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Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Gundecha Raxon Suites Phase 1"

"Gundecha Raxon Suites Phase 1", Proposed S. R. Scheme on Property Bearing C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon situated at Goregaon (West), Mumbai, Pin code – 400 062, Maharashtra, India.

Latitude Longitude: 19°10'20.6"N 72°50'40.8"E

Intended User

**Punjab National Bank
BKC Branch**

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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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Valuation Report Prepared For: PNB / BKC Branch / Gundecha Rexion Suites Phase 1 / (12541/2309571) Page 2 of 37

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Vastu/Mumbai/12/2024/12541/2309571
12/15-269-SSPV
Date: 12.12.2024

**MASTER VALUATION REPORT
OF**

"Gundecha Rexion Suites Phase 1"

"Gundecha Rexion Suites Phase 1", Proposed S. R. Scheme U/Sec. 33(11) of DCPR 2034 on Property Bearing C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon situated at Goregaon (West), Mumbai, Pin code – 400 062, Maharashtra, India.

Latitude Longitude: 19°10'20.6"N 72°50'40.8"E

NAME OF DEVELOPER: M/s. Anaya Infrastructure Pvt. Ltd.

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23rd November 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Gundecha Rexion Suites Phase 1"**, Proposed S. R. Scheme on Property Bearing C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon situated at Goregaon (West), Mumbai, Pin code – 400 062. It is about 1.5 Km. travelling distance from Mahim Junction Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Anaya Infrastructure Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Gundecha Rexion Suites Phase 1	P51800034503
Register office address	M/s. Anaya Infrastructure Pvt. Ltd. Address: Office No. 801, "Hub Town Solaris" , N. S. Phadke Marg, Opp. Telli Galli, Andheri Flyover, Andheri (East), Mumbai, Pin Code – 400 069.	
Contact Numbers	Contact Person: Mr. Hemant Gowda (Sales Manager) – Mo. No. 9820372160. Mr. Bharat Gupta (Sales Executive) – Mo. No. 8080007928.	
Email & Website	sales@gundechebuilders.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	L. T. Singh Road
On or towards South	Internal Road
On or towards East	Swami Vivekanand Road
On or towards West	Bungalow & Internal Road



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 23.11.2024
	b)	Date on which the valuation is made : 12.12.2024
3.	List of documents produced for perusal	
	1.	Copy of Title Certificate issued by Wadia Ghandy & Co. (Advocates, Solicitors & Notary), dated 07.06.2023.
	2.	Copy of Lease Agreement between Jagannath Vasantrao Pathare & Others (The Lessors) AND Jai Rameshwar Co-Operative Housing Society Limited (The Lessee) through registered Doc. No. BOM/R/6223/1972 dated 23.10.1972.
	3.	Copy of Development Agreement between Jai Rameshwar Co-Operative Housing Society Ltd (The Society) AND M/s. Neelam Realty LLP. (The Developers) Dated 18.06.2016.
	4.	Copy of Development Agreement between Jai Rameshwar Co-Operative Housing Society Ltd (The Society) AND M/s. Rexion Development LLP. (The Developers) through registered doc. No. Borivali6 / 6289 / 2023, Dated 29.03.2023
	5.	Copy of Joint Development Agreement between M/s. Rexion Developers LLP (The Company) AND M/s. Anaya Infrastructure Pvt. Ltd. (The developer) through registered Agreement No BRL-6/6289/2023 dated 29.03.2023.
	6.	Copy of Certificate of Incorporation Consequent Upon Change of Name dated 31.05.2021 – Neelam Realty LLP changed to Rexion Developers LLP. Issued by Government of Maharashtra – Ministry of Corporate Affairs
	7.	Copy of Architect's Certificate dated 31.07.2024 issued by Kalpesh L. Shah (B.E. Civil).
	8.	Copy of Engineer's Certificate dated 01.07.2024 issued by Vijay Vishwanath Koli.
	9.	Copy of CA Certificate dated 19.08.2023 issued by Sanket R. Shah & Associates (Chartered Accountants)
	10.	Copy of Acknowledgement cum No Objection of Name Change dated 29.03.2022, issued by Jai Rameshwar Co-Operative Housing Society limited.
	11.	Copy of MAHARERA Registration Certificate of Project No. P51800034503 issued by Maharashtra Real Estate Regulatory Authority date 27.12.2023.
	12.	Copy of Height Clearance NOC No. JUHU/WEST/B/121422/731391 date 27.12.2022 issued by Airports Authority of India.
	13.	Copy of Fire NOC No. FB/HRC/R-4/12 dated 15.11.2022 issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.
	14.	Copy of Consent to establish for proposed slum rehabilitation scheme project dated 27.03.2023 Doc. No. MPCB-CONSENT-0000161076 issued by Maharashtra Pollution Control Board.
	15.	Copy of Environment Clearance NOC No. SIA/MH/MIS/271714/2022 dated 23.02.2023 issued by Ministry of



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	Environment, Forest & Climate Change, Government of India.	
	16. Copy of Commencement Certificate No. P-S/PVT/0088/20210728/AP/S dated 10.07.2023 issued by Slum Rehabilitation Authority.	
	<p style="text-align: center;">The C.E.O. (SRA) has appointed <u>Shri . R.B. Patil</u> Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This C.C is granted for work up to <u>Plinth C.C upto top of Podium Level.</u></p> <p style="text-align: right;">For and on behalf of Local Authority The Slum Rehabilitation Authority</p>	
	17. Copy of Approved Plan No. PS/PVT/0088/20210728/AP/S dated 10.07.2023, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty-Five - Sheet No. 1/25 to 25/25).	
	Approved upto:	
	Wing	Number of Floors
	A	Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.
	B	Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.
	Project Name (With address & phone nos.)	: "Gundecha Rexion Suites Phase 1", Proposed S. R. Scheme on Property Bearing C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon situated at Goregaon (West), Mumbai, Pin code – 400 062, Maharashtra, 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. Anaya Infrastructure Pvt. Ltd. Address: Office No. 801, "Hub Town Solaris", N. S. Phadke Marg, Opp. Telli Galli, Andheri Flyover, Andheri (East), Mumbai, Pin Code – 400 069. Contact Person: Mr. Bharat Gupta (Sales Executive) – Mo. No. 8080007928.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	<p>"About the "Gundecha Rexion Suites Phase 1": Gundecha Rexion Suites Phase 1 is strategically located at Goregaon West with a seamless connectivity to the prominent areas of Mumbai. The residential units in the premium Gundecha Rexion Suites Phase 1 project are reasonably priced within the range of Rs. 1. 69 Cr - 3. 48 Cr. A professionally conceptualised Residential property, this state-of-the art project is visually appealing. The units of this property are Under Construction. Flat are the various types of units available, each of which has been created to provide total satisfaction. The size of different units available for sale in this project are 2 BHK Flat, 5 BHK Flat, 3 BHK Flat. Its official date of possession is 01 October 2028.</p> <p>The entire Gundecha Rexion Suites Phase 1 project has been helped by renowned builder The Gundecha Group. The Gundecha Rexion Suites Phase 1 is equipped with all the modern facilities and amenities, such as Lift, Power Back Up, Gymnasium, Security, Water Storage. Its pin code is 400104. Gundecha Rexion Suites Phase 1 lets you enjoy a convenient lifestyle with all contemporary conveniences at your disposal.</p>	

TYPE OF THE BUILDING		
Wing	Number of Floors	
A	Proposed Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th Upper Floors.	
B	Proposed Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th Upper Floors.	
LEVEL OF COMPLETEION:		
Wing	Present stage of Construction	Percentage of work completion
A & B	RCC work upto 8 th Slab is completed.	18%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is March 2026 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminium sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Children Play Area		
➤ Club House		
➤ Yoga		
➤ Children Play area		
➤ Multipurpose Area		
➤ Senior Citizen Zone		
➤ Yoga Area		
➤ Gymnasium		
➤ Swimming Pool		
➤ Banquet Hall		
➤ Cafeteria		
➤ Fitness Centre		
➤ Business Centre		
➤ Library		
➤ Mini Theatre		
➤ Jogging Track		
➤ Senior Citizen Lawn		
6.	Location of property	:
a)	Plot No. / Survey No.	: C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon
d)	Ward / Taluka	: P / South - Ward

	e)	Mandal / District	:	District – Mumbai
7.		Postal address of the property	:	"Gundecha Rexon Suites Phase 1", Proposed S. R. Scheme on Property Bearing C.T.S. No. 1383, 1385A & 1385B of Village Malad South & C.T.S. No. 918A of Village Pahadi Goregaon situated at Goregaon (West), Mumbai, Pin code – 400 062, Maharashtra, India.
8.		City / Town	:	Goregaon, 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	:	Slum Rehabilitation Authority, Village – Malad & Pahadi Goregaon
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
		North		Property Belonging to Laxmising Uditising and partly by the owners herein and partly by tank
		South		Property belonging to Krishnarao Pathare & his branch of the Family.
		East		Swami Vivekanand Road
		West		Property belonging to Krishnarao Pathare & his branch of the Family.
				As per MAHARERA
				Property partly belonging to Laxmising Udit.
				Property belonging to Krishnarao Pathare.
				Swami Vivekanand Road
				Property belonging to Krishnarao Pathare.
				As per Site
				L. T. Singh Road
				Internal Road
				Swami Vivekanand Road
				Bungalow & Internal Road
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				Actuals
				As per the Deed
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°10'20.6"N 72°50'40.8"E
14.		Extent of the site	:	Total Plot area – 5072.00 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	:	Total Plot area – 5072.00 Sq. M. (As per Approved Plan &

	of 14A& 14B)		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.						
II	CHARACTERSTICS OF THE SITE								
1.	Classification of locality	:	Middle class						
2.	Development of surrounding areas	:	Good						
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For residential						
8.	Any usage restriction	:	Residential						
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. PS/PVT/0088/20210728/AP/S dated 10.07.2023, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty-Five - Sheet No. 1/25 to 25/25). Approved upto:						
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th Upper Floors.	B	Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th Upper Floors.
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1	Corner plot or intermittent plot?	:	Intermittent						
2	Road facilities	:	Yes						
3	Type of road available at present	:	B. T. Road						
4	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide Road						
5	Is it a Land – Locked land?	:	No						
6	Water potentiality	:	Municipal Water supply						
7	Underground sewerage system	:	Connected to Municipal sewer						
8	Is Power supply is available in the site	:	Yes						
9	Advantages of the site	:	Located in developed area						
1	Special remarks, if any like threat of acquisition of land for publics 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	:	Total Plot area – 5072.00 Sq. M. (As per Approved Plan 7 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)	:	Pahadi Goregaon ₹ 76,820.00 per Sq. M. for Land ₹ 1,60,470.00 per Sq. M. for Residential. Malad South ₹ 85,880.00 per Sq. M. for Land ₹ 1,69,300.00 per Sq. M. for Residential.																		
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">Area Pahadi Goregaon</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>5,072.00</td> <td>76,820.00</td> <td>38,96,31,040.00</td> </tr> <tr> <th colspan="3">Area Malad South</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>5,072.00</td> <td>85,880.00</td> <td>43,55,83,360.00</td> </tr> </tbody> </table>	Area Pahadi Goregaon			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	5,072.00	76,820.00	38,96,31,040.00	Area Malad South			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	5,072.00	85,880.00	43,55,83,360.00
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5,072.00	85,880.00	43,55,83,360.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in Progress																		
	c) Year of construction	:	N.A. Building Construction work is in Progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Wing / Building		Number of Floors																		
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	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in Progress																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in Progress																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. PS/PVT/0088/20210728/AP/S dated 10.07.2023, issued by Executive Engineer Slum																		

	h) Approved map / plan issuing authority	:	Rehabilitation Authority (Number of Copies – Twenty-Five - Sheet No. 1/25 to 25/25). Approved upto: <table border="1" data-bbox="874 376 1508 763"> <thead> <tr> <th data-bbox="874 376 965 454">Win g</th> <th data-bbox="965 376 1508 409">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="874 454 965 607">A</td> <td data-bbox="965 454 1508 607">Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.</td> </tr> <tr> <td data-bbox="874 607 965 763">B</td> <td data-bbox="965 607 1508 763">Basement + Ground + 1st floor to 6th Floor (Podium) + 7th Floor (Fitness Centre) + 8th Floor (Service Floor) + 9th to 39th Upper Floors.</td> </tr> </tbody> </table>	Win g	Number of Floors	A	Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th Upper Floors.	B	Basement + Ground + 1 st floor to 6 th Floor (Podium) + 7 th Floor (Fitness Centre) + 8 th Floor (Service Floor) + 9 th to 39 th 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	:	N.A. Building Construction work is in Progress
5.	RCC Works	:	N.A. Building Construction work is in Progress
6.	Plastering	:	N.A. Building Construction work is in Progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in Progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in Progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in Progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in Progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in Progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in Progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	N.A. Building Construction work is in Progress
4.	Plumbing installation	:	N.A. Building Construction work is in Progress
	a) No. of water closets and their type	:	N.A. Building Construction work is in Progress
	b) No. of wash basins	:	

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. PS/PVT/0088/20210728/AP/S DATED 10.07.2023, ISSUED BY EXECUTIVE ENGINEER SLUM REHABILITATION AUTHORITY

1) Wing -A:

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	901	9	4 BHK	1256	1382	27800	3,49,16,800	3,14,25,120	2,79,33,440	70,000.00	41,44,800
2	902	9	3 BHK	905	996	27800	2,51,59,000	2,26,43,100	2,01,27,200	50,500.00	29,86,500
3	903	9	2.5 BHK	822	904	27800	2,28,51,600	2,05,66,440	1,82,81,280	45,500.00	27,12,600
4	904	9	3 BHK	944	1038	27800	2,62,43,200	2,36,18,880	2,09,94,560	52,500.00	31,15,200
5	1001	10	4 BHK	1256	1382	27880	3,50,17,280	3,15,15,552	2,80,13,824	70,000.00	41,44,800
6	1002	10	3 BHK	905	996	27880	2,52,31,400	2,27,08,260	2,01,85,120	50,500.00	29,86,500
7	1003	10	2.5 BHK	822	904	27880	2,29,17,360	2,06,25,624	1,83,33,888	46,000.00	27,12,600
8	1004	10	3 BHK	944	1038	27880	2,63,18,720	2,36,86,848	2,10,54,976	52,500.00	31,15,200
9	1101	11	4 BHK	1256	1382	27960	3,51,17,760	3,16,05,984	2,80,94,208	70,000.00	41,44,800
10	1102	11	3 BHK	905	996	27960	2,53,03,800	2,27,73,420	2,02,43,040	50,500.00	29,86,500
11	1103	11	2.5 BHK	822	904	27960	2,29,83,120	2,06,84,808	1,83,86,496	46,000.00	27,12,600
12	1104	11	3 BHK	944	1038	27960	2,63,94,240	2,37,54,816	2,11,15,392	53,000.00	31,15,200
13	1201	12	4 BHK	1256	1382	28040	3,52,18,240	3,16,96,416	2,81,74,592	70,500.00	41,44,800
14	1202	12	3 BHK	905	996	28040	2,53,76,200	2,28,38,580	2,03,00,960	51,000.00	29,86,500
15	1203	12	2.5 BHK	822	904	28040	2,30,48,880	2,07,43,992	1,84,39,104	46,000.00	27,12,600
16	1204	12	3 BHK	944	1038	28040	2,64,69,760	2,38,22,784	2,11,75,808	53,000.00	31,15,200
17	1401	14	4 BHK	1256	1382	28200	3,54,19,200	3,18,77,280	2,83,35,360	71,000.00	41,44,800
18	1402	14	3 BHK	905	996	28200	2,55,21,000	2,29,68,900	2,04,16,800	51,000.00	29,86,500
19	1403	14	2.5 BHK	822	904	28200	2,31,80,400	2,08,62,360	1,85,44,320	46,500.00	27,12,600
20	1404	14	3 BHK	944	1038	28200	2,66,20,800	2,39,58,720	2,12,96,640	53,000.00	31,15,200
21	1501	15	4 BHK	1257	1383	28280	3,55,47,960	3,19,93,164	2,84,38,368	71,000.00	41,48,100
22	1502	15	3 BHK	905	996	28280	2,55,93,400	2,30,34,060	2,04,74,720	51,000.00	29,86,500
23	1503	15	2.5 BHK	825	908						27,22,500
Land Owner's Share											
24	1504	15	3 BHK	947	1042	28280	2,67,81,160	2,41,03,044	2,14,24,928	53,500.00	31,25,100
25	1601	16	4 BHK	1257	1383	28360	3,56,48,520	3,20,83,668	2,85,18,816	71,500.00	41,48,100
26	1602	16	3 BHK	905	996	28360	2,56,65,800	2,30,99,220	2,05,32,640	51,500.00	29,86,500
27	1603	16	2.5 BHK	825	908						27,22,500
Land Owner's Share											
28	1604	16	3 BHK	947	1042	28360	2,68,56,920	2,41,71,228	2,14,85,536	53,500.00	31,25,100
29	1701	17	4 BHK	1257	1383						41,48,100
30	1702	17	3 BHK	905	996						29,86,500
31	1703	17	2.5 BHK	825	908						27,22,500
Land Owner's Share											

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
32	1704	17	3 BHK	947	1042	28440	2,69,32,680	2,42,39,412	2,15,46,144	54,000.00	31,25,100
33	1801	18	4 BHK	1257	1383	Land Owner's Share					41,48,100
34	1802	18	3 BHK	905	996	28520	2,58,10,600	2,32,29,540	2,06,48,480	51,500.00	29,86,500
35	1803	18	2.5 BHK	825	908	Land Owner's Share					27,22,500
36	1804	18	3 BHK	947	1042	Land Owner's Share					31,25,100
37	1901	19	4 BHK	1257	1383	28600	3,59,50,200	3,23,55,180	2,87,60,160	72,000.00	41,48,100
38	1902	19	3 BHK	905	996	28600	2,58,83,000	2,32,94,700	2,07,06,400	52,000.00	29,86,500
39	1903	19	2.5 BHK	825	908	28600	2,35,95,000	2,12,35,500	1,88,76,000	47,000.00	27,22,500
40	1904	19	3 BHK	947	1042	Land Owner's Share					31,25,100
41	2001	20	4 BHK	1265	1392	28680	3,62,80,200	3,26,52,180	2,90,24,160	72,500.00	41,74,500
42	2002	20	3 BHK	910	1001	28680	2,60,98,800	2,34,88,920	2,08,79,040	52,000.00	30,03,000
43	2003	20	2.5 BHK	828	911	28680	2,37,47,040	2,13,72,336	1,89,97,632	47,500.00	27,32,400
44	2004	20	3 BHK	951	1046	28680	2,72,74,680	2,45,47,212	2,18,19,744	54,500.00	31,38,300
45	2101	21	4 BHK	1265	1392	28760	3,63,81,400	3,27,43,260	2,91,05,120	73,000.00	41,74,500
46	2102	21	3 BHK	910	1001	28760	2,61,71,600	2,35,54,440	2,09,37,280	52,500.00	30,03,000
47	2103	21	2.5 BHK	828	911	28760	2,38,13,280	2,14,31,952	1,90,50,624	47,500.00	27,32,400
48	2104	21	3 BHK	951	1046	28760	2,73,50,760	2,46,15,684	2,18,80,608	54,500.00	31,38,300
49	2201	22	4 BHK	1265	1392	28840	3,64,82,600	3,28,34,340	2,91,86,080	73,000.00	41,74,500
50	2202	22	3 BHK	910	1001	28840	2,62,44,400	2,36,19,960	2,09,95,520	52,500.00	30,03,000
51	2203	22	2.5 BHK	828	911	28840	2,38,79,520	2,14,91,568	1,91,03,616	48,000.00	27,32,400
52	2204	22	3 BHK	951	1046	28840	2,74,26,840	2,46,84,156	2,19,41,472	55,000.00	31,38,300
53	2301	23	4 BHK	1265	1392	28920	3,65,83,800	3,29,25,420	2,92,67,040	73,000.00	41,74,500
54	2302	23	3 BHK	910	1001	28920	2,63,17,200	2,36,85,480	2,10,53,760	52,500.00	30,03,000
55	2303	23	2.5 BHK	828	911	28920	2,39,45,760	2,15,51,184	1,91,56,608	48,000.00	27,32,400
56	2304	23	3 BHK	951	1046	28920	2,75,02,920	2,47,52,628	2,20,02,336	55,000.00	31,38,300
57	2401	24	4 BHK	1265	1392	29000	3,66,85,000	3,30,16,500	2,93,48,000	73,500.00	41,74,500
58	2402	24	3 BHK	910	1001	29000	2,63,90,000	2,37,51,000	2,11,12,000	53,000.00	30,03,000
59	2403	24	2.5 BHK	828	911	29000	2,40,12,000	2,16,10,800	1,92,09,600	48,000.00	27,32,400
60	2404	24	3 BHK	951	1046	29000	2,75,79,000	2,48,21,100	2,20,63,200	55,000.00	31,38,300
61	2501	25	4 BHK	1265	1392	29080	3,67,86,200	3,31,07,580	2,94,28,960	73,500.00	41,74,500
62	2502	25	3 BHK	910	1001	29080	2,64,62,800	2,38,16,520	2,11,70,240	53,000.00	30,03,000
63	2503	25	2.5 BHK	828	911	29080	2,40,78,240	2,16,70,416	1,92,62,592	48,000.00	27,32,400
64	2504	25	3 BHK	951	1046	29080	2,76,55,080	2,48,89,572	2,21,24,064	55,500.00	31,38,300
65	2601	26	4 BHK	1265	1392	29160	3,68,87,400	3,31,98,660	2,95,09,920	74,000.00	41,74,500
66	2602	26	3 BHK	910	1001	29160	2,65,35,600	2,38,82,040	2,12,28,480	53,000.00	30,03,000
67	2603	26	2.5 BHK	828	911	29160	2,41,44,480	2,17,30,032	1,93,15,584	48,500.00	27,32,400
68	2604	26	3 BHK	951	1046	29160	2,77,31,160	2,49,58,044	2,21,84,928	55,500.00	31,38,300
69	2701	27	4 BHK	1265	1392	29240	3,69,88,600	3,32,89,740	2,95,90,880	74,000.00	41,74,500
70	2702	27	3 BHK	910	1001	29240	2,66,08,400	2,39,47,560	2,12,86,720	53,000.00	30,03,000

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
71	2703	27	2.5 BHK	828	911	29240	2,42,10,720	2,17,89,648	1,93,68,576	48,500.00	27,32,400
72	2704	27	3 BHK	951	1046	29240	2,78,07,240	2,50,26,516	2,22,45,792	55,500.00	31,38,300
73	2801	28	4 BHK	1265	1392	29320	3,70,89,800	3,33,80,820	2,96,71,840	74,000.00	41,74,500
74	2802	28	3 BHK	910	1001	29320	2,66,81,200	2,40,13,080	2,13,44,960	53,500.00	30,03,000
75	2803	28	2.5 BHK	828	911	29320	2,42,76,960	2,18,49,264	1,94,21,568	48,500.00	27,32,400
76	2804	28	3 BHK	951	1046	29320	2,78,83,320	2,50,94,988	2,23,06,656	56,000.00	31,38,300
77	2901	29	4 BHK	1265	1392	29400	3,71,91,000	3,34,71,900	2,97,52,800	74,500.00	41,74,500
78	2902	29	3 BHK	910	1001	29400	2,67,54,000	2,40,78,600	2,14,03,200	53,500.00	30,03,000
79	2903	29	2.5 BHK	828	911	29400	2,43,43,200	2,19,08,880	1,94,74,560	48,500.00	27,32,400
80	2904	29	3 BHK	951	1046	29400	2,79,59,400	2,51,63,460	2,23,67,520	56,000.00	31,38,300
81	3001	30	4 BHK	1265	1392	29480	3,72,92,200	3,35,62,980	2,98,33,760	74,500.00	41,74,500
82	3002	30	3 BHK	910	1001	29480	2,68,26,800	2,41,44,120	2,14,61,440	53,500.00	30,03,000
83	3003	30	2.5 BHK	828	911	29480	2,44,09,440	2,19,68,496	1,95,27,552	49,000.00	27,32,400
84	3004	30	3 BHK	951	1046	29480	2,80,35,480	2,52,31,932	2,24,28,384	56,000.00	31,38,300
85	3101	31	4 BHK	1265	1392	29560	3,73,93,400	3,36,54,060	2,99,14,720	75,000.00	41,74,500
86	3102	31	3 BHK	910	1001	29560	2,68,99,600	2,42,09,640	2,15,19,680	54,000.00	30,03,000
87	3103	31	2.5 BHK	828	911	29560	2,44,75,680	2,20,28,112	1,95,80,544	49,000.00	27,32,400
88	3104	31	3 BHK	951	1046	29560	2,81,11,560	2,53,00,404	2,24,89,248	56,000.00	31,38,300
89	3201	32	4 BHK	1265	1392	29640	3,74,94,600	3,37,45,140	2,99,95,680	75,000.00	41,74,500
90	3202	32	3 BHK	910	1001	29640	2,69,72,400	2,42,75,160	2,15,77,920	54,000.00	30,03,000
91	3203	32	2.5 BHK	828	911	29640	2,45,41,920	2,20,87,728	1,96,33,536	49,000.00	27,32,400
92	3204	32	3 BHK	951	1046	29640	2,81,87,640	2,53,68,876	2,25,50,112	56,500.00	31,38,300
93	3301	33	4 BHK	1257	1383	29720	3,73,58,040	3,36,22,236	2,98,86,432	74,500.00	41,48,100
94	3302	33	3 BHK	905	996	29720	2,68,96,600	2,42,06,940	2,15,17,280	54,000.00	29,86,500
95	3303	33	2.5 BHK	825	908						27,22,500
96	3304	33	3 BHK	947	1042						31,25,100
97	3401	34	4 BHK	1265	1392	29800	3,76,97,000	3,39,27,300	3,01,57,600	75,500.00	41,74,500
98	3402	34	3 BHK	910	1001	29800	2,71,18,000	2,44,06,200	2,16,94,400	54,000.00	30,03,000
99	3403	34	2.5 BHK	828	911	29800	2,46,74,400	2,22,06,960	1,97,39,520	49,500.00	27,32,400
100	3404	34	3 BHK	951	1046	29800	2,83,39,800	2,55,05,820	2,26,71,840	56,500.00	31,38,300
101	3501	35	4 BHK	1265	1392	29880	3,77,98,200	3,40,18,380	3,02,38,560	75,500.00	41,74,500
102	3502	35	3 BHK	910	1001	29880	2,71,90,800	2,44,71,720	2,17,52,640	54,500.00	30,03,000
103	3503	35	2.5 BHK	828	911	29880	2,47,40,640	2,22,66,576	1,97,92,512	49,500.00	27,32,400
104	3504	35	3 BHK	951	1046	29880	2,84,15,880	2,55,74,292	2,27,32,704	57,000.00	31,38,300
105	3601	36	4 BHK	1265	1392	29960	3,78,99,400	3,41,09,460	3,03,19,520	76,000.00	41,74,500
106	3602	36	3 BHK	910	1001	29960	2,72,63,600	2,45,37,240	2,18,10,880	54,500.00	30,03,000
107	3603	36	2.5 BHK	828	911	29960	2,48,06,880	2,23,26,192	1,98,45,504	49,500.00	27,32,400
108	3604	36	3 BHK	951	1046	29960	2,84,91,960	2,56,42,764	2,27,93,568	57,000.00	31,38,300
109	3701	37	4 BHK	1265	1392	30040	3,80,00,600	3,42,00,540	3,04,00,480	76,000.00	41,74,500

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
110	3702	37	3 BHK	910	1001	30040	2,73,36,400	2,46,02,760	2,18,69,120	54,500.00	30,03,000
111	3703	37	2.5 BHK	828	911	30040	2,48,73,120	2,23,85,808	1,98,98,496	49,500.00	27,32,400
112	3704	37	3 BHK	951	1046	30040	2,85,68,040	2,57,11,236	2,28,54,432	57,000.00	31,38,300
113	3801	38	4 BHK	1265	1392	30120	3,81,01,800	3,42,91,620	3,04,81,440	76,000.00	41,74,500
114	3802	38	3 BHK	910	1001	30120	2,74,09,200	2,46,68,280	2,19,27,360	55,000.00	30,03,000
115	3803	38	2.5 BHK	828	911	30120	2,49,39,360	2,24,45,424	1,99,51,488	50,000.00	27,32,400
116	3804	38	3 BHK	951	1046	30120	2,86,44,120	2,57,79,708	2,29,15,296	57,500.00	31,38,300
117	3901	39	4 BHK	1265	1392	30200	3,82,03,000	3,43,82,700	3,05,62,400	76,500.00	41,74,500
118	3902	39	3 BHK	910	1001	30200	2,74,82,000	2,47,33,800	2,19,85,600	55,000.00	30,03,000
119	3903	39	2.5 BHK	828	911	30200	2,50,05,600	2,25,05,040	2,00,04,480	50,000.00	27,32,400
120	3904	39	3 BHK	951	1046	Land Owner's Share					31,38,300
Total				118365	130202		3,10,97,10,760	2,79,87,39,684	2,48,77,68,608		39,06,04,500

2) Wing -B:

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in `	Realizable Value in `	Distress Sale Value in `	Expected Rent per month (After Completion) in `	Cost of Construction in ₹					
1	901	9	2 BHK	676	744	Land Owner's Share					22,30,800					
2	902	9	2 BHK	678	746						22,37,400					
3	1001	10	2 BHK	676	744						22,30,800					
4	1002	10	2 BHK	678	746						22,37,400					
5	1003	10	3 BHK	774	851						25,54,200					
6	1004	10	3 BHK	777	855						25,64,100					
7	1101	11	2 BHK	676	744						22,30,800					
8	1102	11	2 BHK	678	746						22,37,400					
9	1103	11	3 BHK	774	851						25,54,200					
10	1104	11	3 BHK	777	855						25,64,100					
11	1201	12	2 BHK	676	744						22,30,800					
12	1202	12	2 BHK	678	746						22,37,400					
13	1203	12	3 BHK	774	851						25,54,200					
14	1204	12	3 BHK	777	855						25,64,100					
15	1401	14	2 BHK	676	744						22,30,800					
16	1402	14	2 BHK	678	746						22,37,400					
17	1403	14	3 BHK	774	851						25,54,200					
18	1404	14	3 BHK	777	855						25,64,100					
19	1501	15	2 BHK	676	744						28280	1,91,17,280	1,72,05,552	1,52,93,824	38,000.00	22,30,800
20	1502	15	2 BHK	678	746											22,37,400
21	1503	15	3 BHK	776	854						Land Owner's Share					25,60,800
22	1504	15	3 BHK	778	856											25,67,400

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in `	Realizable Value in `	Distress Sale Value in `	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
23	1601	16	2 BHK	676	744						22,30,800
24	1602	16	2 BHK	678	746						22,37,400
25	1603	16	3 BHK	776	854						25,60,800
26	1604	16	3 BHK	778	856						25,67,400
27	1701	17	2 BHK	676	744						22,30,800
28	1702	17	2 BHK	678	746						22,37,400
29	1801	18	2 BHK	676	744						22,30,800
30	1802	18	2 BHK	678	746						22,37,400
31	1803	18	3 BHK	776	854						25,60,800
32	1804	18	3 BHK	778	856						25,67,400
33	1901	19	2 BHK	676	744						22,30,800
34	1902	19	2 BHK	678	746						22,37,400
35	1903	19	3 BHK	776	854						25,60,800
36	1904	19	3 BHK	778	856						25,67,400
37	2001	20	2 BHK	676	744						22,30,800
38	2002	20	2 BHK	753	828						24,84,900
39	2003	20	3 BHK	776	854						25,60,800
40	2004	20	3 BHK	776	854						25,60,800
41	2101	21	2 BHK	676	744						22,30,800
42	2102	21	2 BHK	753	828						24,84,900
43	2103	21	3 BHK	776	854						25,60,800
44	2104	21	3 BHK	776	854						25,60,800
45	2201	22	2 BHK	676	744						22,30,800
46	2202	22	2 BHK	753	828						24,84,900
47	2203	22	3 BHK	776	854				Land Owner's Share		25,60,800
48	2204	22	3 BHK	776	854						25,60,800
49	2301	23	2 BHK	676	744						22,30,800
50	2302	23	2 BHK	753	828						24,84,900
51	2303	23	3 BHK	776	854						25,60,800
52	2304	23	3 BHK	776	854						25,60,800
53	2401	24	2 BHK	676	744						22,30,800
54	2402	24	2 BHK	753	828						24,84,900
55	2501	25	2 BHK	676	744						22,30,800
56	2502	25	2 BHK	753	828						24,84,900
57	2503	25	3 BHK	782	860	29080	2,27,40,560	2,04,66,504	1,81,92,448	45,500.00	25,80,600
58	2504	25	3 BHK	783	861	29080	2,27,69,640	2,04,92,676	1,82,15,712	45,500.00	25,83,900
59	2601	26	2 BHK	676	744						22,30,800
60	2602	26	2 BHK	753	828				Land Owner's Share		24,84,900
61	2603	26	3 BHK	776	854						25,60,800

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in `	Realizable Value in `	Distress Sale Value in `	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
62	2604	26	3 BHK	776	854						25,60,800
63	2701	27	2 BHK	676	744						22,30,800
64	2702	27	2 BHK	753	828						24,84,900
65	2703	27	3 BHK	776	854						25,60,800
66	2704	27	3 BHK	776	854						25,60,800
67	2801	28	2 BHK	676	744						22,30,800
68	2802	28	2 BHK	753	828						24,84,900
69	2803	28	3 BHK	776	854						25,60,800
70	2804	28	3 BHK	776	854						25,60,800
71	2901	29	2 BHK	676	744						22,30,800
72	2902	29	2 BHK	753	828						24,84,900
73	2903	29	3 BHK	776	854						25,60,800
74	2904	29	3 BHK	776	854						25,60,800
75	3001	30	2 BHK	676	744						22,30,800
76	3002	30	2 BHK	753	828						24,84,900
77	3003	30	3 BHK	776	854						25,60,800
78	3004	30	3 BHK	776	854						25,60,800
79	3101	31	2 BHK	676	744						22,30,800
80	3102	31	2 BHK	753	828						24,84,900
81	3201	32	2 BHK	676	744						22,30,800
82	3202	32	2 BHK	753	828						24,84,900
83	3203	32	3 BHK	782	860	29640	2,31,78,480	2,08,60,632	1,85,42,784	46,500.00	25,80,600
84	3204	32	3 BHK	783	861	29640	2,32,08,120	2,08,87,308	1,85,66,496	46,500.00	25,83,900
85	3301	33	2 BHK	676	744						22,30,800
86	3302	33	2 BHK	753	828						24,84,900
87	3303	33	3 BHK	821	903						27,09,300
88	3304	33	3 BHK	776	854						25,60,800
89	3401	34	2 BHK	676	744						22,30,800
90	3402	34	2 BHK	753	828						24,84,900
91	3403	34	3 BHK	821	903						27,09,300
92	3404	34	3 BHK	821	903						27,09,300
93	3501	35	2 BHK	676	744						22,30,800
94	3502	35	2 BHK	753	828						24,84,900
95	3503	35	3 BHK	821	903						27,09,300
96	3504	35	3 BHK	821	903						27,09,300
97	3601	36	2 BHK	676	744						22,30,800
98	3602	36	2 BHK	753	828						24,84,900
99	3603	36	3 BHK	829	912	29960	2,48,36,840	2,23,53,156	1,98,69,472	49,500.00	27,35,700
100	3604	36	3 BHK	829	912	29960	2,48,36,840	2,23,53,156	1,98,69,472	49,500.00	27,35,700

Land Owner's Share

Land Owner's Share

Land Owner's Share

Sr. No.	Flat No.	Floor No.	As per Plan 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 ₹	Fair Market Value in `	Realizable Value in `	Distress Sale Value in `	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
101	3701	37	2 BHK	676	744						22,30,800
102	3702	37	2 BHK	753	828						24,84,900
Land Owner's Share											
103	3703	37	3 BHK	829	912	30040	2,49,03,160	2,24,12,844	1,99,22,528	50,000.00	27,35,700
104	3704	37	3 BHK	829	912	30040	2,49,03,160	2,24,12,844	1,99,22,528	50,000.00	27,35,700
105	3801	38	2 BHK	772	849	30120	2,32,52,640	2,09,27,376	1,86,02,112	46,500.00	25,47,600
106	3802	38	2 BHK	777	855	30120	2,34,03,240	2,10,62,916	1,87,22,592	47,000.00	25,64,100
107	3901	39	2 BHK	772	849	30200	2,33,14,400	2,09,82,960	1,86,51,520	46,500.00	25,47,600
108	3902	39	2 BHK	777	855	30200	2,34,65,400	2,11,18,860	1,87,72,320	47,000.00	25,64,100
109	3903	39	3 BHK	887	976	30200	2,67,87,400	2,41,08,660	2,14,29,920	53,500.00	29,27,100
110	3904	39	3 BHK	885	974	30200	2,67,27,000	2,40,54,300	2,13,81,600	53,500.00	29,20,500
Total				81847	90032		35,74,44,160	32,16,99,744	28,59,55,328		27,00,95,100

Summary of the Project:

Wing	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A - Wing						
Sale Flat	2.5 BHK - 25 3 BHK - 55 4 BHK - 28 Total - 108	107029	117732	3,10,97,10,760.00	2,79,87,39,684.00	2,48,77,68,608.00
Land Owner's Share	2.5 BHK - 05 3 BHK - 05 4 BHK - 02 Total - 12	11336	12470	-	-	-
Total (A)	120	118365	130202	3,10,97,10,760.00	2,79,87,39,684.00	2,48,77,68,608.00
B - Wing						
Sale Flat	2 BHK - 05 3 BHK - 10 Total - 15	11992	13191	35,74,44,160.00	32,16,99,744.00	28,59,55,328.00
Land Owner's Share	2 BHK - 55 3 BHK - 40 Total - 95	69855	76841	-	-	-
Total (B)	110	81847	90032	35,74,44,160.00	32,16,99,744.00	28,59,55,328.00
Total A + B	230	200212	220233	3,46,71,54,920.00	3,12,04,39,428.00	2,77,37,23,936.00

Particulars	Market Value (₹)
Fair Market Value in ₹	3,46,71,54,920.00
Realizable Value in ₹	3,12,04,39,428.00
Distress Sale Value in ₹	2,77,37,23,936.00
Cost of Construction (Total Built up area x Rate) 220233 Sq. Ft. x ₹ 3000.00	66,06,99,600.00

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 ₹ 26,500.00 to ₹ 31,500.00 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 ₹ 27,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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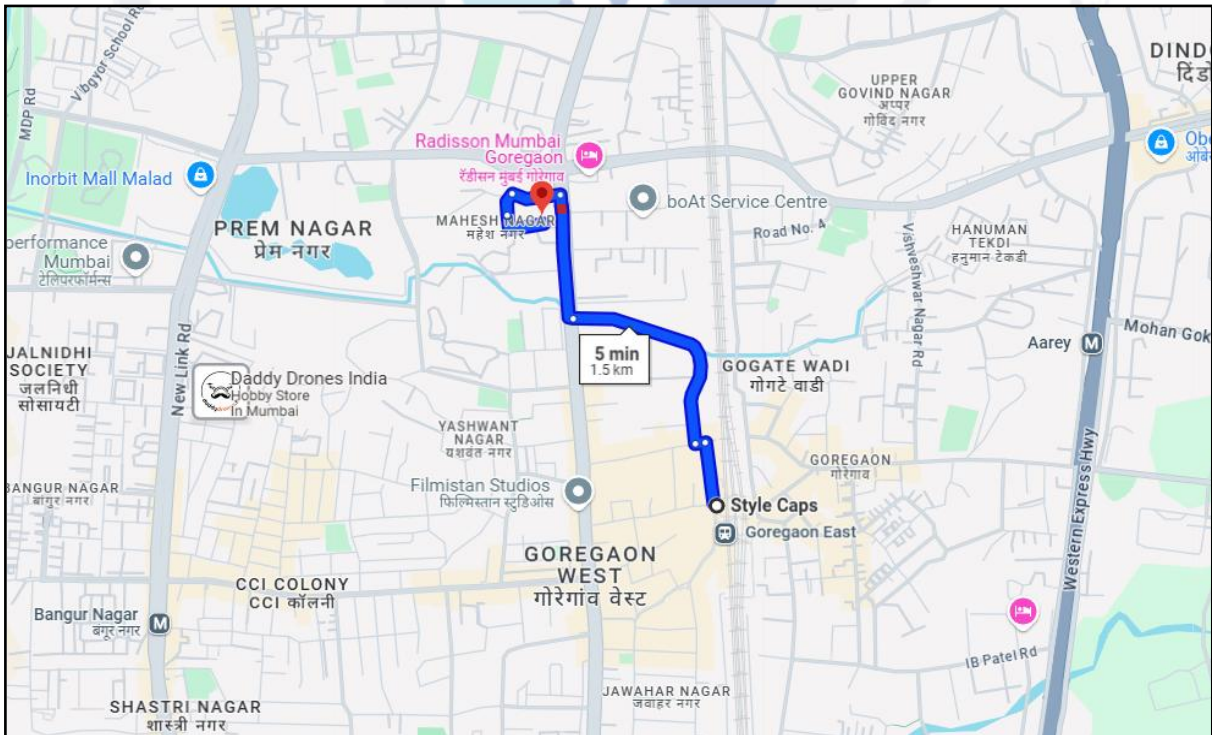
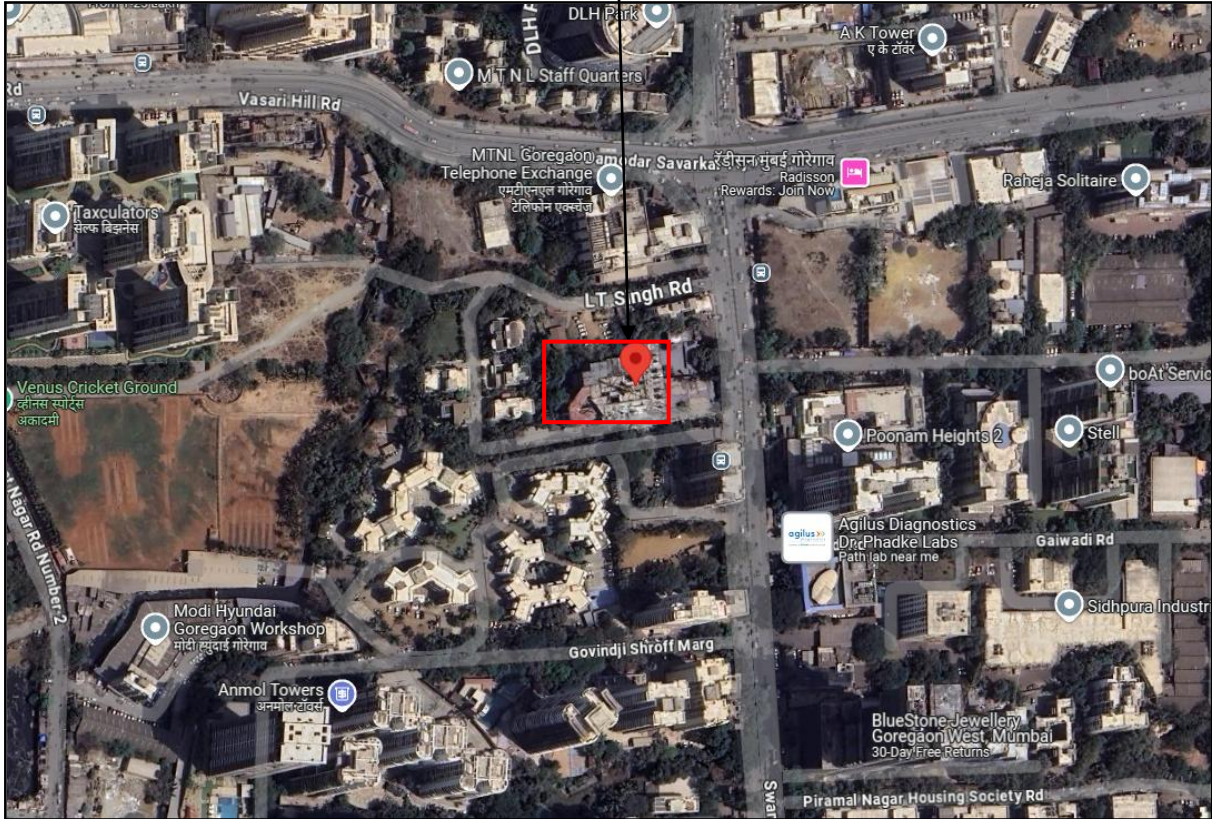


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'20.6"N 72°50'40.8"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon Junction – 1.5 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: Language:


Selected District:

Select Village:

Search By: Survey No. Location


Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
63/302-धुभाग: उत्तरेस बाँडांची हद्द, पूर्वे व दक्षिणेस गावाची सीमा, पश्चिमेस लिंक रोड.	85880	169300	194700	211630	169300	चौ. मीटर	सि.टी.एस. नंबर



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
57/265-धुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76820	160470	184550	218300	160470	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
12296/2024	14.07.2024	2,46,14,625.00	60.00	905.00	27,198.00

सूची क्र.2	
12296367 15-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्ता क्रमांक : 12296/2024 नोंदणी : Regn:63m
गावाचे नाव : मालाड	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	24614625
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17820010.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: अपार्टमेंट नं - ए/1602 मजला क्रमांक - 16,विंग - ए,इमारतीचे नाव - गुंडेचा रेक्सॉन सूट्स फेस 1,एस वि रोड,एम टी एन एल च्या बाजूला,गोरेगाव पश्चिम,मुंबई - 400104,सदनिकेचे क्षेत्रफळ 845 चौरस फूट रेरा कारपेट व बाल्कनीचे क्षेत्रफळ 60 चौरस फूट रेरा कारपेट,एकूण क्षेत्रफळ - 905 चौरस फूट रेरा कारपेट,सोबत एक स्टॅक कार पार्किंग,मोजे - मालाड(दक्षिण),सी टी एस क्रमांक - 1383,1385 ए,1385 बी आणि मोजे - पहाडी गोरेगाव पश्चिम,सी टी एस क्रमांक - 918 ए,तालुका - बोरिवली,जिल्हा - मुंबई उपनगर,इतर वर्णन दस्तात नमुद केल्याप्रमाणे ...((C.T.S. Number : 1383,1385 ए,1385 बी ;))
(5) क्षेत्रफळ	92.52 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनया इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कार्यकारी संचालक ललित विमल जैन तर्फे कुलमुखत्यार म्हणून अतुल भगवान भणगे - - वय:- पत्ता:-प्लॉट नं: कार्यालय क्रमांक - ८०१, माळा नं: ८, इमारतीचे नाव: हब टाऊन सोलारीस, ब्लॉक नं: तेली गल्ली समोर,अंधेरी पूर्व,मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAHCA8244Q 2): नाव:-रेक्सॉन डेव्हलपर्स एलएलपी तर्फे अधिकृत स्वाक्षरीकर्ता ललित विमल जैन तर्फे कुलमुखत्यार म्हणून अतुल भगवान भणगे - - वय:- पत्ता:-प्लॉट नं: कार्यालय क्रमांक - ४१२, माळा नं: ४, इमारतीचे नाव: हब टाऊन सोलारीस, ब्लॉक नं: तेली गल्ली समोर,अंधेरी पूर्व,मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAMFK2402J
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रिमिता योगेश देसाई वय:-41; पत्ता:-प्लॉट नं: ३४, माळा नं: -, इमारतीचे नाव: अमीर मॅशन, ब्लॉक नं: पहाडी शाळिसमोर,जय प्रकाश नगर,गोरेगाव पूर्व,मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-BHNPS3981D 2): नाव:-योगेश सतीश देसाई वय:-44; पत्ता:-प्लॉट नं: ३४, माळा नं: -, इमारतीचे नाव: अमीर मॅशन, ब्लॉक नं: पहाडी शाळिसमोर,जय प्रकाश नगर,गोरेगाव पूर्व,मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AICPD5691C
(9) दस्ताऐवज करून दिल्याचा दिनांक	06/07/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	14/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12296/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1476900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
10387/2024	25.06.2024	2,73,18,925.00	88.35	951.00	28,727.00

10387324 26-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुष्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 10387/2024 नोंदणी : Regn:63m
गावाचे नाव : मालाड			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	27318925		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20341225.7		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: अपार्टमेंट नं - ए/3404,मजला क्रमांक - 34,विंग - ए,इमारतीचे नाव - गुंडेचा रेक्सॉन सूट्स फेस 1,एस वि रोड,एम टी एन एल च्या बाजूला,गोरेगाव पश्चिम,मुंबई - 400104,सदनिकेचे क्षेत्रफळ 878 चौरस फूट रेरा कारपेट व बाल्कनीचे क्षेत्रफळ 73 चौरस फूट रेरा कारपेट,एकूण क्षेत्रफळ - 951 चौरस फूट रेरा कारपेट,सोबत एक स्टॅक कार पार्किंग,मोजे - मालाड(दक्षिण),सी टी एस क्रमांक - 1383,1385 ए,1385 बी आणि मोजे - पहाडी गोरेगाव पश्चिम,सी टी एस क्रमांक - 918 ए,तालुका - बोरीवली,जिल्हा - मुंबई उपनगर,इतर वर्णन दस्तात नमुद केल्याप्रमाणे ...((C.T.S. Number : 1383,1385 ए,1385 बी ;))		
(5) क्षेत्रफळ	97.22 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:-अनया इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कार्यकारी संचालक ललित विमल जैन तर्फे कुलमुखत्यार म्हणून विवेक मनोहर कदम वय:-46 पत्ता:-प्लॉट नं: कार्यालय क्रमांक - ८०१, माळी नं: ८, इमारतीचे नाव: हब टाऊन सोलारीस, ब्लॉक नं: तेली गल्ली समोर,अंधेरी पूर्व,मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAHCA8244Q 2): नाव:-रेक्सॉन डेव्हलपर्स एलएलपी तर्फे अधिकृत स्वाक्षरीकर्ता ललित विमल जैन तर्फे कुलमुखत्यार म्हणून विवेक मनोहर कदम वय:-46 पत्ता:-प्लॉट नं: कार्यालय क्रमांक - ४१२, माळी नं: ४, इमारतीचे नाव: हब टाऊन सोलारीस, ब्लॉक नं: तेली गल्ली समोर,अंधेरी पूर्व,मुंबई, रोड नं: एन.एस.फडके मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAMFK2402J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रागजी नानजी भाथी - - वय:-38; पत्ता:-प्लॉट नं: फ्लॉट क्रमांक - ३०२, माळी नं: -, इमारतीचे नाव: घनश्याम पराडाईज, ब्लॉक नं: प्लॉट नं -२७,सारस्वत बाग सोसायटी,जोगेश्वरी पूर्व ,मुंबई, रोड नं: सोसायटी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AMTPB3627R 2): नाव:-इंदुबेन प्रागजी भाथी - - वय:-43; पत्ता:-प्लॉट नं: फ्लॉट क्रमांक - ३०२, माळी नं: -, इमारतीचे नाव: घनश्याम पराडाईज, ब्लॉक नं: प्लॉट नं -२७,सारस्वत बाग सोसायटी,जोगेश्वरी पूर्व ,मुंबई, रोड नं: सोसायटी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AWBPB4768P		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10387/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1639200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सोरा			

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	822.00	2,20,00,000.00	26,764.00
2 BHK	Ghar.tv	822.00	2,62,00,000.00	31,874.00

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Home / Mumbai / Western Suburbs / Goregaon West / Gundecha Rexion Suites Last updated: Nov 24, 2024 ⓘ

Gundecha Rexion Suites RERA ⓘ

By **GUNDECHA BUILDERS** **₹2.2 Cr - 4.1 Cr**
EMI starts at ₹1.09 Lacs

S V Road, Next to MTNL, Goregaon West, Western Suburbs, Mumbai Price excludes society charges, floor rise... See More ⓘ

📞 Contact Sellers

2.5, 3, 4 BHK Apartments Configurations

Under Construction Possession Status

Price on request Avg. Price

822 - 1265 sq.ft. (Carpet Area) Sizes ⓘ

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New Projects in Mumbai / New Projects in Goregaon West / New Projects in SV Road / Gundecha Rexion Suites

Gundecha Rexion Suites

By: Gundecha Builders **₹ 2.62 Cr Onwards**
Price See Offers & Deals

SV Road, Goregaon West, Mumbai - 400062 Connect Now

Disclaimer: * Prices are indicative.

🔍 Investor / Resale Options Available.

RERA

<small>Configuration</small>	<small>Carpet Area</small>	<small>Possession</small>
2.5 BHK, 3 BHK, 4 BHK Flats	822 Sq.ft - 1265 Sq.ft	March 2026
<small>Flats See Listings</small>	<small>View Floor Plan</small>	

Construction Status

Under Construction

RERA No.

P51800034503

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	822.00	2,17,00,000.00	26,399.00





magicbricks
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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Udyog Nagar » 3 BHK Flats for Sale in Udyog Nagar » 1356 Sq-ft

₹2.17 Cr EMI - ₹98k | [Get Loan offers from 34+ banks](#)

3 BHK 1356 Sq-ft Flat For Sale Udyog Nagar, Mumbai



3 Beds 2 Baths 1 Balcony 1 Covered Parking

Island Kitch... Concierge Se...

Carpet Area	Developer	Project	Floor
822 sqft ₹26,500/sqft	The Gundecha Group	Gundecha Rexon Suites Phase 20 (Out of 47 Floors)	1
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Study Room	North - East	4

Contact Agent Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹2.17 Cr ₹6,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800034507
Address	Goregaon West, Mumbai, Udyog Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Inorbit Mall 0.9km Goregaon Railway Station 08km
Furnishing	Unfurnished

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	proptiger.com	822.00	2,20,00,000.00	26,764.00

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CITY:
Mumbai
▼

🔍

India Property > Property in Mumbai > Property in Goregaon West > Gundecha Rexon Suites

📷 34 Photos

PROJECT RERA ID : P51800034503 i

Gundecha Rexon Suites ♥

by Gundecha Builders

📍 Goregaon West, Mumbai [\(show on map\)](#)

Download Brochures

2, 3, 4 BHK

Apartment

822 - 1,265 sq ft

Carpet Area i


₹ 2.20 Cr - ₹ 4.10 Cr

Builder Price


See inclusions

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housiey.com	822.00	2,20,00,000.00	26,764.00




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Gundecha Rexion Goregaon West

By Gundecha Group | Goregaon West Mumbai




Save 50000



₹2.65 Cr - 4.12 Cr All Inc.


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Preferred Source

 Not Required

- Free Pick Up & Drop - Book Personal Ola
- Visit your selected 3 projects in one Tour
- Just Visit & decide later

Book Site Visit



Overview
Location
Amenities
Master & Floor Plan
Pricing & Unit Plans
Payment Scheme
Bank

Gundecha Rexion Overview & Description Brochure

1.03 Land Parcel	1 Towers	G+6P+33 Floors	2.5BHK, 3BHK, 4BHK Config
822-1265Sq.ft Carpet Area	P51800034503 RERA No.	October 2027 Target Possession	October 2028 RERA Possession

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	housing.com	918.00	2,70,00,000.00	29,412.00
1 BHK	-	Housing.com	304.00	1,02,00,000.00	33,553.00

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ND Palai Towers

By ND DEVELOPERS

Near Pathkar College, S.V. Road, Goregaon West, Western Suburbs, Mumbai


Become the first to Rate

₹2.7 Cr - 3.96 Cr | ₹28.8 K/sq.ft



EMI starts at ₹1.34 Lacs

Basic Price

[Contact Seller](#)



SHARE
SAVE

3, 4 BHK Apartments Configurations

Dec, 2023 Possession Starts

₹28.8 K/sq.ft Avg. Price

918 - 1405 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Western Suburbs / Goregaon West / 34 Park Estate Last updated: Nov 23, 2024

34 Park Estate

By CHANDAK GROUP


Road No. 1, Yashwant Nagar, Goregaon West, Western Suburbs, Mumbai

₹1.02 Cr - 2.84 Cr | ₹33.57 K/sq.ft



EMI starts at ₹50.67 K

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

[Contact Sellers](#)



SHARE
SAVE

1, 2, 3 BHK Apartments Configurations

Jul, 2028 Possession Starts

₹33.57 K/sq.ft Avg. Price

304 - 846 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Housing.com	605.00	1,48,00,000.00	24,463.00
2 BHK	-	Housing.com	745.00	2,12,00,000.00	28,456.00

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Goregaon West


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Sushanku Avenue 37 ✓ RERA



By SUSHANKU REALTY PVT LTD Price excludes maintenance, floor rise c... See More

New Siddhartha Nagar, Goregaon West, Western Suburbs, Mumbai [Contact Sellers](#)



2, 3, 4 BHK Apartments Configurations
Dec, 2027 Possession Starts
₹24.49 K/sq.ft Avg. Price

SHARE
SAVE

+
6 more

605 - 861 sq.ft. (Carpet Area) Sizes

HOUSING.COM
Buy In Mumbai

Malad West


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Home / Mumbai / Western Suburbs / Malad West / Triumph Towers Last updated: Sep 17, 2024

Triumph Towers ✓ RERA


By TRIUMPH BUILDERS LLP Agreement Prices

S V Road, Next To Saraf College, Goregaon West, Western Suburbs, Mumbai [Contact Seller](#)




2, 3 BHK Apartments Configurations
Dec, 2022 Possession Starts
₹28.49 K/sq.ft Avg. Price

SHARE
SAVE

Project Tour


+
20 more

745 - 1168 sq.ft. (Carpet Area) Sizes




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC2017/80


Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	99acres.com	365.11	1,08,00,000.00	29,589.00


99acres
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Facilities

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Sahakar Revanta

♥

View Number

Goregaon West, Mumbai

✓ RERA ⓘ

No Brokerage

CONSTRUCTION STATUS

New Launch

Completion in Sep, 2026

₹ 1.08 - 2.96 Cr + Charges

↓ Download Brochure

PRICE RANGE

1, 2, 3 BHK Apartment

1 BHK Apartment

Carpet Area
365.11 sq.ft. (33.92 sq.m.) ▾

₹ 1.08 Cr + Charges

2 BHK Apartment

Carpet Area
649.82 - 851.96 sq.ft. (60.37 - 79.15 sq.m.) ▾

₹ 1.91 - 2.51 Cr + Charges

3 BHK Apartment

Carpet Area
933.23 - 1005.13 sq.ft. (86.11 - 93.01 sq.m.) ▾

₹ 2.75 - 2.96 Cr + Charges

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	squareyards.com	350.00	1,55,00,000.00	44,286.00



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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: 12.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 12.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	Particulars	Valuer comment
1.	Background information of the asset being valued.	The property under consideration was purchased by M/s. Anaya Infrastructure Pvt. Ltd
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.11.2024 Valuation Date – 12.12.2024 Date of Report – 12.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.11.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **12th December 2024**

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



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