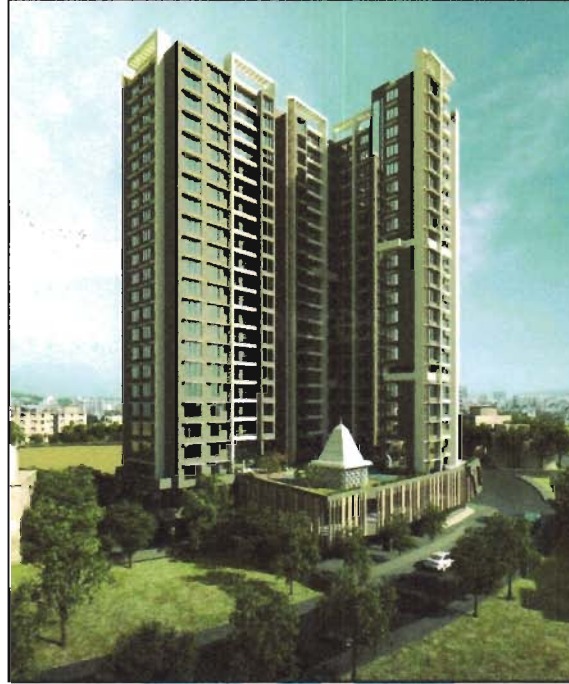


MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vighnaharta Infinity"

"Vighnaharta Infinity", Proposed Redevelopment showing Building No. 223 & 224 (Vighnahartha CHSL)
Survey No. 113 (pt), CTS No. 356/A/2/1 of Village – Hariyali at Kannamwar Nagar 1, Opp. Sambhaji Maidan,
Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country – India.

Latitude Longitude: 19°06'54.8"N 72°56'18.3"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



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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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Valuation Report Prepared For: State Bank of India / Thane Branch / Vighnaharta Infinity / (11303/2308374) Page 2 of 44

Vastu/SBI/Mumbai/09/2024/11303/2308374

26/13-380-V

Date: 26.09.2024

MASTER VALUATION REPORT OF "Vighnaharta Infinity "

"Vighnaharta Infinity", Proposed Redevelopment showing Building No. 223 & 224 (Vighnahartha CHSL) Survey No. 113 (pt), CTS No. 356/A/2/1 of Village – Hariyali at Kannamwar Nagar 1, Opp. Sambhaji Maidan, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country – India.

Latitude Longitude: 19°06'54.8"N 72°56'18.3"E

NAME OF DEVELOPER: M/s. Vighnaharta Heights Pvt. Ltd.

Pursuant to instructions from State Bank of India, Administrative Office, Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Vighnaharta Infinity"**, Proposed Redevelopment showing Building No. 223 & 224 (Vighnahartha CHSL) Survey No. 113 (pt), CTS No. 356/A/2/1 of Village – Hariyali at Kannamwar Nagar 1, Opp. Sambhaji Maidan, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country – India. It is about 1.7 Km. travel distance from Vikhroli Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. Vighnaharta Heights Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Vighnaharta Infinity	P51800017268
Register office address	M/s. Vighnaharta Heights Pvt. Ltd. Address: Office No. 202, 2 nd Floor, Building No. 10, Swami Narayan Marg, Opp. Akshad Hotel, Tagore Nagar, Vikhroli (East), Mumbai, PIN – 400 083, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Sameer Bhosale (Project Manager - Mobile No. 9321188123) Hrutika Vilkar (Builder Person – Mobile No. 816 930 1743)	
E - mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sambhaji Maidan Road & Dharmveer Chatrapati Sambhai Ground
On or towards South	Road
On or towards East	Road & Building No. 225
On or towards West	Building No. 221



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www.vastukala.co.in

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 : 20.09.2024
	b)	Date on which the valuation is made : 26.09.2024
3.	List of documents produced for Perusal	
	1.	Copy of Title Report from Adv. V. M. Mahadik date 25.09.2023
	2.	Copy of Legal Title Report date 06.04.2024 Adv. V. M. Mahadik (As per RERA Certificate)
	3.	Copy of Engineer's Certificate date 30.06.2024 issued by S. K. Consultants & Engineers (As per RERA Certificate)
	4.	Copy of Declaration cum Undertaking date 06.04.2024 issued by Vighnaharta Heights Pvt. Ltd.
	5.	Copy of Development Agreement date 31.03.2023 between K. N. Satlujj CHSL Parijat Vaibhav CHSL (the Society) AND Vighnaharta Heights Pvt. Ltd. (the Developer)
	6.	Copy of Development Agreement date 21.02.2023 between Parijat Vaibhav CHSL (the Society) AND Vighnaharta Heights Pvt. Ltd. (the Developer)
	7.	Copy of Deed of Sale date 27.03.2023 between MHDA (the Authority) AND Kannamwar Nagar Satlaj CHSL (the Society)
	8.	Copy of MAHARERA Registration Certificate of Project No. P51800055751 issued by Maharashtra Real Estate Regulatory Authority date 16.04.2024
	9.	Copy of Hydraulic Engineer's Department No. HE / 519 / EEWW (P & R) / NOC date 10.11.2023 issued by MCGM
	10.	Copy of Fire NOC No. P-19425 / 2023 / (356) / S Ward / Hariyali -E / MHADA – CFO / 1 / NEW date 02.02.2024 issued by Municipal Corporation Mumbai Fire Brigade.
	11.	Copy of NOC for Height Clearance No. SNCR / West / B / 102523 / 813627 date 29.11.2023 issued by Airports Authority of India
	12.	Copy of Commencement Certificate No. MH / EE / BP / GM / MHADA -9 / 1344 d / 2023 / CC / 1 / NEW date 30.11.2023 issued by Building Permission Cell / Greater Mumbai / MHADA
		This CC is valid upto 29 November, 2024
		Remarks : This Plinth C.C. is granted as per approved Zero FSI IOA plan dt. 19.10.2023 vide no MH/EE/BP/CELL/GM/MHADA-9/1344/2023.



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	13. Copy of Intimation of Approval Zero FSI IOA No. MH / EE / BP / Cell / GM / MHADA -9 / 1344 date 19.10.2023 issued by Building Permission Cell / Greater Mumbai / MHADA.		
	14. Copy of Amended Plan Approval (IOA) No. MH / EE / BP / Cell / GM / MHADA / 9 / 1344 / 2024 dated 29.08.2024 issued by Ex. Engineer Building Permission Cell / Greater Mumbai / MHADA		
	15. Copy of Approved Plan No. MHADA / 9 / 1344 / 2024 dated 29.08.2024 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Nine – Sheet No. 1/9 to 9/9) Approved upto:		
	Wing	Number of Floors	
	A, B & C	Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors	
	Project Name (with address & phone nos.)	: "Vighnaharta Infinity" , Proposed Redevelopment showing Building No. 223 & 224 (Vighnahartha CHSL) Survey No. 113 (pt), CTS No. 356/A/2/1 of Village – Hariyali at Kannamwar Nagar 1, Opp. Sambhaji Maidan, Vikhroli (East), Mumbai, PIN - 400 083, 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. Vighnaharta Heights Pvt. Ltd. Address: Office No. 202, 2 nd Floor, Building No. 10, Swami Narayan Marg, Opp. Akshad Hotel, Tagore Nagar, Vikhroli (East), Mumbai, PIN – 400 083, State - Maharashtra, Country – India.. Contact Person : Mr. Sameer Bhosale (Project Manager - Mobile No. 9321188123) Hrutika Vilkar (Builder Person – Mobile No. 816 930 1743)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
<p>About "Vighnaharta Infinity" Project: Vighnaharta Infinity by Vighnaharta Group is one of the most sought after new launch projects in Vikhroli East, Mumbai for those who are looking for low-cost apartments. It is a new launch project. The possession will begin in Dec, 2027. There are 1 BHK and 2 BHK apartments for sale, coming up in this project. Vighnaharta Infinity Central Mumbai is a RERA-registered project with registration number P51800055751.</p>			
TYPE OF THE BUILDING			
	Wing	Number of Floors	
	A, B & C	Proposed Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors.	
LEVEL OF COMPLETEION:			
	Wing	Present stage of Construction	Percentage of work completion
	A, B & C	Plinth work is completed.	10%

DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is December - 2027 (Wing – A to C)	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
PROPOSED PROJECT AMENITIES:	
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Children Play Area ➤ Club House ➤ Yoga Deck ➤ Swimming Pool ➤ Gymnasium ➤ Kids Play Area ➤ Multipurpose Hall ➤ Outdoor Games ➤ Senior Citizen Sit Out Area ➤ Jogging Track / Baseket Ball Court / Badminton Court ➤ Football Turf / Cricket Turf ➤ Prayer Hall ➤ Pergola Seating 	
6.	Location of property :
a)	Plot No. / Survey No. : Survey No. 113 (pt)
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : CTS No. 356/A/2/1 of Village – Hariyali
d)	Ward / Taluka : M/W - Ward
e)	Mandal / District : Mumbai Suburban District
7.	Postal address of the property : "Vighnaharta Infinity", Proposed Redevelopment showing Building No. 223 & 224 (Vighnahartha CHSL) Survey No. 113 (pt), CTS No. 356/A/2/1 of Village – Hariyali at Kannamwar Nagar 1, Opp. Sambhaji Maidan, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country – India
8.	City / Town : Vikhroli (East), Mumbai
	Residential area : Yes
	Commercial area : Yes
	Industrial area : No
9.	Classification of the area :
	i) High / Middle / Poor : Middle Class
	ii) Urban / Semi Urban / Rural : Urban

II	CHARACTERSTICS OF THE SITE					
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Good				
3.	Possibility of frequent flooding/ sub-merging	: No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by				
5.	Level of land with topographical conditions	: Plain				
6.	Shape of land	: Irregular				
7.	Type of use to which it can be put	: For residential and Commercial purpose				
8.	Any usage restriction	: Residential and commercial purpose				
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. MHADA / 9 / 1344 / 2024 dated 29.08.2024 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Nine – Sheet No. 1/9 to 9/9). Approved upto:				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>Ground / Stilt + 1st Floor (Commercial) + 2nd to 3rd floors (Part Residential / Part Amenities) + 4th to 22nd Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & C	Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors.
Wing	Number of Floors					
A, B & C	Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd 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.	: 12.20 Mtr. Wide Existing Layout 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-coast / tidal level must be incorporated)	: No				
Part – A (Valuation of land)						
1	Size of plot	: Total Plot area – 2144.83 Sq. M. (As per Approved Plan) Plot area – 2161.10 Sq. M. (As per 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	: As per table attached to the report				

	least two latest deals / transactions with respect to adjacent properties in the areas)	:	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)	:	₹ 1,39,830.00 per Sq. M. for Residential ₹ 58,970.00 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</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>2144.83</td> <td>58970.00</td> <td>12,64,80,625.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2161.10</td> <td>58970.00</td> <td>10,92,65,216.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2144.83	58970.00	12,64,80,625.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2161.10	58970.00	10,92,65,216.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
2161.10	58970.00	10,92,65,216.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>Proposed Ground / Stilt + 1st Floor (Commercial) + 2nd to 3rd floors (Part Residential / Part Amenities) + 4th to 22nd Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & C	Proposed Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors																
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A, B & C	Proposed Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors																				
	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MHADA / 9 / 1344 / 2024 dated 29.08.2024 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Nine – Sheet No. 1/9 to 9/9).																		
	h) Approved map / plan issuing authority	:	<p>Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Nine – Sheet No. 1/9 to 9/9).</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>Ground / Stilt + 1st Floor (Commercial) + 2nd to 3rd floors (Part Residential / Part Amenities) + 4th to 22nd Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & C	Ground / Stilt + 1 st Floor (Commercial) + 2 nd to 3 rd floors (Part Residential / Part Amenities) + 4 th to 22 nd Upper Floors														
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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 is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	: -
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Wing – A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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	202	2	2 BHK	647	712					21,35,100
2	203	2	2 BHK	647	712					21,35,100
3	302	3	2 BHK	647	712					21,35,100
4	303	3	2 BHK	647	712					21,35,100
5	401	4	1 BHK	341	375	20120	68,60,920	75,47,012	19000	11,25,300
6	402	4	2 BHK	647	712					21,35,100



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
7	403	4	2 BHK	647	712					21,35,100
8	404	4	2 BHK	647	712					21,35,100
9	501	5	1 BHK	341	375	20180	68,81,380	75,69,518	19000	11,25,300
10	502	5	2 BHK	647	712	20180	1,30,56,460	1,43,62,106	36000	21,35,100
11	503	5	2 BHK	647	712					Land Owner's Share 21,35,100
12	504	5	2 BHK	647	712					Land Owner's Share 21,35,100
13	601	6	1 BHK	341	375	20240	69,01,840	75,92,024	19000	11,25,300
14	602	6	2 BHK	647	712	20240	1,30,95,280	1,44,04,808	36000	21,35,100
15	603	6	2 BHK	647	712					Land Owner's Share 21,35,100
16	604	6	2 BHK	647	712					Land Owner's Share 21,35,100
17	701	7	1 BHK	341	375	20300	69,22,300	76,14,530	19000	11,25,300
18	702	7	2 BHK	647	712	20300	1,31,34,100	1,44,47,510	36000	21,35,100
19	703	7	2 BHK	647	712					Land Owner's Share 21,35,100
20	801	8	1 BHK	341	375	20360	69,42,760	76,37,036	19000	11,25,300
21	802	8	2 BHK	647	712	20360	1,31,72,920	1,44,90,212	36000	21,35,100
22	803	8	2 BHK	647	712					Land Owner's Share 21,35,100
23	804	8	2 BHK	647	712					Land Owner's Share 21,35,100
24	901	9	1 BHK	341	375	20420	69,63,220	76,59,542	19000	11,25,300
25	902	9	2 BHK	647	712	20420	1,32,11,740	1,45,32,914	36500	21,35,100
26	903	9	2 BHK	647	712					Land Owner's Share 21,35,100
27	904	9	2 BHK	647	712					Land Owner's Share 21,35,100
28	1001	10	1 BHK	341	375	20480	69,83,680	76,82,048	19000	11,25,300
29	1002	10	2 BHK	647	712	20480	1,32,50,560	1,45,75,616	36500	21,35,100
30	1003	10	2 BHK	647	712					Land Owner's Share 21,35,100
31	1004	10	2 BHK	647	712					Land Owner's Share 21,35,100
32	1101	11	1 BHK	341	375	20540	70,04,140	77,04,554	19500	11,25,300
33	1102	11	2 BHK	647	712	20540	1,32,89,380	1,46,18,318	36500	21,35,100
34	1103	11	2 BHK	647	712					Land Owner's Share 21,35,100
35	1104	11	2 BHK	647	712					Land Owner's Share 21,35,100
36	1201	12	1 BHK	341	375	20600	70,24,600	77,27,060	19500	11,25,300
37	1202	12	2 BHK	647	712	20600	1,33,28,200	1,46,61,020	36500	21,35,100
38	1203	12	2 BHK	647	712					Land Owner's Share 21,35,100
39	1204	12	2 BHK	647	712					Land Owner's Share 21,35,100
40	1301	13	1 BHK	341	375	20660	70,45,060	77,49,566	19500	11,25,300
41	1302	13	2 BHK	647	712	20660	1,33,67,020	1,47,03,722	37000	21,35,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
42	1303	13	2 BHK	647	712		Land Owner's Share			21,35,100
43	1304	13	2 BHK	647	712		Land Owner's Share			21,35,100
44	1401	14	1 BHK	341	375	20720	70,65,520	77,72,072	19500	11,25,300
45	1402	14	2 BHK	647	712	20720	1,34,05,840	1,47,46,424	37000	21,35,100
46	1403	14	2 BHK	647	712		Land Owner's Share			21,35,100
47	1501	15	1 BHK	341	375	20780	70,85,980	77,94,578	19500	11,25,300
48	1502	15	2 BHK	647	712	20780	1,34,44,660	1,47,89,126	37000	21,35,100
49	1503	15	2 BHK	647	712		Land Owner's Share			21,35,100
50	1504	15	2 BHK	647	712		Land Owner's Share			21,35,100
51	1601	16	1 BHK	341	375	20840	71,06,440	78,17,084	19500	11,25,300
52	1602	16	2 BHK	647	712	20840	1,34,83,480	1,48,31,828	37000	21,35,100
53	1603	16	2 BHK	647	712		Land Owner's Share			21,35,100
54	1604	16	2 BHK	647	712		Land Owner's Share			21,35,100
55	1701	17	1 BHK	341	375	20900	71,26,900	78,39,590	19500	11,25,300
56	1702	17	2 BHK	647	712	20900	1,35,22,300	1,48,74,530	37000	21,35,100
57	1703	17	2 BHK	647	712		Land Owner's Share			21,35,100
58	1704	17	2 BHK	647	712		Land Owner's Share			21,35,100
59	1801	18	1 BHK	341	375	20960	71,47,360	78,62,096	19500	11,25,300
60	1802	18	2 BHK	647	712	20960	1,35,61,120	1,49,17,232	37500	21,35,100
61	1803	18	2 BHK	647	712		Land Owner's Share			21,35,100
62	1804	18	2 BHK	647	712		Land Owner's Share			21,35,100
63	1901	19	1 BHK	341	375	21020	71,67,820	78,84,602	19500	11,25,300
64	1902	19	2 BHK	647	712	21020	1,35,99,940	1,49,59,934	37500	21,35,100
65	1903	19	2 BHK	647	712		Land Owner's Share			21,35,100
66	1904	19	2 BHK	647	712		Land Owner's Share			21,35,100
67	2001	20	1 BHK	341	375	21080	71,88,280	79,07,108	20000	11,25,300
68	2002	20	2 BHK	647	712	21080	1,36,38,760	1,50,02,636	37500	21,35,100
69	2003	20	2 BHK	647	712		Land Owner's Share			21,35,100
70	2004	20	2 BHK	647	712		Land Owner's Share			21,35,100
71	2101	21	1 BHK	341	375	21140	72,08,740	79,29,614	20000	11,25,300
72	2102	21	2 BHK	647	712	21140	1,36,77,580	1,50,45,338	37500	21,35,100
73	2103	21	2 BHK	647	712		Land Owner's Share			21,35,100
74	2104	21	2 BHK	647	712		Land Owner's Share			21,35,100
75	2201	22	1 BHK	341	375	21200	72,29,200	79,52,120	20000	11,25,300
76	2202	22	2 BHK	647	712	21200	1,37,16,400	1,50,88,040	37500	21,35,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
77	2203	22	2 BHK	647	712	21200	1,37,16,400	1,50,88,040	37500	21,35,100
78	2204	22	2 BHK	647	712	Land Owner's Share				21,35,100
Total				43358	47694		38,85,28,280	42,73,81,108		14,73,51,600

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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	202	2	1.5 BHK	487	536	20000	97,40,000	1,07,14,000	27000	16,07,100
2	203	2	2 BHK	647	712	Land Owner's Share				21,35,100
3	204	2	1 BHK	432	475	20000	86,40,000	95,04,000	24000	14,25,600
4	302	3	1.5 BHK	487	536	20060	97,69,220	1,07,46,142	27000	16,07,100
5	303	3	2 BHK	647	712	Land Owner's Share				21,35,100
6	304	3	1 BHK	432	475	20060	86,65,920	95,32,512	24000	14,25,600
7	401	4	1 BHK	412	453	20120	82,89,440	91,18,384	23000	13,59,600
8	402	4	1.5 BHK	487	536	20120	97,98,440	1,07,78,284	27000	16,07,100
9	403	4	2 BHK	647	712	Land Owner's Share				21,35,100
10	404	4	1 BHK	432	475	20120	86,91,840	95,61,024	24000	14,25,600
11	405	4	1 BHK	415	457	20120	83,49,800	91,84,780	23000	13,69,500
12	501	5	1 BHK	412	453	20180	83,14,160	91,45,576	23000	13,59,600
13	502	5	1.5 BHK	487	536	20180	98,27,660	1,08,10,426	27000	16,07,100
14	503	5	2 BHK	647	712	Land Owner's Share				21,35,100
15	504	5	1 BHK	432	475	20180	87,17,760	95,89,536	24000	14,25,600
16	505	5	1 BHK	415	457	20180	83,74,700	92,12,170	23000	13,69,500
17	601	6	1 BHK	412	453	20240	83,38,880	91,72,768	23000	13,59,600
18	602	6	1.5 BHK	487	536	20240	98,56,880	1,08,42,568	27000	16,07,100
19	603	6	2 BHK	647	712	Land Owner's Share				21,35,100
20	604	6	1 BHK	432	475	20240	87,43,680	96,18,048	24000	14,25,600
21	605	6	1 BHK	415	457	20240	83,99,600	92,39,560	23000	13,69,500
22	701	7	1 BHK	412	453	20300	83,63,600	91,99,960	23000	13,59,600
23	702	7	1.5 BHK	487	536	20300	98,86,100	1,08,74,710	27000	16,07,100
24	703	7	2 BHK	647	712	Land Owner's Share				21,35,100
25	801	8	1 BHK	412	453	20360	83,88,320	92,27,152	23000	13,59,600
26	802	8	1.5 BHK	487	536	20360	99,15,320	1,09,06,852	27500	16,07,100
27	803	8	2 BHK	647	712	Land Owner's Share				21,35,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
28	804	8	1 BHK	432	475	20360	87,95,520	96,75,072	24000	14,25,600
29	805	8	1 BHK	415	457	20360	84,49,400	92,94,340	23000	13,69,500
30	901	9	1 BHK	412	453	20420	84,13,040	92,54,344	23000	13,59,600
31	902	9	1.5 BHK	487	536	20420	99,44,540	1,09,38,994	27500	16,07,100
32	903	9	2 BHK	647	712		Land Owner's Share			21,35,100
33	904	9	1 BHK	432	475	20420	88,21,440	97,03,584	24500	14,25,600
34	905	9	1 BHK	415	457	20420	84,74,300	93,21,730	23500	13,69,500
35	1001	10	1 BHK	412	453	20480	84,37,760	92,81,536	23000	13,59,600
36	1002	10	1.5 BHK	487	536	20480	99,73,760	1,09,71,136	27500	16,07,100
37	1003	10	2 BHK	647	712		Land Owner's Share			21,35,100
38	1004	10	1 BHK	432	475	20480	88,47,360	97,32,096	24500	14,25,600
39	1005	10	1 BHK	415	457	20480	84,99,200	93,49,120	23500	13,69,500
40	1101	11	1 BHK	412	453	20540	84,62,480	93,08,728	23500	13,59,600
41	1102	11	1.5 BHK	487	536	20540	1,00,02,980	1,10,03,278	27500	16,07,100
42	1103	11	2 BHK	647	712		Land Owner's Share			21,35,100
43	1104	11	1 BHK	432	475	20540	88,73,280	97,60,608	24500	14,25,600
44	1105	11	1 BHK	415	457	20540	85,24,100	93,76,510	23500	13,69,500
45	1201	12	1 BHK	412	453	20600	84,87,200	93,35,920	23500	13,59,600
46	1202	12	1.5 BHK	487	536	20600	1,00,32,200	1,10,35,420	27500	16,07,100
47	1203	12	2 BHK	647	712		Land Owner's Share			21,35,100
48	1204	12	1 BHK	432	475	20600	88,99,200	97,89,120	24500	14,25,600
49	1205	12	1 BHK	415	457	20600	85,49,000	94,03,900	23500	13,69,500
50	1301	13	1 BHK	412	453	20660	85,11,920	93,63,112	23500	13,59,600
51	1302	13	1.5 BHK	487	536	20660	1,00,61,420	1,10,67,562	27500	16,07,100
52	1303	13	2 BHK	647	712		Land Owner's Share			21,35,100
53	1304	13	1 BHK	432	475	20660	89,25,120	98,17,632	24500	14,25,600
54	1305	13	1 BHK	415	457	20660	85,73,900	94,31,290	23500	13,69,500
55	1401	14	1 BHK	412	453	20720	85,36,640	93,90,304	23500	13,59,600
56	1403	14	2 BHK	647	712	20720	1,34,05,840	1,47,46,424	37000	21,35,100
57	1501	15	1 BHK	412	453	20780	85,61,360	94,17,496	23500	13,59,600
58	1502	15	1.5 BHK	487	536	20780	1,01,19,860	1,11,31,846	28000	16,07,100
59	1503	15	2 BHK	647	712		Land Owner's Share			21,35,100
60	1504	15	1 BHK	432	475	20780	89,76,960	98,74,656	24500	14,25,600
61	1505	15	1 BHK	415	457	20780	86,23,700	94,86,070	23500	13,69,500
62	1601	16	1 BHK	412	453	20840	85,86,080	94,44,688	23500	13,59,600

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
63	1602	16	1.5 BHK	487	536	20840	1,01,49,080	1,11,63,988	28000	16,07,100
64	1603	16	2 BHK	647	712		Land Owner's Share			21,35,100
65	1604	16	1 BHK	432	475	20840	90,02,880	99,03,168	25000	14,25,600
66	1605	16	1 BHK	415	457	20840	86,48,600	95,13,460	24000	13,69,500
67	1701	17	1 BHK	412	453	20900	86,10,800	94,71,880	23500	13,59,600
68	1702	17	1.5 BHK	487	536	20900	1,01,78,300	1,11,96,130	28000	16,07,100
69	1703	17	2 BHK	647	712		Land Owner's Share			21,35,100
70	1704	17	1 BHK	432	475	20900	90,28,800	99,31,680	25000	14,25,600
71	1705	17	1 BHK	415	457	20900	86,73,500	95,40,850	24000	13,69,500
72	1801	18	1 BHK	412	453	20960	86,35,520	94,99,072	23500	13,59,600
73	1802	18	1.5 BHK	487	536	20960	1,02,07,520	1,12,28,272	28000	16,07,100
74	1803	18	2 BHK	647	712		Land Owner's Share			21,35,100
75	1804	18	1 BHK	432	475	20960	90,54,720	99,60,192	25000	14,25,600
76	1805	18	1 BHK	415	457	20960	86,98,400	95,68,240	24000	13,69,500
77	1901	19	1 BHK	412	453	21020	86,60,240	95,26,264	24000	13,59,600
78	1902	19	1.5 BHK	487	536	21020	1,02,36,740	1,12,60,414	28000	16,07,100
79	1903	19	2 BHK	647	712		Land Owner's Share			21,35,100
80	1904	19	1 BHK	432	475	21020	90,80,640	99,88,704	25000	14,25,600
81	1905	19	1 BHK	415	457	21020	87,23,300	95,95,630	24000	13,69,500
82	2001	20	1 BHK	412	453	21080	86,84,960	95,53,456	24000	13,59,600
83	2002	20	1.5 BHK	487	536	21080	1,02,65,960	1,12,92,556	28000	16,07,100
84	2003	20	2 BHK	647	712		Land Owner's Share			21,35,100
85	2004	20	1 BHK	432	475	21080	91,06,560	1,00,17,216	25000	14,25,600
86	2005	20	1 BHK	415	457	21080	87,48,200	96,23,020	24000	13,69,500
87	2101	21	1 BHK	412	453	21140	87,09,680	95,80,648	24000	13,59,600
88	2102	21	1.5 BHK	487	536	21140	1,02,95,180	1,13,24,698	28500	16,07,100
89	2103	21	2 BHK	647	712		Land Owner's Share			21,35,100
90	2104	21	1 BHK	432	475	21140	91,32,480	1,00,45,728	25000	14,25,600
91	2105	21	1 BHK	415	457	21140	87,73,100	96,50,410	24000	13,69,500
92	2201	22	1 BHK	412	453	21200	87,34,400	96,07,840	24000	13,59,600
93	2202	22	1.5 BHK	487	536	21200	1,03,24,400	1,13,56,840	28500	16,07,100
94	2203	22	2 BHK	647	712	21200	1,37,16,400	1,50,88,040	37500	21,35,100
95	2204	22	1 BHK	432	475	21200	91,58,400	1,00,74,240	25000	14,25,600
96	2205	22	1 BHK	415	457	21200	87,98,000	96,77,800	24000	13,69,500
Total				46418	51060		70,44,77,640	77,49,25,404		15,31,79,400

3) Wing - C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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	202	2	1.5 BHK	487	536	20000	97,40,000	1,07,14,000	27000	16,07,100
2	203	2	2 BHK	647	712	Land Owner's Share				21,35,100
3	204	2	1 BHK	432	475	20000	86,40,000	95,04,000	24000	14,25,600
4	302	3	1.5 BHK	487	536	20060	97,69,220	1,07,46,142	27000	16,07,100
5	303	3	2 BHK	647	712	Land Owner's Share				21,35,100
6	304	3	1 BHK	432	475	20060	86,65,920	95,32,512	24000	14,25,600
7	401	4	1 BHK	412	453	20120	82,89,440	91,18,384	23000	13,59,600
8	402	4	1.5 BHK	487	536	20120	97,98,440	1,07,78,284	27000	16,07,100
9	403	4	2 BHK	647	712	Land Owner's Share				21,35,100
10	404	4	1 BHK	432	475	20120	86,91,840	95,61,024	24000	14,25,600
11	405	4	1 BHK	415	457	20120	83,49,800	91,84,780	23000	13,69,500
12	501	5	1 BHK	412	453	20180	83,14,160	91,45,576	23000	13,59,600
13	502	5	1.5 BHK	487	536	20180	98,27,660	1,08,10,426	27000	16,07,100
14	503	5	2 BHK	647	712	Land Owner's Share				21,35,100
15	504	5	1 BHK	432	475	20180	87,17,760	95,89,536	24000	14,25,600
16	505	5	1 BHK	415	457	20180	83,74,700	92,12,170	23000	13,69,500
17	601	6	1 BHK	412	453	20240	83,38,880	91,72,768	23000	13,59,600
18	602	6	1.5 BHK	487	536	20240	98,56,880	1,08,42,568	27000	16,07,100
19	603	6	2 BHK	647	712	Land Owner's Share				21,35,100
20	604	6	1 BHK	432	475	20240	87,43,680	96,18,048	24000	14,25,600
21	605	6	1 BHK	415	457	20240	83,99,600	92,39,560	23000	13,69,500
22	701	7	1 BHK	412	453	20300	83,63,600	91,99,960	23000	13,59,600
23	703	7	2 BHK	647	712	Land Owner's Share				21,35,100
24	704	7	1 BHK	432	475	20300	87,69,600	96,46,560	24000	14,25,600
25	705	7	1 BHK	415	457	20300	84,24,500	92,66,950	23000	13,69,500
26	801	8	1 BHK	412	453	20360	83,88,320	92,27,152	23000	13,59,600
27	802	8	1.5 BHK	487	536	20360	99,15,320	1,09,06,852	27500	16,07,100
28	803	8	2 BHK	647	712	Land Owner's Share				21,35,100
29	804	8	1 BHK	432	475	20360	87,95,520	96,75,072	24000	14,25,600
30	805	8	1 BHK	415	457	20360	84,49,400	92,94,340	23000	13,69,500
31	901	9	1 BHK	412	453	20420	84,13,040	92,54,344	23000	13,59,600
32	902	9	1.5 BHK	487	536	20420	99,44,540	1,09,38,994	27500	16,07,100
33	903	9	2 BHK	647	712	Land Owner's Share				21,35,100
34	904	9	1 BHK	432	475	20420	88,21,440	97,03,584	24500	14,25,600

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / 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 ₹
70	1701	17	1 BHK	412	453	20900	86,10,800	94,71,880	23500	13,59,600
71	1702	17	1.5 BHK	487	536	20900	1,01,78,300	1,11,96,130	28000	16,07,100
72	1703	17	2 BHK	647	712	Land Owner's Share				21,35,100
73	1704	17	1 BHK	432	475	20900	90,28,800	99,31,680	25000	14,25,600
74	1705	17	1 BHK	415	457	20900	86,73,500	95,40,850	24000	13,69,500
75	1801	18	1 BHK	412	453	20960	86,35,520	94,99,072	23500	13,59,600
76	1802	18	1.5 BHK	487	536	20960	1,02,07,520	1,12,28,272	28000	16,07,100
77	1803	18	2 BHK	647	712	Land Owner's Share				21,35,100
78	1804	18	1 BHK	432	475	20960	90,54,720	99,60,192	25000	14,25,600
79	1805	18	1 BHK	415	457	20960	86,98,400	95,68,240	24000	13,69,500
80	1901	19	1 BHK	412	453	21020	86,60,240	95,26,264	24000	13,59,600
81	1902	19	1.5 BHK	487	536	21020	1,02,36,740	1,12,60,414	28000	16,07,100
82	1903	19	2 BHK	647	712	Land Owner's Share				21,35,100
83	1904	19	1 BHK	432	475	21020	90,80,640	99,88,704	25000	14,25,600
84	1905	19	1 BHK	415	457	21020	87,23,300	95,95,630	24000	13,69,500
85	2001	20	1 BHK	412	453	21080	86,84,960	95,53,456	24000	13,59,600
86	2002	20	1.5 BHK	487	536	21080	1,02,65,960	1,12,92,556	28000	16,07,100
87	2003	20	2 BHK	647	712	Land Owner's Share				21,35,100
88	2004	20	1 BHK	432	475	21080	91,06,560	1,00,17,216	25000	14,25,600
89	2005	20	1 BHK	415	457	21080	87,48,200	96,23,020	24000	13,69,500
90	2101	21	1 BHK	412	453	21140	87,09,680	95,80,648	24000	13,59,600
91	2102	21	1.5 BHK	487	536	21140	1,02,95,180	1,13,24,698	28500	16,07,100
92	2103	21	2 BHK	647	712	Land Owner's Share				21,35,100
93	2104	21	1 BHK	432	475	21140	91,32,480	1,00,45,728	25000	14,25,600
94	2105	21	1 BHK	415	457	21140	87,73,100	96,50,410	24000	13,69,500
95	2201	22	1 BHK	412	453	21200	87,34,400	96,07,840	24000	13,59,600
96	2202	22	1.5 BHK	487	536	21200	1,03,24,400	1,13,56,840	28500	16,07,100
97	2203	22	2 BHK	647	712	21200	1,37,16,400	1,50,88,040	37500	21,35,100
98	2204	22	1 BHK	432	475	21200	91,58,400	1,00,74,240	25000	14,25,600
99	2205	22	1 BHK	415	457	21200	87,98,000	96,77,800	24000	13,69,500
Total				47625	52387		71,59,29,640	78,75,22,604		15,71,62,500

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Sale	2 BHK - 38	38	18772	20649	38,85,28,280.00	42,73,81,108.00
Land Owner's Share	2 BHK - 40	40	24586	27045	-	-
Total (a)		78	43358	47694	38,85,28,280.00	42,73,81,108.00
B - Wing						
Sale	1 BHK - 55 1.5 BHK - 20 2 BHK - 01	76	33478	36826	69,10,71,800.00	76,01,78,980.00
Land Owner's Share	2 BHK - 20	20	12940	14234	-	-
Total (b)		96	46418	51060	69,10,71,800.00	76,01,78,980.00
C - Wing						
Sale	1 BHK - 59 1.5 BHK - 19 2 BHK - 01	79	34685	38154	71,59,29,640.00	78,75,22,604.00
Land Owner's Share	2 BHK - 20	20	12940	14234	-	-
Total (c)		99	47625	52388	71,59,29,640.00	78,75,22,604.00
Grand Total (a + b + c)		273	137401	151141	1,79,55,29,720.00	1,97,50,82,692.00
Typical Refuge Floors – 7 th & 14 th floor – Flat No. 4 (A – Wing)						
Typical Refuge Floors – 7 th – Flat Nos. 4 & 5 and 14 th floor – Flat Nos. 2, 4 & 5 (B – Wing)						
Typical Refuge Floors – 7 th & 14 th floor – Flat No. 2 (C – Wing)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,79,55,29,720.00
Final Realizable Value After Completion in ₹	1,97,50,82,692.00
Cost of Construction (Total Built up area x Rate) 151141 Sq. Ft. x ₹ 3000.00	45,34,23,300.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to C	10	151141	45,34,23,300.00	4,53,42,330.00

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



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3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		

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

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,79,55,29,720.00
Final Realizable Value After Completion in ₹		:	₹ 1,97,50,82,692.00

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 ₹ 19,000.00 to ₹ 23,000.00 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 ₹ 20,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



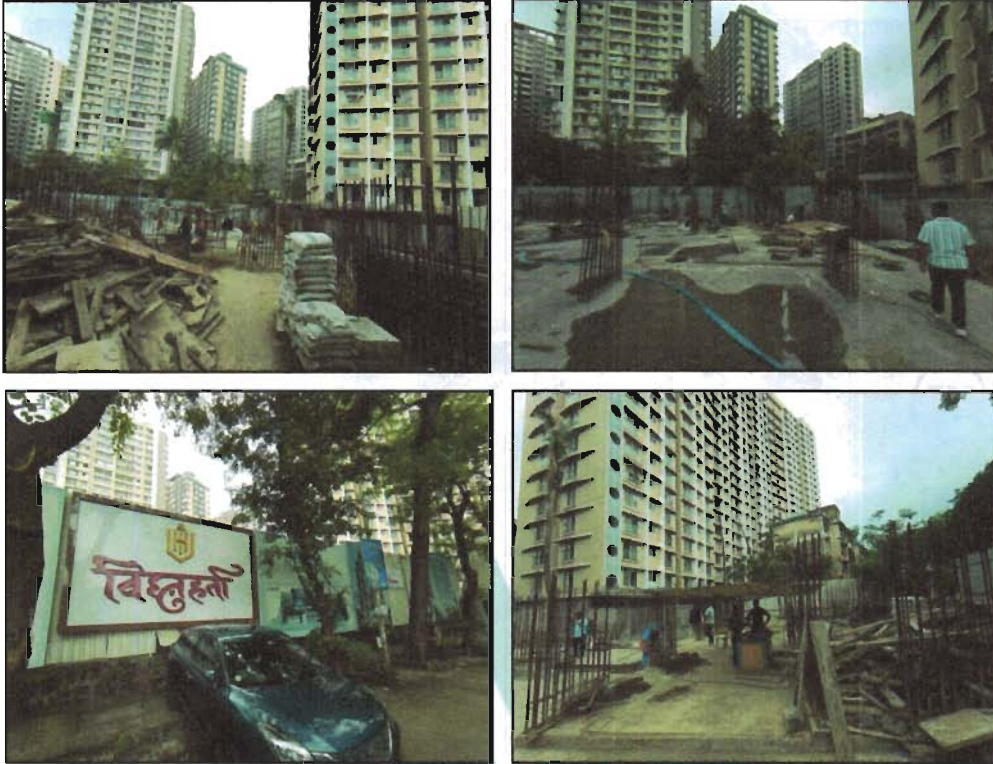
Since 1989

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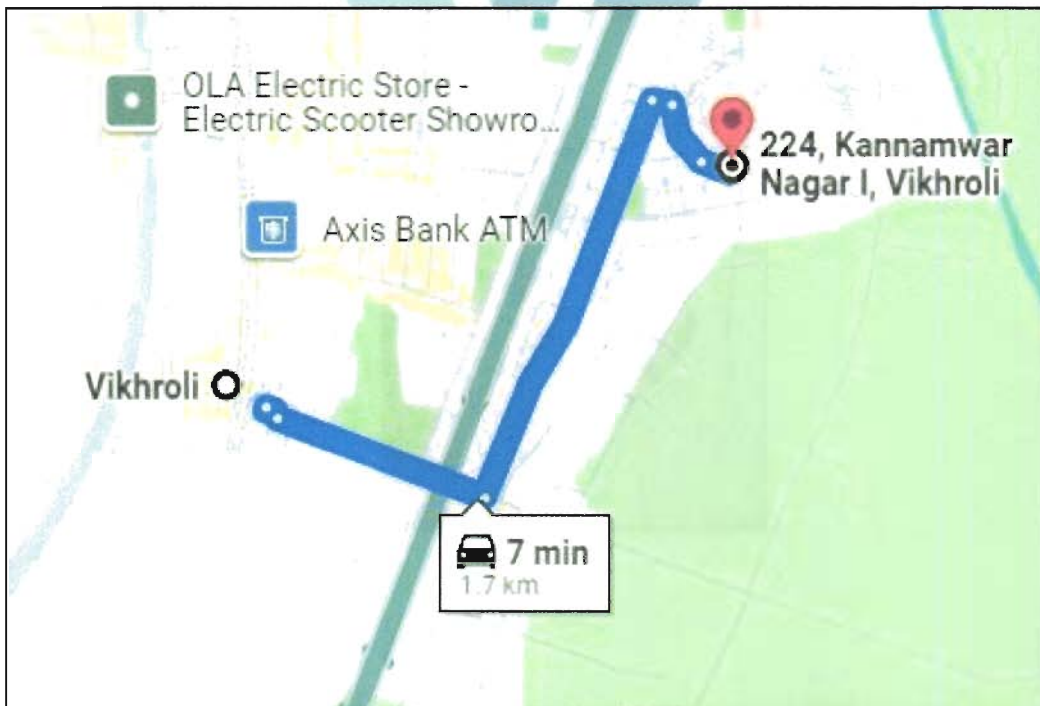


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°06'54.8"N 72°56'18.3"E


Note: The Blue line shows the route to site from nearest Railway station (Vikhroli – 1.7 KM)

Ready Reckoner Rate



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)

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: हरियाली - कुर्ला

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	112/537 - भुभाग: दूनगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कृषनववार नगर)	58970	139830	160810	174790	139830	चौ. मीटर
SurveyNo	112/538-रस्ता: लाल बहादूर शास्त्री मार्ग.	84640	161200	185380	236100	161200	चौ. मीटर
SurveyNo	112/538A - 5 हेक्टर पेक्षा जास्त असलेल्या मिळकती.	84640	163350	170690	236100	153740	चौ. मीटर

12

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
9834/2024	16.05.2023	1,11,42,857.00	53.79	579.00	19,245.00

9834520 21-03-2024 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	दुव्यम निबंधक सह दु.नि.कुर्ला 5 दस्तावेज क्रमांक: 9834/2023 नोंदणी: Regn:63m
गाव : हरियाली		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	11142857	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार, आकारणी देतो कि पट्टेदार ते नमूद करावे)	8273601.27	
(4)भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) सदनिका नं : 1704,बी विंग, माळा नं : 17 वा मजला,बिल्डिंग नं. 147,गुरुकृपा एकत्वम, इमारतीचे नाव : कन्नमवार नगर शिवकृपा को. ऑप.हो.सो.लि, ब्लॉक नं : पंतनगर,घाटकोपर पूर्व, रोड : मुंबई 400075, इतर माहिती : मोजे हरियाली सिटीएस नं 356 प्लॉट,सर्वे नं. 113,प्लॉट क्षेत्र 53.79 चौ.मीटर कारपेट मुंबई मनपा	
(5)क्षेत्रफळ	1) 53.79 चौ.मीटर	
(6)आकारणी केल्या जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स गुरुकृपा रिअलकॉन लाईफस्पेसेस एलएलपी चे भागीदार महेश लिरा वेरात तर्फे मुखत्यार राजेश अनंत कारभारी 35 प्लॉट नं : शॉप नं.सी-106 माळा नं : . इमारतीचे नाव : वाशी प्लाझा ब्लॉक नं : प्लॉट नं.80/81 सेक्टर 17 वाशी रोड नं : . महाराष्ट्र THANE. 400703	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) किर्ती नितिनचंद्र विरळे 41 प्लॉट नं : 302 माळा नं : . इमारतीचे नाव : विजयदिप को. ऑप. हो. सो. लिमिटेड ब्लॉक नं : कुलाबा मार्केट रोड नं : . महाराष्ट्र MUMBAI. 400005	
(9)दस्तावेज करून दिल्याचा दिनांक	16/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9834/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	668600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)मेरा		
मूल्याकनासाठी विंगारात घेतलेला तपशील :-		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
12092/2023	09.06.2023	73,33,333.00	36.65	395.00	18,600.00

12092520

21-03-2024

Note:-Generated Through eDisplay v2.1 Module. For original report please contact concern SRO office.

सूची क्र. २

दृश्यम निबंधक सह दु.नि.कुर्ला 5

दस्तावेज क्रमांक: 12092/2023

नोंदणी:

Regn:63m

गाव : हरियाली

(1)दस्तावेज प्रकार	करारनामा
(2)मोबदला	7333333
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	6482009.24
(4)भूमापन ,पोटहिस्सा व चक्रमांक (असल्यास)	1) सदनिका नं : 2201, माळा नं : बाविसावा मजला, इमारतीचे नाव : गुरुकृपा सत्यम, वी विंग, ब्लॉक नं : कन्नमवार नगर, बिल्डिंग नं. 135, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती : मौजे हरियाली, सीटीएस नं 356 पार्ले, सर्वे नं 113, सदनिकेचे क्षेत्रफळ 36.65 चौ. मी. रेरा कार्पेट. मुंबई मनपा
(5)क्षेत्रफळ	1) 40.31 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स गुरुकृपा रिअल कॉन् लाईफ स्पेसेस एलएलपी चे भागीदार महेश लिरा बेरात तर्फे कु. मु. म्हणून चेतन हरीश दाभी 36 प्लॉट नं : सी 106 माळा नं : - इमारतीचे नाव : वाशी प्लाझा ब्लॉक नं : - रोड नं : वाशी नवी मुंबई महाराष्ट्र THANE. 400703
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रोहिणी हेमंत शाह 46 प्लॉट नं : 8अ/1604 माळा नं : - इमारतीचे नाव : पॅराडाईज म्हाडा टॉवर ब्लॉक नं : कन्नमवार नगर रोड नं : विक्रोळी पूर्व महाराष्ट्र MUMBAI. 400083 2) हेमंत दामोदर शाह 46 प्लॉट नं : 8अ/1604 माळा नं : - इमारतीचे नाव : पॅराडाईज म्हाडा टॉवर ब्लॉक नं : कन्नमवार नगर रोड नं : विक्रोळी पूर्व महाराष्ट्र MUMBAI. 400083
(9)दस्तावेज करून दिल्याचा दिनांक	09/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2023
(11)अनुक्रमांक, खंड व पृष्ठ	12092/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	440000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)गैर	
मूल्यांकनासाठी विचापत घेतलेला तपशील :-	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
5645/2024	13.03.2024	1,05,00,000.00	48.31	520.00	20,200.00

गावाचे नाव : हरियाली	
(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	10500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8422722
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं - 1105,11 वा मजला,श्रद्धा पॅरामाऊंट,बिल्डिंग नं -25,टागोर नगर सिद्धिविनायक को-ऑप हौसिंग लिमिटेड,टागोर नगर,विक्रोळी ईस्ट मुंबई -400083 सोबत एक कार पार्किंग स्पेस नं 27((C.T.S. Number : 351 part :))
(5) क्षेत्रफळ	520 चौ.फूट
(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:-कविता अनिल नाईक वय:-70 पत्ता:-फ्लॉट नं: 1105, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक सी एच एस एल , बिल्डिंग नं - 25 , ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी ईस्ट मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-CGUPN4942C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पवन केशव सालके वय:-28; पत्ता:-फ्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरुण मित्र मंडल , ब्लॉक नं: रमाबाई अंबेडकर नगर ,ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-FKWPS4165R 2): नाव:-केशव नामदेव सालके वय:-58; पत्ता:-फ्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरुण मित्र मंडल , ब्लॉक नं: रमाबाई अंबेडकर नगर ,ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AOMPS4411D 3): नाव:-शीतल केशव सालके वय:-47; पत्ता:-फ्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरुण मित्र मंडल , ब्लॉक नं: रमाबाई अंबेडकर नगर , ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-BZQPS2912D
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5645/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	630000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate perSq. Ft.
1 BHK	99acrs.com	341.00	69,00,000.00	20,235.00
2 BHK	99acrs.com	647.00	1,29,00,000.00	19,938.00

99acres
Buy ▾ Central Mumbai X Add more ↓

Home > Projects in Mumbai > Vikhroli > Vikhroli East > Vighnaharta Infinity

Vighnaharta Infinity

Vikhroli East, Mumbai

✓ RERA
No Brokerage
3D Floor Plans Available
+10 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Dec, 2027

₹ 69 L - 1.29 Cr + Charges

PRICE RANGE

1, 2 BHK Apartment

1 BHK Apartment

Carpet Area
341 - 432 sq.ft. (31.68 - 40.13 sq.m.) ▾

₹ 69 - 87.41 L + Charges

2 BHK Apartment

Carpet Area
487 - 647 sq.ft. (45.24 - 60.11 sq.m.) ▾

₹ 99 L - 1.29 Cr + Charges

↓ Download Brochure



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	341.00	66,50,000.00	19,500.00
2 BHK	housing.com	647.00	1,26,00,000.00	19,474.00

HOUSING.COM Buy in Mumbai Vikhrol East Add Download App List Property Saved

Home / Mumbai / Vikhrol / Vikhrol East / Vighnaharta Infinity Last updated: Aug 8, 2024

Vighnaharta Infinity RERA

By VIGHNAHARTA HEIGHTS PRIVATE LIMITED

CTS No. 356 (pt), 113 (pt), Kannamwar Nagar, Vikhrol, Central Mumbai Suburbs, Mumbai

₹66.5 L - 1.26 Cr | ₹19.5 K/sq.ft
EMI starts at ₹35.21 K
Price excludes maintenance, floor rise c... See More

Contact Sellers

Cover Image

SHARE SAVE

1. 1.5, 2 BHK Apartments Configurations

Dec. 2027 Possession Starts

₹19.5 K/sq.ft Avg. Price

341 - 647 sq.ft. (Carpet Area) Sizes



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housed.com	340.00	70,00,000.00	20,588.00

Houssed. Buy in Mumbai Project, Locality, Builder...

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Vignaharta Infinity Affordable

Vignaharta Infinity, Kannamwar Nagar - 1, Opposite Sambhaji Maidan, Vikhroli East, Mumbai 400083

BHK
1.2, 1.5 BHK

Possession
30-Dec-2027

Carpet Area
340 - 650 Sq Ft

No. of Units
294 Units

₹ 70 Lakh - 1.5 Cr

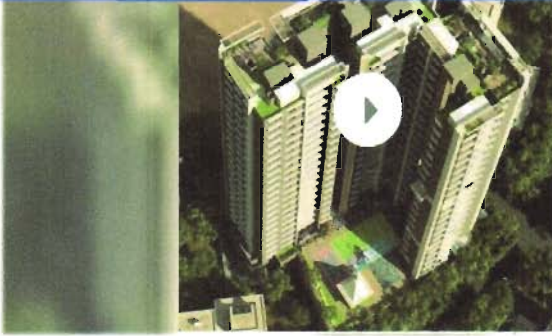
Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	412.00	75,00,000.00	18,2000.00

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540 sq.ft
Built Up Area

₹13.89 K/sq.ft
Avg. Price

1 BHK
Configuration

1st Mar, 2026
Possession status

Middle of 23 floors

East facing Facing

Semi Furnished Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
FURNISHINGS
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS

Property Location
Vignaharta Infinity, Vikhroli East, Mumbai

Around This Property

School
Udayachal High School

Hospital
Godrej Memorial Hospital

[View more on Maps](#)

Great choice! Nice neighborhood around

Contact Seller

Balraj

+9188797.....

Please share your contact

+91

Property Overview

Project Name
Vignaharta Infinity

Price
₹75.0 L

Brokerage
No Charge
[Access Zero Brokerage Properties](#)

Carpet Area
412 sq.ft

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	341.00	72,00,000.00	21,114.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Kannamwar Nagar 1 > Apartment in Kannamwar Nagar 1 > 1 BHK > 412 Sq-ft

₹72.0 Lac

EMI - ₹32k | [How much loan can I get?](#)

1 BHK 412 Sq-ft Flat For Sale in **Kannamwar Nagar 1, Mumbai**



+11 Photos

1 Bed
1 Bath
Unfurnished

Carpet Area 341 sqft ~ ₹21,114/sqft	Floor 12 (Out of 22 Floors)	Transaction Type New Property
Facing East	Lifts 4	Furnished Status Unfurnished
Car Parking 1 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

✓ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹72 Lac ₹3,60,000 Approx. Registration Charges ₹2,500 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800055751
Address	Kannawar nagar 1., Kannamwar Nagar 1, Mumbai - Central Mumbai, Maharashtra

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	637.00	1,20,00,000.00	18,840.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.20 Cr [EMI - ₹ 54k](#) | [Get pre-approved loan](#)

2 BHK 800 Sq-ft Flat For Sale in [Kannamwar Nagar 1, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
637 sqft •
₹18,838/sqft

Floor
12(Out of 23 Floors)

Transaction Type
New Property

Additional Rooms
1 Study Room




Facing
East

Lifts
3

Furnished Status
Unfurnished

Car Parking
1 Covered, 1 Open

Type Of Ownership
Freehold


+6 Photos

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.2 Cr ₹6,00,000 Approx. Registration Charges ₹4,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800033540
Address	Stella Residency, Building number 150, next to Axis Bank, Kannamwar Nagar 1, Vikhroli, Mumbai, Kannamwar Nagar 1, Mumbai - Central Mumbai, Maharashtra




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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	450.00	90,00,000.00	20,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home > Property in Mumbai > Kannamwar Nagar 1 > Apartment in Kannamwar Nagar 1 > 1 BHK > 780 Sq-ft

₹90.0 Lac

EMI - ₹ 41k | [Can I afford it?](#)

⋮

1 BHK 780 Sq-ft Flat For Sale **Kannamwar Nagar 1, Mumbai**



🛏 1 Bed
🚿 2 Baths
🏠 Unfurnished

Carpet Area
450 sqft ~
₹20,000/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Project
TruEarth Views



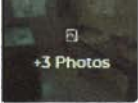
Facing
East

Type Of Ownership
Freehold

Floor
9(Out of 22 Floors)

Lifts
3

Age Of Construction
Under Construction

🟢 East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹90 Lac ₹4,50,000 Approx. Registration Charges ₹3,400 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800053085
Address	Kannamwar Nagar IIVikhroli, Mumbai, Maharashtra 400083, Kannamwar Nagar 1, 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	housing.com	340.00	61,50,000.00	18,000.00
1 BHK	housing.com	404.00	73,50,000.00	18,000.00
1 BHK	housing.com	381.00	81,13,000.00	21,300.00
2 BHK	housing.com	579.00	1,24,00,000.00	21,300.00

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Home / Mumbai / Central Mumbai Suburbs / Vikhroli East / Kannamwar / Reliable Unique Platinum Last updated: Aug 1, 2024

Reliable Unique Platinum

Marketed by RELIABLE


Kannamwar Nagar, Vikhroli, Central Mumbai Suburbs, Mumbai

₹61.5 L - 73.5 L | ₹18.14 K/sq.ft


EMI starts at ₹52.57 K

All Inclusive Price


[Contact Seller](#)



1 BHK Apartment Configuration



Nov, 2027 Possession Starts



₹18.14 K/sq.ft Avg. Price

340 - 404 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Vikhroli / Vikhroli East / Ashapura The Rising 58 Last updated: Sep 17, 2024

Ashapura The Rising 58

By ASHAPURA REALTORS


Kannamwar Nagar 1, Vikhroli, Central Mumbai Suburbs, Mumbai

₹81.13 L - 1.24 Cr | ₹21.31 K/sq.ft


EMI starts at ₹40.28 K

All Inclusive Price

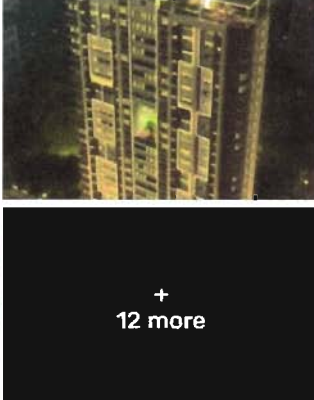
[Contact Seller](#)



1, 2 BHK Apartments Configurations



Dec, 2025 Possession Starts



₹21.31 K/sq.ft Avg. Price

381 - 579 sq.ft. (Carpet Area) Sizes



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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	housing.com	589.00	1,21,00,000.00	20,543.00
3 BHK	housing.com	774.00	1,59,00,000.00	20,543.00
1 BHK	housing.com	359.00	70,50,000.00	19,640.00


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Home / Mumbai / Central Mumbai Suburbs / Vikhroli East / Marval / Adityaraj Landmark Last updated: Sep 14, 2024

Adityaraj Landmark RERA


By ADITYARAJ LANDMARK
Tagore Nagar, Vikhroli, Central Mumbai Suburbs, Mumbai



Cover Image

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+
23 more

2, 3 BHK Apartments
Configurations

Mar, 2026
Possession Starts

₹20.5 K/sq.ft
Avg. Price

589 - 774 sq.ft.
(Carpet Area)
Sizes

₹1.21 Cr - 1.59 Cr | ₹20.5 K/sq.ft
EMI starts at ₹59.96 K

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

[Contact Sellers](#)


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Home / Mumbai / Vikhroli / Vikhroli East / Kripa Eternia Last updated: Sep 12, 2024

Kripa Eternia RERA


By KRIPA ELITE CORPORATION
Building No B9, Kannamwar Nagar, Kurla, Central Mumbai Suburbs, Mumbai



Cover Image

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LUXURY 1 & 2 BHK HOMES STARTS

+
9 more

1, 2 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹19.56 K/sq.ft
Avg. Price

359 - 580 sq.ft.
(Saleable Area)
Sizes

₹70.5 L - 1.13 Cr | ₹19.56 K/sq.ft
EMI starts at ₹37.53 K

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

[Contact Sellers](#)



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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 : 26.09.2024

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

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.26 16:33:02 +05'30'

Auth. Sign.

Director

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 26.09.2024 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 20.09.2024. 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



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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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Vighnaharta Heights Pvt. Ltd.
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 Chandan Singh– Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 20.09.2024 Valuation Date – 26.09.2024 Date of Report – 26.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.09.2024.
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 **26th 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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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.



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(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



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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).



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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.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.26 16:32:42 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3



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