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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Om Sai Complex"

"Om Sai Complex", Proposed S. R. Scheme on Plot Bearing CTS No. 667-C, Near Datta Mandir, Pandit Jawaharlal Nehru Road / Mulund -Goregaon Link Road, Sarvodaya Nagar, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'42.3"N 72°56'43.0"E

Intended User:

State Bank of India

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

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Vastu/SBI/Mumbai/09/2024/11141/2308249
20/02-255SSPV
Date: 20.09.2024

**MASTER VALUATION REPORT
OF
"Om Sai Complex"**

"Om Sai Complex", Proposed S. R. Scheme on Plot Bearing CTS No. 667-C, Near Datta Mandir, Pandit Jawaharlal Nehru Road / Mulund -Goregaon Link Road, Sarvodaya Nagar, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'42.3"N 72°56'43.0"E

NAME OF DEVELOPER: M/s. Harmony Homes Creation.

Pursuant to instructions from State Bank of India, Administrative Office, Thane 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 **12th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Om Sai Complex"**, Proposed S. R. Scheme on Plot Bearing CTS No. 667-C, Near Datta Mandir, Pandit Jawaharlal Nehru Road / Mulund -Goregaon Link Road, Sarvodaya Nagar, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India. It is about 2.1 KM travelling distance from Mulund Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, 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	M/s. Harmony Homes Creation	
Project Registration Number	Project	RERA Project Number
	Om Sai Complex	P51800053257
Register office address	M/s. Harmony Homes Creation. Address: Ground Floor, Near Dutt Mandir, J.N. Road, Mulund (West) Mumbai, PIN – 400 080, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Nitin Shingote (Site Engineer - Mobile No. 9029027781)	
E – mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Neminath Apartment
On or towards South	Mulund - Goregaon Link Road
On or towards East	Pandit Jawaharlal Nehru Road
On or towards West	Vijay Vallabh Suri Ground



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

To,

The Branch Manager,**State Bank of India**

Administrative Office, Thane Branch,

SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,

Wagle Circle, Thane (West), Pin – 400 604. State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 12.09.2024
	b)	Date on which the valuation is made : 20.09.2024
3.	List of documents produced for Perusal	
	1. Copy of Title Report from Adv. Parth Chande, Bombay High Court Advocate dated 11.07.2023.	
	2. Copy of Engineer's Certificate date 19.04.2024 issued by Nitin P. Shingote (B.E. Civil) (As per RERA Certificate)	
	3. Copy of Agreement of Sale between Shri. Jagannath Mahadev Bhoir (The Vendor) AND Shri. Vilas Shivram Ghag & Partners of Harmony Homes creation (The Purchasers), Registered Doc No. BDR – 1 / 13125 / 2011, dated 01.09.2010.	
	4. Copy of Architects Certificate date 13.04.2024 issued by DOT Architects (As per RERA Certificate)	
	5. Copy of Affidavit from Partners of M/s. Harmony Homes Creation.	
	6. Copy of CA Certificate issued by Heena B. Momaya & Co. dated 19.06.2024.	
	7. Copy of MAHARERA Registration Certificate of Project No. P51800053257 issued by Maharashtra Real Estate Regulatory Authority date 23.10.2023.	
	8. Copy of Commencement Certificate No. T / PVT / 0082 / 20111005 / AP dated 27.04.2023 issued by Executive Engineer Slum Rehabilitation Authority, (Wing -B)	
	<p>The C.E.O. (SRA) has appointed <u>Shri M.A.Wani</u> Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.C is granted for work up to <u>P11nth C.C</u></p> <p style="text-align: right;">For and on behalf of Local Authority The Slum Rehabilitation Authority</p> <p style="text-align: right;"><i>[Signature]</i> Executive Engineer (SRA) FOR CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)</p>	
	9. Copy of Intimation of Approval No. T / PVT / 0082 / 20111005 / AP dated 23.01.2023, issued by Executive Engineer Slum Rehabilitation Authority.	

10. Copy of Approved Plan No. T / PVT / 0082 / 20111005 / AP dated 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority (Wing – B). Approved upto:											
Wing	Number of Floors										
B	2 Basements + Ground (Parking) + 1st Floor (Podium) + 2nd to 11th Floors (Part Podium / Part Residential) + 12th Floor (Amenity Floor) + 13th Floor (Part Amenity / Part Residential) + 14th to 44th Upper Floors.										
Project Name (with address & phone nos.)	: "Om Sai Complex", Proposed S. R. Scheme on Plot Bearing CTS No. 667-C, Near Datta Mandir, Pandit Jawaharlal Nehru Road / Mulund -Goregaon Link Road, Sarvodaya Nagar, Mulund (West), Mumbai, PIN – 400 080, 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)	: M/s. Harmony Homes Creation Address: Ground Floor, Near Dutt Mandir, J.N. Road, Mulund (West) Mumbai, PIN – 400 080, State - Maharashtra, Country – India. Contact Person : Mr. Nitin Shingote (Site Engineer - Mobile No. 9029027781)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Om Sai Complex" Project: For those looking to buy a residential property, here comes one of the choicest offerings in Central Mumbai, at Mulund West. Brought to you by Harmony Homes Creation, Harmony Om Sai Complex is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Dec, 2033. It has a variety of options to choose from that too in a varied budget range. Harmony Om Sai Complex Central Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800053257.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B</td> <td>Proposed 2 Basements + Ground (Parking) + 1st Floor (Podium) + 2nd to 11th Floors (Part Podium / Part Residential) + 12th Floor (Amenity Floor) + 13th Floor (Part Amenity / Part Residential) + 14th to 44th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">Demolish work is in progress.</td> <td style="text-align: center;">0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2030 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>		Wing	Number of Floors	B	Proposed 2 Basements + Ground (Parking) + 1st Floor (Podium) + 2nd to 11th Floors (Part Podium / Part Residential) + 12th Floor (Amenity Floor) + 13th Floor (Part Amenity / Part Residential) + 14th to 44th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	B	Demolish work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion									
B	Demolish work is in progress.	0%									

PROPOSED PROJECT AMENITIES:				
➤ Vitrified tiles flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Children Play Area				
➤ Club House				
➤ Terrace Garden above Club House				
➤ Yoga				
➤ Swimming Pool				
➤ Gymnasium				
➤ Kids Play Area				
➤ Multipurpose Hall				
➤ Outdoor Games				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 667-C, Village – Mulund (West)
	d)	Ward / Taluka	:	T - Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Om Sai Complex" , Proposed S. R. Scheme on Plot Bearing CTS No. 667-C, Near Datta Mandir, Pandit Jawaharlal Nehru Road / Mulund -Goregaon Link Road, Sarvodaya Nagar, Mulund (West), Mumbai, PIN – 400 080, State - Maharashtra, Country – India
8.	City / Town		:	Mulund (West), Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Slum Rehabilitation Authority, Village – Mulund (West)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site

	North	CTS No. 658 and 659	CTS No. 658 and 659	Neminath Apartment
	South	CTS No. 667 & Mulund Goregaon Link Road	CTS No. 667 & Mulund Goregaon Link Road	Mulund Goregaon Link Road
	East	CTS No. 661 – Jawaharlal Nehru Road	CTS No. 661 – Jawaharlal Nehru Road	Pandit Jawaharlal Nehru Road
	West	CTS No. 667	CTS No. 667	Vijay Vallabh Suri Ground
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°09'42.3"N 72°56'43.0"E
14.	Extent of the site			: Plot area – 10218.35 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Plot area – 10218.35 Sq. M. (As per Approved Plan & 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 not yet started
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality			: Higher Middle class
2.	Development of surrounding areas			: Very 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 and Commercial purpose
8.	Any usage restriction			: Residential and commercial purpose
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. T / PVT / 0082 / 20111005 / AP dated 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority (Wing – B) Approved upto:
			Wing	Number of Floors
			B	2 Basements + Ground (Parking) + 1 st Floor (Podium) + 2 nd to 11 th Floors (Part Podium / Part Residential) + 12 th Floor

				(Amenity Floor) + 13 th Floor (Part Amenity / Part Residential) + 14 th to 44 th Upper Floors.									
10.	Corner plot or intermittent plot?	:	Corner										
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.	:	9.00 Mtr. Wide Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 10218.35 Sq. M. (As per Approved Plan & RERA Certificate)										
	North & South	:	-										
	East & West	:	-										
2	Total extent of the plot	:	As per table attached to the report										
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.										
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,32,680.00 per Sq. M. for Residential ₹ 64,240.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	As per table attached to the report										
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</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>10218.35</td> <td>64,240.00</td> <td>65,64,26,804,00</td> </tr> </tbody> </table>		As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	10218.35	64,240.00	65,64,26,804,00
As per Approved Plan & RERA													
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
10218.35	64,240.00	65,64,26,804,00											
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started										
	c) Year of construction	:	N.A. Building Construction work not yet started										
	d) Number of floors and height of each floor including basement, if any	:											
	Wing		Number of Floors										
	B		Proposed 2 Basements + Ground (Parking) + 1st Floor (Podium) + 2nd to 11th Floors (Part Podium / Part Residential) + 12th Floor (Amenity Floor) + 13th Floor (Part Amenity / Part										

		Residential) + 14 th to 44 th Upper Floors.				
e)	Plinth area floor-wise	: As per table attached to the report				
f)	Condition of the building	:				
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started				
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. T / PVT / 0082 / 20111005 / AP dated 23.01.2023 issued by Executive Engineer Slum Rehabilitation Authority (Wing – B)				
	h) Approved map / plan issuing authority	: Approved upto:				
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i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:

	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		-
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing -B:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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	201	2	2 BHK	587	646	23600	1,38,53,200	1,49,61,456	37500	19,37,100
2	202	2	2 BHK	585	644	23600	1,38,06,000	1,49,10,480	37500	19,30,500
3	207	2	2 BHK	585	644	23600	1,38,06,000	1,49,10,480	37500	19,30,500
4	208	2	2 BHK	587	646	23600	1,38,53,200	1,49,61,456	37500	19,37,100
5	301	3	2 BHK	587	646	23680	1,39,00,160	1,50,12,173	37500	19,37,100
6	302	3	2 BHK	585	644	23680	1,38,52,800	1,49,61,024	37500	19,30,500
7	307	3	2 BHK	585	644	23680	1,38,52,800	1,49,61,024	37500	19,30,500
8	308	3	2 BHK	587	646	23680	1,39,00,160	1,50,12,173	37500	19,37,100
9	401	4	2 BHK	587	646	23760	1,39,47,120	1,50,62,890	37500	19,37,100
10	402	4	2 BHK	585	644	23760	1,38,99,600	1,50,11,568	37500	19,30,500
11	407	4	2 BHK	585	644	23760	1,38,99,600	1,50,11,568	37500	19,30,500
12	408	4	2 BHK	587	646	23760	1,39,47,120	1,50,62,890	37500	19,37,100
13	501	5	2 BHK	587	646	23840	1,39,94,080	1,51,13,606	38000	19,37,100
14	502	5	2 BHK	585	644	23840	1,39,46,400	1,50,62,112	37500	19,30,500
15	507	5	2 BHK	585	644	23840	1,39,46,400	1,50,62,112	37500	19,30,500
16	508	5	2 BHK	587	646	23840	1,39,94,080	1,51,13,606	38000	19,37,100
17	601	6	2 BHK	587	646	23920	1,40,41,040	1,51,64,323	38000	19,37,100
18	602	6	2 BHK	585	644	23920	1,39,93,200	1,51,12,656	38000	19,30,500
19	607	6	2 BHK	585	644	23920	1,39,93,200	1,51,12,656	38000	19,30,500
20	608	6	2 BHK	587	646	23920	1,40,41,040	1,51,64,323	38000	19,37,100
21	702	7	2 BHK	585	644	24000	1,40,40,000	1,51,63,200	38000	19,30,500
22	707	7	2 BHK	585	644	24000	1,40,40,000	1,51,63,200	38000	19,30,500
23	708	7	2 BHK	587	646	24000	1,40,88,000	1,52,15,040	38000	19,37,100
24	801	8	2 BHK	587	646	24080	1,41,34,960	1,52,65,757	38000	19,37,100
25	802	8	2 BHK	585	644	24080	1,40,86,800	1,52,13,744	38000	19,30,500
26	807	8	2 BHK	585	644	24080	1,40,86,800	1,52,13,744	38000	19,30,500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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 ₹
27	808	8	2 BHK	587	646	24080	1,41,34,960	1,52,65,757	38000	19,37,100
28	901	9	2 BHK	587	646	24160	1,41,81,920	1,53,16,474	38500	19,37,100
29	902	9	2 BHK	585	644	24160	1,41,33,600	1,52,64,288	38000	19,30,500
30	907	9	2 BHK	585	644	24160	1,41,33,600	1,52,64,288	38000	19,30,500
31	908	9	2 BHK	587	646	24160	1,41,81,920	1,53,16,474	38500	19,37,100
32	1001	10	2 BHK	587	646	24240	1,42,28,880	1,53,67,190	38500	19,37,100
33	1002	10	2 BHK	585	644	24240	1,41,80,400	1,53,14,832	38500	19,30,500
34	1007	10	2 BHK	585	644	24240	1,41,80,400	1,53,14,832	38500	19,30,500
35	1008	10	2 BHK	587	646	24240	1,42,28,880	1,53,67,190	38500	19,37,100
36	1101	11	2 BHK	587	646	24320	1,42,75,840	1,54,17,907	38500	19,37,100
37	1102	11	2 BHK	585	644	24320	1,42,27,200	1,53,65,376	38500	19,30,500
38	1107	11	2 BHK	585	644	24320	1,42,27,200	1,53,65,376	38500	19,30,500
39	1108	11	2 BHK	587	646	24320	1,42,75,840	1,54,17,907	38500	19,37,100
40	1301	13	2 BHK	587	646	24400	1,43,22,800	1,54,68,624	38500	19,37,100
41	1302	13	2 BHK	585	644	24400	1,42,74,000	1,54,15,920	38500	19,30,500
42	1303	13	3 BHK	996	1096	24400	2,43,02,400	2,62,46,592	65500	32,86,800
43	1304	13	2 BHK	705	776	24400	1,72,02,000	1,85,78,160	46500	23,26,500
44	1305	13	2 BHK	705	776	24400	1,72,02,000	1,85,78,160	46500	23,26,500
45	1306	13	3 BHK	996	1096	24400	2,43,02,400	2,62,46,592	65500	32,86,800
46	1307	13	2 BHK	585	644	24400	1,42,74,000	1,54,15,920	38500	19,30,500
47	1308	13	2 BHK	587	646	24400	1,43,22,800	1,54,68,624	38500	19,37,100
48	1401	14	2 BHK	587	646	24480	1,43,69,760	1,55,19,341	39000	19,37,100
49	1402	14	2 BHK	585	644	24480	1,43,20,800	1,54,66,464	38500	19,30,500
50	1403	14	3 BHK	996	1096	24480	2,43,82,080	2,63,32,646	66000	32,86,800
51	1404	14	2 BHK	705	776	24480	1,72,58,400	1,86,39,072	46500	23,26,500
52	1405	14	2 BHK	705	776	24480	1,72,58,400	1,86,39,072	46500	23,26,500
53	1406	14	3 BHK	996	1096	24480	2,43,82,080	2,63,32,646	66000	32,86,800
54	1407	14	2 BHK	585	644	24480	1,43,20,800	1,54,66,464	38500	19,30,500
55	1408	14	2 BHK	587	646	24480	1,43,69,760	1,55,19,341	39000	19,37,100
56	1502	15	2 BHK	585	644	24560	1,43,67,600	1,55,17,008	39000	19,30,500
57	1503	15	3 BHK	996	1096	24560	2,44,61,760	2,64,18,701	66000	32,86,800
58	1504	15	2 BHK	705	776	24560	1,73,14,800	1,86,99,984	46500	23,26,500
59	1505	15	2 BHK	705	776	24560	1,73,14,800	1,86,99,984	46500	23,26,500
60	1506	15	3 BHK	996	1096	24560	2,44,61,760	2,64,18,701	66000	32,86,800
61	1507	15	2 BHK	585	644	24560	1,43,67,600	1,55,17,008	39000	19,30,500
62	1601	16	2 BHK	587	646	24640	1,44,63,680	1,56,20,774	39000	19,37,100
63	1602	16	2 BHK	585	644	24640	1,44,14,400	1,55,67,552	39000	19,30,500
64	1603	16	3 BHK	996	1096	24640	2,45,41,440	2,65,04,755	66500	32,86,800

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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 ₹
65	1604	16	2 BHK	705	776	24640	1,73,71,200	1,87,60,896	47000	23,26,500
66	1605	16	2 BHK	705	776	24640	1,73,71,200	1,87,60,896	47000	23,26,500
67	1606	16	3 BHK	996	1096	24640	2,45,41,440	2,65,04,755	66500	32,86,800
68	1607	16	2 BHK	585	644	24640	1,44,14,400	1,55,67,552	39000	19,30,500
69	1608	16	2 BHK	587	646	24640	1,44,63,680	1,56,20,774	39000	19,37,100
70	1701	17	2 BHK	587	646	24720	1,45,10,640	1,56,71,491	39000	19,37,100
71	1702	17	2 BHK	585	644	24720	1,44,61,200	1,56,18,096	39000	19,30,500
72	1703	17	3 BHK	996	1096	24720	2,46,21,120	2,65,90,810	66500	32,86,800
73	1704	17	2 BHK	705	776	24720	1,74,27,600	1,88,21,808	47000	23,26,500
74	1705	17	2 BHK	705	776	24720	1,74,27,600	1,88,21,808	47000	23,26,500
75	1706	17	3 BHK	996	1096	24720	2,46,21,120	2,65,90,810	66500	32,86,800
76	1707	17	2 BHK	585	644	24720	1,44,61,200	1,56,18,096	39000	19,30,500
77	1708	17	2 BHK	587	646	24720	1,45,10,640	1,56,71,491	39000	19,37,100
78	1801	18	2 BHK	587	646	24800	1,45,57,600	1,57,22,208	39500	19,37,100
79	1802	18	2 BHK	585	644	24800	1,45,08,000	1,56,68,640	39000	19,30,500
80	1803	18	3 BHK	996	1096	24800	2,47,00,800	2,66,76,864	66500	32,86,800
81	1804	18	2 BHK	705	776	24800	1,74,84,000	1,88,82,720	47000	23,26,500
82	1805	18	2 BHK	705	776	24800	1,74,84,000	1,88,82,720	47000	23,26,500
83	1806	18	3 BHK	996	1096	24800	2,47,00,800	2,66,76,864	66500	32,86,800
84	1807	18	2 BHK	585	644	24800	1,45,08,000	1,56,68,640	39000	19,30,500
85	1808	18	2 BHK	587	646	24800	1,45,57,600	1,57,22,208	39500	19,37,100
86	1901	19	2 BHK	587	646	24880	1,46,04,560	1,57,72,925	39500	19,37,100
87	1902	19	2 BHK	585	644	24880	1,45,54,800	1,57,19,184	39500	19,30,500
88	1903	19	3 BHK	996	1096	24880	2,47,80,480	2,67,62,918	67000	32,86,800
89	1904	19	2 BHK	705	776	24880	1,75,40,400	1,89,43,632	47500	23,26,500
90	1905	19	2 BHK	705	776	24880	1,75,40,400	1,89,43,632	47500	23,26,500
91	1906	19	3 BHK	996	1096	24880	2,47,80,480	2,67,62,918	67000	32,86,800
92	1907	19	2 BHK	585	644	24880	1,45,54,800	1,57,19,184	39500	19,30,500
93	1908	19	2 BHK	587	646	24880	1,46,04,560	1,57,72,925	39500	19,37,100
94	2001	20	2 BHK	587	646	24960	1,46,51,520	1,58,23,642	39500	19,37,100
95	2002	20	2 BHK	585	644	24960	1,46,01,600	1,57,69,728	39500	19,30,500
96	2003	20	3 BHK	996	1096	24960	2,48,60,160	2,68,48,973	67000	32,86,800
97	2004	20	2 BHK	705	776	24960	1,75,96,800	1,90,04,544	47500	23,26,500
98	2005	20	2 BHK	705	776	24960	1,75,96,800	1,90,04,544	47500	23,26,500
99	2006	20	3 BHK	996	1096	24960	2,48,60,160	2,68,48,973	67000	32,86,800
100	2007	20	2 BHK	585	644	24960	1,46,01,600	1,57,69,728	39500	19,30,500
101	2008	20	2 BHK	587	646	24960	1,46,51,520	1,58,23,642	39500	19,37,100
102	2101	21	2 BHK	587	646	25040	1,46,98,480	1,58,74,358	39500	19,37,100
103	2102	21	2 BHK	585	644	25040	1,46,48,400	1,58,20,272	39500	19,30,500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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 ₹
104	2103	21	3 BHK	996	1096	25040	2,49,39,840	2,69,35,027	67500	32,86,800
105	2104	21	2 BHK	705	776	25040	1,76,53,200	1,90,65,456	47500	23,26,500
106	2105	21	2 BHK	705	776	25040	1,76,53,200	1,90,65,456	47500	23,26,500
107	2106	21	3 BHK	996	1096	25040	2,49,39,840	2,69,35,027	67500	32,86,800
108	2107	21	2 BHK	585	644	25040	1,46,48,400	1,58,20,272	39500	19,30,500
109	2108	21	2 BHK	587	646	25040	1,46,98,480	1,58,74,358	39500	19,37,100
110	2202	22	2 BHK	585	644	25120	1,46,95,200	1,58,70,816	39500	19,30,500
111	2203	22	3 BHK	996	1096	25120	2,50,19,520	2,70,21,082	67500	32,86,800
112	2204	22	2 BHK	705	776	25120	1,77,09,600	1,91,26,368	48000	23,26,500
113	2205	22	2 BHK	705	776	25120	1,77,09,600	1,91,26,368	48000	23,26,500
114	2206	22	3 BHK	996	1096	25120	2,50,19,520	2,70,21,082	67500	32,86,800
115	2207	22	2 BHK	585	644	25120	1,46,95,200	1,58,70,816	39500	19,30,500
116	2301	23	2 BHK	587	646	25200	1,47,92,400	1,59,75,792	40000	19,37,100
117	2302	23	2 BHK	585	644	25200	1,47,42,000	1,59,21,360	40000	19,30,500
118	2303	23	3 BHK	996	1096	25200	2,50,99,200	2,71,07,136	68000	32,86,800
119	2304	23	2 BHK	705	776	25200	1,77,66,000	1,91,87,280	48000	23,26,500
120	2305	23	2 BHK	705	776	25200	1,77,66,000	1,91,87,280	48000	23,26,500
121	2306	23	3 BHK	996	1096	25200	2,50,99,200	2,71,07,136	68000	32,86,800
122	2307	23	2 BHK	585	644	25200	1,47,42,000	1,59,21,360	40000	19,30,500
123	2308	23	2 BHK	587	646	25200	1,47,92,400	1,59,75,792	40000	19,37,100
124	2401	24	2 BHK	587	646	25280	1,48,39,360	1,60,26,509	40000	19,37,100
125	2402	24	2 BHK	585	644	25280	1,47,88,800	1,59,71,904	40000	19,30,500
126	2403	24	3 BHK	996	1096	25280	2,51,78,880	2,71,93,190	68000	32,86,800
127	2404	24	2 BHK	705	776	25280	1,78,22,400	1,92,48,192	48000	23,26,500
128	2405	24	2 BHK	705	776	25280	1,78,22,400	1,92,48,192	48000	23,26,500
129	2406	24	3 BHK	996	1096	25280	2,51,78,880	2,71,93,190	68000	32,86,800
130	2407	24	2 BHK	585	644	25280	1,47,88,800	1,59,71,904	40000	19,30,500
131	2408	24	2 BHK	587	646	25280	1,48,39,360	1,60,26,509	40000	19,37,100
132	2501	25	2 BHK	587	646	25360	1,48,86,320	1,60,77,226	40000	19,37,100
133	2502	25	2 BHK	585	644	25360	1,48,35,600	1,60,22,448	40000	19,30,500
134	2503	25	3 BHK	996	1096	25360	2,52,58,560	2,72,79,245	68000	32,86,800
135	2504	25	2 BHK	705	776	25360	1,78,78,800	1,93,09,104	48500	23,26,500
136	2505	25	2 BHK	705	776	25360	1,78,78,800	1,93,09,104	48500	23,26,500
137	2506	25	3 BHK	996	1096	25360	2,52,58,560	2,72,79,245	68000	32,86,800
138	2507	25	2 BHK	585	644	25360	1,48,35,600	1,60,22,448	40000	19,30,500
139	2508	25	2 BHK	587	646	25360	1,48,86,320	1,60,77,226	40000	19,37,100
140	2601	26	2 BHK	587	646	25440	1,49,33,280	1,61,27,942	40500	19,37,100
141	2602	26	2 BHK	585	644	25440	1,48,82,400	1,60,72,992	40000	19,30,500
142	2603	26	3 BHK	996	1096	25440	2,53,38,240	2,73,65,299	68500	32,86,800

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143	2604	26	2 BHK	705	776	25440	1,79,35,200	1,93,70,016	48500	23,26,500
144	2605	26	2 BHK	705	776	25440	1,79,35,200	1,93,70,016	48500	23,26,500
145	2606	26	3 BHK	996	1096	25440	2,53,38,240	2,73,65,299	68500	32,86,800
146	2607	26	2 BHK	585	644	25440	1,48,82,400	1,60,72,992	40000	19,30,500
147	2608	26	2 BHK	587	646	25440	1,49,33,280	1,61,27,942	40500	19,37,100
148	2701	27	2 BHK	587	646	25520	1,49,80,240	1,61,78,659	40500	19,37,100
149	2702	27	2 BHK	585	644	25520	1,49,29,200	1,61,23,536	40500	19,30,500
150	2703	27	3 BHK	996	1096	25520	2,54,17,920	2,74,51,354	68500	32,86,800
151	2704	27	2 BHK	705	776	25520	1,79,91,600	1,94,30,928	48500	23,26,500
152	2705	27	2 BHK	705	776	25520	1,79,91,600	1,94,30,928	48500	23,26,500
153	2706	27	3 BHK	996	1096	25520	2,54,17,920	2,74,51,354	68500	32,86,800
154	2707	27	2 BHK	585	644	25520	1,49,29,200	1,61,23,536	40500	19,30,500
155	2708	27	2 BHK	587	646	25520	1,49,80,240	1,61,78,659	40500	19,37,100
156	2801	28	2 BHK	587	646	25600	1,50,27,200	1,62,29,376	40500	19,37,100
157	2802	28	2 BHK	585	644	25600	1,49,76,000	1,61,74,080	40500	19,30,500
158	2803	28	3 BHK	996	1096	25600	2,54,97,600	2,75,37,408	69000	32,86,800
159	2804	28	2 BHK	705	776	25600	1,80,48,000	1,94,91,840	48500	23,26,500
160	2805	28	2 BHK	705	776	25600	1,80,48,000	1,94,91,840	48500	23,26,500
161	2806	28	3 BHK	996	1096	25600	2,54,97,600	2,75,37,408	69000	32,86,800
162	2807	28	2 BHK	585	644	25600	1,49,76,000	1,61,74,080	40500	19,30,500
163	2808	28	2 BHK	587	646	25600	1,50,27,200	1,62,29,376	40500	19,37,100
164	2902	29	2 BHK	585	644	25680	1,50,22,800	1,62,24,624	40500	19,30,500
165	2903	29	3 BHK	996	1096	25680	2,55,77,280	2,76,23,462	69000	32,86,800
166	2904	29	2 BHK	705	776	25680	1,81,04,400	1,95,52,752	49000	23,26,500
167	2905	29	2 BHK	705	776	25680	1,81,04,400	1,95,52,752	49000	23,26,500
168	2906	29	3 BHK	996	1096	25680	2,55,77,280	2,76,23,462	69000	32,86,800
169	2907	29	2 BHK	585	644	25680	1,50,22,800	1,62,24,624	40500	19,30,500
170	3001	30	2 BHK	587	646	25760	1,51,21,120	1,63,30,810	41000	19,37,100
171	3002	30	2 BHK	585	644	25760	1,50,69,600	1,62,75,168	40500	19,30,500
172	3003	30	3 BHK	996	1096	25760	2,56,56,960	2,77,09,517	69500	32,86,800
173	3004	30	2 BHK	705	776	25760	1,81,60,800	1,96,13,664	49000	23,26,500
174	3005	30	2 BHK	705	776	25760	1,81,60,800	1,96,13,664	49000	23,26,500
175	3006	30	3 BHK	996	1096	25760	2,56,56,960	2,77,09,517	69500	32,86,800
176	3007	30	2 BHK	585	644	25760	1,50,69,600	1,62,75,168	40500	19,30,500
177	3008	30	2 BHK	587	646	25760	1,51,21,120	1,63,30,810	41000	19,37,100
178	3101	31	2 BHK	587	646	25840	1,51,68,080	1,63,81,526	41000	19,37,100
179	3102	31	2 BHK	585	644	25840	1,51,16,400	1,63,25,712	41000	19,30,500
180	3103	31	3 BHK	996	1096	25840	2,57,36,640	2,77,95,571	69500	32,86,800
181	3104	31	2 BHK	705	776	25840	1,82,17,200	1,96,74,576	49000	23,26,500

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182	3105	31	2 BHK	705	776	25840	1,82,17,200	1,96,74,576	49000	23,26,500
183	3106	31	3 BHK	996	1096	25840	2,57,36,640	2,77,95,571	69500	32,86,800
184	3107	31	2 BHK	585	644	25840	1,51,16,400	1,63,25,712	41000	19,30,500
185	3108	31	2 BHK	587	646	25840	1,51,68,080	1,63,81,526	41000	19,37,100
186	3201	32	2 BHK	587	646	25920	1,52,15,040	1,64,32,243	41000	19,37,100
187	3202	32	2 BHK	585	644	25920	1,51,63,200	1,63,76,256	41000	19,30,500
188	3203	32	3 BHK	996	1096	25920	2,58,16,320	2,78,81,626	69500	32,86,800
189	3204	32	2 BHK	705	776	25920	1,82,73,600	1,97,35,488	49500	23,26,500
190	3205	32	2 BHK	705	776	25920	1,82,73,600	1,97,35,488	49500	23,26,500
191	3206	32	3 BHK	996	1096	25920	2,58,16,320	2,78,81,626	69500	32,86,800
192	3207	32	2 BHK	585	644	25920	1,51,63,200	1,63,76,256	41000	19,30,500
193	3208	32	2 BHK	587	646	25920	1,52,15,040	1,64,32,243	41000	19,37,100
194	3301	33	2 BHK	587	646	26000	1,52,62,000	1,64,82,960	41000	19,37,100
195	3302	33	2 BHK	585	644	26000	1,52,10,000	1,64,26,800	41000	19,30,500
196	3303	33	3 BHK	996	1096	26000	2,58,96,000	2,79,67,680	70000	32,86,800
197	3304	33	2 BHK	705	776	26000	1,83,30,000	1,97,96,400	49500	23,26,500
198	3305	33	2 BHK	705	776	26000	1,83,30,000	1,97,96,400	49500	23,26,500
199	3306	33	3 BHK	996	1096	26000	2,58,96,000	2,79,67,680	70000	32,86,800
200	3307	33	2 BHK	585	644	26000	1,52,10,000	1,64,26,800	41000	19,30,500
201	3308	33	2 BHK	587	646	26000	1,52,62,000	1,64,82,960	41000	19,37,100
202	3401	34	2 BHK	587	646	26080	1,53,08,960	1,65,33,677	41500	19,37,100
203	3402	34	2 BHK	585	644	26080	1,52,56,800	1,64,77,344	41000	19,30,500
204	3403	34	3 BHK	996	1096	26080	2,59,75,680	2,80,53,734	70000	32,86,800
205	3404	34	2 BHK	705	776	26080	1,83,86,400	1,98,57,312	49500	23,26,500
206	3405	34	2 BHK	705	776	26080	1,83,86,400	1,98,57,312	49500	23,26,500
207	3406	34	3 BHK	996	1096	26080	2,59,75,680	2,80,53,734	70000	32,86,800
208	3407	34	2 BHK	585	644	26080	1,52,56,800	1,64,77,344	41000	19,30,500
209	3408	34	2 BHK	587	646	26080	1,53,08,960	1,65,33,677	41500	19,37,100
210	3501	35	2 BHK	587	646	26160	1,53,55,920	1,65,84,394	41500	19,37,100
211	3502	35	2 BHK	585	644	26160	1,53,03,600	1,65,27,888	41500	19,30,500
212	3503	35	3 BHK	996	1096	26160	2,60,55,360	2,81,39,789	70500	32,86,800
213	3504	35	2 BHK	705	776	26160	1,84,42,800	1,99,18,224	50000	23,26,500
214	3505	35	2 BHK	705	776	26160	1,84,42,800	1,99,18,224	50000	23,26,500
215	3506	35	3 BHK	996	1096	26160	2,60,55,360	2,81,39,789	70500	32,86,800
216	3507	35	2 BHK	585	644	26160	1,53,03,600	1,65,27,888	41500	19,30,500
217	3508	35	2 BHK	587	646	26160	1,53,55,920	1,65,84,394	41500	19,37,100
218	3602	36	2 BHK	585	644	26240	1,53,50,400	1,65,78,432	41500	19,30,500
219	3603	36	3 BHK	996	1096	26240	2,61,35,040	2,82,25,843	70500	32,86,800
220	3604	36	2 BHK	705	776	26240	1,84,99,200	1,99,79,136	50000	23,26,500



Since 1989

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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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 ₹
221	3605	36	2 BHK	705	776	26240	1,84,99,200	1,99,79,136	50000	23,26,500
222	3606	36	3 BHK	996	1096	26240	2,61,35,040	2,82,25,843	70500	32,86,800
223	3607	36	2 BHK	585	644	26240	1,53,50,400	1,65,78,432	41500	19,30,500
224	3701	37	2 BHK	587	646	26320	1,54,49,840	1,66,85,827	41500	19,37,100
225	3702	37	2 BHK	585	644	26320	1,53,97,200	1,66,28,976	41500	19,30,500
226	3703	37	3 BHK	996	1096	26320	2,62,14,720	2,83,11,898	71000	32,86,800
227	3704	37	2 BHK	705	776	26320	1,85,55,600	2,00,40,048	50000	23,26,500
228	3705	37	2 BHK	705	776	26320	1,85,55,600	2,00,40,048	50000	23,26,500
229	3706	37	3 BHK	996	1096	26320	2,62,14,720	2,83,11,898	71000	32,86,800
230	3707	37	2 BHK	585	644	26320	1,53,97,200	1,66,28,976	41500	19,30,500
231	3708	37	2 BHK	587	646	26320	1,54,49,840	1,66,85,827	41500	19,37,100
232	3801	38	2 BHK	587	646	26400	1,54,96,800	1,67,36,544	42000	19,37,100
233	3802	38	2 BHK	585	644	26400	1,54,44,000	1,66,79,520	41500	19,30,500
234	3803	38	3 BHK	996	1096	26400	2,62,94,400	2,83,97,952	71000	32,86,800
235	3804	38	2 BHK	705	776	26400	1,86,12,000	2,01,00,960	50500	23,26,500
236	3805	38	2 BHK	705	776	26400	1,86,12,000	2,01,00,960	50500	23,26,500
237	3806	38	3 BHK	996	1096	26400	2,62,94,400	2,83,97,952	71000	32,86,800
238	3807	38	2 BHK	585	644	26400	1,54,44,000	1,66,79,520	41500	19,30,500
239	3808	38	2 BHK	587	646	26400	1,54,96,800	1,67,36,544	42000	19,37,100
240	3901	39	2 BHK	587	646	26480	1,55,43,760	1,67,87,261	42000	19,37,100
241	3902	39	2 BHK	585	644	26480	1,54,90,800	1,67,30,064	42000	19,30,500
242	3903	39	3 BHK	996	1096	26480	2,63,74,080	2,84,84,006	71000	32,86,800
243	3904	39	2 BHK	705	776	26480	1,86,68,400	2,01,61,872	50500	23,26,500
244	3905	39	2 BHK	705	776	26480	1,86,68,400	2,01,61,872	50500	23,26,500
245	3906	39	3 BHK	996	1096	26480	2,63,74,080	2,84,84,006	71000	32,86,800
246	3907	39	2 BHK	585	644	26480	1,54,90,800	1,67,30,064	42000	19,30,500
247	3908	39	2 BHK	587	646	26480	1,55,43,760	1,67,87,261	42000	19,37,100
248	4001	40	2 BHK	587	646	26560	1,55,90,720	1,68,37,978	42000	19,37,100
249	4002	40	2 BHK	585	644	26560	1,55,37,600	1,67,80,608	42000	19,30,500
250	4003	40	3 BHK	996	1096	26560	2,64,53,760	2,85,70,061	71500	32,86,800
251	4004	40	2 BHK	705	776	26560	1,87,24,800	2,02,22,784	50500	23,26,500
252	4005	40	2 BHK	705	776	26560	1,87,24,800	2,02,22,784	50500	23,26,500
253	4006	40	3 BHK	996	1096	26560	2,64,53,760	2,85,70,061	71500	32,86,800
254	4007	40	2 BHK	585	644	26560	1,55,37,600	1,67,80,608	42000	19,30,500
255	4008	40	2 BHK	587	646	26560	1,55,90,720	1,68,37,978	42000	19,37,100
256	4101	41	2 BHK	587	646	26640	1,56,37,680	1,68,88,694	42000	19,37,100
257	4102	41	2 BHK	585	644	26640	1,55,84,400	1,68,31,152	42000	19,30,500
258	4103	41	3 BHK	996	1096	26640	2,65,33,440	2,86,56,115	71500	32,86,800
259	4104	41	2 BHK	705	776	26640	1,87,81,200	2,02,83,696	50500	23,26,500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet 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 ₹
260	4105	41	2 BHK	705	776	26640	1,87,81,200	2,02,83,696	50500	23,26,500
261	4106	41	3 BHK	996	1096	26640	2,65,33,440	2,86,56,115	71500	32,86,800
262	4107	41	2 BHK	585	644	26640	1,55,84,400	1,68,31,152	42000	19,30,500
263	4108	41	2 BHK	587	646	26640	1,56,37,680	1,68,88,694	42000	19,37,100
264	4201	42	2 BHK	587	646	26720	1,56,84,640	1,69,39,411	42500	19,37,100
265	4202	42	2 BHK	585	644	26720	1,56,31,200	1,68,81,696	42000	19,30,500
266	4203	42	3 BHK	996	1096	26720	2,66,13,120	2,87,42,170	72000	32,86,800
267	4204	42	2 BHK	705	776	26720	1,88,37,600	2,03,44,608	51000	23,26,500
268	4205	42	2 BHK	705	776	26720	1,88,37,600	2,03,44,608	51000	23,26,500
269	4206	42	3 BHK	996	1096	26720	2,66,13,120	2,87,42,170	72000	32,86,800
270	4207	42	2 BHK	585	644	26720	1,56,31,200	1,68,81,696	42000	19,30,500
271	4208	42	2 BHK	587	646	26720	1,56,84,640	1,69,39,411	42500	19,37,100
272	4302	43	2 BHK	585	644	26800	1,56,78,000	1,69,32,240	42500	19,30,500
273	4303	43	3 BHK	996	1096	26800	2,66,92,800	2,88,28,224	72000	32,86,800
274	4304	43	2 BHK	705	776	26800	1,88,94,000	2,04,05,520	51000	23,26,500
275	4305	43	2 BHK	705	776	26800	1,88,94,000	2,04,05,520	51000	23,26,500
276	4306	43	3 BHK	996	1096	26800	2,66,92,800	2,88,28,224	72000	32,86,800
277	4307	43	2 BHK	585	644	26800	1,56,78,000	1,69,32,240	42500	19,30,500
278	4401	44	2 BHK	587	646	26880	1,57,78,560	1,70,40,845	42500	19,37,100
279	4402	44	2 BHK	585	644	26880	1,57,24,800	1,69,82,784	42500	19,30,500
280	4403	44	3 BHK	996	1096	26880	2,67,72,480	2,89,14,278	72500	32,86,800
281	4404	44	2 BHK	705	776	26880	1,89,50,400	2,04,66,432	51000	23,26,500
282	4405	44	2 BHK	705	776	26880	1,89,50,400	2,04,66,432	51000	23,26,500
283	4406	44	3 BHK	996	1096	26880	2,67,72,480	2,89,14,278	72500	32,86,800
284	4407	44	2 BHK	585	644	26880	1,57,24,800	1,69,82,784	42500	19,30,500
285	4408	44	2 BHK	587	646	26880	1,57,78,560	1,70,40,845	42500	19,37,100
Total				200855	220941		5,11,12,70,880	5,52,01,72,550		66,28,21,500

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
B	2 BHK - 221 3 BHK - 64	285	200855	220941	5,11,12,70,880.00	5,52,01,72,550.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,11,12,70,880.00
Final Realizable Value After Completion in ₹	5,52,01,72,550.00
Cost of Construction (Total Built up area x Rate) 220941 Sq. Ft. x ₹ 3000.00	66,28,23,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work not yet started

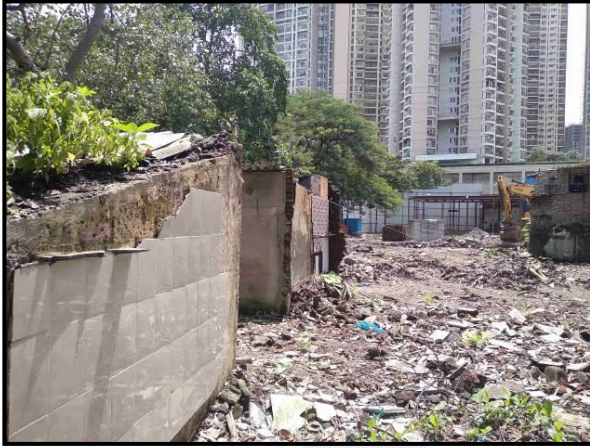
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 5,11,12,70,880.00
Final Realizable Value After Completion in ₹		:	₹ 5,52,01,72,550.00

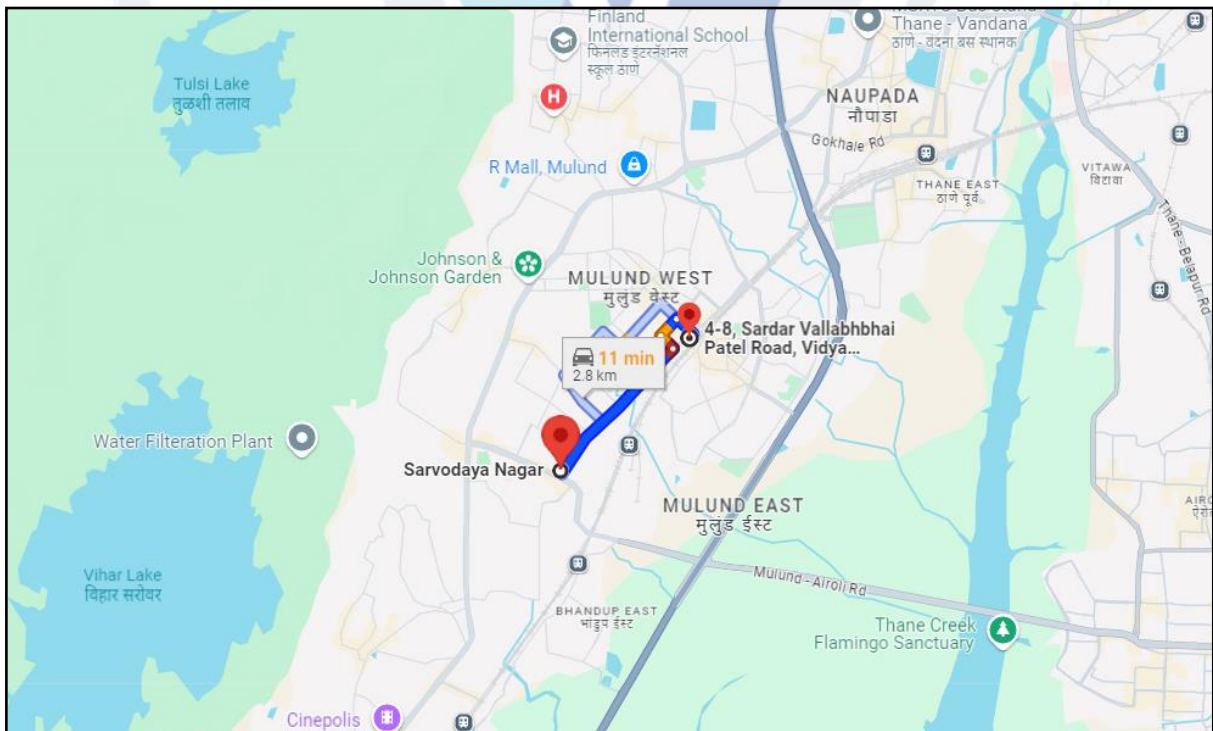
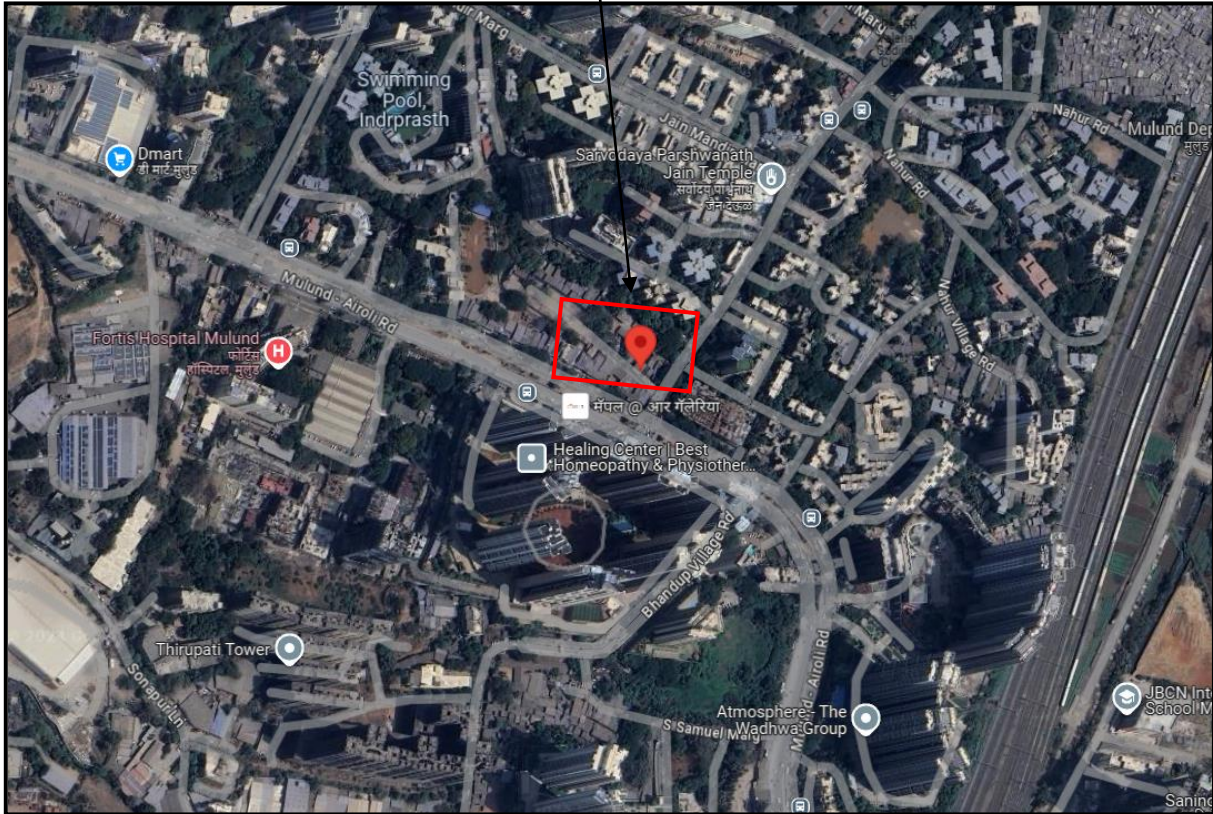
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 22,500.00 to ₹ 27,500.00 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 ₹ 23,600.00 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°09'42.3"N 72°56'43.0"E

Note: The Blue line shows the route to site from nearest Railway station (Mulund – 2.1 KM)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/567 - भुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरीत सर्व मिळकती.	64240	132680	152580	176500	132680	चौ. मीटर सि.टी.एस. नंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4141 / 2024	26.02.2024	1,50,00,000.00	62.00	667.00	22,500.00

4141391 19-09-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 4141/2024 नोदणी : Regn:63m
गावाचे नाव : मुलुंड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	15000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10398927.68	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं. 601, माळा नं: 6 वा मजला, इमारतीचे नाव: के. डी. ओ. को ऑप हौ सोसा लि.(मधुर मिलन), ब्लॉक नं: डॉ. राजेंद्र प्रसाद रोड, रोड : मुलुंड पश्चिम,मुंबई - 400080, इतर माहिती: एकुण क्षेत्रफळ 667 चौ फुट रेरा कारपेट म्हणजेच 640 चौ फुट मोफा कारपेट,एक पोडीयम कार पार्किंग सहित,सी टी एस नं 890,व्हिलेज मुलुंड(पश्चिम),शासन आदेश क्रमांक मुद्रांक - 2021/ अनौ सं. क्र. 12/ प्रकरण क्रमांक 107/एम -1(धोरण),दिनांक 31/03/2021 अन्वये महिला खरेदीकरता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे.((C.T.S. Number : 890 ;))	
(5) क्षेत्रफळ	667 चौ.फूट	
(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:-सुमुखा डेव्हलपर्स तर्फे पार्टनर प्रणव पाठक तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-42 पत्ता:-प्लॉट नं: ऑफिस नं. 502 , माळा नं: -, इमारतीचे नाव: एविपर , ब्लॉक नं: निर्मल गॅलेक्सी, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AELFS1870B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भद्रा बिपिन शाह वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं. ए/6 , माळा नं: -, इमारतीचे नाव: आकार दिप को ऑप हौ सोसा , ब्लॉक नं: आगरकर रोड, आदित्य मंगल कार्यालय हॉल जवळ, भानु नगर , रोड नं: डॉंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACLPS0302A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4141/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	750000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
20050 / 2024	01.09.2024	3,29,00,000.00	128.39	1382.00	23,800.00

सूची क्र.2	
20050391 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 20050/2024 नोंदणी : Regn:63m
गावाचे नाव : नाहूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	32900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	29812519.78
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं.3101,31 वा मजला,ई विंग,टॉवर-5,सायप्रेस ऑफ रुणवाल सायप्रेस को-ऑप. हौ. सोसा. ली.,रुणवाल ग्रीन्स,मुलुंड गोरगाव लिंक रोड,भांडुप पश्चिम,मुंबई 400078.....सदर दस्तात मिळकतीचे क्षेत्र 1382 चौ. फुट कार्पेट(म्हणजेच 128.39 चौ. मीटर)असून सोबत दोन कार पार्किंग स्पेसेस(कार पार्किंग स्पेसेस नं.पी 3-274 आणि पी 3-275 व त्याचे क्षेत्र 125 चौ. फुट)प्रत्येकी आहे.((C.T.S. Number : 681A/7, 681A/8 AND 681A/9 ;))
(5) क्षेत्रफळ	154.13 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:-दालचंद सोनु वनये वय:-37 पत्ता:-प्लॉट नं: फ्लॉट नं.3101, माळा नं: 31 वा मजला, टॉवर-5, ई विंग, इमारतीचे नाव: रुणवाल सायप्रेस को-ऑप. हौ. सोसा. ली., ब्लॉक नं: भांडुप पश्चिम, रोड नं: रुणवाल ग्रीन्स, मुलुंड गोरगाव लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AFEPV7984B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शैलेश श्रीधर खोचरे वय:-57; पत्ता:-प्लॉट नं: 23/73, माळा नं: -, इमारतीचे नाव: सी व्ह्युव, एचआयजी कॉलनी, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: के. सी. मार्ग, बांद्रा रिकलमेशन, लीलावती हॉस्पिटल समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AANPK4791P 2): नाव:-दीपा शैलेश खोचरे वय:-54; पत्ता:-प्लॉट नं: 23/73, माळा नं: -, इमारतीचे नाव: सी व्ह्युव, एचआयजी कॉलनी, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: के. सी. मार्ग, बांद्रा रिकलमेशन, लीलावती हॉस्पिटल समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AACPK4573E
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	04/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20050/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1974000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
19222 / 2024	23.08.2024	3,15,00,000.00	101.72	1215.00	25,925.00

सूची क्र.2	
19222391 24-08-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 19222/2024 नोंदणी : Regn:63m
गावाचे नाव : नाहूर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	31500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21429035.46
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1604, माळा नं: सोळावा मजला, विंग एच, पाईनवूड, बिल्डिंग/टॉवर नं.8, इमारतीचे नाव: रुणवाल पाईनवूड सी. एच. एस.एल. रुणवाल ग्रीन्स, ब्लॉक नं: मुलुंड गोरेगांव लिंक रोड, व्हिलेज नाहूर, रोड : भांडुप(वेस्ट), मुंबई 400078, इतर माहिती: फ्लॉट नं. 1604 चा एकूण एरिया 1095 चौ.फूट. म्हणजेच 101.72 चौ. मीटर्स. कार्पेट असून सोबत कार पार्किंग नं. P4-835 पोडियम P-4 लेव्हल वर असून त्याचा एकूण एरिया 125 चौ.फूट. म्हणजेच 11.15 चौ. मीटर्स. आहे. ((C.T.S. Number : 681A/7, 681A/8 and 681A/9 ;))
(5) क्षेत्रफळ	122.12 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:-श्रीरंग विजय राव वय:-51 पत्ता:-प्लॉट नं: 902, माळा नं: -, इमारतीचे नाव: सी. विंग, मुलुंड शांग्रीला, ब्लॉक नं: साईधाम मंदिर जवळ, रोड नं: पुरुषोत्तम खेराज रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGIPR6004K 2): नाव:-निमिषा श्रीरंग राव वय:-48 पत्ता:-प्लॉट नं: 902, माळा नं: -, इमारतीचे नाव: सी. विंग, मुलुंड शांग्रीला, ब्लॉक नं: साईधाम मंदिर जवळ, रोड नं: पुरुषोत्तम खेराज रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGIPR6005J
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश श्रीनिवासन वय:-49; पत्ता:-प्लॉट नं: 804, माळा नं: -, इमारतीचे नाव: डी विंग, इस्कॉन हार्मोनी, ब्लॉक नं: -, रोड नं: सेवेसी गोत्री रोड, वडोदरा, गुजरात, गुजरात, VADODARA. पिन कोड:-390021 पॅन नं:-AMSPS2852A 2): नाव:-ललिथा के राजेश वय:-45; पत्ता:-प्लॉट नं: 804, माळा नं: -, इमारतीचे नाव: डी विंग, इस्कॉन हार्मोनी, ब्लॉक नं: -, रोड नं: सेवेसी गोत्री रोड, वडोदरा, गुजरात, गुजरात, VADODARA. पिन कोड:-390021 पॅन नं:-BQBPR0552E
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19222/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1890000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	


Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	570.00	1,31,00,000.00	22,984.00

magicbricks
Buy ▾
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Sell ▾
Home Loans ▾

₹1.31 Cr EMI - ₹59k | [Can I afford it?](#)

2 BHK 570 Sq-ft Flat For Sale [Sarvodaya Nagar, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 570 sqft - ₹22,984/sqft	Developer Arkade Group	Project Arkade Nest
Floor 14 (Out of 22 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 3	Furnished Status Unfurnished

OFFER No Floor Rise and Zero EMI Scheme on this deal.

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.31 Cr ₹6,55,050 Approx. Registration Charges ₹5,500 Monthly
Booking Amount	₹1.0 Lac
Address	5W8RGQC, Jain Mandir Marg, Asha Nagar, Mulund West, Mumbai, Maharashtra, Sarvodaya Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Mulund West


Price Indicators Projects Nearby locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magickbricks.com	570.00	1,33,00,000.00	23,333.00

magickbricks
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₹1.33 Cr [EMI - ₹60k](#) | [Get pre-approved loan](#)

2 BHK 684 Sq-ft Flat For Sale [Sarvodaya Nagar, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Semi-Furnished

Carpet Area 570 sqft ₹23,333/sqft	Developer Arkade Group	Project Arkade Nest
Floor 11(Out of 23 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Semi-Furnished	Car Parking 1 Covered

East Facing Property
 Near station and lbs road.

Contact Agent
Get Phone No.

 Last contact made 25 days ago

More Details

Price Breakup	₹1.33 Cr ₹6,65,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
RERA ID	P51800050953
Address	Mulund West, Mumbai, Sarvodaya Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Near station and lbs road.

Price Indicators

Projects nearby Locality

Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Supr Built up Area
1 BHK	magicbricks.com	730.00	1,06,00,000.00	14,520.00

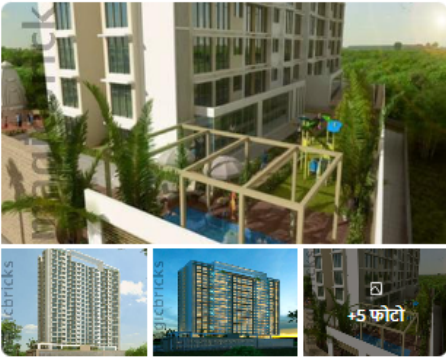
magicbricks
खरीदें ▾
किराया ▾
सैल ▾
होम लोन्स ▾

Home > Property in Mumbai > Mulund West > Apartment in Mulund West > 1 BHK > 730 Sq-ft

₹1.06 करोड़ EMI - ₹ 48k | 34+ बैंकों से लोन लें

Check Market Value with [PropWorth](#)

मुलुंड वेस्ट, मुंबई में बिक्री के लिए 1 बीएचके फ्लैट मुलुंड वेस्ट, मुंबई



1 बेड | 2 बाथरूम | सेमी-फर्निशड

Super Built-Up Area 730 वर्गफुट - ₹14,521/वर्गफुट	डेवलपर प्रभाव ग्रुप	प्रोजेक्ट सिल्वर पार्क
फ्लोर 20(29 फ्लोर में से)	ट्रांजैक्शन टाइप फिर से बिक्री (रीसेल)	स्थिति रेडी टू मूव
फर्निशिंग की स्थिति सेमी-फर्निशड		

मालिक से संपर्क करें

फोन नंबर प्राप्त करें।

[पिछला संपर्क 24 दिन पहले हुआ](#)

अधिक जानकारी

प्राइस ब्रेकअप	₹1.06 करोड़
पता	Near RNA Liberty, मुलुंड वेस्ट, मुंबई, मुलुंड वेस्ट, Mumbai - Central Mumbai, महाराष्ट्र
फर्निशिंग	सेमी-फर्निशड

Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	582.00	1,35,00,000.00	23,196.00

magicbricks
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₹1.35 Cr
EMI - ₹ 61k
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⋮

2 BHK 582 Sq-ft Flat For Sale [Sarvodaya Nagar, Mumbai](#)



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

Carpet Area 582 sqft - ₹23,196/sqft	Developer The Wadhwa Group & MICL & Chandak Group	Project Atmosphere O2
Floor 5 (Out of 45 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing North - East	Lifts 4	Furnished Status Unfurnished

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.35 Cr ₹6,75,000 Approx. Registration Charges ₹7 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800019950
Address	Mulund West, Mumbai, Sarvodaya Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Fortis Hospital

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	746.00	1,51,00,000.00	20,240.00
1 BHK	housing.com	465.00	1,15,00,000.00	24,730.00

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Home / Mumbai / Mulund / Mulund West / Prabhav Silver Park Last updated: Jun 7, 2024

Prabhav Silver Park

By PRABHAV REALTY AND INFRASTRUCTURE

Mulund West, Mumbai, Central Mumbai Suburbs, Mumbai

[Become the first to Rate](#)

₹1.51 Cr - 2.03 Cr | ₹20.26 K/sq.ft

EMI starts at ₹75.05 K

Price excludes maintenance, floor rise c... See More

[Contact Developer](#)

2, 3 BHK Apartments Configurations

Ready to Move Possession Status

₹20.26 K/sq.ft Avg. Price

746 - 1003 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Mulund / Mulund West / Dedhia Aagman Recidency Last updated: Jun 19, 2024

Dedhia Aagman Recidency

By DEDHIA GROUP

CTS No 1255 1255 1 To 10, Mulund West, Central Mumbai Suburbs, Mumbai

[Become the first to Rate](#)

₹1.15 Cr - 2.63 Cr | ₹24.83 K/sq.ft

EMI starts at ₹57.11 K

Price excludes maintenance, floor rise c... See More

[Contact Seller](#)

1, 2, 3 BHK Apartments Configurations

Dec, 2023 Possession Starts

₹24.83 K/sq.ft Avg. Price

465 - 1055 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
2 BHK	magicbricks.com	594.00	1,53,00,000.00	25,758.00

magicbricks
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Rent ▾
Sell ▾
Home Loans ▾

₹1.53 Cr [EMI - ₹ 69k](#) | [Can I afford it?](#)

2 BHK 594 Sq-ft Flat For Sale [Mulund West, Mumbai](#)



2 Beds
2 Baths
Unfurnished

Carpet Area
594 sqft
₹25,758/sqft


Transaction Type
New Property

Developer
[Ashwin Sheth Group and Emami Group](#)

Project
[Sheth Montana](#)

Status
Under Construction

Furnished Status
Unfurnished


+34 Photos

Get Info

Book Visit
Free Cab

Property viewed by 1 People

More Details

Price Breakup	₹1.53 Cr
RERA ID	P51800014539
Address	Mulund West, Mumbai - Central Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	magicbricks.com	457.00	1,15,00,000.00	25,164.00



magicbricks
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Home > Property in Mumbai > Mulund West > Apartment in Mulund West > 1 BHK > 525 Sq-ft

₹1.15 Cr EMI - ₹ 52k | [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in Minerwa Height Apartment, **Mulund West, Mumbai**

⋮

+14 Photos

🛏 1 Bed | 🚿 2 Baths | 🏠 Semi-Furnished

Carpet Area	Project	Floor
457 sqft ₹ 25,164/sqft	Minerwa Height Apartment	7(Out of 7 Floors)
Transaction Type	Status	Additional Rooms
Resale	Ready to Move	1 Store Room
Facing	Lifts	Furnished Status
West	2	Semi-Furnished

Contact Owner

Get Phone No.

👤 Last contact made 6 days ago

More Details

Price Breakup	₹1.15 Cr ₹2,000 Monthly
Address	Minerwa Height Apartment Nahur Village Road Mulund West Mumbai Maharashtra 400080, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Mulund Bus Depot

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	nobroker.com	612.00	1,44,00,000.00	23,530.00

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2 BHK Flat In L&T Rejuve 360 For Sale In Mulund West
Near Domino's Pizza, Lal Bahadur Shastri Rd, Mulund West, Mu...

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bhk Flat for Sale in Mulund west / Property Details

₹ 1.44 Crores
Negotiable

₹ 82,429/Month
Estimated EMI

874
Sq.Ft

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[Price trends by NBEstimate](#) Check Now

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Balcony

Bike and Car
Parking

Feb 1, 2024
Posted On

Aug 7, 2025
Possession

L&t Rejuve 360
Apartment

Full
Power Backup

Get Owner Details

Nearby: [O2 Business Commercial Park](#) [Der Deutsche Parkz](#) [D Mart](#) [Maaz Family Restaurant](#) [Bhandup](#)

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	874 Sq.Ft	Carpet Area	612 Sq.Ft

Activity On This Property

111 Unique Views

1 Shortlists

2 Contacted

Powered By: NBEstimate

Similar Properties

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 : 20.09.2024.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

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 20.09.2024. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 12.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Harmony Homes Creation.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer Saiprasad Patil – Technical Officer 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 – 12.09.2024 Valuation Date – 20.09.2024. Date of Report – 20.09.2024.
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.09.2024.
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Harmony Homes Creation**. 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. Harmony Homes Creation**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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

Auth. Sign.



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