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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Codename Triumph Tower 1"**

**"Codename Triumph Tower 1"**, Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai, Pin – 400 078, State - Maharashtra, Country – India

**Latitude Longitude: 19°00'25.2"N 72°49'34.3"E**

## **Valuation Done for: State Bank of India**

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

### Our Pan India Presence at :

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

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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Vastu/SBI/Mumbai/12/2024/13066/2309617  
16/10-315-V  
Date: 16.12.2024

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**MASTER VALUATION REPORT  
OF  
"Codename Triumph Tower 1"**

**"Codename Triumph Tower 1", Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai, Pin – 400 078, State - Maharashtra, Country – India**

**Latitude Longitude: 19°08'20.9"N 72°55'55.5"E**

**NAME OF DEVELOPER: M/s. Jai Hind Oil Mills Company**

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12<sup>th</sup> December 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated **"Codename Triumph Tower 1"**, Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India. It is about 1.00 Km. travel distance from Bhandup Railway station of Central Railway line. Surface transport to the property is by buses, 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 Middle class & developed.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. Jai Hind Oil Mills Company</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Codename Triumph Tower 1</b>	<b>P51800055125</b>
<b>Register office address</b>	<b>M/s. Jai Hind Oil Mills Company</b> Office No. 153, LBS Marg, Opp. Mangatram Petrol Pump, Ambedkar Nagar, Bhandup (West), Mumbai, Pin – 400 078, State – Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Jay Nair (Builder Person - Mobile No. – 8655962697) Mr. Arvind Dubey (Builder Person – Mobile No. 70211701941)	
<b>E – mail ID and Website</b>	<a href="mailto:arvindss1984@gmail.com">arvindss1984@gmail.com</a>	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Internal Road & Open Plot
On or towards South	Road & Open Plot
On or towards East	LBS Road & Mangatram Petrol Pump
On or towards West	Road & Under Construction Building – Raj Embassy



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office, Thane Branch,**  
 SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
 Wagle Circle, Thane (West), Pin – 400 604,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 12.12.2024
	b)	Date on which the valuation is made : 16.12.2024
3.	List of documents produced for perusal	
	1.	Copy of MAHARERA Registration Certificate of Project No. P51800055125 issued by Maharashtra Real Estate Regulatory Authority date 04.03.2024. Last Modified date 16.05.2024.
	2.	Copy of Legal Title Report from Adv. M. T. Miskita & Co. dated 24.01.2024.
	3.	Copy of Affidavit Cum Declaration of Mr. Jackbastian K. Nazareth, Authorised signatory of M/s. Jaihind Oil Mills Company (Promoter) of the proposed project known as Codename Triumph Tower 1 date 20.02.2024
	4.	Copy of Declaration -Cum – Undertaking date 10.01.2024 issued by Jaihind Oil Mills Co.
	5.	Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 447582 / 2023 date 08.02.2024 issued by State Level Environment Impact Assessment Authority
	6.	Copy of Fire NOC from safety Point No. P-12131 / 2022 / (611 & other) S Ward / Kanjur – W-CFO / 1 / New date 05.07.2023 issued by Chief Fire Office, MCGM
	7.	Copy of Commencement Certificate No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W / CC / 1 / NEW date 22.07.2022 issued by Municipal Corporation of Greater Mumbai.
	<p>Issue On : 20 Feb 2024                      Valid Upto :                      19 Feb 2025</p> <p>Application Number :                      P-12131/2022/(611 And Other)/S Ward/KANJUR-W/CC/1/New</p> <p>Remark :</p> <p>C.C. up to top of basement i.e. C.C. up to Plinth level as per approved IOD plans dated 10.01.2024.</p>	
	8.	Copy of Amended Plan Approval Letter No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W / 337 / 3 / Amend date 17.10.2024 issued by Municipal Corporation of Greater Mumbai
	9.	Copy of Approved Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 17.10.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – 1/25 to 25/25)
	<b>Approved Upto:</b>	



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Wing	Number of Floors													
T-1	Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 29 <sup>th</sup> floors + 30 <sup>th</sup> (Part Residential / Part Terrace) upper floors.													
Project Name (With address & phone nos.)														
: "Codename Triumph Tower 1", Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India														
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Jai Hind Oil Mills Company</b>  <b>Address:</b> Office No. 153, LBS Marg, Opp. Mangatram Petrol Pump, Ambedkar Nagar, Bhandup (West), Mumbai, Pin – 400 078, State – Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Jay Nair (Builder Person - Mobile No. – 8655962697) Mr. Arvind Dubey (Builder Person – Mobile No. 70211701941)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p><b>About "Codename Triumph Tower 1" Project:</b> Adani Codename Triumph Tower 1 is a residential project in Kanjurmarg West, Mumbai. It is set in an area of 0.84 Acres. Adani Codename Triumph Tower 1 offers Apartment. Available configurations include 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There is 1 building for sale. The project was launched in March 2024 and possession date of Adani Codename Triumph Tower 1 is Dec, 2029. Adani Codename Triumph Tower 1 is located in Plot No 611, 611/1 To 10, Bhandup West, Kanjurmarg. The project is developed by Adani Realty. There are 226 units for sale. This project meets all mandates as required by the state authority. RERA ID of Adani Codename Triumph Tower 1 is P51800055125.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th colspan="2">Number of Floors</th> </tr> </thead> <tbody> <tr> <td>T – 1</td> <td colspan="2">Proposed Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 34<sup>th</sup> upper Floors as per information provided by builder. The building permission as on date is received till Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> floors + 30<sup>th</sup> (Part Residential / Part Terrace) upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>T – 1</td> <td>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2029 (As per MAHARERA Certificate)</b>  Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>			Wing	Number of Floors		T – 1	Proposed Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 34 <sup>th</sup> upper Floors as per information provided by builder. The building permission as on date is received till Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 29 <sup>th</sup> floors + 30 <sup>th</sup> (Part Residential / Part Terrace) upper floors.		Wing	Present stage of Construction	Percentage of work completion	T – 1	Foundation work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion												
T – 1	Foundation work is in progress.	0%												

<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		
➤	Kids' Play Areas		
➤	Indoor Games		
➤	Power Back Up		
➤	Gymnasium		
➤	Swimming pool		
➤	Jogging track		
➤	Children's Play Area		
➤	Kids play area		
➤	Yoga Area		
➤	Cafeteria		
➤	Senior Citizen Corner Area		
➤	Fitness Centre		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	CTS No. 611, 611/1 to 611/10
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	CTS No. 611, 611/1 to 611/10 of Village - Kanjur
d)	Ward / Taluka	:	S -Ward
e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>"Codename Triumph Tower 1"</b> , Wing T – 1, Proposed Development on Plot Bearing CTS No. 611, 611/1 to 611/10 of Village - Kanjur, Ambedkar Nagar, L.B.S. Marg, Near Mangatram Petrol Pump, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India
8.	City / Town	:	Bhandup (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Kanjur
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.

13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	LBS Marg & 13.4 Mtr. Wide Road	LBS Marg	Internal Road & Open Plot
	South	Club House	Club House	Road & Open Plot
	East	13.00 Mtr. Wide proposed DP Road	13.00 Mtr. Wide Road	LBS Road & Mangatram Petrol Pump
	West	LBS Marg	LBS Marg	Road & Under Construction Building – Raj Embassy
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°08'20.9"N 72°55'55.5"E	
14.	Extent of the site		: Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3430.00 Sq. M. (As per RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3430.00 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS 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	
	Is plot in town planning approved layout?		: Approved Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 17.10.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – 1/25 to 25/25)	

		<b>Approved Upto:</b>																			
		<b>Wing</b>	<b>Number of Floors</b>																		
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9.	Corner plot or intermittent plot?	:	Intermittent																		
10.	Road facilities	:	Yes																		
11.	Type of road available at present	:	B. T. Road																		
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	24.40 M. Wide Road																		
13.	Is it a Land – Locked land?	:	No																		
14.	Water potentiality	:	Municipal Water supply																		
15.	Underground sewerage system	:	Connected to Municipal sewer																		
16.	Is Power supply is available in the site	:	Yes																		
17.	Advantages of the site	:	Located in developed area																		
18.	<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	:	Total Plot area – 36,689.30 Sq. M. (As per Approved Plan) Plot area – 3430.00 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at 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)	:	₹ 1,48,970.00 per Sq. M. for Residential ₹ 77,410.00 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</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>36,689.30</td> <td>77410</td> <td>284,01,18,713.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3430.00</td> <td>77410</td> <td>26,55,16,300</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	36,689.30	77410	284,01,18,713.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3430.00	77410	26,55,16,300
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3430.00	77410	26,55,16,300																			
<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 not yet started				
	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Wing</b>		<b>Number of Floors</b>				
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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 not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Approved Plan No. P – 12131 / 2022 (611 & others) S -Ward / Kanjur – W date 17.10.2024				
	h) Approved map / plan issuing authority	:	issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – 1/25 to 25/25) <b>Approved Upto:</b>				
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>T – 1</td> <td><b>Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> floors + 30<sup>th</sup> (Part Residential / Part Terrace) upper floors.</b></td> </tr> </tbody> </table>	Wing	Number of Floors	T – 1	<b>Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Podium / Retail Floor) + 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1<sup>st</sup> to 29<sup>th</sup> floors + 30<sup>th</sup> (Part Residential / Part Terrace) upper floors.</b>
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc.	:	Proposed

	and specify the species of timber		
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<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 not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****Remarks:**

<i>Proposed as per site information</i>		<i>As per Sanctioned Approval Plan</i>	
		<b>Approved Plan No. P – 12131 / 2022 (611 &amp; others) S - Ward / Kanjur – W date 17.10.2024 issued by Municipal Corporation of Greater Mumbai.</b>	
		<b>Approved upto:</b>	
<b>Wing</b>	<b>Number of Floors</b>	<b>Wing</b>	<b>Number of Floors</b>
T – 1	Proposed Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 34 <sup>th</sup> upper Floors.	T – 1	Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Podium / Retail Floor) + 2 <sup>nd</sup> & 3 <sup>rd</sup> floor (Podiums) + Service Floor / Top Podium + 1 <sup>st</sup> to 29 <sup>th</sup> floors + 30 <sup>th</sup> (Part Residential / Part Terrace) upper floors.

**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Wing T – 1 (Approved Plan):**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
2	103	1	2 BHK	692	141	833	916	23000	1,91,59,000	2,03,08,540	51000	27,48,900
3	104	1	1 BHK	481	55	536	590	23000	1,23,28,000	1,30,67,680	32500	17,68,800
4	105	1	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
5	106	1	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
6	201	2	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
7	202	2	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
8	203	2	2 BHK	692	141	833	916	23000	1,91,59,000	2,03,08,540	51000	27,48,900
9	204	2	1 BHK	481	55	536	590	23000	1,23,28,000	1,30,67,680	32500	17,68,800
10	205	2	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
11	206	2	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
12	207	2	2 BHK	692	141	833	916	23000	1,91,59,000	2,03,08,540	51000	27,48,900
13	208	2	1 BHK	481	55	536	590	23000	1,23,28,000	1,30,67,680	32500	17,68,800
14	301	3	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
15	302	3	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
16	303	3	2 BHK	681	103	784	862	23000	1,80,32,000	1,91,13,920	48000	25,87,200
17	304	3	1 BHK	476	23	499	549	23000	1,14,77,000	1,21,65,620	30500	16,46,700
18	305	3	3 BHK	842	138	980	1078	23000	2,25,40,000	2,38,92,400	59500	32,34,000
19	308	3	1 BHK	476	23	499	549	23000	1,14,77,000	1,21,65,620	30500	16,46,700
20	401	4	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
21	402	4	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
22	403	4	2 BHK	681	103	784	862	23000	1,80,32,000	1,91,13,920	48000	25,87,200
23	404	4	1 BHK	476	23	499	549	23000	1,14,77,000	1,21,65,620	30500	16,46,700
24	405	4	2 BHK	724	102	826	909	23000	1,89,98,000	2,01,37,880	50500	27,25,800
25	406	4	2 BHK	749	139	888	977	23000	2,04,24,000	2,16,49,440	54000	29,30,400
26	407	4	2 BHK	681	103	784	862	23000	1,80,32,000	1,91,13,920	48000	25,87,200
27	408	4	1 BHK	476	23	499	549	23000	1,14,77,000	1,21,65,620	30500	16,46,700
28	501	5	2 BHK	713	26	739	813	23000	1,69,97,000	1,80,16,820	45000	24,38,700
29	502	5	2 BHK	733	29	762	838	23000	1,75,26,000	1,85,77,560	46500	25,14,600
30	503	5	2 BHK	670	23	693	762	23000	1,59,39,000	1,68,95,340	42000	22,86,900
31	504	5	1 BHK	481	23	504	554	23000	1,15,92,000	1,22,87,520	30500	16,63,200
32	505	5	2 BHK	724	26	750	825	23000	1,72,50,000	1,82,85,000	45500	24,75,000
33	506	5	2 BHK	749	29	778	856	23000	1,78,94,000	1,89,67,640	47500	25,67,400
34	507	5	2 BHK	692	23	715	787	23000	1,64,45,000	1,74,31,700	43500	23,59,500
35	508	5	1 BHK	481	23	504	554	23000	1,15,92,000	1,22,87,520	30500	16,63,200
36	601	6	2 BHK	713	26	739	813	23070	1,70,48,730	1,80,71,654	45000	24,38,700
37	602	6	2 BHK	733	29	762	838	23070	1,75,79,340	1,86,34,100	46500	25,14,600

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	603	6	2 BHK	670	23	693	762	23070	1,59,87,510	1,69,46,761	42500	22,86,900
39	604	6	1 BHK	476	23	499	549	23070	1,15,11,930	1,22,02,646	30500	16,46,700
40	605	6	2 BHK	713	26	739	813	23070	1,70,48,730	1,80,71,654	45000	24,38,700
41	606	6	2 BHK	733	29	762	838	23070	1,75,79,340	1,86,34,100	46500	25,14,600
42	607	6	2 BHK	670	23	693	762	23070	1,59,87,510	1,69,46,761	42500	22,86,900
43	608	6	1 BHK	476	23	499	549	23070	1,15,11,930	1,22,02,646	30500	16,46,700
44	701	7	2 BHK	713	26	739	813	23140	1,71,00,460	1,81,26,488	45500	24,38,700
45	702	7	2 BHK	733	29	762	838	23140	1,76,32,680	1,86,90,641	46500	25,14,600
46	703	7	2 BHK	670	23	693	762	23140	1,60,36,020	1,69,98,181	42500	22,86,900
47	704	7	1 BHK	476	23	499	549	23140	1,15,46,860	1,22,39,672	30500	16,46,700
48	705	7	2 BHK	713	26	739	813	23140	1,71,00,460	1,81,26,488	45500	24,38,700
49	706	7	2 BHK	733	29	762	838	23140	1,76,32,680	1,86,90,641	46500	25,14,600
50	707	7	2 BHK	670	23	693	762	23140	1,60,36,020	1,69,98,181	42500	22,86,900
51	708	7	1 BHK	476	23	499	549	23140	1,15,46,860	1,22,39,672	30500	16,46,700
52	801	8	2 BHK	713	26	739	813	23210	1,71,52,190	1,81,81,321	45500	24,38,700
53	802	8	2 BHK	733	29	762	838	23210	1,76,86,020	1,87,47,181	47000	25,14,600
54	803	8	2 BHK	670	23	693	762	23210	1,60,84,530	1,70,49,602	42500	22,86,900
55	804	8	1 BHK	476	23	499	549	23210	1,15,81,790	1,22,76,697	30500	16,46,700
56	805	8	2 BHK	713	26	739	813	23210	1,71,52,190	1,81,81,321	45500	24,38,700
57	806	8	2 BHK	733	29	762	838	23210	1,76,86,020	1,87,47,181	47000	25,14,600
58	807	8	2 BHK	670	23	693	762	23210	1,60,84,530	1,70,49,602	42500	22,86,900
59	808	8	1 BHK	476	23	499	549	23210	1,15,81,790	1,22,76,697	30500	16,46,700
60	901	9	2 BHK	713	26	739	813	23280	1,72,03,920	1,82,36,155	45500	24,38,700
61	902	9	2 BHK	733	29	762	838	23280	1,77,39,360	1,88,03,722	47000	25,14,600
62	903	9	2 BHK	670	23	693	762	23280	1,61,33,040	1,71,01,022	43000	22,86,900
63	904	9	1 BHK	476	23	499	549	23280	1,16,16,720	1,23,13,723	31000	16,46,700
64	905	9	2 BHK	713	26	739	813	23280	1,72,03,920	1,82,36,155	45500	24,38,700
65	906	9	2 BHK	733	29	762	838	23280	1,77,39,360	1,88,03,722	47000	25,14,600
66	907	9	2 BHK	670	23	693	762	23280	1,61,33,040	1,71,01,022	43000	22,86,900
67	908	9	1 BHK	476	23	499	549	23280	1,16,16,720	1,23,13,723	31000	16,46,700
68	1001	10	2 BHK	724	102	826	909	23350	1,92,87,100	2,04,44,326	51000	27,25,800
69	1002	10	2 BHK	749	139	888	977	23350	2,07,34,800	2,19,78,888	55000	29,30,400
70	1003	10	2 BHK	692	141	833	916	23350	1,94,50,550	2,06,17,583	51500	27,48,900
71	1004	10	1 BHK	481	55	536	590	23350	1,25,15,600	1,32,66,536	33000	17,68,800
72	1005	10	2 BHK	724	102	826	909	23350	1,92,87,100	2,04,44,326	51000	27,25,800
73	1008	10	1 BHK	481	55	536	590	23350	1,25,15,600	1,32,66,536	33000	17,68,800
74	1101	11	2 BHK	713	26	739	813	23420	1,73,07,380	1,83,45,823	46000	24,38,700
75	1102	11	2 BHK	733	29	762	838	23420	1,78,46,040	1,89,16,802	47500	25,14,600

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76	1103	11	2 BHK	670	23	693	762	23420	1,62,30,060	1,72,03,864	43000	22,86,900
77	1104	11	1 BHK	476	23	499	549	23420	1,16,86,580	1,23,87,775	31000	16,46,700
78	1105	11	2 BHK	713	26	739	813	23420	1,73,07,380	1,83,45,823	46000	24,38,700
79	1106	11	2 BHK	733	29	762	838	23420	1,78,46,040	1,89,16,802	47500	25,14,600
80	1107	11	2 BHK	670	23	693	762	23420	1,62,30,060	1,72,03,864	43000	22,86,900
81	1108	11	1 BHK	476	23	499	549	23420	1,16,86,580	1,23,87,775	31000	16,46,700
82	1201	12	2 BHK	719	62	781	859	23490	1,83,45,690	1,94,46,431	48500	25,77,300
83	1202	12	2 BHK	739	64	803	883	23490	1,88,62,470	1,99,94,218	50000	26,49,900
84	1203	12	2 BHK	682	61	743	817	23490	1,74,53,070	1,85,00,254	46500	24,51,900
85	1204	12	1 BHK	481	55	536	590	23490	1,25,90,640	1,33,46,078	33500	17,68,800
86	1205	12	2 BHK	719	62	781	859	23490	1,83,45,690	1,94,46,431	48500	25,77,300
87	1206	12	2 BHK	739	64	803	883	23490	1,88,62,470	1,99,94,218	50000	26,49,900
88	1207	12	2 BHK	682	61	743	817	23490	1,74,53,070	1,85,00,254	46500	24,51,900
89	1208	12	1 BHK	481	55	536	590	23490	1,25,90,640	1,33,46,078	33500	17,68,800
90	1301	13	2 BHK	719	62	781	859	23560	1,84,00,360	1,95,04,382	49000	25,77,300
91	1302	13	2 BHK	739	64	803	883	23560	1,89,18,680	2,00,53,801	50000	26,49,900
92	1303	13	2 BHK	682	61	743	817	23560	1,75,05,080	1,85,55,385	46500	24,51,900
93	1304	13	1 BHK	481	55	536	590	23560	1,26,28,160	1,33,85,850	33500	17,68,800
94	1305	13	2 BHK	719	62	781	859	23560	1,84,00,360	1,95,04,382	49000	25,77,300
95	1306	13	2 BHK	739	64	803	883	23560	1,89,18,680	2,00,53,801	50000	26,49,900
96	1307	13	2 BHK	682	61	743	817	23560	1,75,05,080	1,85,55,385	46500	24,51,900
97	1308	13	1 BHK	481	55	536	590	23560	1,26,28,160	1,33,85,850	33500	17,68,800
98	1401	14	2 BHK	719	62	781	859	23630	1,84,55,030	1,95,62,332	49000	25,77,300
99	1402	14	2 BHK	739	64	803	883	23630	1,89,74,890	2,01,13,383	50500	26,49,900
100	1403	14	2 BHK	682	61	743	817	23630	1,75,57,090	1,86,10,515	46500	24,51,900
101	1404	14	1 BHK	481	55	536	590	23630	1,26,65,680	1,34,25,621	33500	17,68,800
102	1405	14	2 BHK	719	62	781	859	23630	1,84,55,030	1,95,62,332	49000	25,77,300
103	1406	14	2 BHK	739	64	803	883	23630	1,89,74,890	2,01,13,383	50500	26,49,900
104	1407	14	2 BHK	682	61	743	817	23630	1,75,57,090	1,86,10,515	46500	24,51,900
105	1408	14	1 BHK	481	55	536	590	23630	1,26,65,680	1,34,25,621	33500	17,68,800
106	1501	15	2 BHK	719	62	781	859	23700	1,85,09,700	1,96,20,282	49000	25,77,300
107	1502	15	2 BHK	739	64	803	883	23700	1,90,31,100	2,01,72,966	50500	26,49,900
108	1503	15	2 BHK	682	61	743	817	23700	1,76,09,100	1,86,65,646	46500	24,51,900
109	1504	15	1 BHK	481	55	536	590	23700	1,27,03,200	1,34,65,392	33500	17,68,800
110	1505	15	2 BHK	719	62	781	859	23700	1,85,09,700	1,96,20,282	49000	25,77,300
111	1506	15	2 BHK	739	64	803	883	23700	1,90,31,100	2,01,72,966	50500	26,49,900
112	1507	15	2 BHK	682	61	743	817	23700	1,76,09,100	1,86,65,646	46500	24,51,900
113	1508	15	1 BHK	481	55	536	590	23700	1,27,03,200	1,34,65,392	33500	17,68,800

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114	1601	16	2 BHK	719	62	781	859	23770	1,85,64,370	1,96,78,232	49000	25,77,300
115	1602	16	2 BHK	739	64	803	883	23770	1,90,87,310	2,02,32,549	50500	26,49,900
116	1603	16	2 BHK	682	61	743	817	23770	1,76,61,110	1,87,20,777	47000	24,51,900
117	1604	16	1 BHK	481	55	536	590	23770	1,27,40,720	1,35,05,163	34000	17,68,800
118	1605	16	2 BHK	719	62	781	859	23770	1,85,64,370	1,96,78,232	49000	25,77,300
119	1606	16	2 BHK	739	64	803	883	23770	1,90,87,310	2,02,32,549	50500	26,49,900
120	1607	16	2 BHK	682	61	743	817	23770	1,76,61,110	1,87,20,777	47000	24,51,900
121	1608	16	1 BHK	481	55	536	590	23770	1,27,40,720	1,35,05,163	34000	17,68,800
122	1701	17	2 BHK	724	102	826	909	23840	1,96,91,840	2,08,73,350	52000	27,25,800
123	1702	17	2 BHK	749	139	888	977	23840	2,11,69,920	2,24,40,115	56000	29,30,400
124	1703	17	2 BHK	692	141	833	916	23840	1,98,58,720	2,10,50,243	52500	27,48,900
125	1704	17	1 BHK	481	55	536	590	23840	1,27,78,240	1,35,44,934	34000	17,68,800
126	1705	17	2 BHK	724	102	826	909	23840	1,96,91,840	2,08,73,350	52000	27,25,800
127	1708	17	1 BHK	481	55	536	590	23840	1,27,78,240	1,35,44,934	34000	17,68,800
128	1801	18	2 BHK	719	62	781	859	23910	1,86,73,710	1,97,94,133	49500	25,77,300
129	1802	18	2 BHK	739	64	803	883	23910	1,91,99,730	2,03,51,714	51000	26,49,900
130	1803	18	2 BHK	682	61	743	817	23910	1,77,65,130	1,88,31,038	47000	24,51,900
131	1804	18	1 BHK	481	55	536	590	23910	1,28,15,760	1,35,84,706	34000	17,68,800
132	1805	18	2 BHK	719	62	781	859	23910	1,86,73,710	1,97,94,133	49500	25,77,300
133	1806	18	2 BHK	739	64	803	883	23910	1,91,99,730	2,03,51,714	51000	26,49,900
134	1807	18	2 BHK	682	61	743	817	23910	1,77,65,130	1,88,31,038	47000	24,51,900
135	1808	18	1 BHK	481	55	536	590	23910	1,28,15,760	1,35,84,706	34000	17,68,800
136	1901	19	2 BHK	719	62	781	859	23980	1,87,28,380	1,98,52,083	49500	25,77,300
137	1902	19	2 BHK	739	64	803	883	23980	1,92,55,940	2,04,11,296	51000	26,49,900
138	1903	19	2 BHK	682	61	743	817	23980	1,78,17,140	1,88,86,168	47000	24,51,900
139	1904	19	1 BHK	481	55	536	590	23980	1,28,53,280	1,36,24,477	34000	17,68,800
140	1905	19	2 BHK	719	62	781	859	23980	1,87,28,380	1,98,52,083	49500	25,77,300
141	1906	19	2 BHK	739	64	803	883	23980	1,92,55,940	2,04,11,296	51000	26,49,900
142	1907	19	2 BHK	682	61	743	817	23980	1,78,17,140	1,88,86,168	47000	24,51,900
143	1908	19	1 BHK	481	55	536	590	23980	1,28,53,280	1,36,24,477	34000	17,68,800
144	2001	20	2 BHK	719	62	781	859	24050	1,87,83,050	1,99,10,033	50000	25,77,300
145	2002	20	2 BHK	739	64	803	883	24050	1,93,12,150	2,04,70,879	51000	26,49,900
146	2003	20	2 BHK	682	61	743	817	24050	1,78,69,150	1,89,41,299	47500	24,51,900
147	2004	20	1 BHK	481	55	536	590	24050	1,28,90,800	1,36,64,248	34000	17,68,800
148	2005	20	2 BHK	719	62	781	859	24050	1,87,83,050	1,99,10,033	50000	25,77,300
149	2006	20	2 BHK	739	64	803	883	24050	1,93,12,150	2,04,70,879	51000	26,49,900
150	2007	20	2 BHK	682	61	743	817	24050	1,78,69,150	1,89,41,299	47500	24,51,900
151	2008	20	1 BHK	481	55	536	590	24050	1,28,90,800	1,36,64,248	34000	17,68,800

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
152	2101	21	2 BHK	719	62	781	859	24120	1,88,37,720	1,99,67,983	50000	25,77,300
153	2102	21	2 BHK	739	64	803	883	24120	1,93,68,360	2,05,30,462	51500	26,49,900
154	2103	21	2 BHK	682	61	743	817	24120	1,79,21,160	1,89,96,430	47500	24,51,900
155	2104	21	1 BHK	481	55	536	590	24120	1,29,28,320	1,37,04,019	34500	17,68,800
156	2105	21	2 BHK	719	62	781	859	24120	1,88,37,720	1,99,67,983	50000	25,77,300
157	2106	21	2 BHK	739	64	803	883	24120	1,93,68,360	2,05,30,462	51500	26,49,900
158	2107	21	2 BHK	682	61	743	817	24120	1,79,21,160	1,89,96,430	47500	24,51,900
159	2108	21	1 BHK	481	55	536	590	24120	1,29,28,320	1,37,04,019	34500	17,68,800
160	2201	22	2 BHK	719	62	781	859	24190	1,88,92,390	2,00,25,933	50000	25,77,300
161	2202	22	2 BHK	739	64	803	883	24190	1,94,24,570	2,05,90,044	51500	26,49,900
162	2203	22	2 BHK	682	61	743	817	24190	1,79,73,170	1,90,51,560	47500	24,51,900
163	2204	22	1 BHK	481	55	536	590	24190	1,29,65,840	1,37,43,790	34500	17,68,800
164	2205	22	2 BHK	719	62	781	859	24190	1,88,92,390	2,00,25,933	50000	25,77,300
165	2206	22	2 BHK	739	64	803	883	24190	1,94,24,570	2,05,90,044	51500	26,49,900
166	2207	22	2 BHK	682	61	743	817	24190	1,79,73,170	1,90,51,560	47500	24,51,900
167	2208	22	1 BHK	481	55	536	590	24190	1,29,65,840	1,37,43,790	34500	17,68,800
168	2301	23	2 BHK	719	62	781	859	24260	1,89,47,060	2,00,83,884	50000	25,77,300
169	2302	23	2 BHK	739	64	803	883	24260	1,94,80,780	2,06,49,627	51500	26,49,900
170	2303	23	2 BHK	682	61	743	817	24260	1,80,25,180	1,91,06,691	48000	24,51,900
171	2304	23	1 BHK	481	55	536	590	24260	1,30,03,360	1,37,83,562	34500	17,68,800
172	2305	23	2 BHK	719	62	781	859	24260	1,89,47,060	2,00,83,884	50000	25,77,300
173	2306	23	2 BHK	739	64	803	883	24260	1,94,80,780	2,06,49,627	51500	26,49,900
174	2307	23	2 BHK	682	61	743	817	24260	1,80,25,180	1,91,06,691	48000	24,51,900
175	2308	23	1 BHK	481	55	536	590	24260	1,30,03,360	1,37,83,562	34500	17,68,800
176	2401	24	2 BHK	724	102	826	909	24330	2,00,96,580	2,13,02,375	53500	27,25,800
177	2402	24	2 BHK	749	139	888	977	24330	2,16,05,040	2,29,01,342	57500	29,30,400
178	2403	24	2 BHK	692	141	833	916	24330	2,02,66,890	2,14,82,903	53500	27,48,900
179	2404	24	1 BHK	481	55	536	590	24330	1,30,40,880	1,38,23,333	34500	17,68,800
180	2405	24	2 BHK	724	102	826	909	24330	2,00,96,580	2,13,02,375	53500	27,25,800
181	2408	24	1 BHK	481	55	536	590	24330	1,30,40,880	1,38,23,333	34500	17,68,800
182	2501	25	2 BHK	724	102	826	909	24400	2,01,54,400	2,13,63,664	53500	27,25,800
183	2502	25	2 BHK	749	139	888	977	24400	2,16,67,200	2,29,67,232	57500	29,30,400
184	2503	25	2 BHK	692	141	833	916	24400	2,03,25,200	2,15,44,712	54000	27,48,900
185	2504	25	1 BHK	481	55	536	590	24400	1,30,78,400	1,38,63,104	34500	17,68,800
186	2505	25	2 BHK	724	102	826	909	24400	2,01,54,400	2,13,63,664	53500	27,25,800
187	2506	25	2 BHK	749	139	888	977	24400	2,16,67,200	2,29,67,232	57500	29,30,400
188	2507	25	2 BHK	692	141	833	916	24400	2,03,25,200	2,15,44,712	54000	27,48,900
189	2508	25	1 BHK	481	55	536	590	24400	1,30,78,400	1,38,63,104	34500	17,68,800

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
190	2601	26	2 BHK	724	102	826	909	24470	2,02,12,220	2,14,24,953	53500	27,25,800
191	2602	26	2 BHK	744	101	845	930	24470	2,06,77,150	2,19,17,779	55000	27,88,500
192	2603	26	2 BHK	687	100	787	866	24470	1,92,57,890	2,04,13,363	51000	25,97,100
193	2604	26	1 BHK	481	55	536	590	24470	1,31,15,920	1,39,02,875	35000	17,68,800
194	2605	26	2 BHK	724	102	826	909	24470	2,02,12,220	2,14,24,953	53500	27,25,800
195	2606	26	2 BHK	744	101	845	930	24470	2,06,77,150	2,19,17,779	55000	27,88,500
196	2607	26	2 BHK	687	100	787	866	24470	1,92,57,890	2,04,13,363	51000	25,97,100
197	2608	26	1 BHK	481	55	536	590	24470	1,31,15,920	1,39,02,875	35000	17,68,800
198	2701	27	2 BHK	724	102	826	909	24540	2,02,70,040	2,14,86,242	53500	27,25,800
199	2702	27	2 BHK	744	101	845	930	24540	2,07,36,300	2,19,80,478	55000	27,88,500
200	2703	27	2 BHK	687	100	787	866	24540	1,93,12,980	2,04,71,759	51000	25,97,100
201	2704	27	1 BHK	481	55	536	590	24540	1,31,53,440	1,39,42,646	35000	17,68,800
202	2705	27	2 BHK	724	102	826	909	24540	2,02,70,040	2,14,86,242	53500	27,25,800
203	2706	27	2 BHK	744	101	845	930	24540	2,07,36,300	2,19,80,478	55000	27,88,500
204	2707	27	2 BHK	687	100	787	866	24540	1,93,12,980	2,04,71,759	51000	25,97,100
205	2708	27	1 BHK	481	55	536	590	24540	1,31,53,440	1,39,42,646	35000	17,68,800
206	2801	28	2 BHK	724	102	826	909	24610	2,03,27,860	2,15,47,532	54000	27,25,800
207	2802	28	2 BHK	744	101	845	930	24610	2,07,95,450	2,20,43,177	55000	27,88,500
208	2803	28	2 BHK	687	100	787	866	24610	1,93,68,070	2,05,30,154	51500	25,97,100
209	2804	28	1 BHK	481	55	536	590	24610	1,31,90,960	1,39,82,418	35000	17,68,800
210	2805	28	2 BHK	724	102	826	909	24610	2,03,27,860	2,15,47,532	54000	27,25,800
211	2806	28	2 BHK	744	101	845	930	24610	2,07,95,450	2,20,43,177	55000	27,88,500
212	2807	28	2 BHK	687	100	787	866	24610	1,93,68,070	2,05,30,154	51500	25,97,100
213	2808	28	1 BHK	481	55	536	590	24610	1,31,90,960	1,39,82,418	35000	17,68,800
214	2901	29	2 BHK	724	102	826	909	24680	2,03,85,680	2,16,08,821	54000	27,25,800
215	2902	29	2 BHK	744	101	845	930	24680	2,08,54,600	2,21,05,876	55500	27,88,500
216	2903	29	2 BHK	687	100	787	866	24680	1,94,23,160	2,05,88,550	51500	25,97,100
217	2904	29	1 BHK	481	55	536	590	24680	1,32,28,480	1,40,22,189	35000	17,68,800
218	2905	29	2 BHK	724	102	826	909	24680	2,03,85,680	2,16,08,821	54000	27,25,800
219	2906	29	2 BHK	744	101	845	930	24680	2,08,54,600	2,21,05,876	55500	27,88,500
220	2907	29	2 BHK	687	100	787	866	24680	1,94,23,160	2,05,88,550	51500	25,97,100
221	2908	29	1 BHK	481	55	536	590	24680	1,32,28,480	1,40,22,189	35000	17,68,800
222	3001	30	2 BHK	724	102	826	909	24750	2,04,43,500	2,16,70,110	54000	27,25,800
223	3002	30	2 BHK	744	101	845	930	24750	2,09,13,750	2,21,68,575	55500	27,88,500
224	3003	30	2 BHK	687	100	787	866	24750	1,94,78,250	2,06,46,945	51500	25,97,100
225	3004	30	1 BHK	481	55	536	590	24750	1,32,66,000	1,40,61,960	35000	17,68,800
226	3005	30	2 BHK	724	102	826	909	24750	2,04,43,500	2,16,70,110	54000	27,25,800
227	3006	30	2 BHK	744	101	845	930	24750	2,09,13,750	2,21,68,575	55500	27,88,500

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
228	3008	30	1 BHK	481	55	536	590	24750	1,32,66,000	1,40,61,960	35000	17,68,800
<b>Total</b>				<b>149238</b>	<b>15384</b>	<b>164622</b>	<b>181084</b>		<b>3,91,43,11,430</b>	<b>4,14,91,70,117</b>		<b>54,32,52,600</b>

**1b) Wing T – 1 (Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
229	3007	30	2 BHK	687	100	787	866	24750	1,94,78,250	2,06,46,945	51500	25,97,100
230	3101	31	2 BHK	724	102	826	909	24820	2,05,01,320	2,17,31,399	54500	27,25,800
231	3102	31	2 BHK	749	139	888	977	24820	2,20,40,160	2,33,62,570	58500	29,30,400
232	3103	31	2 BHK	692	141	833	916	24820	2,06,75,060	2,19,15,564	55000	27,48,900
233	3104	31	1 BHK	481	55	536	590	24820	1,33,03,520	1,41,01,731	35500	17,68,800
234	3105	31	2 BHK	724	102	826	909	24820	2,05,01,320	2,17,31,399	54500	27,25,800
235	3108	31	3 BHK	1094	175	1269	1396	24820	3,14,96,580	3,33,86,375	83500	41,87,700
236	3201	32	2 BHK	724	102	826	909	24890	2,05,59,140	2,17,92,688	54500	27,25,800
237	3202	32	2 BHK	749	139	888	977	24890	2,21,02,320	2,34,28,459	58500	29,30,400
238	3203	32	2 BHK	692	141	833	916	24890	2,07,33,370	2,19,77,372	55000	27,48,900
239	3204	32	1 BHK	481	55	536	590	24890	1,33,41,040	1,41,41,502	35500	17,68,800
240	3205	32	2 BHK	724	102	826	909	24890	2,05,59,140	2,17,92,688	54500	27,25,800
241	3206	32	2 BHK	749	139	888	977	24890	2,21,02,320	2,34,28,459	58500	29,30,400
242	3207	32	2 BHK	692	141	833	916	24890	2,07,33,370	2,19,77,372	55000	27,48,900
243	3208	32	1 BHK	481	55	536	590	24890	1,33,41,040	1,41,41,502	35500	17,68,800
244	3301	33	2 BHK	724	102	826	909	24960	2,06,16,960	2,18,53,978	54500	27,25,800
245	3302	33	2 BHK	744	101	845	930	24960	2,10,91,200	2,23,56,672	56000	27,88,500
246	3303	33	2 BHK	687	100	787	866	24960	1,96,43,520	2,08,22,131	52000	25,97,100
247	3304	33	1 BHK	481	55	536	590	24960	1,33,78,560	1,41,81,274	35500	17,68,800
248	3305	33	2 BHK	724	102	826	909	24960	2,06,16,960	2,18,53,978	54500	27,25,800
249	3306	33	2 BHK	744	101	845	930	24960	2,10,91,200	2,23,56,672	56000	27,88,500
250	3307	33	2 BHK	687	100	787	866	24960	1,96,43,520	2,08,22,131	52000	25,97,100
251	3308	33	1 BHK	481	55	536	590	24960	1,33,78,560	1,41,81,274	35500	17,68,800
252	3401	34	2 BHK	724	102	826	909	25030	2,06,74,780	2,19,15,267	55000	27,25,800
253	3402	34	2 BHK	744	101	845	930	25030	2,11,50,350	2,24,19,371	56000	27,88,500
254	3403	34	2 BHK	687	100	787	866	25030	1,96,98,610	2,08,80,527	52000	25,97,100
255	3404	34	1 BHK	481	55	536	590	25030	1,34,16,080	1,42,21,045	35500	17,68,800
256	3405	34	2 BHK	724	102	826	909	25030	2,06,74,780	2,19,15,267	55000	27,25,800
257	3406	34	2 BHK	744	101	845	930	25030	2,11,50,350	2,24,19,371	56000	27,88,500
258	3407	34	2 BHK	687	100	787	866	25030	1,96,98,610	2,08,80,527	52000	25,97,100
259	3408	34	1 BHK	481	55	536	590	25030	1,34,16,080	1,42,21,045	35500	17,68,800

<b>Total</b>	<b>20987</b>	<b>3120</b>	<b>24107</b>	<b>26518</b>	<b>60,08,08,070</b>	<b>63,68,56,555</b>	<b>7,95,53,100</b>
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### 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 ₹
Approved T1	1 BHK – 59 2 BHK – 168 1 BHK – 01	228	164622	181084	3,91,43,11,430.00	4,14,91,70,117.00
Proposed T1	1 BHK - 07 2 BHK - 23 3 BHK - 01	31	24107	26518	60,08,08,070.00	63,68,56,555.00
<b>Total</b>		<b>259</b>	<b>188729</b>	<b>207602</b>	<b>4,51,51,19,500.00</b>	<b>4,78,60,26,672.00</b>

Typical Refuge Floor – 10<sup>th</sup>, 17<sup>th</sup>, 24<sup>th</sup> & 31<sup>th</sup> Floors - Flat No. 6 & 7

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,51,51,19,500.00
Final Realizable Value After Completion in ₹	4,78,60,26,672.00
Cost of Construction (Total Built up area x Rate) 207602 Sq. Ft. x ₹ 3000.00	62,28,05,700.00

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

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

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	

3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

### Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 4,51,51,19,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 4,78,60,26,672.00</b>

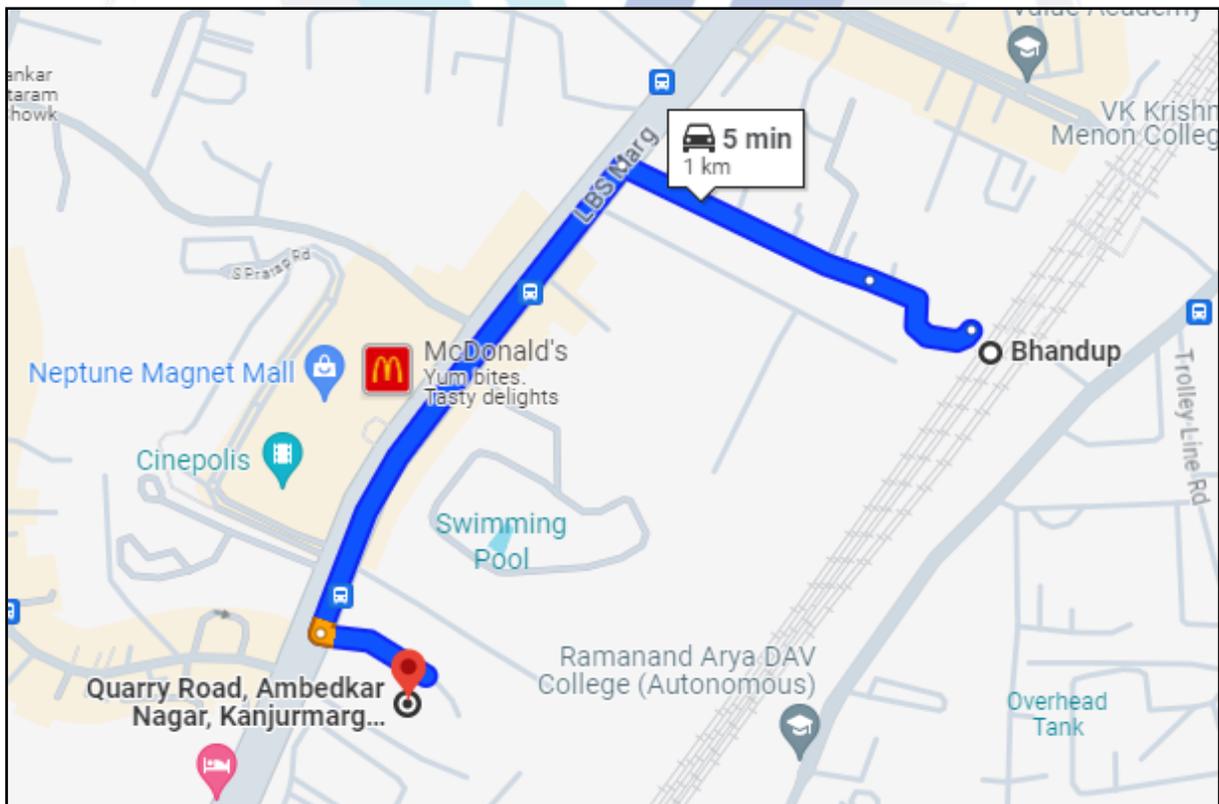
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 21,000.00 to ₹ 26,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°08'20.9"N 72°55'55.5"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Bhandup – 1.00 Km.)



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 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
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20242025 ▾							English ▾
Selected District	मुंबई(उपनगर) ▾						
Select Village	कांजूर - कुर्ला ▾						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	611	<input type="button" value="Search"/>					
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
120/551 -रस्ता: लाल बहादुर शास्त्री मार्ग (मौजे हरियाली गावाच्या हद्दीपासून ते भांडुप गावाच्या हद्दी पर्यंत)	77410	148970	171310	189700	148970	चौरस मीटर	मि.टी.एस. नंबर

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
28138/2024	18.10.2024	1,95,01,817.00	76.76	826.00	23,603.00

गावाचे नाव : कांजूर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19501817
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14984398.226
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.2801,28 वा मजला, कोडनेम ट्रायफ टॉवर 1, सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10, मौजे-कांजूर, ता.मुलुंड, जि.मुंबई, क्षेत्र 724.09 चौ.फूट. म्हणजेच 67.27 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 102.15 चौ.फूट. म्हणजेच 9.49 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस ( ( Survey Number : 611 AND OTHER ; ) )
(5) क्षेत्रफळ	67.27 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 जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सोरभ पथोडिया तर्फे कु. मु. म्हणून अनमोल वाणी वय:-30 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १५३, एल बी शात्री मार्ग, भांडुप वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- AACFJ5169K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मुरली गुरूवाप्पान वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डोअर र नं.18, चेतिकुलम सिलर स्ट्रेट, कांचीपुरम, तामिळ नाडू, कांचीपुरम. पिन कोड:-631502 पॅन नं:-AGLPM9719M
(9) दस्तऐवज करून दिल्याचा दिनांक	18/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	28138/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1170200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
20198/2024	22.10.2024	1,85,18,849.00	74.61	803.00	23,000.00

12/16/24, 1:55 PM		igr_20198	
20198369 26-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b>	
		दुयम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 20198/2024 नोदणी : Regn:63m	
<b>गावाचे नाव : कांजूर</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) म्मोबदला	18518849		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13967889.007		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :. इतर माहिती: सदनिका नं.2006,20 वा मजला,कोडनेम ट्रायफ टॉवर 1,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 738.63 चौ.फूट. म्हणजेच 68.62 चौ.मी. कारपेट रेरा नुसार + ऍडिशनल कारपेट एरिया 64.48 चौ.फूट. म्हणजेच 5.99 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( Survey Number : 611 AND OTHER ; ) )		
(5) क्षेत्रफळ	68.62 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सौरभ पथोडिया तर्फे कु. मु. म्हणून अनमोल वाणी वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AACFJ5169K		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश लक्ष्मण नार्वेकर वय:-69; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.1104,ए विंग,श्रमिक सी एच एस,टी पी रोड,साई विहार मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AABPN2292A 2): नाव:-राकेश रमेश नार्वेकर वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.1104,ए विंग,श्रमिक सी एच एस,टी पी रोड,साई विहार मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AEZPN1096E		
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	20198/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1111200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
13044/2024	16.05.2024	1,82,35,997.00	76.76	826.00	22,00.00

13044520 03-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 13044/2024 नोदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	18235997	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14354451.26	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं.1701,सतरावा मजला,कोडनेम ट्रायफ टॉवर 1,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 724.09 चौ.फूट. म्हणजेच 67.27 चौ.मी. कारपेट रेरा नुसार + ऍडिशनल कारपेट एरिया 102.15 चौ.फूट. म्हणजेच 9.49 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )	
(5) क्षेत्रफळ	67.27 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 जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सौरभ पथोडिया तर्फे कु. मु. म्हणून अनमोल वाणी (AACFJ5169K) वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. : १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं.-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती शर्मा (BOVPS7893P) वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. : प्लॉट क्र. 703, इमारत क्रमांक 3, विंग, गुलमोहर कुकरेजा कॉम्प्लेक्स, एल बी एस मार्ग, समोर. जैन मंदिर, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं.- 2): नाव:-चिराग अशोक भट्ट ((AIPPB3673F) वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. : प्लॉट क्र. 703, इमारत क्रमांक 3, विंग, गुलमोहर कुकरेजा कॉम्प्लेक्स, एल बी एस मार्ग, समोर. जैन मंदिर, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं.- 3): नाव:-जयश्री शर्मा (ARXPS7471B) वय:-64; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. : प्लॉट क्र. 703, इमारत क्रमांक 3, विंग, गुलमोहर कुकरेजा कॉम्प्लेक्स, एल बी एस मार्ग, समोर. जैन मंदिर, भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं.-	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13044/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1094200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
11040/2024	25.05.2024	1,03,67,843.00	46.41	500.00	20,754.00

11040370 03-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ता 2 दस्त क्रमांक : 11040/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10367843		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8124078.95		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.408,चौथा मजला,कोडनेम ट्रायफ टॉवर 1,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 476.20 चौ.फूट. म्हणजेच 44.24 चौ.मी. कारपेट रेरा नुसार + ऍडिशनल कारपेट एरिया 23.36 चौ.फूट. म्हणजेच 2.17 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )		
(5) क्षेत्रफळ	44.24 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता अश्विन अहिर तर्फे कु. मु. म्हणून अनमोल वाणी वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- AACFJ5169K		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-छाया संजय बनसोडे वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 3-बी/८०३,धीरज ड्रीम्स को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.,एल बी एस मार्ग,भांडुप वेस्ट,पवार पब्लिक स्कूल जवळ,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- ADRPB1900G 2): नाव:-संजय शंकर बनसोडे वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 3-बी/८०३,धीरज ड्रीम्स को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.,एल बी एस मार्ग,भांडुप वेस्ट,पवार पब्लिक स्कूल जवळ,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- AAFPB0641R.		
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	25/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	11040/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	622100		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
10318/2024	18.04.2024	1,12,26,522.00	49.86	537.00	20,918.00

10318520 03-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 10318/2024 नोंदणी : Regn:63m
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**गावाचे नाव : कांजूर**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11226522
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9506609.932
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.1204,बारावा मजला,कोडनेम ट्रायंग टॉवर 1,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 481.37 चौ.फूट. म्हणजेच 44.72 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 55.33 चौ.फूट. म्हणजेच 5.14 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )
(5) क्षेत्रफळ	44.72 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सौरभ पथोडीया तर्फे कु. मु. म्हणून अनमोल वाणी वय:-30 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:- AACFJ5169K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दनबालन सेल्वापांडी वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डेल्टा वृन्दावन एफ.-१३८,ऑफ वेस्टर्न एक्सप्रेस हायवे,सिद्धिविनायक नगर,अबाऊ ऍक्सिस बँक लोन सेंटर,मीरा रोड ईस्ट,ठाणे., महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:- DFGPS3265P 2): नाव:-दुरईसिंह सलभापांडी तर्फे मुखत्यार विमला सेल्वापांडी वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डेल्टा वृन्दावन एफ.-१३८,ऑफ वेस्टर्न एक्सप्रेस हायवे,सिद्धिविनायक नगर,अबाऊ ऍक्सिस बँक लोन सेंटर,मीरा रोड ईस्ट,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CBYPP0296E
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10318/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	673600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft. on Carpet Area
14254/2024	28.05.2024	1,41,85,023.00	64.43	694.00	20,450.00

5/3/24, 11:47 AM

freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2\_RegLive.aspx

14254520

03-06-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 14254/2024

नोदणी :

Regn:63m

### गावाचे नाव : कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14185023
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11604973.364
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.703,7 वा मजला,कोडनेम ट्रायंग टॉवर 1,सी.टी.एस. नं.611,611/1,611/2,611/3,611/4,611/5,611/6,611/7,611/8,611/9 आणि 611/10,मौजे-कांजूर,ता.मुलुंड,जि.मुंबई,क्षेत्र 670.17 चौ.फूट. म्हणजेच 62.26 चौ.मी. कारपेट रेरा नुसार + एंडिशनल कारपेट एरिया 23.36 चौ.फूट. म्हणजेच 2.17 चौ.मी. रेरा नुसार 1 कार पार्किंग स्पेस( ( C.T.S. Number : 611 AND OTHER ; ) )
(5) क्षेत्रफळ	62.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जयहिंद ऑइल मिल्स कंपनी तर्फे अधिकृत स्वाक्षरी करिता सौरभ पथोडीया कु. मु. म्हणून अनमोल वाणी वय:-30 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १५३,एल बी शात्री मार्ग,भांडुप वेस्ट,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AACFJ5169K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरेन जश्वतराई धामी वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी १०१,साई प्रसाद,दफतरी रोड,शांती नगर लेन,दिगंबर जैन मंदिर समोर,बोरिवली वेस्ट,मुंबई., मुम्बई. पिन कोड:-400092 पॅन नं:-AAFPD2934F 2): नाव:-अर्चना हिरेन धामी वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी १०१,साई प्रसाद,दफतरी रोड,शांती नगर लेन,दिगंबर जैन मंदिर समोर,बोरिवली वेस्ट,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAYPD9336Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14254/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	851200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
BHK	magicbricks.com	500.00	1,15,00,000.00	23,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Bhandup West > Apartment in Bhandup West > 1 BHK > 500 Sq-ft

**₹1.15 Cr** [EMI - ₹52k](#) | [How much loan can I get?](#)

1 BHK 500 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area	Developer	Project
500 sqft ₹23,000/sqft	<a href="#">Adani Realty</a>	<a href="#">Codename Triumph Tower 1</a>
Floor	Transaction Type	Additional Rooms
5(Out of 34 Floors)	New Property	1 Study Room
Facing	Lifts	Furnished Status
North - East	2	Unfurnished

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

### More Details

Price Breakup	₹1.15 Cr   ₹5,75,000 Approx. Registration Charges   ₹8 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800055125
Address	Bhandup West, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Huma Mall
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Marble, Marbonite, Mosaic, Normal Tiles/Kotah Stone, Vitrified, Wooden

## Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.83 Cr** [EMI - ₹ 83k](#) | [Can I afford it?](#)

2 BHK 743 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)






+5 Photos

🛏 2 Beds | 🚿 2 Baths | 🏠 1 Balcony | 🚗 1 Covered Parking

<p style="font-size: 0.8em;">Carpet Area</p> <p><b>743 sqft</b> ▾</p> <p>₹ 24,635/sqft</p>	<p style="font-size: 0.8em;">Developer</p> <p><b>Adani Realty</b></p>	<p style="font-size: 0.8em;">Project</p> <p><b>Codename Triumph Tower 1</b></p>
<p style="font-size: 0.8em;">Floor</p> <p><b>18 (Out of 34 Floors)</b></p>	<p style="font-size: 0.8em;">Transaction Type</p> <p><b>New Property</b></p>	<p style="font-size: 0.8em;">Additional Rooms</p> <p><b>1 Store Room</b></p>
<p style="font-size: 0.8em;">Facing</p> <p><b>East</b></p>	<p style="font-size: 0.8em;">Lifts</p> <p><b>6</b></p>	<p style="font-size: 0.8em;">Furnished Status</p> <p><b>Unfurnished</b></p>

✔ East Facing Property

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.62 Cr** [EMI - ₹ 73k](#) | [Get pre-approved loan](#)

2 BHK 688 Sq-ft Flat For Sale [Kanjurmarg West, Mumbai](#)






+8 Photos

🛏 2 Beds | 🚿 2 Baths | 🚗 1 Covered Parking | 🏠 Unfurnished

<p style="font-size: 0.8em;">Carpet Area</p> <p><b>688 sqft</b> ▾</p> <p>₹ 23,600/sqft</p>	<p style="font-size: 0.8em;">Developer</p> <p><b>Adani Realty</b></p>	<p style="font-size: 0.8em;">Project</p> <p><b>Codename Triumph Tower 1</b></p>
<p style="font-size: 0.8em;">Floor</p> <p><b>22 (Out of 35 Floors)</b></p>	<p style="font-size: 0.8em;">Transaction Type</p> <p><b>New Property</b></p>	<p style="font-size: 0.8em;">Facing</p> <p><b>East</b></p>
<p style="font-size: 0.8em;">Lifts</p> <p><b>9</b></p>	<p style="font-size: 0.8em;">Furnished Status</p> <p><b>Unfurnished</b></p>	<p style="font-size: 0.8em;">Car Parking</p> <p><b>1 Covered</b></p>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹ 1.62 Cr   ₹ 8,11,840 Approx. Registration Charges   ₹ 10 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
RERA ID	A51800029489

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	housing.com	688.00	1,62,00,000.00	23,550.00

**HOUSING.COM**
Buy In Mumbai

+ Add

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Saved

885 sq.ft  
Built Up Area

₹18.3 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Dec, 2027  
Possession status

Middle of 34 floors

North-East facing  
Facing

Unfurnished  
Furnishing

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

**Property Highlights**

- ✔ Earthquake Resistant Structure
- ✔ Gymnasium
- ✔ Basketball Court
- ✔ Amphitheatre

**Property Location**

Adani Codename Triumph Tower 1, Kanjurmarg West, Mumbai

**School**

IES Secondary School

**5 mins**  
(4.1 km)

**Hospital**

Saarthi Hospital

**3 mins**  
(1.4 km)

View more on Maps

**Property Overview**

<p>Project Name <b>Adani Codename Triumph Tower 1</b></p> <p>Price <b>₹1.62 Cr</b></p> <p>Bedrooms <b>2</b></p> <p>Parking</p>	<p>Brokerage <b>No Charge</b> <a href="#">Access Zero Brokerage Properties &gt;</a></p> <p>Carpet Area <b>688 sq.ft</b></p> <p>Bathrooms <b>2</b></p> <p>Balcony</p>
--	--

Awesome! Better priced property in this area

**Contact Seller**

**Bhoomi Realty**  
Housing Expert Pro  
+9170218.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?  Yes  No

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

I am interested in Home Loans

Get Contact Details

Still deciding?  
Shortlist this property for now & easily come back to it later.

Share

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	housing.com	793.00	1,91,00,000.00	24,000.00

HOUSING.COM
Buy In Mumbai ▾

+ Add

Download App

1000 sq.ft  
Built Up Area

₹19.1 K/sq.ft  
Avg. Price

2 BHK  
Configuration

20th May, 2027  
Possession status

Lower of 23 floors

East Fa

OVERVIEW
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT

### Special Highlights

- ✓ Power Backup
- ✓ Service Lift
- ✓ Landscaped Garden
- ✓ High-Tech Alarm System

Property Location

**Adani Codename Triumph Tower 1, Kanjurmarg West, Mumbai**

Around This Property

**School**  
IES Secondary School

**5 mins**  
(4.1 km)

**Hospital**  
Saarathi Hospital

**3 mins**  
(1.4 km)

View more on Maps

### Property Overview

<p>Project Name</p> <p><b>Adani Codename Triumph Tower 1</b></p>	<p>Brokerage</p> <p><b>No Charge</b></p> <p><a href="#">Access Zero Brokerage Properties &gt;</a></p>
<p>Price</p> <p><b>₹1.91 Cr</b></p>	<p>Carpet Area</p> <p><b>793 sq.ft</b></p>
<p>Bedrooms</p> <p><b>2</b></p>	<p>Bathrooms</p> <p><b>2</b></p>
<p>Parking</p>	<p>Balcony</p>

Awesome! Ni

**Contact Seller**

**SOB**

Hous

+917

Please share yo

Name

---

+91 Phone

---

Email

---

**Are you a Real B**

Yes

I agree to be c

WhatsApp,

I am interested

G

**Still deciding?**

Shortlist this proper  
back to it later.



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	690.00	1,55,00,000.00	22,464.00
1 BHK	magicbricks.com	500.00	1,15,00,000.00	23,000.00

magicbricks   Buy ▾   Rent ▾   Sell ▾   Home Loans ▾

₹1.55 Cr   EMI - ₹70k | [Get pre-approved loan](#)

2 BHK 690 Sq-ft Flat For Sale [Sonapur, Mumbai](#)



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

Carpet Area  
690 sqft  
₹22,464/sqft

Floor  
5 (Out of 30 Floors)

Facing  
North - East

Developer  
[Adani Realty](#)

Transaction Type  
New Property

Lifts  
4

Project  
[Codename Triumph Tower 1](#)

Additional Rooms  
1 Study Room

Furnished Status  
Unfurnished

magicbricks   Buy ▾   Rent ▾   Sell ▾   Home Loans ▾

Home > Property in Mumbai > Bhandup West > Apartment in Bhandup West > 1 BHK > 500 Sq-ft

₹1.15 Cr   EMI - ₹52k | [How much loan can I get?](#)

1 BHK 500 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area  
500 sqft  
₹23,000/sqft

Floor  
5 (Out of 34 Floors)

Facing  
North - East

Developer  
[Adani Realty](#)

Transaction Type  
New Property

Lifts  
2

Project  
[Codename Triumph Tower 1](#)

Additional Rooms  
1 Study Room

Furnished Status  
Unfurnished

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	743.00	1,79,00,000.00	24,000.00
3 BHK	magicbricks.com	1000.00	2,36,00,000.00	23,600.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.79 Cr [EMI - ₹ 81k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 743 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 743 sqft - ₹24,097/sqft	Developer <a href="#">Adani Realty</a>	Project <a href="#">Codename Triumph Tower 1</a>
Floor 18 (Out of 34 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 6	Furnished Status Unfurnished

+13 Photos

Fast Facing Property

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kanjurmg West > 3 BHK Flats for Sale in Kanjurmg West > 1000 Sq-ft

₹2.36 Cr [EMI - ₹ 1.06L](#) | [Can I afford it?](#)

3 BHK 1000 Sq-ft Flat For Sale [Kanjurmarg West, Mumbai](#)



3 Beds | 3 Baths | 2 Balconies | 2 Covered Parking

Skydeck | Jogging and ...

Carpet Area 1000 sqft - ₹23,600/sqft	Developer <a href="#">Adani Realty</a>	Project <a href="#">Codename Triumph Tower 1</a>	Floor 30 (Out of 34 Floors)
--	---	---	--------------------------------

+2 Photos

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1100.00	2,80,00,000.00	25,500.00

magicbricks

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

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Bhandup West » 3 BHK Flats for Sale in Bhandup West » 1100 Sq-ft

**₹2.80 Cr** [EMI - ₹1.27L](#) | [Get pre-approved loan](#)

3 BHK 1100 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)





3 Beds
3 Baths
2 Balconies
2 Covered Parking
Bar/Lounge
Jogging and ...

Carpet Area 1100 sqft ₹25,500/sqft	Developer <a href="#">Adani Realty</a>	Project <a href="#">Codename Triumph Tower 1</a>	Floor 4 (Out of 40 Floors)
Transaction Type New Property	Facing North - West	Lifts 7	Furnished Status Unfurnished

[Contact Agent](#)
[Get Phone No.](#)

### More Details

Price Breakup      ₹2.8 Cr | ₹14,02,500 Approx. Registration Charges | ₹13,200 Monthly

Booking Amount      ₹3.0 Lac

RERA ID      P51800055125

Address      Plot No 611, 6111 To 10, Bhandup West, Kanjurmarg, Central Mumbai Suburbs, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra

Landmarks      Bang on to LBS road, well connected to Metro, school, hospital, mall

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.78 Cr EMI - ₹80k | [Can I afford it?](#) ZERO BROKERAGE

3 BHK 805 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)

3 Beds
 3 Baths
 Semi-Furnished

Carpet Area <b>805 sqft</b> - ₹22,112/sqft	Developer <b>Ashapura Realtors</b>	Project <b>Samarth Aura</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>2</b>
Furnished Status <b>Semi-Furnished</b>		

+11 Photos

99acres
Buy ▾

Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 1 BHK Flats in Bhandup West

Posted on May 18, 2024 | Under C

₹1.05 Cr

@ 23,595 per sq.ft.

Estimated EMI ₹83,864

1BHK 1Bath

Flat/Apartment for Sale  
in Rustomjee Bella, Bhandup West, Mumbai

RERA STATUS

REGISTERED | Registration No: P51800029526 | Website: <https://maharera.mahaonline.gov.in/>

Overview

Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Videos (1)   Property (2)   Society (34)

Area

Carpet area: 445 sq.ft. (41.34 sq.m.)

Price

₹ 1.05 Crore+ Govt Charges & Tax @ 23,595 per sq.ft.

Floor Number

5<sup>th</sup> of 22 Floors

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony with Study Room

Address

Rustomjee Bella  
Bhandup West, Mumbai

Facing

North-East

Possession in

Dec 2026 [View Construction Status](#)

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## Price Indicators Projects nearby Locality

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

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

₹ 1.44 Cr

@ 24,827 per sq.ft.

Estimated EMI ₹ 1,15,013

2BHK 2Baths

Flat/Apartment for Sale  
in DP STAR, Bhandup West, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomn >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 580 sq.ft. (53.88 sq.m.)

Price

₹ 1.44 Crore

@ 24,827 per sq.ft.

Floor Number

22<sup>nd</sup> of 22 Floors

Overlooking

Pool, Park/Garden

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Address

DP STAR  
Bhandup West, Mumbai

Facing

East

Possession in

Dec 2024

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 1 BHK Flats in Bhandup West

Posted on May 05, 2024 | Under Construction

₹ 92 Lac

@ 23,232 per sq.ft.

Estimated EMI ₹ 73,481

1BHK 2Baths

Flat/Apartment for Sale  
in Shivshankar Shivram Palladium, Bhandup West, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (14)

Society (23)

Photos (1/14)

Area

Built Up area: 615 sq.ft. (57.14 sq.m.)

Carpet area: 396 sq.ft. (36.79 sq.m.)

Price

₹ 92 Lac

@ 23,232 per sq.ft. (All Inclusive, Negotiable)

Floor Number

14<sup>th</sup> of 21 Floors

Overlooking

Park/Garden, Club, Main Road

Configuration

1 Bedroom , 2 Bathrooms, No Balcony

Address

Shivshankar Shivram Palladium  
Bhandup West, Mumbai

Facing

East

Property Age

Under Construction [View Construction Status](#)

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## Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai Bhandup West X + Add

Home / Mumbai / Central Mumbai Suburbs / Bhandup West / Ashford Regal Cross Town Last updated: Jun 3, 2024

### Ashford Regal Cross Town REERA

By **ASHFORD GROUP BUILDERS**  
Bhandup West, Central Mumbai Suburbs, Mumbai

₹99.0 L - 2.71 Cr

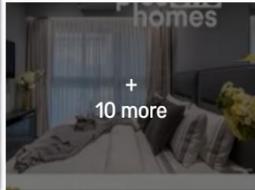
₹24.75 K/sq.ft  
EMI starts at ₹49.15 K

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

Contact Sellers



Cover Image SHARE SAVE

+  
10 more

1, 2, 3 BHK Apartments  
Configurations

Dec. 2027  
Possession Starts

₹24.75 K/sq.ft  
Avg. Price

400 sq.ft. - 1096 sq.ft.  
(Carpet Area)  
Sizes

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 2 BHK Flats in Bhandup West Posted on Apr 29, 2024 | Under Construction

₹1.34 Cr

@ 20,615 per sq.ft.  
Estimated EMI ₹1,07,026

2BHK 2Baths

Flat/Apartment for Sale  
in Regal by Ashford, Bhandup West, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm >



Property (4)

Area

Carpet area: 650 sq.ft.

(60.39 sq.m.)

Price

₹ 1.34 Crore

@ 20,615 per sq.ft. (Negotiable)

Floor Number

31<sup>st</sup> of 39 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

[View Floor Plan](#)

Address

Regal by Ashford  
Bhandup West, Mumbai

Possession in

Dec 2025



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UJ 1/20 MH2010 PTC20789

## Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

Download

Home / Mumbai / Bhandup West / Apartment for Sale in Bhandup West / 1 BHK Flat Last updated: Apr 23, 2024

### 1 BHK Flat

By SPACE DEVELOPER KURLA  
Space Sky 27, Subhash Nagar, Bhandup West, Mumbai

**₹90.0 L** EMI starts at ₹44.68 K

₹14.29 K/sq.ft

Contact Seller



Hall



Hall



Kitchen

630 sq.ft  
Built Up Area

₹14.29 K/sq.ft  
Avg. Price

1 BHK  
Configuration

31st Aug, 2026  
Possession status

Lower of 38 floors

North-East facing  
Facing

Unfurnished  
Furnishing

99acres

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Bhandup West > 2 BHK Flats in Bhandup West Posted on May 31, 2024 | Under Construction

**₹1.15 Cr** @ 22,549 per sq.ft.

Estimated EMI ₹91,851

### 2BHK 2Baths

Flat/Apartment for Sale  
in Shradhdha Evoque, Bhandup West, Mumbai

RERA STATUS

REGISTERED | Registration No: P51800008864 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (7) Society (9)



Photos (1/7)

Area

Carpet area: 510 sq.ft. (47.38 sq.m.)

Price

₹ 1.15 Crore+ Govt Charges & Tax @ 22,549 per sq.ft.

Floor Number

12<sup>th</sup> of 22 Floors

Overlooking

Park/Garden, Main Road

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Address

Shradhdha Evoque  
Bhandup West, Mumbai

Facing

North-East

Possession in

Within 3 months [View Construction Status](#)



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## Price Indicators Projects nearby Locality

99acres

Buy |

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

Posted on Mar 05, 2024 | Under Construction

₹1.55 Cr

@ 24,218 per sq.ft.

Estimated EMI ₹1,23,799

2BHK 2Baths

Flat/Apartment for Sale

in Shree Usha Complex Chs Khandelwal Marg Bhandup W, Bhandup West, Mumbai

RERA STATUS

NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (6)



Photos (1/6)

Area

Carpet area: 640 sq.ft. (59.46 sq.m.)

Price

₹ 1.55 Crore @ 24,218 per sq.ft.

Floor Number

4<sup>th</sup> of 7 Floors

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony

Address

Shree Usha Complex Chs Khandelwal Marg Bhandup W Bhandup West, Mumbai

Possession in

By 2024

99acres

Buy |

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Nahur East > 3 BHK Flats in Nahur East

Posted on Jun 01, 2024 | Under Construction

₹2.74 Cr

@ 22,422 per sq.ft.

Estimated EMI ₹2,18,845

3BHK 3Baths

Flat/Apartment for Sale

in Senroofs Solana, Nahur East, Bhandup

RERA STATUS

NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm >

Property (0)



Photos not shared by advertiser

Request Photos

Area

Carpet area: 1222 sq.ft. (113.53 sq.m.)

Price

₹ 2.74 Crore+ Govt Charges & Tax @ 22,422 per sq.ft. [View Price Details](#)

Floor Number

5<sup>th</sup> of 45 Floors

Configuration

3 Bedrooms , 3 Bathrooms, 1 Balcony with Study Room

Address

Senroofs Solana Nahur East, Bhandup

Facing

North-East

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Possession in

Dec 2026



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UJ 120 MH2010 PTC23789

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: 16.12.2024

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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**(Annexure-I)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 16.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 12.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Jai Hind Oil Mills Company</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 12.12.2024 Valuation Date – 16.12.2024 Date of Report – 16.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.12.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Jai Hind Oil Mills Company**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Jai Hind Oil Mills Company**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Town Planning

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

## Area

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

## Condition & Repair

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

## Valuation Methodology

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

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



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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### **Confidentiality**

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

### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



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