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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Woodstock Garden"**

**"Woodstock Garden"**, Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16<sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India.

Latitude Longitude: 19°04'36.7"N 72°49'51.1"E

## Intended User:

**State Bank of India  
HLST Santacruz Branch**

1<sup>st</sup> Floor, Jeevan Seva Annex Building, LIC Complex,  
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
State - Maharashtra, Country - India.



## Our Pan India Presence at :

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## Regd. Office

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

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/11/2024/12396/2309115

19/02-200-SSPV

Date: 19.11.2024

# MASTER VALUATION REPORT OF "Woodstock Garden"

**"Woodstock Garden", Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16th Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India**

**Latitude Longitude: 19°04'36.7"N 72°49'51.1"E**

**NAME OF DEVELOPER: M/s. Woodstock Realities Pvt. Ltd.**

Pursuant to instructions from State Bank of India, HLST, Santacruz, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **15<sup>th</sup> November 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Woodstock Garden"**, Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16<sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India. It is about 1.6 Km. distance from Santacruz Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Woodstock Realty Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Woodstock Garden</b>	<b>P51800053552</b>
<b>Register office address</b>	<b>M/s. Woodstock Realities Pvt. Ltd.</b> Office at 7 <sup>th</sup> Floor, Plot No. C-6/E-Block, <b>"NCL Building"</b> , BKC Road, Near City Park, Bandra East, Mumbai, Pin Code – 400 051, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	Contact Person : Mr. Amit Haran (Builder Person 9619717072) Mr. Shravanan Nadar (Site Engineer - 9870215961)	
<b>E – mail ID AND Website</b>	<a href="mailto:woodstock@wrpl.co.in">woodstock@wrpl.co.in</a> <a href="http://www.woodstockrealities.co.in">www.woodstockrealities.co.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Main Avenue Road
On or towards South	Om Shanti Building
On or towards East	16 <sup>th</sup> Road
On or towards West	Residential Building & 17 <sup>th</sup> Road



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### Regd. Office

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

+91 2247495919

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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**  
 HLST Santacruz Branch  
 1st Floor, Jeevan Seva Annex Building, LIC Complex,  
 S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
 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, HLST, Santacruz to assess fair market value of the property for bank loan purpose.								
2.	a)	Date of inspection : 15.11.2024								
	b)	Date on which the valuation is made : 19.11.2024								
3.	List of documents produced for perusal									
	1. Copy of Legal Title Report date 29.08.2023 issued by Mukesh Jain & Associates LLP Advocates.									
	2. Copy of MAHARERA Registration Certificate of Project No. P51800053552 issued by Maharashtra Real Estate Regulatory Authority date 10.11.2023. Last Modified date 10.11.2023.									
	3. Copy of Provisional Fire NOC No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/CFO/1/Amend dated 29.04.2023 issued by Municipal Corporation of Greater Mumbai									
	4. Copy of Architect's Certificate date 09.10.2024 issued by AR Design Studio (As per RERA Certificate)									
	5. Copy of CA certificate date 27.06.2024 issued by Jana Jain & Associates (As per RERA Certificate)									
	6. Copy of Engineer's Certificate date 10.10.2024 issued by Nitin S. Desai (As per RERA Certificate)									
	7. Copy of Height Clearance NOC No. MIAL/AO-AOS/REC/47/8338, issued by Chhatrapati Shivaji Maharaj International Airport, Mumbai date 30.08.2024.									
	8. Copy of Affidavit cum Declaration from M/s. Woodstock Realties Pvt Ltd									
	9. Copy of Commencement Certificate No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/FCC/1/New date 14.05.2021 issued by Municipal Corporation of Greater Mumbai.									
	<table border="1"> <tr> <td>Issue On : 28 May 2024</td> <td>Valid Upto : 30 Oct 2024</td> </tr> <tr> <td>Application Number</td> <td>P-7474/2021/(624/2)/H/W Ward/BANDRA-G/FCC/1/New</td> </tr> <tr> <td>Remark</td> <td>Further CC up to top of 14th floor i.e. height up to 49.15 mtr. AGL, as per approved plan dated 08/05/2024</td> </tr> <tr> <td>Note :-</td> <td>1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident. 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect. 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any. 4] Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site. 5] Work of 14th floor shall be commenced only after the Height verification from MIAL.</td> </tr> </table>		Issue On : 28 May 2024	Valid Upto : 30 Oct 2024	Application Number	P-7474/2021/(624/2)/H/W Ward/BANDRA-G/FCC/1/New	Remark	Further CC up to top of 14th floor i.e. height up to 49.15 mtr. AGL, as per approved plan dated 08/05/2024	Note :-	1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident. 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect. 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any. 4] Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site. 5] Work of 14th floor shall be commenced only after the Height verification from MIAL.
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	10. Copy of Amended Plan Approval Letter No. P-7474/2021/(624/2)/H/W Ward/Bandra-G/337/1/Amend date									



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	08.05.2024 issued by Municipal Corporation of Greater Mumbai											
	11. Copy of Approved Plan No. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05)											
	<b>Approved upto:</b>											
	<b>Building</b>	<b>Number of Floors</b>										
	<b>Woodstock Garden</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</b>										
	Project Name (with address & phone nos.)	: <b>"Woodstock Garden"</b> , Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16 <sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, 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)	: <b>M/s. Woodstock Realities Pvt. Ltd.</b>  <b>Address:</b> Office at 7 <sup>th</sup> Floor, Plot No. C-6/E-Block, <b>"NCL Building"</b> , BKC Road, Near City Park, Bandra East, Mumbai, Pin Code – 400 051, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Amit Haran (Builder Person 9619717072) Mr. Shravanan Nadar (Site Engineer - 9870215961)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
	<p><b>About "Woodstock Garden" Project:</b> For those looking to buy a residential property, here comes one of the choicest offerings in Western Mumbai, at Santacruz West. Brought to you by Woodstock Realities Private Limited, Woodstock Gardens is among the newest addresses for homebuyers. This is a new launch project right now, and is expected to be delivered by Oct, 2026. It has a variety of options to choose from that too in a varied budget range. Woodstock Gardens Western Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800053552.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Woodstock Garden</td> <td>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Woodstock Garden</td> <td>RCC work upto 7<sup>th</sup> floor slab is completed. Brick work upto 4<sup>th</sup> floor is in progress.</td> <td>27%</td> </tr> </tbody> </table>		Building	Number of Floors	Woodstock Garden	Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Podiums) + 3 <sup>rd</sup> Floor (E-Deck) + 4 <sup>th</sup> to 17 <sup>th</sup> Residential Upper Floors.	Building	Present stage of Construction	Percentage of work completion	Woodstock Garden	RCC work upto 7 <sup>th</sup> floor slab is completed. Brick work upto 4 <sup>th</sup> floor is in progress.	27%
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<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date is <b>31<sup>st</sup> October - 2026 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs			
<b>PROPOSED PROJECT AMENITIES:</b>			
➤ Italian Marble 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			
➤ Garden			
➤ Jogging Track			
➤ Fitness Centre			
➤ Yoga Area			
➤ Indoor Games			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 624/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 624/2 of Village – Bandra-G
	d) Ward / Taluka	:	Ward – H/W
	e) Mandal / District	:	Mumbai District
7.	Postal address of the property	:	<b>“Woodstock Garden”</b> , Proposed Redevelopment of Residential building on Plot Bearing C.T.S. No. 624/2 of Village – Bandra-G, Junction of Existing 18.30 Mtr. Wide Main Avenue Road & 12.20 Mtr. Wide 16 <sup>th</sup> Road, Santacruz (West), Mumbai, PIN Code – 400 054, State - Maharashtra, Country – India
8.	City / Town	:	Santacruz (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Bandra - G
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.
13a.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>
			<b>As per Site</b>

	North	Main Avenue	Main Avenue	Main Avenue Road
	South	On Shanti CHS Ltd	On Shanti CHS Ltd	Om Shanti Building
	East	16 <sup>th</sup> Road	16 <sup>th</sup> Road	16 <sup>th</sup> Road
	West	Vrindawan CHS Ltd.	Vrindawan CHS Ltd.	Residential Building & 17 <sup>th</sup> Road
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°04'36.7"N 72°49'51.1"E	
14.	Extent of the site		: Plot area – 1469.90 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 – 1469.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05) <b>Approved upto:</b>	
			<b>Building</b>	<b>Number of Floors</b>
			<b>Woodstock Garden</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</b>
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	



12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.20 Mtr. Wide D P Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 1469.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 3,64,560.00 per Sq. M. for Residential ₹ 1,83,640.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; 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>1469.90</td> <td>183640</td> <td>26,99,32,436.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1469.90	183640	26,99,32,436.00
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1469.90	183640	26,99,32,436.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									

g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-7474/2021/(624/2)/H/W Ward/Bandra-G date 08.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Five- Sheet No. 1 to 05)				
h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Woodstock Garden</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Podiums) + 3<sup>rd</sup> Floor (E-Deck) + 4<sup>th</sup> to 17<sup>th</sup> Residential Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Woodstock Garden	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Podiums) + 3 <sup>rd</sup> Floor (E-Deck) + 4 <sup>th</sup> to 17 <sup>th</sup> Residential 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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress



e) Water meters, taps etc.	:
f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. P-7474 / 2021 / (624/2) / H/W-WARD / BANDRA-G DATE 08.05.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:**

**1) Woodstock Garden:**

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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	3 BHK	989	1088					38,08,035
2	402	4	2 BHK	720	792					27,72,847
3	403	4	1 BHK	446	491					17,16,908
4	404	4	2 BHK	635	698					24,42,979
5	501	5	3 BHK	989	1088					38,08,035
6	502	5	Duplex	1244	1369					47,89,785
7	503	5	2 BHK	635	698					24,43,788
8	504	5	2 BHK	635	698					24,42,979
9	601	6	3 BHK	989	1088					38,08,035
10	602	6	3 BHK	988	1087					38,05,148
11	603	6	2 BHK	635	698					24,43,788
12	604	6	2 BHK	635	698					24,42,979
13	701	7	4 BHK	1986	2184					76,44,714
14	703	7	2 BHK	635	698					24,43,788
15	704	7	2 BHK	635	698					24,42,979
16	801	8	3 BHK	989	1088					38,08,035
17	802	8	3 BHK	988	1087					38,05,148
18	803	8	2 BHK	635	698					24,43,788
19	804	8	2 BHK	635	698	50600	3,21,07,724	3,53,18,496	88500	24,42,979
20	901	9	3 BHK	989	1088					38,08,035
21	902	9	3 BHK	988	1087					38,05,148
22	903	9	2 BHK	635	698					24,43,788
23	904	9	2 BHK	635	698	50750	3,22,02,905	3,54,23,196	88500	24,42,979
24	1001	10	3 BHK	989	1088					38,08,035
25	1002	10	3 BHK	988	1087					38,05,148
26	1003	10	4 BHK	1399	1539					53,85,303
27	1101	11	3 BHK	1150	1265	51050	5,86,97,801	6,45,67,581	161500	44,26,769
28	1102	11	3 BHK	1150	1265	51050	5,87,09,032	6,45,79,935	161500	44,27,616
29	1103	11	2 BHK	694	763	51050	3,54,15,427	3,89,56,970	97500	26,70,899
30	1104	11	2 BHK	696	765	51050	3,55,14,464	3,90,65,910	97500	26,78,368

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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
31	1201	12	3 BHK	1150	1265	51200	5,88,70,272	6,47,57,299	162000	44,26,769
32	1202	12	3 BHK	1150	1265	51200	5,88,81,536	6,47,69,690	162000	44,27,616
33	1203	12	2 BHK	696	765	51200	3,56,29,568	3,91,92,525	98000	26,79,177
34	1204	12	2 BHK	696	765	51200	3,56,18,816	3,91,80,698	98000	26,78,368
35	1301	13	3 BHK	1150	1265	51350	5,90,42,744	6,49,47,018	162500	44,26,769
36	1302	13	3 BHK	1150	1265	51350	5,90,54,041	6,49,59,445	162500	44,27,616
37	1303	13	2 BHK	694	763	51350	3,56,23,549	3,91,85,904	98000	26,70,899
38	1304	13	2 BHK	696	765	51350	3,57,23,168	3,92,95,485	98000	26,78,368
39	1401	14	3 BHK	1150	1265	51500	5,92,15,215	6,51,36,737	163000	44,26,769
40	1402	14	3 BHK	1150	1265	51500	5,92,26,545	6,51,49,200	163000	44,27,616
41	1403	14	2 BHK	696	765	51500	3,58,38,335	3,94,22,169	98500	26,79,177
42	1404	14	2 BHK	696	765	51500	3,58,27,520	3,94,10,272	98500	26,78,368
43	1501	15	3 BHK	1150	1265	51650	5,93,87,687	6,53,26,455	163500	44,26,769
44	1502	15	3 BHK	1150	1265	51650	5,93,99,050	6,53,38,954	163500	44,27,616
45	1503	15	2 BHK	694	763	51650	3,58,31,671	3,94,14,838	98500	26,70,899
46	1504	15	2 BHK	696	765	51650	3,59,31,872	3,95,25,059	99000	26,78,368
47	1601	16	3 BHK	1150	1265	51800	5,95,60,158	6,55,16,174	164000	44,26,769
48	1602	16	3 BHK	1150	1265	51800	5,95,71,554	6,55,28,709	164000	44,27,616
49	1603	16	2 BHK	696	765	51800	3,60,47,102	3,96,51,812	99000	26,79,177
50	1604	16	2 BHK	696	765	51800	3,60,36,224	3,96,39,846	99000	26,78,368
51	1701	17	3 BHK	1150	1265	51950	5,97,32,630	6,57,05,892	164500	44,26,769
52	1702	17	3 BHK	1150	1265	51950	5,97,44,059	6,57,18,464	164500	44,27,616
<b>Total</b>				<b>47106</b>	<b>51816</b>		<b>1,32,24,40,665</b>	<b>1,45,46,84,732</b>		<b>18,13,56,291</b>

### 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 ₹
Sale Flat	2 BHK - 14 3 BHK - 14	28	25711	28282	1,32,24,40,665.00	1,45,46,84,732.00
Land Owner's Share	1 BHK - 01 2 BHK - 10 3 BHK - 10 4 BHK - 02 Duplex - 01	24	21395	23534	-	-
<b>Total</b>		<b>52</b>	<b>47106</b>	<b>51816</b>	<b>1,32,24,40,665.00</b>	<b>1,45,46,84,732.00</b>



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>1,32,24,40,665.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,45,46,84,732.00</b>
<b>Cost of Construction (Total Built up area x Rate) 51816 Sq. Ft. x ₹ 3500.00</b>	<b>18,13,56,210.00</b>

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
27	51816	18,13,56,210.00	4,89,66,198.00

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

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

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



**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,32,24,40,665.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,45,46,84,732.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used 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 ₹ 48,500.00 to ₹ 52,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 50,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



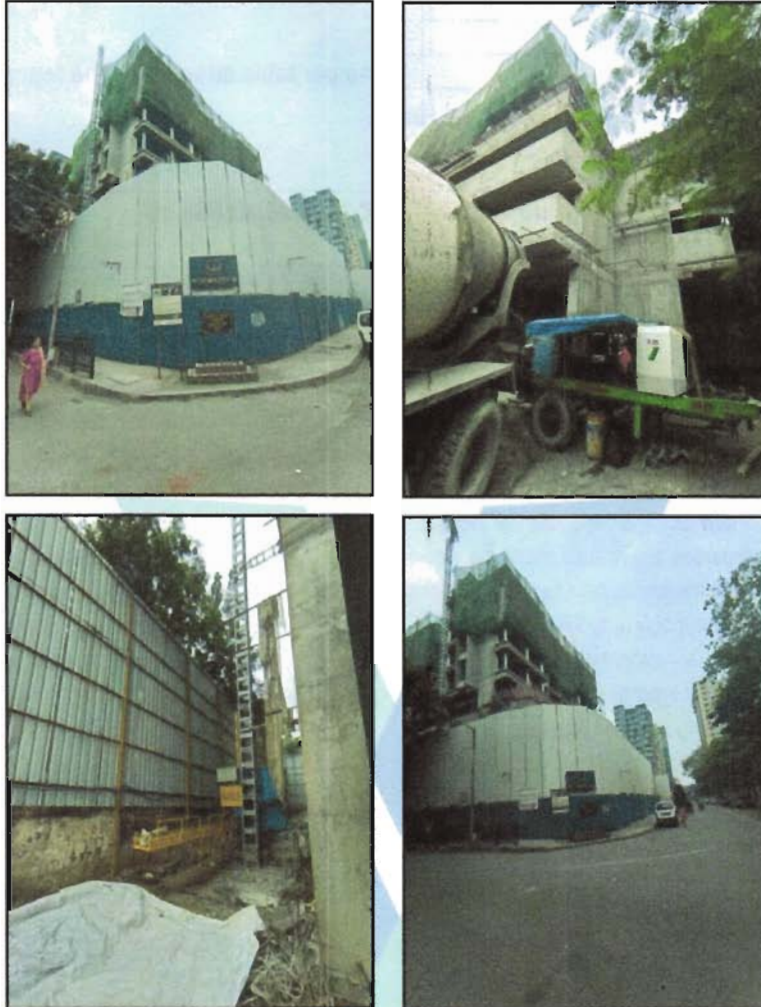
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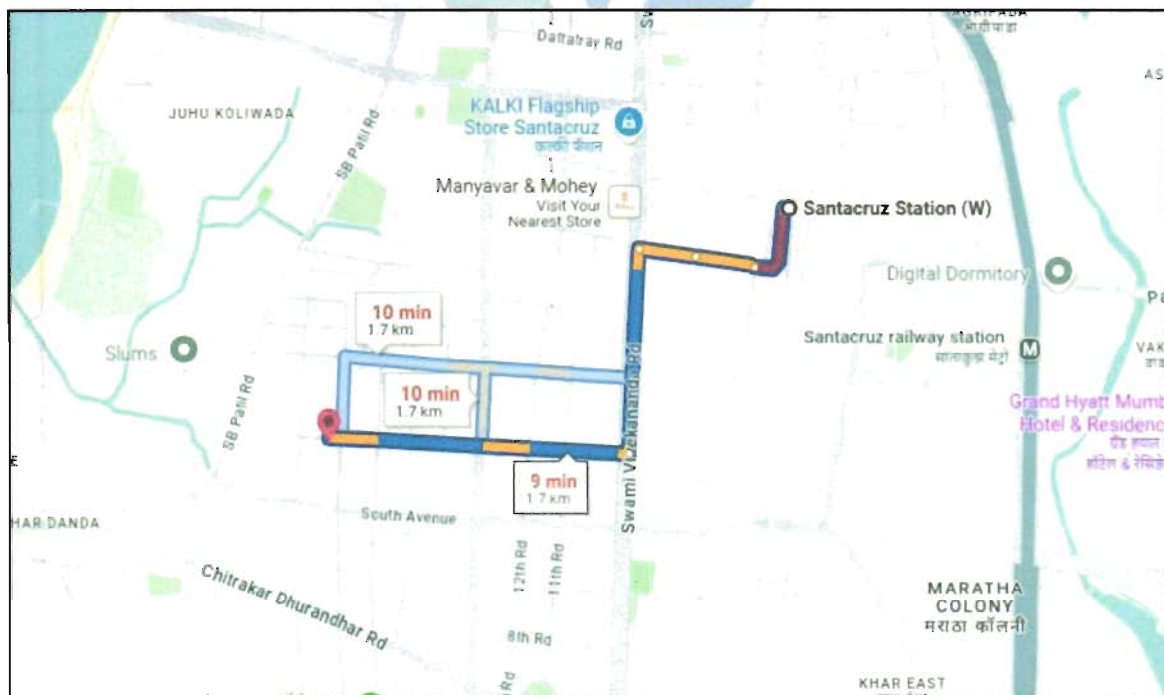
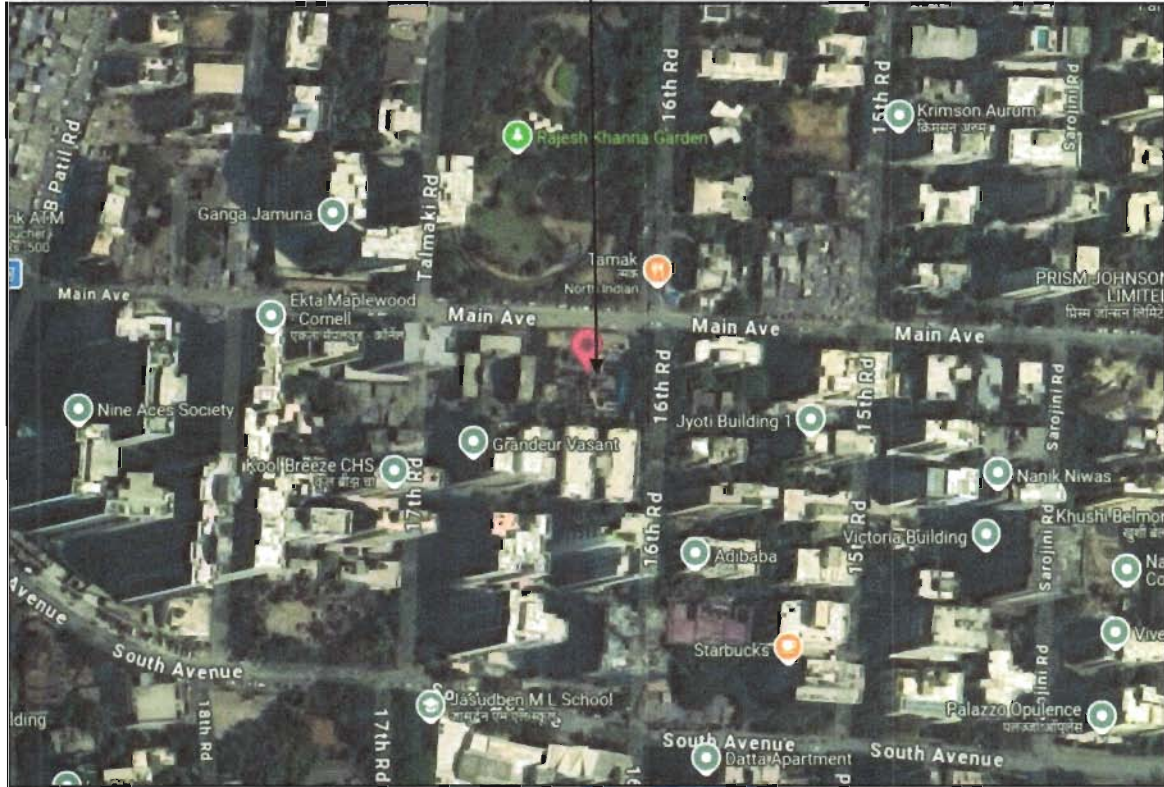


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°04'36.7"N 72°49'51.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Santacruz – 1.6 Km.)



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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 वांद्रा - जी ( अंधेरी )

Search By  Survey No.  Location

Enter Survey No 624 Search

उपविभाग	खुली जमीन	निवासी सदनिका	औद्योगिक हुकाने	औद्योगिक (Ra.)	एकक (Ra.)	Attribute
26/158-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही. रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गावाची सीमा	183640	364560	419260	465710	364560	चौ. मीटर सि.टी.एस. नंबर




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Leader & Engineer  
071230 MH2015 PTC100188

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
12454/2024	23.07.2024	6,16,00,000.00	114.00	1232	50,000.00

11/18/24, 5:11 PM		igr_12454	
12454378	28-07-2024	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 3
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			दस्त क्रमांक : 12454/2024
			नोदणी :
			Regn:63m
<b>गावाचे नाव : बांद्रा</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	61600000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	54318164.04		
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1503 मजला, विंग ए, फेअर फिल्ड बिल्डिंग, जंक्शन ऑफ एस व्ही रोड आणि आर मिशन रोड, सांताक्रूझ पश्चिम, मुंबई 400054. -----सदनिकेचे क्षेत्र 1176 चौ रेरा कार्पेट व बाल्कनी क्षेत्र 56 चौ फुट अशाप्रकारे सदनिकेचे एकूण क्षेत्र 12 फुट कार्पेट. -----सोबत 3 कार पार्किंग -----बाकी वर्णन दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : G/515 ; ) )		
(5) क्षेत्रफळ	125.94 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:- मे. एस रहेजा स्पेसेस एल एल पी चे भागीदार रामकृष्ण एस रहेजा तर्फे मुखत्यार जे प्रकाश करकेरा वय:- पत्ता:- प्लॉट नं. 61, माळा नं. -, इमारतीचे नाव: रहेजास, ब्लॉक नं. 1, सांताक्रूझ पश्चिम, मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400052 पॅन नं:- ADLFS6755L		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- राम लक्ष्मण लालवानी वय:- 38; पत्ता:- प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: टॉवर, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: जे. के. मेहता मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:- 400054 पॅन नं:- ACXPL1258J 2): नाव:- नम्रता लालवानी वय:- 38; पत्ता:- प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: बाला टॉवर, ब्लॉक नं: सांताक्रूझ पश्चिम, मुंबई, रोड नं: जे. के. मेहता मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:- 400054 पॅन नं:- AMGPD6002P		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	12454/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3696000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेंरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
12438/2024	23.07.2024	5,85,00,000.00	107.00	1148.00	50,958.00

गावाचे नाव : बांद्रा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	58500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	50877446.76
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 1302.13 वा हॉबटे बल मजला, नव किरन बिल्डींग, रामक्रिष्ण मिशन मार्ग, सांताक्रुझ पश्चिम, मुंबई-400054. -----सदनिकेचे क्षेत्र 1148 चौ. फूट रेरा कार्पेट ----- सोबत 3 कार पार्किंग-----बाकी वर्णन दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : G/624/7 : ) )
(5) क्षेत्रफळ	117.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे.ओम टेक्लपर्स चे भागीदार सुधीर पारीख - वय:- पत्ता:-प्लॉट नं. -, माळा नं. 7 वा मजला , इमारतीचे नाव. सिद्राह, ब्लॉक नं. खार पश्चिम, मुंबई , रोड नं. 110 एस.कि. रोड , महाराष्ट्र, MUMBAI. पिन कोड -400052 पॅन नं.-AAXFAS212F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-अंकुर पारिख वय:-40; पत्ता:-प्लॉट नं. 8, माळा नं. 4 था मजला , इमारतीचे नाव: चामुण्डा कृपा , ब्लॉक नं. सांताक्रुझ पश्चिम, मुंबई , रोड नं. कॉटेज लेन , महाराष्ट्र, MUMBAI. पिन कोड -400054 पॅन नं.-BHYPP6789D 2): नाव.-नित्या अंकुर पारिख वय:-41; पत्ता:-प्लॉट नं. 8, माळा नं. 4 था मजला , इमारतीचे नाव: चामुण्डा कृपा , ब्लॉक नं. सांताक्रुझ पश्चिम, मुंबई , रोड नं. कॉटेज लेन , महाराष्ट्र, MUMBAI. पिन कोड -400054 पॅन नं.-BHVPS4279Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12438/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	3510000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) घेरा	



**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13513/2024	29.07.2024	5,85,00,000.00	113.00	1219	47,990.00

गावाचे नाव : बांद्रा	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	58500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	52511586.96
(4) भू-मापन/पोटहिस्सा व घरक्रमांक/असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र 1202, माळा नं: 12 वा मजला. इमारतीचे नाव: सम्राट को ऑप ही सो ली. ब्लॉक नं: जुहू रोड, रोड : सांताक्रूझ पश्चिम मुंबई 400054. इतर माहिती: सदनिकेचे क्षेत्रफळ 1219 चौ फूट रेरा कार्पेट एरिया.. सोबत 2 कार पार्किंग स्पेस नं 6 आणि 7( ( C.T.S. Number : G-92 : ) )
(5) क्षेत्रफळ	124.61 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:-प्रणव कस्तूरकान्स प्रा ली चे संचालक प्रणव किरण आशर तर्फे मुखत्यार सिद्धेश सुभाष शिंदे वय:-24 पत्ता:-प्लॉट नं: ऑफिस नं 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: डी एल एच पार्क, ब्लॉक नं: एम टी एन एल जवळ एस व्ही रोड, रोड नं: गौरगाव पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAECTP0580F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित अरुणकुमार सुरेका वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र 1701, माळा नं: 17 वा मजला, टॉवर डी, इमारतीचे नाव: ओमकार अल्टा मॉटे, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, शाताराम तलाव जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BJLPS3038P
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13513/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3510000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला असतो:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it




## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	housing.com	860.00	4,42,00,000.00	51,395.00

HOUSING.COM Buy in Mumbai

Santacruz West

Download App
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945 sq.ft  
Built Up Area

₹46.77 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Jul, 2025  
Possession status

Middle  
of 17 floors

East facing  
Facing

Unfurnished  
Furnishing

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

**Property Location**  
Ruparel Panache, Railway Colony, Santacruz West, Mumbai

**Around This Property**


School  
Podar International School  
1 min  
(0.4 km)

Hospital  
Benz Hospital  
1 min  
(0.7 km)

View more on Maps

Awesome! Nice neighborhood around

**Contact Seller**



**GRANDHOMES**  
Real Estate Consultant  
+9191366.....

Please share your contact

+91

**Property Overview**

Project Name <b>Ruparel Panache</b>	Brokerage No Charge <a href="#">Access Zero Brokerage Properties</a>	
Price <b>₹4.42 Cr</b>	Carpet Area <b>860 sq.ft</b>	
Bedrooms	Bathrooms	

**Are you a Real Estate Agent?**

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

I am interested in Home Loans

Get Contact Details

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
3 BHK	99acres.com	1200.00	6,40,00,000.00	53,333.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 3 BHK Flats in Santacruz West > 10/10/2023

**₹6.4 Cr** @ 53,333 per sq. ft. **3BHK 3Baths**  
 Estimated EMI ₹5,11,171 Flat/Apartment for Sale  
 Arkade Aura, Santacruz West, Mumbai

REAR STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/> Contact Dealer FREE

Under Construction Property | Posted on Sep 20, 2023

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Locality Reviews](#) [Articles](#)

**Videos (1)** **Property (7)**

**Area**  
Carpet area: 1200 sq. ft. ✓  
(111.48 sq.m.)

**Price**  
₹ 6.4 Crore+ Govt Charges & Tax  
@ 53,333 per sq. ft. (Negotiable)

**Floor Number**  
7<sup>th</sup> of 14 Floors

**Overlooking**  
Main Road

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

**Address**  
Arkade Aura  
Santacruz West, Mumbai

**Facing**  
West

**Possession In**  
Within 6 months

**Places nearby** Santacruz West, Mumbai View All (50)

P Milan International L Mahalaxmi Mandir ATM Axis bank ATM H Mangal Multispeciality Hospital D Dr Jayant Doshi S ←

**Why you should consider this property?**

← Close to School ← Close to Market



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An ISO 9001 : 2015 Certified Company





## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	99acres.com	674.00	3,30,00,000.00	48,960.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Santacruz West > 2 BHK Flats in Santacruz West

Posted on Nov 18, 2024 | Under Construction

**₹ 3.3 Cr** @ 48,961 per sq.ft. **2BHK 2Baths** Contact Dealer FREE

Estimated EMI ₹ 2,63,572 Shortlist

Flat/Apartment for Sale in Paradigm Arteza, Santacruz West, Mumbai

REGISTRATION REGISTERED Registration No: PS1800030584 Website: <http://mahara.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Locality Reviews >

**Property (0) Society (14)**

- Area**  
Carpet area: 674 sq.ft. (43.42 sq.m)
- Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony with Others
- Price**  
₹ 3.3 Cr+ Govt Charges & Tax  
@ 48,961 per sq.ft. (All inclusive, Negotiable)
- Address**  
Paradigm Arteza  
Santacruz West, Mumbai
- Floor Number**  
7<sup>th</sup> of 10 Floors
- Facing**  
East
- Overlooking**  
Pool, Park/Garden
- Possession in**  
Within 6 months

**Places nearby** Santacruz West, Mumbai View All (6)

Acme Mall | Western Express Highway | Sadhna High School | SNTD Women's University | Sarla Hospital & ICU

**Why you should consider this property?**



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