65,400	2,86,78,860	2,54,92,320	79,500
70	802	8	2 BHK	743	67	810	891	39340	3,18,65,400	2,86,78,860	2,54,92,320	79,500
71	803	8	1 BHK	382	27	409	450	39340	1,60,90,060	1,44,81,054	1,28,72,048	40,000
72	804	8	Studio	393	39	432	475	39340	1,69,94,880	1,52,95,392	1,35,95,904	42,500
73	805	8	1 BHK	382	27	409	450	39340	1,60,90,060	1,44,81,054	1,28,72,048	40,000
74	806	8	Studio	393	39	432	475	39340	1,69,94,880	1,52,95,392	1,35,95,904	42,500
75	807	8	Studio	393	39	432	475	39340	1,69,94,880	1,52,95,392	1,35,95,904	42,500
76	808	8	1 BHK	382	27	409	450	39340	1,60,90,060	1,44,81,054	1,28,72,048	40,000
77	809	8	1 BHK	382	28	410	451	39340	1,61,29,400	1,45,16,460	1,29,03,520	40,500
78	810	8	Studio	393	39	432	475	39340	1,69,94,880	1,52,95,392	1,35,95,904	42,500
79	901	9	2 BHK	743	67	810	891	39460	3,19,62,600	2,87,66,340	2,55,70,080	80,000
80	902	9	2 BHK	743	67	810	891	39460	3,19,62,600	2,87,66,340	2,55,70,080	80,000
81	903	9	1 BHK	382	27	409	450	39460	1,61,39,140	1,45,25,226	1,29,11,312	40,500
82	904	9	Studio	393	39	432	475	39460	1,70,46,720	1,53,42,048	1,36,37,376	42,500
83	905	9	1 BHK	382	27	409	450	39460	1,61,39,140	1,45,25,226	1,29,11,312	40,500
84	906	9	Studio	393	39	432	475	39460	1,70,46,720	1,53,42,048	1,36,37,376	42,500
85	907	9	Studio	393	39	432	475	39460	1,70,46,720	1,53,42,048	1,36,37,376	42,500
86	908	9	1 BHK	382	27	409	450	39460	1,61,39,140	1,45,25,226	1,29,11,312	40,500
87	909	9	1 BHK	382	28	410	451	39460	1,61,78,600	1,45,60,740	1,29,42,880	40,500
88	910	9	Studio	393	39	432	475	39460	1,70,46,720	1,53,42,048	1,36,37,376	42,500
89	1001	10	2 BHK	743	67	810	891	39580	3,20,59,800	2,88,53,820	2,56,47,840	80,000
90	1002	10	2 BHK	743	67	810	891	39580	3,20,59,800	2,88,53,820	2,56,47,840	80,000
91	1003	10	1 BHK	382	27	409	450	39580	1,61,88,220	1,45,69,398	1,29,50,576	40,500
92	1004	10	Studio	393	39	432	475	39580	1,70,98,560	1,53,88,704	1,36,78,848	42,500
93	1005	10	1 BHK	382	27	409	450	39580	1,61,88,220	1,45,69,398	1,29,50,576	40,500
94	1006	10	Studio	393	39	432	475	39580	1,70,98,560	1,53,88,704	1,36,78,848	42,500
95	1007	10	Studio	393	39	432	475	39580	1,70,98,560	1,53,88,704	1,36,78,848	42,500
96	1008	10	1 BHK	382	27	409	450	39580	1,61,88,220	1,45,69,398	1,29,50,576	40,500
97	1009	10	1 BHK	382	28	410	451	39580	1,62,27,800	1,46,05,020	1,29,82,240	40,500
98	1010	10	Studio	393	39	432	475	39580	1,70,98,560	1,53,88,704	1,36,78,848	42,500
99	1101	11	2 BHK	743	67	810	891	39700	3,21,57,000	2,89,41,300	2,57,25,600	80,500
100	1102	11	2 BHK	743	67	810	891	39700	3,21,57,000	2,89,41,300	2,57,25,600	80,500
101	1103	11	1 BHK	382	27	409	450	39700	1,62,37,300	1,46,13,570	1,29,89,840	40,500
102	1104	11	Studio	393	39	432	475	39700	1,71,50,400	1,54,35,360	1,37,20,320	43,000

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
103	1105	11	1 BHK	382	27	409	450	39700	1,62,37,300	1,46,13,570	1,29,89,840	40,500
104	1106	11	Studio	393	39	432	475	39700	1,71,50,400	1,54,35,360	1,37,20,320	43,000
105	1107	11	Studio	393	39	432	475	39700	1,71,50,400	1,54,35,360	1,37,20,320	43,000
106	1108	11	1 BHK	382	27	409	450	39700	1,62,37,300	1,46,13,570	1,29,89,840	40,500
107	1109	11	1 BHK	382	28	410	451	39700	1,62,77,000	1,46,49,300	1,30,21,600	40,500
108	1110	11	Studio	393	39	432	475	39700	1,71,50,400	1,54,35,360	1,37,20,320	43,000
109	1203	12	1 BHK	382	27	409	450	39820	1,62,86,380	1,46,57,742	1,30,29,104	40,500
110	1204	12	Studio	393	39	432	475	39820	1,72,02,240	1,54,82,016	1,37,61,792	43,000
111	1205	12	1 BHK	382	27	409	450	39820	1,62,86,380	1,46,57,742	1,30,29,104	40,500
112	1206	12	Studio	393	39	432	475	39820	1,72,02,240	1,54,82,016	1,37,61,792	43,000
113	1207	12	Studio	393	39	432	475	39820	1,72,02,240	1,54,82,016	1,37,61,792	43,000
114	1208	12	1 BHK	382	27	409	450	39820	1,62,86,380	1,46,57,742	1,30,29,104	40,500
115	1209	12	1 BHK	382	28	410	451	39820	1,63,26,200	1,46,93,580	1,30,60,960	41,000
116	1210	12	Studio	393	39	432	475	39820	1,72,02,240	1,54,82,016	1,37,61,792	43,000
117	1301	13	2 BHK	743	67	810	891	39940	3,23,51,400	2,91,16,260	2,58,81,120	81,000
118	1302	13	2 BHK	743	67	810	891	39940	3,23,51,400	2,91,16,260	2,58,81,120	81,000
119	1303	13	1 BHK	382	27	409	450	39940	1,63,35,460	1,47,01,914	1,30,68,368	41,000
120	1304	13	Studio	393	39	432	475	39940	1,72,54,080	1,55,28,672	1,38,03,264	43,000
121	1305	13	1 BHK	382	27	409	450	39940	1,63,35,460	1,47,01,914	1,30,68,368	41,000
122	1306	13	Studio	393	39	432	475	39940	1,72,54,080	1,55,28,672	1,38,03,264	43,000
123	1307	13	Studio	393	39	432	475	39940	1,72,54,080	1,55,28,672	1,38,03,264	43,000
124	1308	13	1 BHK	382	27	409	450	39940	1,63,35,460	1,47,01,914	1,30,68,368	41,000
125	1309	13	1 BHK	382	28	410	451	39940	1,63,75,400	1,47,37,860	1,31,00,320	41,000
126	1310	13	Studio	393	39	432	475	39940	1,72,54,080	1,55,28,672	1,38,03,264	43,000
127	1401	14	2 BHK	743	67	810	891	40060	3,24,48,600	2,92,03,740	2,59,58,880	81,000
128	1402	14	2 BHK	743	67	810	891	40060	3,24,48,600	2,92,03,740	2,59,58,880	81,000
129	1403	14	1 BHK	382	27	409	450	40060	1,63,84,540	1,47,46,086	1,31,07,632	41,000
130	1404	14	Studio	393	39	432	475	40060	1,73,05,920	1,55,75,328	1,38,44,736	43,500
131	1405	14	1 BHK	382	27	409	450	40060	1,63,84,540	1,47,46,086	1,31,07,632	41,000
132	1406	14	Studio	393	39	432	475	40060	1,73,05,920	1,55,75,328	1,38,44,736	43,500
133	1407	14	Studio	393	39	432	475	40060	1,73,05,920	1,55,75,328	1,38,44,736	43,500
134	1408	14	1 BHK	382	27	409	450	40060	1,63,84,540	1,47,46,086	1,31,07,632	41,000
135	1409	14	1 BHK	382	28	410	451	40060	1,64,24,600	1,47,82,140	1,31,39,680	41,000
136	1410	14	Studio	393	39	432	475	40060	1,73,05,920	1,55,75,328	1,38,44,736	43,500
137	1501	15	2 BHK	743	67	810	891	40180	3,25,45,800	2,92,91,220	2,60,36,640	81,500
138	1502	15	2 BHK	743	67	810	891	40180	3,25,45,800	2,92,91,220	2,60,36,640	81,500
139	1503	15	1 BHK	382	27	409	450	40180	1,64,33,620	1,47,90,258	1,31,46,896	41,000
140	1504	15	Studio	393	39	432	475	40180	1,73,57,760	1,56,21,984	1,38,86,208	43,500

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
141	1505	15	1 BHK	382	27	409	450	40180	1,64,33,620	1,47,90,258	1,31,46,896	41,000
142	1506	15	Studio	393	39	432	475	40180	1,73,57,760	1,56,21,984	1,38,86,208	43,500
143	1507	15	Studio	393	39	432	475	40180	1,73,57,760	1,56,21,984	1,38,86,208	43,500
144	1508	15	1 BHK	382	27	409	450	40180	1,64,33,620	1,47,90,258	1,31,46,896	41,000
145	1509	15	1 BHK	382	28	410	451	40180	1,64,73,800	1,48,26,420	1,31,79,040	41,000
146	1510	15	Studio	393	39	432	475	40180	1,73,57,760	1,56,21,984	1,38,86,208	43,500
147	1601	16	2 BHK	743	67	810	891	40300	3,26,43,000	2,93,78,700	2,61,14,400	81,500
148	1602	16	2 BHK	743	67	810	891	40300	3,26,43,000	2,93,78,700	2,61,14,400	81,500
149	1603	16	1 BHK	382	27	409	450	40300	1,64,82,700	1,48,34,430	1,31,86,160	41,000
150	1604	16	Studio	393	39	432	475	40300	1,74,09,600	1,56,68,640	1,39,27,680	43,500
151	1605	16	1 BHK	382	27	409	450	40300	1,64,82,700	1,48,34,430	1,31,86,160	41,000
152	1606	16	Studio	393	39	432	475	40300	1,74,09,600	1,56,68,640	1,39,27,680	43,500
153	1607	16	Studio	393	39	432	475	40300	1,74,09,600	1,56,68,640	1,39,27,680	43,500
154	1608	16	1 BHK	382	27	409	450	40300	1,64,82,700	1,48,34,430	1,31,86,160	41,000
155	1609	16	1 BHK	382	28	410	451	40300	1,65,23,000	1,48,70,700	1,32,18,400	41,500
156	1610	16	Studio	393	39	432	475	40300	1,74,09,600	1,56,68,640	1,39,27,680	43,500
157	1701	17	2 BHK	743	67	810	891	40420	3,27,40,200	2,94,66,180	2,61,92,160	82,000
158	1702	17	2 BHK	743	67	810	891	40420	3,27,40,200	2,94,66,180	2,61,92,160	82,000
159	1703	17	1 BHK	382	27	409	450	40420	1,65,31,780	1,48,78,602	1,32,25,424	41,500
160	1704	17	Studio	393	39	432	475	40420	1,74,61,440	1,57,15,296	1,39,69,152	43,500
161	1705	17	1 BHK	382	27	409	450	40420	1,65,31,780	1,48,78,602	1,32,25,424	41,500
162	1706	17	Studio	393	39	432	475	40420	1,74,61,440	1,57,15,296	1,39,69,152	43,500
163	1707	17	Studio	393	39	432	475	40420	1,74,61,440	1,57,15,296	1,39,69,152	43,500
164	1708	17	1 BHK	382	27	409	450	40420	1,65,31,780	1,48,78,602	1,32,25,424	41,500
165	1709	17	1 BHK	382	28	410	451	40420	1,65,72,200	1,49,14,980	1,32,57,760	41,500
166	1710	17	Studio	393	39	432	475	40420	1,74,61,440	1,57,15,296	1,39,69,152	43,500
167	1801	18	2 BHK	743	67	810	891	40540	3,28,37,400	2,95,53,660	2,62,69,920	82,000
168	1802	18	2 BHK	743	67	810	891	40540	3,28,37,400	2,95,53,660	2,62,69,920	82,000
169	1803	18	1 BHK	382	27	409	450	40540	1,65,80,860	1,49,22,774	1,32,64,688	41,500
170	1804	18	Studio	393	39	432	475	40540	1,75,13,280	1,57,61,952	1,40,10,624	44,000
171	1805	18	1 BHK	382	27	409	450	40540	1,65,80,860	1,49,22,774	1,32,64,688	41,500
172	1806	18	Studio	393	39	432	475	40540	1,75,13,280	1,57,61,952	1,40,10,624	44,000
173	1807	18	Studio	393	39	432	475	40540	1,75,13,280	1,57,61,952	1,40,10,624	44,000
174	1808	18	1 BHK	382	27	409	450	40540	1,65,80,860	1,49,22,774	1,32,64,688	41,500
175	1809	18	1 BHK	382	28	410	451	40540	1,66,21,400	1,49,59,260	1,32,97,120	41,500
176	1810	18	Studio	393	39	432	475	40540	1,75,13,280	1,57,61,952	1,40,10,624	44,000
177	1903	19	1 BHK	382	27	409	450	40660	1,66,29,940	1,49,66,946	1,33,03,952	41,500
178	1904	19	Studio	393	39	432	475	40660	1,75,65,120	1,58,08,608	1,40,52,096	44,000



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
179	1905	19	1 BHK	382	27	409	450	40660	1,66,29,940	1,49,66,946	1,33,03,952	41,500
180	1906	19	Studio	393	39	432	475	40660	1,75,65,120	1,58,08,608	1,40,52,096	44,000
181	1907	19	Studio	393	39	432	475	40660	1,75,65,120	1,58,08,608	1,40,52,096	44,000
182	1908	19	1 BHK	382	27	409	450	40660	1,66,29,940	1,49,66,946	1,33,03,952	41,500
183	1909	19	1 BHK	382	28	410	451	40660	1,66,70,600	1,50,03,540	1,33,36,480	41,500
184	1910	19	Studio	393	39	432	475	40660	1,75,65,120	1,58,08,608	1,40,52,096	44,000
185	2001	20	2 BHK	743	67	810	891	40780	3,30,31,800	2,97,28,620	2,64,25,440	82,500
186	2002	20	2 BHK	743	67	810	891	40780	3,30,31,800	2,97,28,620	2,64,25,440	82,500
187	2003	20	1 BHK	382	27	409	450	40780	1,66,79,020	1,50,11,118	1,33,43,216	41,500
188	2004	20	Studio	393	39	432	475	40780	1,76,16,960	1,58,55,264	1,40,93,568	44,000
189	2005	20	1 BHK	382	27	409	450	40780	1,66,79,020	1,50,11,118	1,33,43,216	41,500
190	2006	20	Studio	393	39	432	475	40780	1,76,16,960	1,58,55,264	1,40,93,568	44,000
191	2007	20	Studio	393	39	432	475	40780	1,76,16,960	1,58,55,264	1,40,93,568	44,000
192	2008	20	1 BHK	382	27	409	450	40780	1,66,79,020	1,50,11,118	1,33,43,216	41,500
193	2009	20	1 BHK	382	28	410	451	40780	1,67,19,800	1,50,47,820	1,33,75,840	42,000
194	2010	20	Studio	393	39	432	475	40780	1,76,16,960	1,58,55,264	1,40,93,568	44,000
195	2101	21	2 BHK	743	67	810	891	40900	3,31,29,000	2,98,16,100	2,65,03,200	83,000
196	2102	21	2 BHK	743	67	810	891	40900	3,31,29,000	2,98,16,100	2,65,03,200	83,000
197	2103	21	1 BHK	382	27	409	450	40900	1,67,28,100	1,50,55,290	1,33,82,480	42,000
198	2104	21	Studio	393	39	432	475	40900	1,76,68,800	1,59,01,920	1,41,35,040	44,000
199	2105	21	1 BHK	382	27	409	450	40900	1,67,28,100	1,50,55,290	1,33,82,480	42,000
200	2106	21	Studio	393	39	432	475	40900	1,76,68,800	1,59,01,920	1,41,35,040	44,000
201	2107	21	Studio	393	39	432	475	40900	1,76,68,800	1,59,01,920	1,41,35,040	44,000
202	2108	21	1 BHK	382	27	409	450	40900	1,67,28,100	1,50,55,290	1,33,82,480	42,000
203	2109	21	1 BHK	382	28	410	451	40900	1,67,69,000	1,50,92,100	1,34,15,200	42,000
204	2110	21	Studio	393	39	432	475	40900	1,76,68,800	1,59,01,920	1,41,35,040	44,000
205	2201	22	2 BHK	743	67	810	891	41020	3,32,26,200	2,99,03,580	2,65,80,960	83,000
206	2202	22	2 BHK	743	67	810	891	41020	3,32,26,200	2,99,03,580	2,65,80,960	83,000
207	2203	22	1 BHK	382	27	409	450	41020	1,67,77,180	1,50,99,462	1,34,21,744	42,000
208	2204	22	Studio	393	39	432	475	41020	1,77,20,640	1,59,48,576	1,41,76,512	44,500
209	2205	22	1 BHK	382	27	409	450	41020	1,67,77,180	1,50,99,462	1,34,21,744	42,000
210	2206	22	Studio	393	39	432	475	41020	1,77,20,640	1,59,48,576	1,41,76,512	44,500
211	2207	22	Studio	393	39	432	475	41020	1,77,20,640	1,59,48,576	1,41,76,512	44,500
212	2208	22	1 BHK	382	27	409	450	41020	1,67,77,180	1,50,99,462	1,34,21,744	42,000
213	2209	22	1 BHK	382	28	410	451	41020	1,68,18,200	1,51,36,380	1,34,54,560	42,000
214	2210	22	Studio	393	39	432	475	41020	1,77,20,640	1,59,48,576	1,41,76,512	44,500
215	2301	23	2 BHK	743	67	810	891	41140	3,33,23,400	2,99,91,060	2,66,58,720	83,500
216	2302	23	2 BHK	743	67	810	891	41140	3,33,23,400	2,99,91,060	2,66,58,720	83,500

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
217	2303	23	1 BHK	382	27	409	450	41140	1,68,26,260	1,51,43,634	1,34,61,008	42,000
218	2304	23	Studio	393	39	432	475	41140	1,77,72,480	1,59,95,232	1,42,17,984	44,500
219	2305	23	1 BHK	382	27	409	450	41140	1,68,26,260	1,51,43,634	1,34,61,008	42,000
220	2306	23	Studio	393	39	432	475	41140	1,77,72,480	1,59,95,232	1,42,17,984	44,500
221	2307	23	Studio	393	39	432	475	41140	1,77,72,480	1,59,95,232	1,42,17,984	44,500
222	2308	23	1 BHK	382	27	409	450	41140	1,68,26,260	1,51,43,634	1,34,61,008	42,000
223	2309	23	1 BHK	382	28	410	451	41140	1,68,67,400	1,51,80,660	1,34,93,920	42,000
224	2310	23	Studio	393	39	432	475	41140	1,77,72,480	1,59,95,232	1,42,17,984	44,500
225	2401	24	2 BHK	743	67	810	891	41260	3,34,20,600	3,00,78,540	2,67,36,480	83,500
226	2402	24	2 BHK	743	67	810	891	41260	3,34,20,600	3,00,78,540	2,67,36,480	83,500
227	2403	24	1 BHK	382	27	409	450	41260	1,68,75,340	1,51,87,806	1,35,00,272	42,000
228	2404	24	Studio	393	39	432	475	41260	1,78,24,320	1,60,41,888	1,42,59,456	44,500
229	2405	24	1 BHK	382	27	409	450	41260	1,68,75,340	1,51,87,806	1,35,00,272	42,000
230	2406	24	Studio	393	39	432	475	41260	1,78,24,320	1,60,41,888	1,42,59,456	44,500
231	2407	24	Studio	393	39	432	475	41260	1,78,24,320	1,60,41,888	1,42,59,456	44,500
232	2408	24	1 BHK	382	27	409	450	41260	1,68,75,340	1,51,87,806	1,35,00,272	42,000
233	2409	24	1 BHK	382	28	410	451	41260	1,69,16,600	1,52,24,940	1,35,33,280	42,500
234	2410	24	Studio	393	39	432	475	41260	1,78,24,320	1,60,41,888	1,42,59,456	44,500
235	2501	25	2 BHK	743	67	810	891	41380	3,35,17,800	3,01,66,020	2,68,14,240	84,000
236	2502	25	2 BHK	743	67	810	891	41380	3,35,17,800	3,01,66,020	2,68,14,240	84,000
237	2503	25	1 BHK	382	27	409	450	41380	1,69,24,420	1,52,31,978	1,35,39,536	42,500
238	2504	25	Studio	393	39	432	475	41380	1,78,76,160	1,60,88,544	1,43,00,928	44,500
239	2505	25	1 BHK	382	27	409	450	41380	1,69,24,420	1,52,31,978	1,35,39,536	42,500
240	2506	25	Studio	393	39	432	475	41380	1,78,76,160	1,60,88,544	1,43,00,928	44,500
241	2507	25	Studio	393	39	432	475	41380	1,78,76,160	1,60,88,544	1,43,00,928	44,500
242	2508	25	1 BHK	382	27	409	450	41380	1,69,24,420	1,52,31,978	1,35,39,536	42,500
243	2509	25	1 BHK	382	28	410	451	41380	1,69,65,800	1,52,69,220	1,35,72,640	42,500
244	2510	25	Studio	393	39	432	475	41380	1,78,76,160	1,60,88,544	1,43,00,928	44,500
<b>Total</b>				<b>110192</b>	<b>9573</b>	<b>119765</b>	<b>131742</b>		<b>4,78,39,97,300</b>	<b>4,30,55,97,570</b>	<b>3,82,71,97,840</b>	

### Summary of the Project:

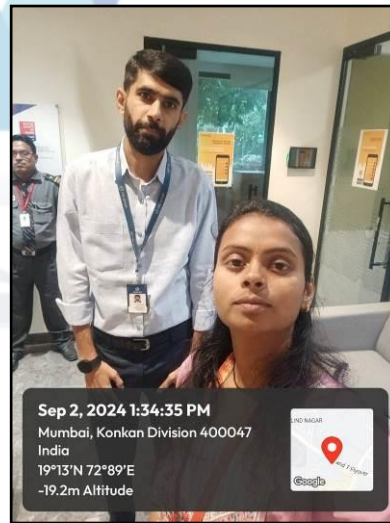
Building / Tower	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
IBIS / 5	Studio - 100 1 BHK - 100 2 BHK - 44	244	119765	131742	4,78,39,97,300.00	4,30,55,97,570.00	3,82,71,97,840.00

Particulars	Market Value (₹)
Full Fair Market Value as on date	4,78,39,97,300.00
Realizable Value as on date	4,30,55,97,570.00
Distress Sale Value as on date	3,82,71,97,840.00
Cost of Construction (Total Built up area x Rate) 131742 Sq. Ft. x ₹ 3500.00	46,10,95,250.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 36,000 to ₹ 43,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 38,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



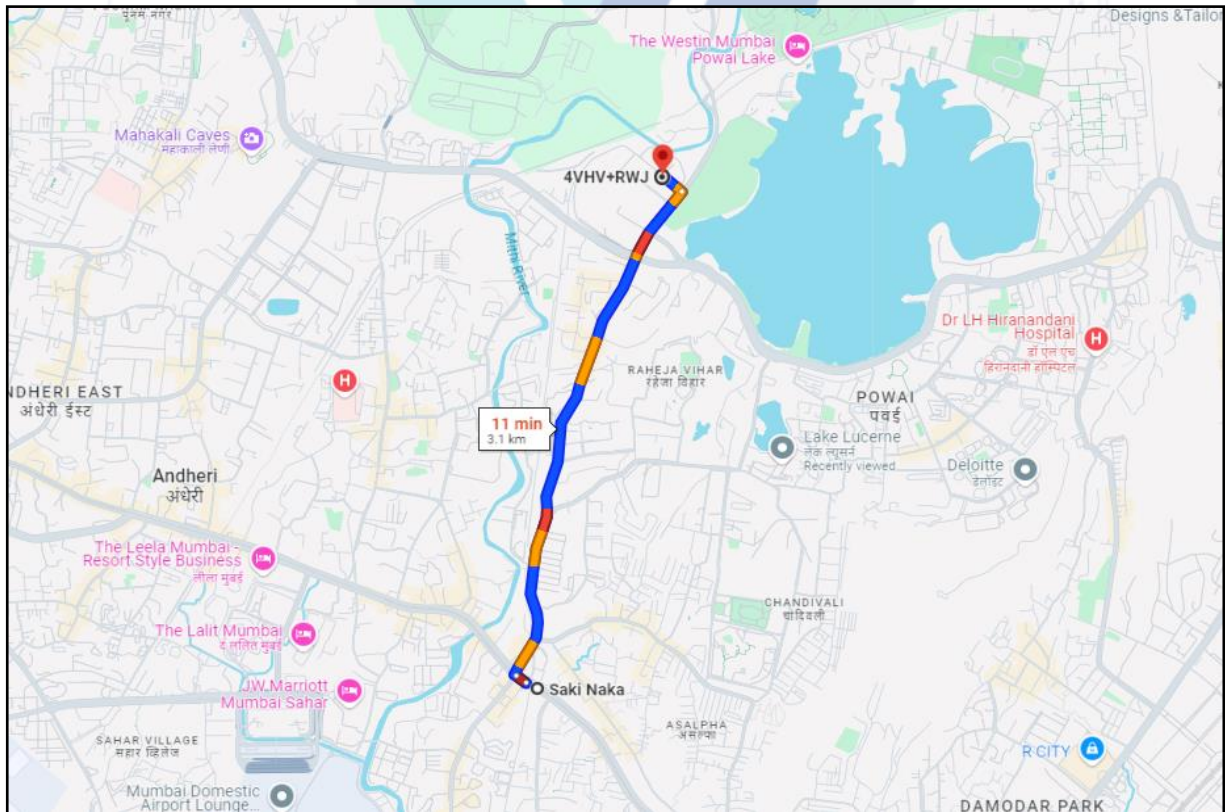
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°07'40.0"N 72°53'41.2"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Saki Naka – 2.9 Km.)



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

An ISO 9001 : 2015 Certified Company



## Ready Reckoner Rate

DIVISION / VILLAGE : PASPOLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater <span style="border: 1px solid blue; padding: 2px;">Mumbai</span>					
Land Mark	Terrain: All the properties of the Kopri Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
119	119/546	27610	62000	72600	90500	62000
CTS No. 1, 2, 3, 4, 5, 5/65, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 72A/A, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, <span style="border: 2px solid red; padding: 2px;">87</span> , 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102						
<span style="background-color: #00796b; color: white; padding: 5px;">Compare With Previous Year</span> <span style="float: right; background-color: #1a3d4d; color: white; padding: 5px;">↑</span>						


**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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Annual Statement of Rates							Language
Year	20242025						English
Selected District	मुंबई(उपनगर)						
Select Village	पासपोली - कुलो						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	87		<input type="button" value="Search"/>				
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
119/546-भुभाग: पासपोली गावातील सर्व मिळकती.	27610	62000	72600	90500	62000	चौरस मीटर	सि.टी.एस. नंबर



## Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
18042/2024	23.08.2024	2,97,50,341.00	75.22	810.00	36,744.00

गावाचे नाव : पासपोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	29750341
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6447832.6
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1801, माळा नं: 18 वा मजला,टॉवर टी 05, इमारतीचे नाव: इबिस,एल अँड टी रियल्टी ऍलिक्सर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 1 कारपार्किंग ..... सदनिकेचे एकूण क्षेत्रफळ 75.22 चौ.मी कारपेट( ( C.T.S. Number : 87(PART) ; ) )
(5) क्षेत्रफळ	82.78 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:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती संदीप कौशिक तर्फे मुख्यत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रजत खरबंदा वय:-50; पत्ता:-प्लॉट नं: सदनिका नं.सी-303, माळा नं: -, इमारतीचे नाव: कौस्तुभ उषा कॉलनी, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड नं: एकरशाईन नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AGCPK6494Q 2): नाव:-निधी खरबंदा वय:-48; पत्ता:-प्लॉट नं: सदनिका नं.सी-303, माळा नं: -, इमारतीचे नाव: कौस्तुभ उषा कॉलनी, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड नं: एकरशाईन नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AQYPK4873F
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18042/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1785200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
18345/2024	28.08.2024	1,51,64,748.00	40.11	432.00	35,124.00

गावाचे नाव : पासपोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15164748
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3310632.6
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1907, माळा नं: 19 वा मजला,टॉवर टी 05, इमारतीचे नाव: इबिस,एल अँड टी रियल्टी ऍलिक्सि रिव्हर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 40.11 चौ.मी कारपेट( ( C.T.S. Number : 87(PART) ; ) )
(5) क्षेत्रफळ	44.13 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:-लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती संदीप कौशिक तर्फे मुखत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विक्रम श्रीवास्तवा तर्फे मुखत्यार संजय दुबे वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: अपूर्वा अपार्टमेंट्स, ब्लॉक नं: पोस्ट जरिपटका,नागपूर, रोड नं: नारा रोड, महाराष्ट्र, नागपूर. पिन कोड:-440014 पॅन नं:-CQTPS0695A 2): नाव:-पार्वती श्रीवास्तवा तर्फे मुखत्यार संजय दुबे वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: अपूर्वा अपार्टमेंट्स, ब्लॉक नं: पोस्ट जरिपटका,नागपूर, रोड नं: नारा रोड, महाराष्ट्र, नागपूर. पिन कोड:-440014 पॅन नं:-ALTPS7041R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18345/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	910000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in Rs.	Carpet area in Sq. M.	Carpet area in Sq. Ft.	Rate Sq. Ft. on Carpet Area
18347/2024	28.08.2024	1,43,62,237.00	38.01	409.00	35,104.00

गावाचे नाव : पासपोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14362237
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3375763.6
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1908, माळा नं: 19 वा मजला,टॉवर टी 05, इमारतीचे नाव: इबिस,एल अँड टी रियल्टी ऍलिक्सिर रिझर्व, ब्लॉक नं: पवई,मुंबई 400072, रोड : साकी विहार रोड, इतर माहिती: सोबत 1 सिंगल कारपार्किंग ..... सदनिकेचे एकूण क्षेत्रफळ 38.01 चौ.मी कारपेट( ( C.T.S. Number : 87(PART) ; ) )
(5) क्षेत्रफळ	41.83 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:-लार्सन अँड टुब्रो लि तर्फे प्राधिकृत व्यक्ती संदीप कौशिक तर्फे मुखत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विक्रम श्रीवास्तवा तर्फे मुखत्यार संजय दुबे वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: अपूर्वा अपार्टमेंट्स, ब्लॉक नं: पोस्ट जरिपटका,नागपूर, रोड नं: नारा रोड, महाराष्ट्र, नागपूर. पिन कोड:-440014 पॅन नं:-CQTPS0695A 2): नाव:-पार्वती श्रीवास्तवा तर्फे मुखत्यार संजय दुबे वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: अपूर्वा अपार्टमेंट्स, ब्लॉक नं: पोस्ट जरिपटका,नागपूर, रोड नं: नारा रोड, महाराष्ट्र, नागपूर. पिन कोड:-440014 पॅन नं:-ALTPS7041R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18347/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	861900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	Magicbricks.com	810.00	3,10,00,000.00	38,272.00


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Posted on: Sep 03, 24 Property

**₹ 3.10 Cr** EMI - ₹1.40L | [Get pre-approved loan](#) PREMIUM PROJECT

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1 BHK Flat For Sale in Elixir Reserve, **Powai, Mumbai**



1 Bed 2 Baths 1 Balcony 1 Covered Parking
Skvdeck Joaina and ...

Carpet Area	Developer	Project	Floor
810 sqft ₹38,272/sqft	<b>L &amp; T Realty</b>	<b>Elixir Reserve</b>	8(Out of 26 Floors)
Additional Rooms	Facing	Lifts	Car Parking
1 Servant Room	East	6	1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 23 days ago

### More Details

Price Breakup	₹3.1 Cr   ₹8,100
Booking Amount	₹5.0 Lac
RERA ID	P51800055830
Address	Powai, Ground Floor, A. M. Naik Tower, Gate No. 3, Powai, Mumbai, Maharashtra 400072, Powai, Mumbai - Central Mumbai, Maharashtra
Landmarks	JVLR 3 Min A M Naik School 0 Min Hiranandani Hospital 11 Min

### Contact Agent


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**Gourav**  
Mumbai Space  
RERA ID : A518000193

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**3**  
PROPERTIES  
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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	magicbricks.com	810.00	3,07,00,000.00	37,980.00




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Posted on: Aug 27, 24.

₹3.07 Cr EMI - ₹1,39L | [Get pre-approved loan](#) PREMIUM PROJECT

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2 BHK 810 Sq-ft Flat For Sale [Powai, Mumbai](#)

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area 810 sqft ₹37,981/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Elixir Reserve</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		

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Get Phone No.

### More Details

Price Breakup      ₹3.07 Cr

Address              Powai, Mumbai - Central Mumbai, Maharashtra


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**Mihir Des**  
**Bhoomi Re**

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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	magicbricks.com	840.00	3,19,00,000.00	37,980.00

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Posted on: Aug 27, 24

**₹3.19 Cr** EMI - ₹1,44L | [Get pre-approved loan](#) **PREMIUM PROJECT**

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2 BHK 1092 Sq-ft Flat For Sale **Powai, Mumbai**

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area 840 sqft + ₹37,981/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Elixir Reserve</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		

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

**More Details**

Price Breakup: ₹3.19 Cr

Address: Powai, Mumbai - Central Mumbai, Maharashtra

Furnishing: Unfurnished

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Golden Hor

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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	Magicbricks.com	1332.00	5,25,00,000.00	39,414.00

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Posted on: Aug 14, 24 Property ID: 74362873

₹5.25 Cr EMI - ₹ 2,37L | [Get pre-approved loan](#) PREMIUM PROJECT

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3 BHK 1500 Sq-ft Flat For Sale [Powai, Mumbai](#)

3 Beds
3 Baths
2 Balconies
Semi-Furnished
Outdoor Te...
Laundry Serv...

Carpet Area	Developer	Project	Floor
1332 sqft ₹ 39,414/sqft	<b>L &amp; T Realty</b>	<b>Elixir Reserve</b>	15(Out of 22 Floors)
Transaction Type	Additional Rooms	Facing	Furnished Status
New Property	1 Store Room	East	Semi-Furnished

**Contact Agent**

**Deepak Nagwani** -91-96XXXXXXX

Get Phone No.

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**Gourav**  
Mumbai Space  
RERA ID : A51800019346

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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	Magicbricks.com	810.00	3,05,00,000.00	37,654.00

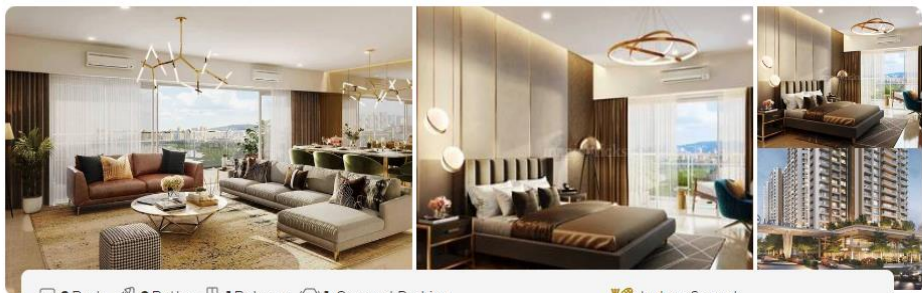
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Property ID: 73161511

**₹3.05 Cr** EMI - ₹1.38L | [How much loan can I get?](#) PREMIUM PROJECT

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2 BHK 810 Sq-ft Flat For Sale **Powai, Mumbai**



2 Beds
2 Baths
1 Balcony
1 Covered Parking
Indoor Squash ...

Carpet Area <b>810 sqft</b> ₹37,777/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Elixir Reserve</b>	Floor <b>1(Out of 7 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>

East Facing Property

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Space Search -91-90XXXXXXX

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**Somnath**  
Powal Realty  
RERA ID : A51800014820

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**34**  
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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	Magicbricks.com	1445.00	6,65,00,000.00	46,021.00

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Home > Property for Sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Powai > 3 BHK Flats for Sale In Powai > 1447 Sq-ft
Posted on: Sep 02, 24    Property ID: 73912177

**₹ 6.65 Cr**   EMI - ₹ 3,00L   |   [Get Loan offers from 34+ banks](#)   PREMIUM PROJECT

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3 BHK 1447 Sq-ft Flat For Sale **Powai, Mumbai**

3 Beds 3 Baths 1 Balcony 2 Covered Parking

Wrap Aroun... Theme base...

<b>Carpet Area</b> <b>1445 sqft</b> <small>₹ 46,021/sqft</small>	<b>Developer</b> <b>L &amp; T Realty</b>	<b>Project</b> <b>Elixir Reserve</b>	<b>Floor</b> <b>6(Out of 26 Floors)</b>
<b>Transaction Type</b> <b>New Property</b>	<b>Facing</b> <b>North - East</b>	<b>Lifts</b> <b>3</b>	<b>Furnished Status</b> <b>Unfurnished</b>

**Contact Agent**  
Certified Agent  
**Viineeth Arya** -91-91XXXXXXX  

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**Kisan Shingare**  
Golden Home Property

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PROPERTIES FOR SALE

**1**  
PROPERTIES FOR RENT

**4** ★  
CRISIL RATING

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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
3 BHK	Magicbricks.com	1086.00	3,78,00,000.00	34,807.00

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 1086 Sq-ft
Posted on: Sep 02, 24    Property ID: 66831463

₹3.78 Cr EMI - ₹171L | [Get pre-approved loan](#) PREMIUM PROJECT

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3 BHK 1086 Sq-ft Flat For Sale [Powai, Mumbai](#)



3 Beds   3 Baths   2 Balconies   2 Covered Parking
Fireplace   Bar/Lounge


**Contact Agent**

● Certified Agent  
**Krishna** -91-91XXXXXXX

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**Sachin Babar**  
Riddhisiddhi Property  
RERA ID : A51800004109

**123**  
PROPERTIES  
FOR SALE

**132**  
PROPERTIES  
FOR RENT

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Carpet Area  
**1086 sqft**  
₹34,866/sqft

Developer  
**L & T Realty**

Project  
**Elixir Reserve**

Floor  
**5(Out of 22 Floors)**

Transaction Type  
**New Property**

Facing  
**East**

Lifts  
**4**

Furnished Status  
**Unfurnished**

✔ East Facing Property

## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
4 BHK	Magicbricks.com	2270.00	8,76,00,000.00	38,590.00


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₹ 8.76 Cr   EMI - ₹ 3.95L   |   [Get pre-approved loan](#)   PREMIUM PROJECT

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4 BHK 3000 Sq-ft Flat For Sale   [Saki Vihar Road, Mumbai](#)



4 Beds
4 Baths
2 Balconies
2 Covered Parking
Outdoor Te...
Visitor Parking

Carpet Area <b>2270 sqft</b> ₹ 38,590/sqft	Developer <b>L &amp; T Realty</b>	Project <b>Elixir Reserve</b>	Floor <b>2(Out of 2 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Servant Room</b>	Facing <b>West</b>	Lifts <b>4</b>

**Contact Agent**

✔ Certified Agent

**Rajkumar Shrivastav**

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## Price Indicators

Comp.	Source	Carpet area in Sq. ft.	Value in Rs.	Rate Sq. ft on Carpet area
2 BHK	Magicbricks.com	617.00	2,50,00,000.00	40,519.00


**magicbricks**
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**₹ 2.50 Cr** EMI - ₹ 1.13L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

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2 BHK 658 Sq-ft Flat For Sale [Powai, Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Semi-Furnished
Fireplace Health club ...

**Contact Agent**

**Bhupinder Singh Khurana**  
-91-98XXXXXXX

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**Mihir Desai**  
Bhoomi Realty

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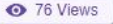


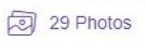


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Carpet Area	Developer	Project	Floor
<b>617 sqft</b> <span style="font-size: 0.7em;">₹ 40,519/sqft</span>	<b>L &amp; T Realty</b>	<b>Elixir Reserve</b>	<b>12(Out of 22 Floors)</b>
Transaction Type	Status	Facing	Lifts
<b>Resale</b>	<b>Ready to Move</b>	<b>East</b>	<b>6</b>

## Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	squareyards.com	360.00	1,20,00,000.00	33,340.00

**square yards**
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**L&T Emerald Isle Phase 2**

**1 Bedroom 360 Sq.Ft. Apartment in Powai Mumbai**

Listing ID #6362061

**₹ 1.2 Cr.**

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 360 Sq.Ft. (Built-up Area)
- 5th Floor

**Recent Registered Sale** ● Aug 2024 **₹ 1.72 Cr** 605 Sq.ft

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- Estimated Market Value
- Rental Value
- Govt. Value

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## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	magicbricks.com	412.00	1,48,00,000.00	35,922.00

magicbricks
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Home > Property in Mumbai > Andheri East > Apartment in Andheri East > 1 BHK > 412 Sq-ft

Posted on: Sep 02, 2023

**₹1.48 Cr** EMI - ₹ 67k | [Can I afford it?](#)

[Check Market Value with PropWorth](#)

412 Sq-ft 1 BHK Flat For Sale in **Andheri East, Mumbai**

1 Bed | 2 Baths | Semi-Furnished

Carpet Area	Floor	Transaction Type
412 sqft ₹ 35,922/sqft	16(Out of 23 Floors)	Resale
Status	Facing	Lifts
Ready to Move	East	3
Furnished Status	Car Parking	Type Of Ownership
Semi-Furnished	1 Open	Freehold

✔ East Facing Property

Contact Owner
Get Phone No.

**Contact Owner**

Sushila Jain -

Get P

### More Details

Price Breakup	₹1.48 Cr   ₹10,000
Booking Amount	₹5.0 Lac
Address	Kaatyani Heights Jijamata Road Andheri East Mumbai Maharashtra 400069, Andheri East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Sona Udyog Company

## Price Indicators Projects nearby Locality





Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	666.00	2,73,00,000.00	41,000.00

magicbricks
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Posted on: Sep 02, 24

₹2.73 Cr EMI - ₹1.23L | [How much loan can I get?](#)  
[Check Market Value with PropWorth](#)

2 BHK 780 Sq-ft Flat For Sale [Powai, Mumbai](#)

**2 Beds** **2 Baths** **Unfurnished**

**Carpet Area**  
666 sqft  
₹41,049/sqft

**Developer**  
[Kanakia Spaces Realty Pvt. Ltd.](#)

**Project**  
[Kanakia Silicon Valley](#)

**Transaction Type**  
New Property

**Status**  
Under Construction

**Lifts**  
5

**Furnished Status**  
Unfurnished

Contact Agent

Get Phone No.

### More Details

Price Breakup      ₹2.73 Cr

RERA ID              P51800034748

Address                Powai, Mumbai - Central Mumbai, Maharashtra

**Contact Agent**  
Aniket -91-77XXXX

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**Kisan Shinde**  
Golden Hom

**21**  
PROPERTIES  
FOR SALE

**1**  
PROPERTIES  
FOR SALE

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## Price Indicators

### Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	771.00	2,81,00,000.00	36,458.00



magicbricks
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Rent ▾
Sell ▾
Home Loans ▾

₹2.81 Cr EMI - ₹1.27L | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

2 BHK 771 Sq-ft Flat For Sale [Powai, Mumbai](#)

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area	Developer	Project	Transaction Type
771 sqft ₹36,458/sqft	<a href="#">Kanakia Spaces Realty Pvt. Ltd.</a>	<a href="#">Kanakia Silicon Valley</a>	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹2.81 Cr
Address	Powai, Mumbai - Central Mumbai, Maharashtra



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	783.00	3,42,00,000.00	43,678.00




magicbricks
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Posted on: Sep 01, 24

₹3.42 Cr EMI - ₹1.54L | [Get pre-approved loan](#) PREMIUM PROJECT

[Check Market Value with PropWorth](#)

2 BHK 1096 Sq-ft Flat For Sale [Powai, Mumbai](#)

2 Beds 2 Baths 1 Covered Parking Unfurnished
Bar/Lounge Jogging and ...

Carpet Area 783 sqft ₹43,678/sqft	Developer <b>Lodha</b>	Project <b>Lodha Bellagio</b>	Floor 16(Out of 25 Floors)
Transaction Type New Property	Facing North - East	Lifts 3	Furnished Status Unfurnished

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹3.42 Cr   ₹11,745
Booking Amount	₹17.0 Lac
RERA ID	P51800033966
Address	Bellagio Sales office, Powai, Mumbai, Powai, Mumbai - Central Mumbai, Maharashtra


**Contact Agent**

● Certified Agent  
**Dilip Singh Bhat**

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Top Agent in this Loc




**Joyson Ds**  
Minerva Pro  
RERA ID: A5

100 PROPERTIES FOR SALE

145 PROPERTIES FOR SALE

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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 120 MH2010 PTC23789

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: 03.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138



Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts



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(Annexure-I)

## DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 03.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.



	<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. Larsen &amp; Toubro Ltd. (Realty Division)</b>
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Manager Sonal Shivgan – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 02.09.2024 Valuation Date - 03.09.2024 Date of Report - 03.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.09.2024
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

**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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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.

**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.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **03<sup>rd</sup> September 2024**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138



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