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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Supreme Boulevard Chembur Wing B"

"Supreme Boulevard Chembur Wing B", Proposed Development on Land Bearing C.T. S. No. 74A/3A at Village – Deonar, Govandi Station Road / Deonar Villare Road, Deonar, Chembur (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°03'03.8"N 72°55'09.0"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

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

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Regd. Office

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

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MASTER VALUATION REPORT OF "Supreme Boulevard Chembur Wing B "

Supreme Boulevard Chembur Wing B", Proposed Development on Land Bearing C.T. S. No. 74A/3A at Village – Deonar, Govandi Station Road / Deonar Villare Road, Deonar, Chembur (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°03'03.8"N 72°55'09.0"E

NAME OF DEVELOPER: M/s. Supreme Sky High LLP

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **19th October 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **Supreme Boulevard Chembur Wing B"**, Proposed Development on Land Bearing C.T. S. No. 74A/3A at Village – Deonar, Govandi Station Road / Deonar Villare Road, Deonar, Chembur (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India. It is about 750 Mtr. walking distance from Govandi Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing 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. Supreme Sky High LLP.	
Project Registration Number	Project	RERA Project Number
	Supreme Boulevard Chembur Wing B	PR1180002400026
Register office address	M/s. Supreme Sky High LLP Address: Office No. 1801, 18 th Floor, "Supreme Headquarters", Bandra, 33rd Road, Tim Hortons, Bandra (West), Mumbai, PIN – 400 050, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Saurabh Bhagat (Builder Person – Mobile No. 9820822265)	
E – mail ID	saurabh.bhagat@supremeuniversal.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Railway Track
On or towards South	Deonar Village Road & Sai Shradhaa Building
On or towards East	Internal Road & Slum Area
On or towards West	Road & Tridhaatu Morya



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Vastukala Consultants (I) Pvt. Ltd.

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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 19.10.2024
	b)	Date on which the valuation is made : 22.10.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Adv. Law Scribes (Neil Mandevia) dated 01.07.2024	
	2. Copy of Search Report date 10.01.2022 issued by Adv. Rajesh Nair	
	3. Copy of MAHARERA certificate No. PR1180002400026 issued by Maharashtra real Estate Regulatory Authority. Date 03.10.2024	
	4. Copy of Deed of Rectification date 12.07.2024 b/w. Metal Box India Ltd. (the Vendor) AND M/s. Atia Estate Pvt. Ltd. (the Purchaser)	
	5. Copy of Development Agreement date 27.12.2022 between M/s. Atia Estate Pvt. Ltd. (The Owner) AND M/s. Supreme Sky Hight LLP (the Developer)	
	6. Copy of Conveyance Deed date 27.12.2022 b/w. Metal Box India Ltd. (the Vendor) AND M/s. Atia Estate Pvt. Ltd. (the Purchaser)	
	7. Copy of Agreement for sale date 30.12.2020 b/w. M/s. Supreme Heights LLP (the Promoter) AND Supreme Landmarke LLP (the Purchaser)	
	8. Copy of CA Certificate issued by Jignesh J. Shah Chartered Accountants dated 04.09.2024	
	9. Copy of Architect Certificate date 04.09.2024 issued by Ar. Manali Nabar	
	10. Copy of Engineer's Certificate date 04.09.2024 issued by Er. Kannan Rajendren (As per RERA Certificate)	
	11. Copy of Grant of Environment Clearance Certificate No. SIA / MH / INFRA2 / 429372 / 2023 date 27.09.2023 issued by State Environment Impact Assessment Authority (SEIAA), MCGM.	
	12. Copy of Commencement Certificate No. P- 15479 / 2023 / (CTS No. 74A/3A) M/E -Ward / Deonar -E / CC/ 1 Amend dated 24.02.2023 issued by Municipal Corporation of Greater Mumbai.	



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Issue On : 11 Oct 2024		Valid Upto : 10 Oct 2025	
Application Number :		P-15479/2023/(CTS No. 74A/3A)/M/E Ward/DEONAR-E/CC/1/Amend	
Remark :			
C.C. up to Stilt slab level for Wing A, B, C and D as per approved amended plan dtd.20.09.2024. (C.C. Valid upto 30.06.2025)			
13. Copy of Amended Plan Approval Letter No. P- 15479 / 2023 / (CTS No. 74A/3A) M/E -Ward / Deonar -E / 337 / 1 Amend dated 20.09.2024 issued by Municipal Corporation of Greater Mumbai			
14. Copy of Approval of Plan No. P- 15479 / 2023 / (CTS No. 74A/3A) M/E -Ward / Deonar -E dated 20.09.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1 to 7)			
Building No. / Wing		Number of Floors	
1 / B		Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.	
Project Name (with address & phone nos.)		: Supreme Boulevard Chembur Wing B" , Proposed Development on Land Bearing C.T. S. No. 74A/3A at Village – Deonar, Govandi Station Road / Deonar Villare Road, Deonar, Chembur (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India.	
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		: M/s. Supreme Sky High LLP Address: Office No. 1801, 18 th Floor, "Supreme Headquarters", Bandra, 33rd Road, Tim Hortons, Bandra (West), Mumbai, PIN – 400 050, State - Maharashtra, Country – India. Contact Person: Mr. Saurabh Bhagat (Builder Person – Mobile No. 9820822265)	
5. Brief description of the property (Including Leasehold / freehold etc.)		:	
About "Supreme Boulevard Chembur Wing B" Project: Supreme Boulevard Project will be constructed on 5 acres of land parcel, 4 towers with G+34 floors having 2 BHK, 3 BHK premium residences.			
TYPE OF THE BUILDING:			
Building No. / Wing		Number of Floors	
1 / B		Proposed Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.	
LEVEL OF COMPLETION:			
Building No. / Wing	Present stage of Construction	Percentage of work completion	
1 / B	Excavation work is in progress.	0%	

DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is March - 2029 (As per Builder Information)	
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 ➤ Kids' Play Areas ➤ Indoor Games ➤ Swimming Pool ➤ Floating Cabanas ➤ Jacuzzi ➤ Pool Lounge Deck ➤ Spa ➤ Viewing Pavilion ➤ Landscape Seating ➤ Barbecue Pits ➤ Hobby Room ➤ Pet Park ➤ Banquets Hall ➤ Library / Activity Room / Amphitheatre / Reading Nooks ➤ Yoga / Meditation Pavilion / Organic Herb Garden / Reflexology Garden ➤ Kid's Pool / Snad Pit ➤ Gymnasium ➤ Badminton Court / Tennis Court / Fitness Station 	
6.	Location of property : _____
a)	Plot No. / Survey No. : C.T. S. No. 74A/3A
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : C.T. S. No. 74A/3A at Village – Deonar
d)	Ward / Taluka : M/E - Ward
e)	Mandal / District : Mumbai Suburban District
7.	Postal address of the property : Supreme Boulevard Chembur Wing B" , Proposed Development on Land Bearing C.T. S. No. 74A/3A at Village – Deonar, Govandi Station Road / Deonar Villare Road, Deonar, Chembur (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India
8.	City / Town : Deonar, Chembur (East), Mumbai
	Residential area : Yes
	Commercial area : Yes
	Industrial area : No
9.	Classification of the area : _____



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	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Deonar
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 MAHARERA
	As per Site		
	North	Central Railway Line (Harbour), Kurla Mankhurd Railway Lines	Central Railway Line (Harbour), Kurla Mankhurd Railway Lines
	South	Partly by Existing 18.30 M. Wide Govandi Station Road & Partly by Land bearing C. T.S. No. 74A/3E	Partly by Existing 18.30 M. Wide Govandi Station Road & Partly by Land bearing C. T.S. No. 74A/3E
	East	C. T.S. No. 74A/4	C. T.S. No. 74A/4
	West	C. T.S. No. 74A/3B, 74A/3D	C. T.S. No. 74A/3B, 74A/3D
			Road & Railway Track
			Deonar Village Road & Sai Shradhaa Building
			Internal Road & Slum Area
			Road & Tridhaatu Morya
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°00'40.0"N 72°50'36.7"E
14.	Extent of the site	:	Plot area – 19,864.90 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 – 19,864.90 Sq. M. (As per Approved Plan & RERA Certificate)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started
II	CHARACTERISTICS 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

8.	Any usage restriction	:	Residential									
	Is plot in town planning approved layout?	:	Copy of Approval of Plan No. P- 15479 / 2023 / (CTS No. 74A/3A) M/E -Ward / Deonar -E dated 20.09.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1 to 7) Approved Upto:									
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / B</td> <td>Basement + Ground / Stilt + 1st to 3rd Floors (Part Podiums / Part Residential) + 4th to 34th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / B	Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.					
Building No. / Wing	Number of Floors											
1 / B	Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.											
9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. wide Deonar Village Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	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 – 19,864.90 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 (evidence thereof to be enclosed)	:	₹ 2,07,880.00 per Sq. M. for Residential ₹ 92,080.00 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 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>19864.90</td> <td>92080</td> <td>182,91,59,992.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	19864.90	92080	182,91,59,992.00
As per RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
19864.90	92080	182,91,59,992.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial									

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	:					
	Building No. / Wing		Number of Floors				
	B		Proposed Basement + Ground / Stilt + 1st to 3rd Floors (Part Podiums / Part Residential) + 4th to 34th 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 Approval of Plan No. P- 15479 / 2023 / (CTS Nq. 74A/3A) M/E -Ward / Deonar -E dated 20.09.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Seven – Sheet No. 1 to 7)				
h)	Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / B</td> <td>Basement + Ground / Stilt + 1st to 3rd Floors (Part Podiums / Part Residential) + 4th to 34th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / B	Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.
Building No. / Wing	Number of Floors						
1 / B	Basement + Ground / Stilt + 1 st to 3 rd Floors (Part Podiums / Part Residential) + 4 th to 34 th Upper Floors.						
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j)	Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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 AND COPY OF APPROVAL OF PLAN NO. P- 15479 / 2023 / (CTS NO. 74A/3A) M/E -WARD / DEONAR -E DATED 20.09.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:

1) Building No. 1, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	3 BHK	1004	61	1065	1172	31000	3,30,15,000	3,63,16,500	91000	37,48,800
2	102	1	3 BHK	1004	61	1065	1172	31000	3,30,15,000	3,63,16,500	91000	37,48,800
3	201	2	3 BHK	1004	61	1065	1172	31100	3,31,21,500	3,64,33,650	91000	37,48,800
4	202	2	3 BHK	1004	61	1065	1172	31100	3,31,21,500	3,64,33,650	91000	37,48,800
5	205	2	2 BHK	728	30	758	834	31100	2,35,73,800	2,59,31,180	65000	26,68,160
6	206	2	2 BHK	728	30	758	834	31100	2,35,73,800	2,59,31,180	65000	26,68,160
7	301	3	3 BHK	1004	61	1065	1172	31200	3,32,28,000	3,65,50,800	91500	37,48,800
8	302	3	3 BHK	1004	61	1065	1172	31200	3,32,28,000	3,65,50,800	91500	37,48,800
9	305	3	2 BHK	728	30	758	834	31200	2,36,49,600	2,60,14,560	65000	26,68,160
10	306	3	2 BHK	728	30	758	834	31200	2,36,49,600	2,60,14,560	65000	26,68,160
11	401	4	3 BHK	1004	61	1065	1172	31300	3,33,34,500	3,66,67,950	91500	37,48,800
12	402	4	3 BHK	1004	61	1065	1172	31300	3,33,34,500	3,66,67,950	91500	37,48,800
13	403	4	3 BHK	882	56	938	1032	31300	2,93,59,400	3,22,95,340	80500	33,01,760
14	404	4	3 BHK	882	56	938	1032	31300	2,93,59,400	3,22,95,340	80500	33,01,760
15	405	4	2 BHK	728	30	758	834	31300	2,37,25,400	2,60,97,940	65000	26,68,160
16	406	4	2 BHK	728	30	758	834	31300	2,37,25,400	2,60,97,940	65000	26,68,160
17	501	5	3 BHK	1004	61	1065	1172	31400	3,34,41,000	3,67,85,100	92000	37,48,800
18	502	5	3 BHK	1004	61	1065	1172	31400	3,34,41,000	3,67,85,100	92000	37,48,800
19	503	5	3 BHK	882	56	938	1032	31400	2,94,53,200	3,23,98,520	81000	33,01,760
20	504	5	3 BHK	882	56	938	1032	31400	2,94,53,200	3,23,98,520	81000	33,01,760
21	505	5	2 BHK	728	30	758	834	31400	2,38,01,200	2,61,81,320	65500	26,68,160
22	506	5	2 BHK	728	30	758	834	31400	2,38,01,200	2,61,81,320	65500	26,68,160

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
23	601	6	3 BHK	1004	61	1065	1172	31500	3,35,47,500	3,69,02,250	92500	37,48,800
24	602	6	3 BHK	1004	61	1065	1172	31500	3,35,47,500	3,69,02,250	92500	37,48,800
25	603	6	3 BHK	882	56	938	1032	31500	2,95,47,000	3,25,01,700	81500	33,01,760
26	604	6	3 BHK	882	56	938	1032	31500	2,95,47,000	3,25,01,700	81500	33,01,760
27	701	7	3 BHK	1004	61	1065	1172	31600	3,36,54,000	3,70,19,400	92500	37,48,800
28	702	7	3 BHK	1004	61	1065	1172	31600	3,36,54,000	3,70,19,400	92500	37,48,800
29	703	7	3 BHK	882	56	938	1032	31600	2,96,40,800	3,26,04,880	81500	33,01,760
30	704	7	3 BHK	882	56	938	1032	31600	2,96,40,800	3,26,04,880	81500	33,01,760
31	705	7	2 BHK	728	30	758	834	31600	2,39,52,800	2,63,48,080	66000	26,68,160
32	706	7	2 BHK	728	30	758	834	31600	2,39,52,800	2,63,48,080	66000	26,68,160
33	801	8	3 BHK	1004	61	1065	1172	31700	3,37,60,500	3,71,36,550	93000	37,48,800
34	802	8	3 BHK	1004	61	1065	1172	31700	3,37,60,500	3,71,36,550	93000	37,48,800
35	803	8	3 BHK	882	56	938	1032	31700	2,97,34,600	3,27,08,060	82000	33,01,760
36	804	8	3 BHK	882	56	938	1032	31700	2,97,34,600	3,27,08,060	82000	33,01,760
37	805	8	2 BHK	728	30	758	834	31700	2,40,28,600	2,64,31,460	66000	26,68,160
38	806	8	2 BHK	728	30	758	834	31700	2,40,28,600	2,64,31,460	66000	26,68,160
39	901	9	3 BHK	1004	61	1065	1172	31800	3,38,67,000	3,72,53,700	93000	37,48,800
40	902	9	3 BHK	1004	61	1065	1172	31800	3,38,67,000	3,72,53,700	93000	37,48,800
41	903	9	3 BHK	882	56	938	1032	31800	2,98,28,400	3,28,11,240	82000	33,01,760
42	904	9	3 BHK	882	56	938	1032	31800	2,98,28,400	3,28,11,240	82000	33,01,760
43	905	9	2 BHK	728	30	758	834	31800	2,41,04,400	2,65,14,840	66500	26,68,160
44	906	9	2 BHK	728	30	758	834	31800	2,41,04,400	2,65,14,840	66500	26,68,160
45	1001	10	3 BHK	1004	61	1065	1172	31900	3,39,73,500	3,73,70,850	93500	37,48,800
46	1002	10	3 BHK	1004	61	1065	1172	31900	3,39,73,500	3,73,70,850	93500	37,48,800
47	1003	10	3 BHK	882	56	938	1032	31900	2,99,22,200	3,29,14,420	82500	33,01,760
48	1004	10	3 BHK	882	56	938	1032	31900	2,99,22,200	3,29,14,420	82500	33,01,760
49	1005	10	2 BHK	728	30	758	834	31900	2,41,80,200	2,65,98,220	66500	26,68,160
50	1006	10	2 BHK	728	30	758	834	31900	2,41,80,200	2,65,98,220	66500	26,68,160
51	1101	10	3 BHK	1004	61	1065	1172	32000	3,40,80,000	3,74,88,000	93500	37,48,800
52	1102	11	3 BHK	1004	61	1065	1172	32000	3,40,80,000	3,74,88,000	93500	37,48,800
53	1103	11	3 BHK	882	56	938	1032	32000	3,00,16,000	3,30,17,600	82500	33,01,760
54	1104	11	3 BHK	882	56	938	1032	32000	3,00,16,000	3,30,17,600	82500	33,01,760
55	1105	11	2 BHK	728	30	758	834	32000	2,42,56,000	2,66,81,600	66500	26,68,160
56	1106	11	2 BHK	728	30	758	834	32000	2,42,56,000	2,66,81,600	66500	26,68,160
57	1201	12	3 BHK	1004	61	1065	1172	32100	3,41,86,500	3,76,05,150	94000	37,48,800
58	1202	12	3 BHK	1004	61	1065	1172	32100	3,41,86,500	3,76,05,150	94000	37,48,800
59	1203	12	3 BHK	882	56	938	1032	32100	3,01,09,800	3,31,20,780	83000	33,01,760
60	1204	12	3 BHK	882	56	938	1032	32100	3,01,09,800	3,31,20,780	83000	33,01,760
61	1205	12	2 BHK	728	30	758	834	32100	2,43,31,800	2,67,64,980	67000	26,68,160
62	1206	12	2 BHK	728	30	758	834	32100	2,43,31,800	2,67,64,980	67000	26,68,160
63	1301	13	3 BHK	1004	61	1065	1172	32200	3,42,93,000	3,77,22,300	94500	37,48,800
64	1302	13	3 BHK	1004	61	1065	1172	32200	3,42,93,000	3,77,22,300	94500	37,48,800

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
65	1303	13	3 BHK	882	56	938	1032	32200	3,02,03,600	3,32,23,960	83000	33,01,760
66	1304	13	3 BHK	882	56	938	1032	32200	3,02,03,600	3,32,23,960	83000	33,01,760
67	1401	14	3 BHK	1004	61	1065	1172	32300	3,43,99,500	3,78,39,450	94500	37,48,800
68	1402	14	3 BHK	1004	61	1065	1172	32300	3,43,99,500	3,78,39,450	94500	37,48,800
69	1403	14	3 BHK	882	56	938	1032	32300	3,02,97,400	3,33,27,140	83500	33,01,760
70	1404	14	3 BHK	882	56	938	1032	32300	3,02,97,400	3,33,27,140	83500	33,01,760
71	1405	14	2 BHK	728	30	758	834	32300	2,44,83,400	2,69,31,740	67500	26,68,160
72	1406	14	2 BHK	728	30	758	834	32300	2,44,83,400	2,69,31,740	67500	26,68,160
73	1501	15	3 BHK	1004	61	1065	1172	32400	3,45,06,000	3,79,56,600	95000	37,48,800
74	1502	15	3 BHK	1004	61	1065	1172	32400	3,45,06,000	3,79,56,600	95000	37,48,800
75	1503	15	3 BHK	882	56	938	1032	32400	3,03,91,200	3,34,30,320	83500	33,01,760
76	1504	15	3 BHK	882	56	938	1032	32400	3,03,91,200	3,34,30,320	83500	33,01,760
77	1505	15	2 BHK	728	30	758	834	32400	2,45,59,200	2,70,15,120	67500	26,68,160
78	1506	15	2 BHK	728	30	758	834	32400	2,45,59,200	2,70,15,120	67500	26,68,160
79	1601	16	3 BHK	1004	61	1065	1172	32500	3,46,12,500	3,80,73,750	95000	37,48,800
80	1602	16	3 BHK	1004	61	1065	1172	32500	3,46,12,500	3,80,73,750	95000	37,48,800
81	1603	16	3 BHK	882	56	938	1032	32500	3,04,85,000	3,35,33,500	84000	33,01,760
82	1604	16	3 BHK	882	56	938	1032	32500	3,04,85,000	3,35,33,500	84000	33,01,760
83	1605	16	2 BHK	728	30	758	834	32500	2,46,35,000	2,70,98,500	67500	26,68,160
84	1606	16	2 BHK	728	30	758	834	32500	2,46,35,000	2,70,98,500	67500	26,68,160
85	1701	17	3 BHK	1004	61	1065	1172	32600	3,47,19,000	3,81,90,900	95500	37,48,800
86	1702	17	3 BHK	1004	61	1065	1172	32600	3,47,19,000	3,81,90,900	95500	37,48,800
87	1703	17	3 BHK	882	56	938	1032	32600	3,05,78,800	3,36,36,680	84000	33,01,760
88	1704	17	3 BHK	882	56	938	1032	32600	3,05,78,800	3,36,36,680	84000	33,01,760
89	1705	17	2 BHK	728	30	758	834	32600	2,47,10,800	2,71,81,880	68000	26,68,160
90	1706	17	2 BHK	728	30	758	834	32600	2,47,10,800	2,71,81,880	68000	26,68,160
91	1801	18	3 BHK	1004	61	1065	1172	32700	3,48,25,500	3,83,08,050	96000	37,48,800
92	1802	18	3 BHK	1004	61	1065	1172	32700	3,48,25,500	3,83,08,050	96000	37,48,800
93	1803	18	3 BHK	882	56	938	1032	32700	3,06,72,600	3,37,39,860	84500	33,01,760
94	1804	18	3 BHK	882	56	938	1032	32700	3,06,72,600	3,37,39,860	84500	33,01,760
95	1805	18	2 BHK	728	30	758	834	32700	2,47,86,600	2,72,65,260	68000	26,68,160
96	1806	18	2 BHK	728	30	758	834	32700	2,47,86,600	2,72,65,260	68000	26,68,160
97	1901	19	3 BHK	1004	61	1065	1172	32800	3,49,32,000	3,84,25,200	96000	37,48,800
98	1902	19	3 BHK	1004	61	1065	1172	32800	3,49,32,000	3,84,25,200	96000	37,48,800
99	1903	19	3 BHK	882	56	938	1032	32800	3,07,66,400	3,38,43,040	84500	33,01,760
100	1904	19	3 BHK	882	56	938	1032	32800	3,07,66,400	3,38,43,040	84500	33,01,760
101	1905	19	2 BHK	728	30	758	834	32800	2,48,62,400	2,73,48,640	68500	26,68,160
102	1906	19	2 BHK	728	30	758	834	32800	2,48,62,400	2,73,48,640	68500	26,68,160
103	2001	20	3 BHK	1004	61	1065	1172	32900	3,50,38,500	3,85,42,350	96500	37,48,800
104	2002	20	3 BHK	1004	61	1065	1172	32900	3,50,38,500	3,85,42,350	96500	37,48,800
105	2003	20	3 BHK	882	56	938	1032	32900	3,08,60,200	3,39,46,220	85000	33,01,760
106	2004	20	3 BHK	882	56	938	1032	32900	3,08,60,200	3,39,46,220	85000	33,01,760

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
107	2101	21	3 BHK	1004	61	1065	1172	33000	3,51,45,000	3,86,59,500	96500	37,48,800
108	2102	21	3 BHK	1004	61	1065	1172	33000	3,51,45,000	3,86,59,500	96500	37,48,800
109	2103	21	3 BHK	882	56	938	1032	33000	3,09,54,000	3,40,49,400	85000	33,01,760
110	2104	21	3 BHK	882	56	938	1032	33000	3,09,54,000	3,40,49,400	85000	33,01,760
111	2105	21	2 BHK	728	30	758	834	33000	2,50,14,000	2,75,15,400	69000	26,68,160
112	2106	21	2 BHK	728	30	758	834	33000	2,50,14,000	2,75,15,400	69000	26,68,160
113	2201	22	3 BHK	1004	61	1065	1172	33100	3,52,51,500	3,87,76,650	97000	37,48,800
114	2202	22	3 BHK	1004	61	1065	1172	33100	3,52,51,500	3,87,76,650	97000	37,48,800
115	2203	22	3 BHK	882	56	938	1032	33100	3,10,47,800	3,41,52,580	85500	33,01,760
116	2204	22	3 BHK	882	56	938	1032	33100	3,10,47,800	3,41,52,580	85500	33,01,760
117	2205	22	2 BHK	728	30	758	834	33100	2,50,89,800	2,75,98,780	69000	26,68,160
118	2206	22	2 BHK	728	30	758	834	33100	2,50,89,800	2,75,98,780	69000	26,68,160
119	2301	23	3 BHK	1004	61	1065	1172	33200	3,53,58,000	3,88,93,800	97000	37,48,800
120	2302	23	3 BHK	1004	61	1065	1172	33200	3,53,58,000	3,88,93,800	97000	37,48,800
121	2303	23	3 BHK	882	56	938	1032	33200	3,11,41,600	3,42,55,760	85500	33,01,760
122	2304	23	3 BHK	882	56	938	1032	33200	3,11,41,600	3,42,55,760	85500	33,01,760
123	2305	23	2 BHK	728	30	758	834	33200	2,51,65,600	2,76,82,160	69000	26,68,160
124	2306	23	2 BHK	728	30	758	834	33200	2,51,65,600	2,76,82,160	69000	26,68,160
125	2401	24	3 BHK	1004	61	1065	1172	33300	3,54,64,500	3,90,10,950	97500	37,48,800
126	2402	24	3 BHK	1004	61	1065	1172	33300	3,54,64,500	3,90,10,950	97500	37,48,800
127	2403	24	3 BHK	882	56	938	1032	33300	3,12,35,400	3,43,58,940	86000	33,01,760
128	2404	24	3 BHK	882	56	938	1032	33300	3,12,35,400	3,43,58,940	86000	33,01,760
129	2405	24	2 BHK	728	30	758	834	33300	2,52,41,400	2,77,65,540	69500	26,68,160
130	2406	24	2 BHK	728	30	758	834	33300	2,52,41,400	2,77,65,540	69500	26,68,160
131	2501	25	3 BHK	1004	61	1065	1172	33400	3,55,71,000	3,91,28,100	98000	37,48,800
132	2502	25	3 BHK	1004	61	1065	1172	33400	3,55,71,000	3,91,28,100	98000	37,48,800
133	2503	25	3 BHK	882	56	938	1032	33400	3,13,29,200	3,44,62,120	86000	33,01,760
134	2504	25	3 BHK	882	56	938	1032	33400	3,13,29,200	3,44,62,120	86000	33,01,760
135	2505	25	2 BHK	728	30	758	834	33400	2,53,17,200	2,78,48,920	69500	26,68,160
136	2506	25	2 BHK	728	30	758	834	33400	2,53,17,200	2,78,48,920	69500	26,68,160
137	2601	26	3 BHK	1004	61	1065	1172	33500	3,56,77,500	3,92,45,250	98000	37,48,800
138	2602	26	3 BHK	1004	61	1065	1172	33500	3,56,77,500	3,92,45,250	98000	37,48,800
139	2603	26	3 BHK	882	56	938	1032	33500	3,14,23,000	3,45,65,300	86500	33,01,760
140	2604	26	3 BHK	882	56	938	1032	33500	3,14,23,000	3,45,65,300	86500	33,01,760
141	2605	26	2 BHK	728	30	758	834	33500	2,53,93,000	2,79,32,300	70000	26,68,160
142	2606	26	2 BHK	728	30	758	834	33500	2,53,93,000	2,79,32,300	70000	26,68,160
143	2701	27	3 BHK	1004	61	1065	1172	33600	3,57,84,000	3,93,62,400	98500	37,48,800
144	2702	27	3 BHK	1004	61	1065	1172	33600	3,57,84,000	3,93,62,400	98500	37,48,800
145	2703	27	3 BHK	882	56	938	1032	33600	3,15,16,800	3,46,68,480	86500	33,01,760
146	2704	27	3 BHK	882	56	938	1032	33600	3,15,16,800	3,46,68,480	86500	33,01,760
147	2801	28	3 BHK	1004	61	1065	1172	33700	3,58,90,500	3,94,79,550	98500	37,48,800
148	2802	28	3 BHK	1004	61	1065	1172	33700	3,58,90,500	3,94,79,550	98500	37,48,800

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				RERA Carpet Area in Sq. ft.	Balcohy Area in Sq. ft.							
149	2803	28	3 BHK	882	56	938	1032	33700	3,16,10,600	3,47,71,660	87000	33,01,760
150	2804	28	3 BHK	882	56	938	1032	33700	3,16,10,600	3,47,71,660	87000	33,01,760
151	2805	28	2 BHK	728	30	758	834	33700	2,55,44,600	2,80,99,060	70000	26,68,160
152	2806	28	2 BHK	728	30	758	834	33700	2,55,44,600	2,80,99,060	70000	26,68,160
153	2901	29	3 BHK	1004	61	1065	1172	33800	3,59,97,000	3,95,96,700	99000	37,48,800
154	2902	29	3 BHK	1004	61	1065	1172	33800	3,59,97,000	3,95,96,700	99000	37,48,800
155	2903	29	3 BHK	882	56	938	1032	33800	3,17,04,400	3,48,74,840	87000	33,01,760
156	2904	29	3 BHK	882	56	938	1032	33800	3,17,04,400	3,48,74,840	87000	33,01,760
157	2905	29	2 BHK	728	30	758	834	33800	2,56,20,400	2,81,82,440	70500	26,68,160
158	2906	29	2 BHK	728	30	758	834	33800	2,56,20,400	2,81,82,440	70500	26,68,160
159	3001	30	3 BHK	1004	61	1065	1172	33900	3,61,03,500	3,97,13,850	99500	37,48,800
160	3002	30	3 BHK	1004	61	1065	1172	33900	3,61,03,500	3,97,13,850	99500	37,48,800
161	3003	30	3 BHK	882	56	938	1032	33900	3,17,98,200	3,49,78,020	87500	33,01,760
162	3004	30	3 BHK	882	56	938	1032	33900	3,17,98,200	3,49,78,020	87500	33,01,760
163	3005	30	2 BHK	728	30	758	834	33900	2,56,96,200	2,82,65,820	70500	26,68,160
164	3006	30	2 BHK	728	30	758	834	33900	2,56,96,200	2,82,65,820	70500	26,68,160
165	3101	31	3 BHK	1004	61	1065	1172	34000	3,62,10,000	3,98,31,000	99500	37,48,800
166	3102	31	3 BHK	1004	61	1065	1172	34000	3,62,10,000	3,98,31,000	99500	37,48,800
167	3103	31	3 BHK	882	56	938	1032	34000	3,18,92,000	3,50,81,200	87500	33,01,760
168	3104	31	3 BHK	882	56	938	1032	34000	3,18,92,000	3,50,81,200	87500	33,01,760
169	3105	31	2 BHK	728	30	758	834	34000	2,57,72,000	2,83,49,200	71000	26,68,160
170	3106	31	2 BHK	728	30	758	834	34000	2,57,72,000	2,83,49,200	71000	26,68,160
171	3201	32	3 BHK	1004	61	1065	1172	34100	3,63,16,500	3,99,48,150	100000	37,48,800
172	3202	32	3 BHK	1004	61	1065	1172	34100	3,63,16,500	3,99,48,150	100000	37,48,800
173	3203	32	3 BHK	882	56	938	1032	34100	3,19,85,800	3,51,84,380	88000	33,01,760
174	3204	32	3 BHK	882	56	938	1032	34100	3,19,85,800	3,51,84,380	88000	33,01,760
175	3205	32	2 BHK	728	30	758	834	34100	2,58,47,800	2,84,32,580	71000	26,68,160
176	3206	32	2 BHK	728	30	758	834	34100	2,58,47,800	2,84,32,580	71000	26,68,160
177	3301	33	3 BHK	1004	61	1065	1172	34200	3,64,23,000	4,00,65,300	100000	37,48,800
178	3302	33	3 BHK	1004	61	1065	1172	34200	3,64,23,000	4,00,65,300	100000	37,48,800
179	3303	33	3 BHK	882	56	938	1032	34200	3,20,79,600	3,52,87,560	88000	33,01,760
180	3304	33	3 BHK	882	56	938	1032	34200	3,20,79,600	3,52,87,560	88000	33,01,760
181	3305	33	2 BHK	728	30	758	834	34200	2,59,23,600	2,85,15,960	71500	26,68,160
182	3306	33	2 BHK	728	30	758	834	34200	2,59,23,600	2,85,15,960	71500	26,68,160
183	3401	34	3 BHK	1004	61	1065	1172	34300	3,65,29,500	4,01,82,450	100500	37,48,800
184	3402	34	3 BHK	1004	61	1065	1172	34300	3,65,29,500	4,01,82,450	100500	37,48,800
185	3403	34	3 BHK	882	56	938	1032	34300	3,21,73,400	3,53,90,740	88500	33,01,760
186	3404	34	3 BHK	882	56	938	1032	34300	3,21,73,400	3,53,90,740	88500	33,01,760
187	3405	34	2 BHK	728	30	758	834	34300	2,59,99,400	2,85,99,340	71500	26,68,160
188	3406	34	2 BHK	728	30	758	834	34300	2,59,99,400	2,85,99,340	71500	26,68,160
Total				165180	9360	174540	191994		5,71,05,62,200	6,28,16,18,420		61,43,80,800

Summary of the Project:

Building No. / 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 ₹
1 / B	2 BHK - 58 3 BHK - 130	188	174540	191994	5,71,05,62,200.00	6,28,16,18,420.00
Typical Refuge Floors – 6 th , 13 th , 20 th & 27 th Floors - Flat Nos. 5 & 6						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,71,05,62,200.00
Final Realizable Value After Completion in ₹	6,28,16,18,420.00
Cost of Construction (Total Built up area x Rate) 191994 Sq. Ft. x ₹ 3200.00	61,43,80,800.00

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	



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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 ₹		:	₹ 5,71,05,62,200.00
Final Realizable Value After Completion in ₹		:	₹ 6,28,16,18,420.00

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 ₹ 28,500.00 to ₹ 35,000.00 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 ₹ 31,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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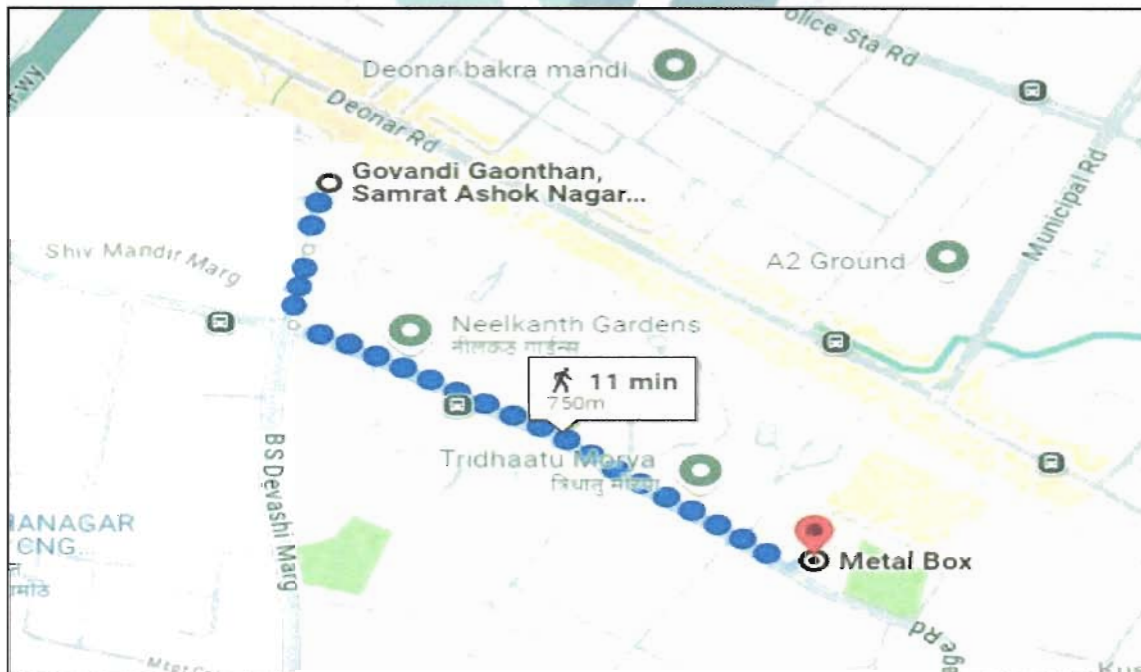


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°03'03.8"N 72°55'09.0"E

Note: The Blue line shows the route to site from nearest Railway station (Govandi – 750 Mtr.)




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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)

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Year 2024-2025 Language English

Selected District MumbaiSubUrban

Select Village देवतार - कुर्ली

Search By Survey No. Location

Enter Survey No 74

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
100/471 - भुभाग: उत्तरेस हार्बर रेल्वे मार्ग, पुर्वेस 13.40मी, वि. वी. रस्ता, दक्षिणेस व्ही.एन. पूरव मार्ग व पश्चिमेस गावाची सीमा,	92080	207880	239060	259850	207880	चौ. मीटर सि.टी.एस. तंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
27543 / 2024	11.10.2024	4,85,00,000.00	156.00	1682.00	29,000.00

19444369 16-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 19444/2024 नोंदणी : Regn:63m
गावाचे नाव : देवनार			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	48500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	35073091.98		
(4) भू-मापन,पोंटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र - 501, माळा नं: 5 वा मजला, इमारतीचे नाव: त्रिधातु अरण्य, ब्लॉक नं: व्हिलेज देवनार,देवनार फार्म रोड, चेंबूर, रोड : मुंबई 400 088, इतर माहिती: मौजे देवनार,सदनिकेचे क्षेत्रफळ 1551.42 चौ फूट रेरा कारपेट व डेकचे क्षेत्रफळ 130.35 चौ फूट,सोबत 2 कार पार्किंग स्पेस सहित((C.T.S. Number : 421/5, 429/1,429/2, 429A, 429B and 429D ;))		
(5) क्षेत्रफळ	171.92 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:-चंद्रशेखर मनोहर कोरडे वय:-79 पत्ता:-प्लॉट नं: प्लॉट नं. ए/703-704, माळा नं: .. इमारतीचे नाव: गोल्फ स्कॅप, ब्लॉक नं: सनी इस्टेट जवळ, व्ही.एन. पुरव मार्ग, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AABPK9108N 2): नाव:-ज्योत्सना चंद्रशेखर कोरडे वय:-73 पत्ता:-प्लॉट नं: प्लॉट नं. ए/703-704, माळा नं: .. इमारतीचे नाव: गोल्फ स्कॅप, ब्लॉक नं: सनी इस्टेट जवळ, व्ही.एन. पुरव मार्ग, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AACPK3761A 3): नाव:-मान्यता देणार त्रिधातु अरण्य डेव्हलपर्स एल एल पी तर्फे भागीदार धनंजय सांडू यांच्या तर्फे कु.मु. म्हणून निखिल बातलन वय:-33 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, डी विंग, इमारतीचे नाव: त्रिधातु ओम , ब्लॉक नं: चेंबूर मुंबई, रोड नं: ईस्टर्न फ्रिवे समोर, चेंबूर देवनार लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AAHFT7128D		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिल्पा प्रशांत गायकवाड वय:-56; पत्ता:-प्लॉट नं: 3ए, माळा नं: .. इमारतीचे नाव: अन्वेषक सीएचएस , ब्लॉक नं: सेक्टर 2,प्लॉट नं 3-4,न्यु पनवेल,पनवेल , रोड नं: .. महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAUPG7137L 2): नाव:-प्रशांत सुरेश गायकवाड वय:-56; पत्ता:-प्लॉट नं: 3ए, माळा नं: .. इमारतीचे नाव: अन्वेषक सीएचएस , ब्लॉक नं: सेक्टर 2,प्लॉट नं 3-4,न्यु पनवेल,पनवेल , रोड नं: .. महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAVPG3135F		
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	19444/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2910000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
19804 / 2024	16.10.2024	1,34,04,022.00	44.00	477.00	28,000.00

19804369 18-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 19804/2024 नोंदणी : Regn:63m
गावाचे नाव : देवनार			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	13404022		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11374050.26		
(4) भू मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र. 905,(विंग सी), माळा नं: 9 वा मजला, इमारतीचे नाव: अविभ्र त्रिधातू मोरया, ब्लॉक नं: देवनार व्हीलेज रोड, देवनार, रोड : मुंबई 400088, इतर माहिती: सदनिकेचे क्षेत्रफळ 477.28 चौ. फूट रेरा कारपेट व सोबत एक(1)कार पार्किंग स्पेस सह((C.T.S. Number : 79 (Pt) and 87 ;))		
(5) क्षेत्रफळ	48.79 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स त्रिधातु मोरया डेव्हलपर्स प्राव्हेंट लिमिटेड तर्फे अधिकृत स्वाक्षरीकरता विनोद मुथुकुमार यांच्या तर्फे कु. मु. म्हणून अनंत बावकर वय:-46 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, डी विंग, इमारतीचे नाव: त्रिधातु ओम, श्री स्वाती सीएचएस लिमिटेड, ब्लॉक नं: बोरबादेवी मंदिरासमोर, गोवंडी (पूर्व), रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AAICT4479R		
(8)दस्तावेज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीचंद मोटुमल तलरेजा वय:-76; पत्ता:-प्लॉट नं: बंगलो नं 92-ए . माळा नं: .. इमारतीचे नाव: हिरा हाऊस, ब्लॉक नं: संत निरंकार भवन समोर, आर.सी.मार्ग, कलेक्टर्स कॉलनी, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AAAAPT8775F 2): नाव:-सुनिता श्रीचंद तलरेजा वय:-69; पत्ता:-प्लॉट नं: बंगलो नं 92-ए . माळा नं: .. इमारतीचे नाव: हिरा हाऊस, ब्लॉक नं: संत निरंकार भवन समोर, आर.सी.मार्ग, कलेक्टर्स कॉलनी, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-AKDPT1292L		
(9) दस्तावेज करून दिल्याचा दिनांक	16/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	16/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	19804/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	804500		
(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 Per Sq. Ft.
19194 / 2024	07.10.2024	1,37,82,386.00	44.00	478.00	28,825.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ला 1
19194369	13-10-2024	दस्त क्रमांक : 19194/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : देवनार		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13782386	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11393694.92	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र. 906,(विंग सी), माळा नं: 9 वा मजला, इमारतीचे नाव: अविघ्न त्रिधातू मोरया, ब्लॉक नं: देवनार व्हीलेज रोड,देवनार, रोड : मुंबई 400088, इतर माहिती: : सदनिकेचे क्षेत्रफळ 478.14 चौ. फूट रेरा कारपेट व सोबत एक(1)कार पार्किंग स्पेस सह((C.T.S. Number : 79 (Pt) and 87 ;))	
(5) क्षेत्रफळ	48.88 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:-मेसर्स त्रिधातू मोरया डेव्हलपर्स प्राव्हेट लिमिटेड तर्फे संचालक विनोद मुथुकुमार पांच्या तर्फे कु. मु. म्हणून अनंत बावकर वय:-45 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, डी विंग, इमारतीचे नाव: त्रिधातू ओम, श्री स्वाती सीएचएस लिमिटेड, ब्लॉक नं: बोरबादेवी मंदिरासमोर, गोवंडी (पूर्व), रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AAICT4479R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत वाशूमल पंजाबी वय:-58; पत्ता:-प्लॉट नं: बंगलो नं 18, माळा नं: .. इमारतीचे नाव: बसंत गार्डन, ब्लॉक नं: एस.टी.रोड, चेंबूर, मैत्री पार्क समोर, चेंबूर, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AACPP5455A 2): नाव:-प्रीती भरत पंजाबी वय:-50; पत्ता:-प्लॉट नं: बंगलो नं 18, माळा नं: .. इमारतीचे नाव: बसंत गार्डन, ब्लॉक नं: एस.टी.रोड, चेंबूर, मैत्री पार्क समोर, चेंबूर, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AHKPP8599C	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19194/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	827000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		




Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	758.00	2,41,00,000.00	31,794.00

magicbricks
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₹2.41 Cr [EMI - ₹1,09L](#) | [Can I afford it?](#) PREMIUM PROJECT

2 BHK 758 Sq-ft Flat For Sale [Chembur, Mumbai](#)



2 Beds **2 Baths** **1 Balcony** **Unfurnished**

Carpet Area
758 sqft *
₹31,794/sqft

Developer
[Supreme Universal](#)

Project
[Supreme Boulevard](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

Contact Agent

Get Phone No.

More Details

Price Breakup ₹2.41 Cr

Address Chembur, Mumbai - Harbour Line, Maharashtra

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	758.00	2,27,00,000.00	29,950.00

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

43 more

985 sq.ft Built Up Area ₹23.05 K/sq.ft Avg. Price 2 BHK Configuration 30th Dec. 2028 Possession status Lower of 34 floors South facing Facing Semi Furnished Furnishing

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A

Property Highlights

- Gymnasium
- Kid's Pool
- Lift
- Landscaped Garden

Property Location
Supreme Boulevard Chembur Wing B, Everard Nagar, Chembur, Mumbai

Around This Property

- School**: St. Gregorios High School (4 mins / 1.2 km)
- Hospital**: Zen Multi-Speciality Hospital (2 mins / 1.2 km)

[View more on Maps](#)

Property Overview

Project Name: Supreme Boulevard Chembur Wing B

Price: ₹2.27 Cr

Carpet Area: 758 sq.ft

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

Contact Seller
Myspace Realty
Housing Expert Pvt. Ltd.
+9199206...
Please share your contact

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc
 I am interested in Home Loans

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Unsubscribe this property, for now & easily come back to it later

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1058.00	3,17,00,000.00	29,962.00

HOUSING.COM Buy in Mumbai

Chembur + Add

Download App List Property + Save

1375 sq.ft Built Up Area ₹23.05 K/sq.ft Avg. Price 3 BHK Configuration 30th Dec. 2028 Possession status Lower of 34 floors East facing Facing Semi Furnished Furnishing

31 more

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A

Property Location: **Supreme Boulevard Chembur Wing B, Basant Garden, Chembur, Mumbai**

Around This Property:

- School: St. Gregorios High School (2.5 km) - 4 mins
- Hospital: Zen Multi Speciality Hospital (1.3 km) - 2 mins

View more on Maps

Property Overview:

- Project Name: **Supreme Boulevard Chembur Wing B**
- Brokerage: **No Charge**
- Price: **₹3.17 Cr**
- Carpet Area: **1058 sq.ft**

Access Zero Brokerage Properties

Contact Seller: Myspace Realty +9199206... Please share your contact

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 & wish to see back to it later

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	758.00	2,27,00,000.00	29,950.00

HOUSING.COM Buy in Mumbai

Chembur Add Download App List Property Free Saved

43 more

985 sq.ft Built Up Area ₹23.05 K/sq.ft Avg. Price 2 BHK Configuration 30th Dec, 2028 Possession status Lower of 34 floors South facing Facing Semi Furnished Furnishing

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A

Property Highlights

- Gymnasium
- Kid's Pool
- Lift
- Landscaped Garden

Property Location: Supreme Boulevard Chembur Wing B, Everard Nagar, Chembur, Mumbai

Around This Property

- School: St. Gregorios High School (2.6 km)
- Hospital: Zen Multi Speciality Hospital (1.3 km)

[View more on Maps](#)

Property Overview

Project Name: Supreme Boulevard Chembur Wing B

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

Price: ₹2.27 Cr

Carpet Area: 758 sq.ft

Contact Seller

Myspace Realty
+9199206.....
Please share your contact

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Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	938.00	3,08,00,000.00	32,836.00

magicbricks
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₹ 3.08 Cr EMI - ₹139L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

3 BHK 938 Sq-ft Flat For Sale [Chembur, Mumbai](#)

3 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area
938 sqft *
₹32836/sqft

Developer
[Supreme Universal](#)

Project
[Supreme Boulevard](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

Contact Agent

Get Phone No.

More Details

Price Breakup ₹3.08 Cr

Address Chembur, Mumbai - Harbour Line, Maharashtra



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	propertypistol.com	758.00	2,50,00,000.00	32,982.00

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[Home Loan](#) [Post Property](#) [Saved](#) [Sign In](#)

Home / Mumbai / Flats for sale in Mumbai / New Projects in Mumbai / New Projects in Chembur / Supreme Boulevard

Supreme Boulevard

Flats by **Supreme Universal** at Govandi Station Road, Deonar, Chembur, Mumbai, Maharashtra, India

INR 2.5 Cr

Onwards

RERA PR1180002400026

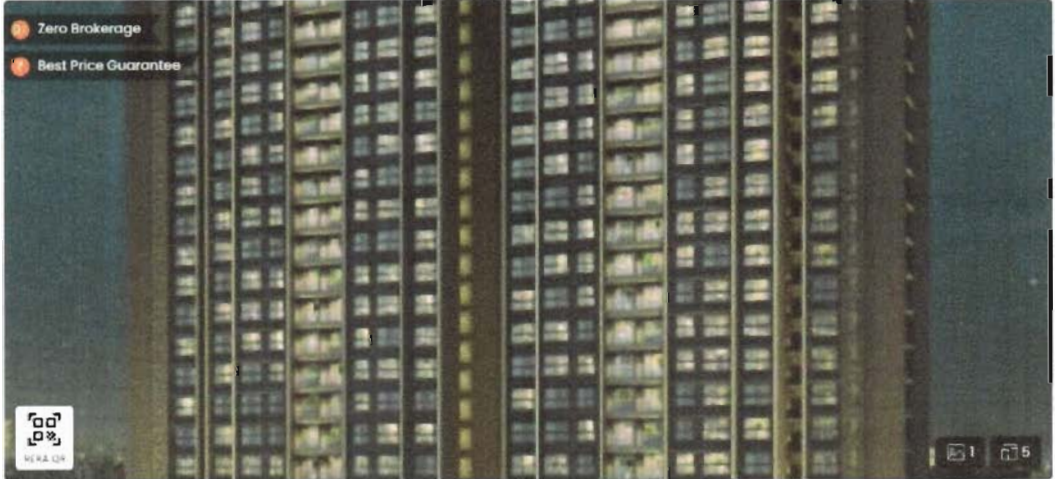
Agent RERA - A51700000043

Brochure

Contact Seller

Zero Brokerage

Best Price Guarantee



Configurations

2 BHK, 3 BHK

Possession Date

Mar 2029

Built up Area

On request

Carpet Area

758 - 1,065 Sq.ft

Min. Price per Sqft.

INR 32.98 K per Sqft.



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	propertypistol.com	732.00	2,56,00,000.00	34,974.00

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Home / Mumbai / Flats for sale in Mumbai / New Projects in Mumbai / New Projects in Govandi / Supreme Elenor

Supreme Elenor

Flats by **Supreme Universal** at **Supreme Elenor**, Govandi Station Road, Deonar, Chembur, Mumbai, Maharashtra, India

● RERA P51800030270 ● Agent RERA - A51700000043


INR 2.56 Cr


Onwards

♡
📍
📄 Brochure
Contact Seller

Zero Brokerage

Best Price Guarantee





Configurations

2 BHK, 3 BHK

Possession Date

Aug 2024

Built up Area

On request

Carpet Area

732 - 1,098 Sq.ft


Min. Price per Sq.ft

On request

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	propertypistol.com	390.00	1,03,00,000.00	26,410.00

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Ameet Jai Kamal

Flats by **Ameet Infra** at JAI KAMAL, Deonar, Chembur, Mumbai, Maharashtra India

INR 1.03 Cr


Onwards

RERA P51800052048

Agent RERA - A51700000043

Brochure



Contact Seller



Zero Brokerage


Best Price Guarantee

RERA QR

View all images

Configurations	Possession date	Built up Area	Carpet Area	Min. Price per Sqft
1 BHK, 2 BHK	Aug 2026	On request	390 - 767 Sq.ft	INR 26.41 K per Sqft.




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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers
TEQ Council Member
London & C. Member
OFFICE: MH2010 PTC/2015

Price Indicators Projects nearby Locality



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1150.00	3,50,00,000.00	30,435.00

magicbricks
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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Chembur » 3 BHK Flats for Sale in Chembur » 1150 Sq-ft

₹3.50 Cr | EMI - ₹1.58L | [Get Loan offers from 34+ banks](#)

3 BHK 1150 Sq-ft Flat For Sale [Chembur, Mumbai](#)

3 Beds
3 Baths
1 Covered Parking
Unfurnished
Fingerprint ...
Visitor Parkin...

Carpet Area 1150 sqft ₹30.435/sqft	Developer Supreme Universal	Project Supreme Elenor	Floor 5(Out of 18 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Study Room	Facing East

East Facing Property
Newly Constructed Property

Contact Agent
Get Phone No.
Last contact made 3 days ago

More Details

Price Breakup	₹3.5 Cr ₹17,50,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	CTS No 284 Village Govandi Station Rd Deonar Mumbai



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	646.00	1,99,00,000.00	30,805.00

magicbricks
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₹1.99 Cr EMI - ₹90k | [Get pre-approved loan](#)

2 BHK 1200 Sq-ft Flat For Sale [Chembur, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
646 sqft *
₹30,805/sqft

Developer
Tridhaatu Realty & Infra Pvt. Ltd.

Project
Tridhaatu Morya

Transaction Type
New Property

Status
Ready to Move

Facing
East

Lifts
3

Furnished Status
Unfurnished

Car Parking
1 Covered

East Facing Property
Newly Constructed Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.99 Cr ₹9,95,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Tridhaatu Morya Opp Vikrant Industrial Estate Chembur Deonar Link Road Deonar Village Rd Mumbai Maharashtra 400088, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Vikrant Industrial Estate


Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	596.00	1,49,00,000.00	25,000.00

magicbricks
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₹1.49 Cr [EMI - ₹ 67k](#) | [How much loan can I get?](#)

2 BHK 596 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
596 sqft - ₹25,000/sqft	Raunak Group	Raunak Centrum
Floor	Transaction Type	Facing
7 (Out of 30 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
8	Unfurnished	1 Covered

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.49 Cr ₹7,45,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800033269
Address	Raunak Grand Centre of Mumbai, Off BKC Connector Sion - Wadala, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Off BKC Connector, Nr Vasant dada Patil College, Churnabhatti




Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	740.00	2,28,00,000.00	30,811.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.28 Cr [EMI - ₹ 103L](#) | [How much loan can I get?](#) PREMIUM PROJECT

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

2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

Laundry Se...
 Service/Good...

Carpet Area	Developer	Project	Floor
740 sqft ~ ₹ 30,811/sqft	Tricity Reality Pvt. Ltd.	Tricity Natraj	15(Out of 17 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	4	Unfurnished

Contact Agent
Get Phone No

Last contact made 3 days ago

More Details

Price Breakup	₹ 2.28 Cr ₹ 2,000 Monthly
Booking Amount	₹ 2.0 Lac
RERA ID	P51800050160
Address	Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	C.G road chembur

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	625.00	1,87,00,000.00	29,920.00

HOUSING.COM Buy in Mumbai

Chembur + Add

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8 more

1000 sq.ft Built Up Area ₹18.7 K/sq.ft Avg. Price 2 BHK Configuration 31st Dec. 2025 Possession status Middle of 9 floors East facing Facing Unfurnished Furnishing

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property Highlights

- Gymnasium
- Security Guards
- Service Lift
- Power Backup

Property Location
Sandu Garden, Chembur, Mumbai

Around This Property

- School: St. Sebastian's High School (4.8 km) - 9 mins
- Hospital: Inlaks General Hospital (0.9 km) - 1 mins

View more on Maps

Property Overview

- Brokerage: No Charge
- Price: ₹1.87 Cr
- Carpet Area: 625 sq.ft
- Bedrooms: 2

Access Zero Brokerage Properties

Awesome! Better priced property in this area

Contact Seller
Sunil Balotiya
+9193266.....

Please share your contact

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

I am interested in Home Loans

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Shortlist this property for now & wait some time to re-visit

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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: 22.10.2024

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: 2024.10.22 17:17:13 +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

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 22.10.2024 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 19.10.2024. 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



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- 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Supreme Sky High LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – 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 – 19.10.2024 Valuation Date – 22.10.2024 Date of Report – 22.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.10.2024
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 **22nd October 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. Supreme Sky High LLP**. 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. Supreme Sky High LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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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.



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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.

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: 2024.10.22 17:17:36 +05'30'

Auth. Sign.

Director

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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