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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Regents Park Kharghar"

"Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, Maharashtra, India.

Latitude Longitude: 19°05'29.1"N 73°04'39.1"E

Intended User:

**State Bank of India,
HLST Belapur Branch**

Administrative Office, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai – 400 614, Maharashtra, India.



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

Regd. Office

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLS Belapur Branch / Regents Park Kharghar / (13238/2309819) Page 2 of 54

Vastu/SBI/Mumbai/12/2024/13238/2309819

27/12-517-SSPV

Date: 27.12.2024

MASTER VALUATION REPORT OF "Regents Park Kharghar"

"Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, State - Maharashtra, Country - India

Latitude Longitude: 19°05'29.1"N 73°04'39.1"E

NAME OF DEVELOPER: M/s. Metro Satyam Developers

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Regents Park Kharghar", Residential Cum Commercial Buildings on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, State - Maharashtra, Country - India. It is about 2.1 Km. travel distance from Taloja Panchnand railway station of Harbour Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Metro Satyam Developers	
Project Registration Number	Building	MAHARERA Project Number
	Regents Park Kharghar	P52000031227
Register office address	M/s. Metro Satyam Developers	
	Address: Office at 1204/05/06, "Maithli Signet", Plot No. 39/4, Sector 30/A, Opp. Inorbit Mall, Vahi, navi Mumabi – 400 705, State – Maharashtra, Country – Mumbai.	
Contact Numbers	Contact Person : Mr. Manpreet Singh – 9819081463 Mr. Sachin (Sales) – 98192 99200	
E – mail ID And Website	manpreet@satyaminfra.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Shill Panvel Road
On or towards East	Open Plot
On or towards West	Open Plot



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

To,
The Branch Manager,
State Bank of India
HLST Belapur Branch,
 Administrative Office,
 5th Floor, Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai – 400 051,
 Maharashtra, India.

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 21.12.2024
	b)	Date on which the valuation is made	: 27.12.2024
3.	List of documents produced for perusal		
	1. Copy of Amended Development Permission vide Letter No. PMC / TP / Rohinjan / 13/1, 14/5B & others / 21-21 / 16026 / 1769 / 2021 dated 27.08.2021 issued by Pnavel Municipal Corporation.		
	2. Copy of Deed of Conveyance dated 06.03.2020 between Mr. Dinesh Sunderlal Makad, Mrs. Preeti Dinesh Makad, Mrs. Nirmal Sunderlal Makad alias Mrs, Nirmal Sunderlal Makad, Mr. Yashpal Sunderlal Makad & Mrs. Seema Yashpal Makad (Vendors) & M/s. Metro Satyam Developers (Purchaser)		
	3. Copy of MAHARERA Registration Certificate of Project No. P52000031227 dated 20.08.2024 issued by Maharashtra Real Estate Regulatory Authority		
	4. Copy of NOC vide NOC ID No. NAVI / West / B / 103119 / 433357 dated 07.11.2019 issued by Airports Authority of India for System Generated Auto Assessment for Height Clearance.		
	5. Copy of Architect Certificate date 22.07.2024 issued by An. Arch Architect & Planner		
	6. Copy of Acceptance Letter for EC vide No. SIA / MH / MIS / 228098 / 2021 dated 09.09.2021 issued by Environment Department, Mumbai for grant fo Environemnt / CRZ Clearance for the proposal.		
	7. Copy of 7/12 of S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 dated 08.03.2021		
	8. Copy Letter vide No. PMC / NRV / Zone / 1259 / 2019 dated 10.05.2019 for request of zone issued by Panvel Municipal Corporation.		
	9. Copy of Provisional Fire NOC vide No. Outward / No / PMC / Fire / 2121 / L. No. / 80 / 2181 / 2021 dated 03.07.2021 issued by Chief Fire Officer, Panvel Municipal Corporation.		
	10. Copy of Title Report dated 04.10.2021 issued by M. Tripathi & Co. (Advocates, High Court).		
	11. Copy of Amended Commencement Certificate vide Letter No. PMC / TP / Rohinjan / 13/1 & others / 21-24 / 16026 / 1213 / 2024 dated 10.04.2024 issued by Panvel Municipal Corporation.		



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	<p>Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s Metro Satyam Developers Through its Partner Mr. Hitesh Jain & Mr. Karan R. Gulati as per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building for Building No. A (Ground + 33rd Upper Floors), Building B (Ground + 34th Upper Floors) & Commercial Building (Ground + 1st Upper Floors) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 At. – Rohinjan, Tal. - Panvel, Dist.- Raigad. (Plot Area = 7949.00 Sq.mt., Existing Approved Residential Built-Up Area = 25956.673 sq.mt. & Commercial Built-Up Area = 731.365 sq.mt., Proposed Residential Built-Up Area = 4485.900 sq.mt., Total Existing Approved and Proposed Built-Up Area = 31173.938 sq.mt.)</p> <p>(No. of Existing Approved Residential Unit – 391 Nos. & Commercial Unit – 07 Nos. Proposed Residential Unit- 71 Nos., Total Units – 469 Nos.)</p>						
	<p>12. Copy of Amended Approved Plan No. PMP / NRV / 16026 / 1213 / 2024 dated 10.04.2024 issued by Asst. Director, Town Planner, Pnavel Municipal Corporation for Wing A and B.</p> <p>Approved upto:</p> <table border="1" data-bbox="319 838 1452 1005"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>'A' Wing</td> <td>Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 33rd upper floors.</td> </tr> <tr> <td>'B' Wing</td> <td>Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 34th upper floors.</td> </tr> </tbody> </table>	Building	Number of Floors	'A' Wing	Ground + 1 st Floor (part Commercial / part Podium) + 2 nd to 4 th floors Podiums + 5 th to 33 rd upper floors.	'B' Wing	Ground + 1 st Floor (part Commercial / part Podium) + 2 nd to 4 th floors Podiums + 5 th to 34 th upper floors.
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	<p>Project Name (with address & phone nos.) : "Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410208, State - Maharashtra, Country - India</p>						
	<p>4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Metro Satyam Developers</p> <p>Address: Office at 1204/05/06, Maithli Signet, Plot No. 39/4, Sector 30/A, Opp. Inorbit Mall, Vahi, navi Mumabi – 400 705, state – Maharashtra, Country – Mumbai.</p> <p>Contact Person : Mr. Manpreet Singh – 98190 81463 Mr. Sachin (Sales) – 98192 99200</p>						
	<p>5. Brief description of the property (Including Leasehold / freehold etc.) :</p>						
	<p>About Regents Park Kharghar Project: Residential project, The Regents park in Navi Mumbai is offering units for sale in Kharghar. Check out some Apartment that suit your lifestyle and liking. Possession date of The Regents park is Jun, 2027. The property offers 1 BHK, 2 BHK units. As per the area plan. The project by Satyam Developers is set in 1.96 Acres. There are 2 buildings in this project. Contact for further details. The Regents park is located in Survey no.13/1, 14/5B, 14/6, 15/5, 15/6, and 15/8 at Rohinjan, Kharghar. The Regents park follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well.ID is P52000031227.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="295 1905 1476 2008"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>'A' Wing</td> <td>Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 33rd upper floors.</td> </tr> </tbody> </table>	Building	Number of Floors	'A' Wing	Ground + 1 st Floor (part Commercial / part Podium) + 2 nd to 4 th floors Podiums + 5 th to 33 rd upper floors.		
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'B' Wing	Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 34th upper floors.	
LEVEL OF COMPLETEION:		
Building	Present stage of Construction	Percentage of work completion
'A' Wing & 'B' Wing	RCC work, Brick work, Internal / External plaster & Plumbing work is completed. Flooring work upto 26 th floor is completed.	80%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is June – 2027 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
• Yoga / Meditation Area	• Full Power Back up	
• Salon	• Library	
• Spa	• Jogging Track	
• Business Suites	• Sewage Treatment Plant	
• Swimming Pool	• Aggregate area of recreational open space	
• Children's Play Area	• Energy Management	
• Gymnasium	• Landscarp gardent and tree painting	
• Car parking	• Open parking	
• Closed Car Parking	• Soild Waste Managemetn And Disposal	
• Basketball Court	• Storm Water Drains	
• Indoor games	• Street lighting	
• 24 x 7 water supply	• Rain water harvesting	
• Gated Community	• Electrification Transformer Solar Energy	
• 24 x 7 Security	• Organic Farming	
• CCTV	• Cigar Lounge	
• Day Care Centre	• Infinity Pool	
• Mini Theatre	• Opera House	
• Valet Parking	• Reflexology Park	
• Security cabin	• Sun deck	
• Vastu Compliant	• Senior citizen sitout	
• Barbecue Area	• Jacuzzi	
• Multipurpose Hall	• Changing Room	
6.	Location of property	:
a)	Plot No. / Survey No.	: S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan
d)	Ward / Taluka	: Taluka – Panvel

	e) Mandal / District	:	Dist – Raigad		
7.	Postal address of the property	:	“Regents Park Kharghar”, Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410208, State - Maharashtra, Country - India		
8.	City / Town	:	Navi Mumbai, Panvel		
	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	:	Panavel Municipal Corporation, Village - Rohinjan		
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 RERA	As per Site
	North		Land bearing Survey No. 15 Hissa No. 5	Survey No. 15	Open Plot
	South		Land bearing Survey No. 15 Hissa No. 10	Survey No. 16	Shill Panvel Road
	East		Land bearing Survey No. 15 Hissa No. 7	Survey No. 15	Open Plot
	West		Land bearing Survey No. 15 Hissa No. 8	Survey No. 14 & 13, 45 mtr. Wide road NH 4 Road	Open Plot
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°05'31.2"N 73°04'39.4"E		
14.	Extent of the site	:	Plot area - 7,949.00 Sq. M. (As per Plan & RERA site) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area - 7,949.00 Sq. M. (As per Plan & RERA site)		
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building's construction work is in progress.		
II	CHARACTERISTICS OF THE SITE				

1.	Classification of locality	:	Middle class						
2.	Development of surrounding areas	:	Normal						
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For residential purpose						
8.	Any usage restriction	:	Residential						
9.	Is plot in town planning approved layout?	:	Copy of Amended Approved Plan No. PMP / NRV / 16026 / 1213 / 2024 dated 10.04.2024 issued by Asst. Director, Town Planner, Panvel Municipal Corporation for Wing A and B. Approved upto:						
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10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						
12.	Type of road available at present	:	B.T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 M. Wide Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developing area						
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area - 7,949.00 Sq. M. (As per Plan & RERA site)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						

4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 56,400.00 per Sq. M. for Residential ₹ 7,380.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>7949</td> <td>7380</td> <td>5,86,63,620.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7949	7380	5,86,63,620.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
7949	7380	5,86,63,620.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure						
	c) Year of construction	:	N.A. Building's construction work is in progress.						
	d) Number of floors and height of each floor including basement, if any	:							
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	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building's construction work is in progress.						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building's construction work is in progress.						
	g) Date of issue and validity of layout of approved map	:	Copy of Amended Approved Plan No. PMP / NRV / 16026 / 1213 / 2024 dated 10.04.2024 issued by Asst. Director, Town Planner, Panvel Municipal Corporation for Wing A and B.						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>'A' Wing</td> <td>Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 33rd upper floors.</td> </tr> <tr> <td>'B' Wing</td> <td>Ground + 1st Floor (part Commercial / part Podium) + 2nd to 4th floors Podiums + 5th to 34th upper floors.</td> </tr> </tbody> </table>	Building	Number of Floors	'A' Wing	Ground + 1 st Floor (part Commercial / part Podium) + 2 nd to 4 th floors Podiums + 5 th to 33 rd upper floors.	'B' Wing	Ground + 1 st Floor (part Commercial / part Podium) + 2 nd to 4 th floors Podiums + 5 th to 34 th upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation		
2.	Basement	:	No
3.	Superstructure	:	As per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. Building's construction work is in progress.
5.	RCC Works	:	N.A. Building's construction work is in progress.
6.	Plastering	:	N.A. Building's construction work is in progress.
7.	Flooring, Skirting, dado	:	N.A. Building's construction work is in progress.
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building's construction work is in progress.
9.	Roofing including weather proof course	:	N.A. Building's construction work is in progress.
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building's construction work is in progress.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building's construction work is in progress.
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building's construction work is in progress.
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
a)	No. of water closets and their type	:	
b)	No. of wash basins	:	
c)	No. of urinals	:	
d)	No. of bath tubs	:	N.A. Building's construction work is in progress.
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF AMENDED APPROVED PLAN NO. PMP / NRV / 16026 / 1213 / 2024 DATED 10.04.2024 ISSUED BY ASST. DIRECTOR, TOWN PLANNER, PANVEL MUNICIPAL CORPORATION:

1) Building A:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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	501	5	2 BHK	559	29	26	614	675	12500	76,75,000	87,49,500	22,000	17,56,040
2	502	5	2 BHK	552	29	0	581	639	12500	72,62,500	82,79,250	20,500	16,61,660
3	503	5	1 BHK	409	15	0	424	466	12500	53,00,000	60,42,000	15,000	12,12,640
4	504	5	1 BHK	409	15	0	424	466	12500	53,00,000	60,42,000	15,000	12,12,640
5	505	5	2 BHK	604	33	0	637	701	12500	79,62,500	90,77,250	22,500	18,21,820
6	506	5	2 BHK	611	33	30	674	741	12500	84,25,000	96,04,500	24,000	19,27,640
7	507	5	1 BHK	411	14	24	449	494	12500	56,12,500	63,98,250	16,000	12,84,140
8	508	5	1 BHK	411	14	24	449	494	12500	56,12,500	63,98,250	16,000	12,84,140
9	601	6	2 BHK	559	29	26	614	675	12530	76,93,420	87,70,499	22,000	17,56,040
10	602	6	2 BHK	552	29	0	581	639	12530	72,79,930	82,99,120	20,500	16,61,660
11	603	6	1 BHK	409	15	0	424	466	12530	53,12,720	60,56,501	15,000	12,12,640
12	604	6	1 BHK	409	15	0	424	466	12530	53,12,720	60,56,501	15,000	12,12,640
13	605	6	2 BHK	604	33	0	637	701	12530	79,81,610	90,99,035	22,500	18,21,820
14	606	6	2 BHK	611	33	30	674	741	12530	84,45,220	96,27,551	24,000	19,27,640
15	607	6	1 BHK	411	14	24	449	494	12530	56,25,970	64,13,606	16,000	12,84,140
16	608	6	1 BHK	411	14	24	449	494	12530	56,25,970	64,13,606	16,000	12,84,140
17	701	7	2 BHK	559	29	26	614	675	12560	77,11,840	87,91,498	22,000	17,56,040
18	702	7	2 BHK	552	29	0	581	639	12560	72,97,360	83,18,990	21,000	16,61,660
19	703	7	1 BHK	409	15	0	424	466	12560	53,25,440	60,71,002	15,000	12,12,640
20	704	7	1 BHK	409	15	0	424	466	12560	53,25,440	60,71,002	15,000	12,12,640
21	705	7	2 BHK	604	33	0	637	701	12560	80,00,720	91,20,821	23,000	18,21,820
22	706	7	2 BHK	611	33	30	674	741	12560	84,65,440	96,50,602	24,000	19,27,640
23	707	7	1 BHK	411	14	24	449	494	12560	56,39,440	64,28,962	16,000	12,84,140
24	708	7	1 BHK	411	14	24	449	494	12560	56,39,440	64,28,962	16,000	12,84,140
25	801	8	2 BHK	559	29	26	614	675	12590	77,30,260	88,12,496	22,000	17,56,040
26	802	8	2 BHK	552	29	0	581	639	12590	73,14,790	83,38,861	21,000	16,61,660
27	803	8	1 BHK	409	15	0	424	466	12590	53,38,160	60,85,502	15,000	12,12,640
28	804	8	1 BHK	409	15	0	424	466	12590	53,38,160	60,85,502	15,000	12,12,640
29	805	8	2 BHK	604	33	0	637	701	12590	80,19,830	91,42,606	23,000	18,21,820
30	806	8	2 BHK	611	33	30	674	741	12590	84,85,660	96,73,652	24,000	19,27,640
31	807	8	1 BHK	411	14	24	449	494	12590	56,52,910	64,44,317	16,000	12,84,140
32	808	8	1 BHK	411	14	24	449	494	12590	56,52,910	64,44,317	16,000	12,84,140
33	901	9	2 BHK	559	29	26	614	675	12620	77,48,680	88,33,495	22,000	17,56,040
34	903	9	1 BHK	409	15	0	424	466	12620	53,50,880	61,00,003	15,500	12,12,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Stab Area in Sq.Ft.	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 ₹
35	904	9	1 BHK	409	15	0	424	466	12620	53,50,880	61,00,003	15,500	12,12,640
36	905	9	2 BHK	604	33	0	637	701	12620	80,38,940	91,64,392	23,000	18,21,820
37	906	9	2 BHK	611	33	30	674	741	12620	85,05,880	96,96,703	24,000	19,27,640
38	907	9	1 BHK	411	14	24	449	494	12620	56,66,380	64,59,673	16,000	12,84,140
39	908	9	1 BHK	411	14	24	449	494	12620	56,66,380	64,59,673	16,000	12,84,140
40	1001	10	2 BHK	559	29	26	614	675	12650	77,67,100	88,54,494	22,000	17,56,040
41	1002	10	2 BHK	552	29	0	581	639	12650	73,49,650	83,78,601	21,000	16,61,660
42	1003	10	1 BHK	409	15	0	424	466	12650	53,63,600	61,14,504	15,500	12,12,640
43	1004	10	1 BHK	409	15	0	424	466	12650	53,63,600	61,14,504	15,500	12,12,640
44	1005	10	2 BHK	604	33	0	637	701	12650	80,58,050	91,86,177	23,000	18,21,820
45	1006	10	2 BHK	611	33	30	674	741	12650	85,26,100	97,19,754	24,500	19,27,640
46	1007	10	1 BHK	411	14	24	449	494	12650	56,79,850	64,75,029	16,000	12,84,140
47	1008	10	1 BHK	411	14	24	449	494	12650	56,79,850	64,75,029	16,000	12,84,140
48	1101	11	2 BHK	559	29	26	614	675	12680	77,85,520	88,75,493	22,000	17,56,040
49	1102	11	2 BHK	552	29	0	581	639	12680	73,67,080	83,98,471	21,000	16,61,660
50	1103	11	1 BHK	409	15	0	424	466	12680	53,76,320	61,29,005	15,500	12,12,640
51	1104	11	1 BHK	409	15	0	424	466	12680	53,76,320	61,29,005	15,500	12,12,640
52	1105	11	2 BHK	604	33	0	637	701	12680	80,77,160	92,07,962	23,000	18,21,820
53	1106	11	2 BHK	611	33	30	674	741	12680	85,46,320	97,42,805	24,500	19,27,640
54	1107	11	1 BHK	411	14	24	449	494	12680	56,93,320	64,90,385	16,000	12,84,140
55	1108	11	1 BHK	411	14	24	449	494	12680	56,93,320	64,90,385	16,000	12,84,140
56	1201	12	2 BHK	559	29	26	614	675	12710	78,03,940	88,96,492	22,000	17,56,040
57	1202	12	2 BHK	552	29	0	581	639	12710	73,84,510	84,18,341	21,000	16,61,660
58	1203	12	1 BHK	409	15	0	424	466	12710	53,89,040	61,43,506	15,500	12,12,640
59	1204	12	1 BHK	409	15	0	424	466	12710	53,89,040	61,43,506	15,500	12,12,640
60	1205	12	2 BHK	604	33	0	637	701	12710	80,96,270	92,29,748	23,000	18,21,820
61	1206	12	2 BHK	611	33	30	674	741	12710	85,66,540	97,65,856	24,500	19,27,640
62	1207	12	1 BHK	411	14	24	449	494	12710	57,06,790	65,05,741	16,500	12,84,140
63	1208	12	1 BHK	411	14	24	449	494	12710	57,06,790	65,05,741	16,500	12,84,140
64	1301	13	2 BHK	559	29	26	614	675	12740	78,22,360	89,17,490	22,500	17,56,040
65	1302	13	2 BHK	552	29	0	581	639	12740	74,01,940	84,38,212	21,000	16,61,660
66	1303	13	1 BHK	409	15	0	424	466	12740	54,01,760	61,58,006	15,500	12,12,640
67	1304	13	1 BHK	409	15	0	424	466	12740	54,01,760	61,58,006	15,500	12,12,640
68	1305	13	2 BHK	604	33	0	637	701	12740	81,15,380	92,51,533	23,000	18,21,820
69	1306	13	2 BHK	611	33	30	674	741	12740	85,86,760	97,88,906	24,500	19,27,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
70	1307	13	1 BHK	411	14	24	449	494	12740	57,20,260	65,21,096	16,500	12,84,140
71	1308	13	1 BHK	411	14	24	449	494	12740	57,20,260	65,21,096	16,500	12,84,140
72	1401	14	2 BHK	559	29	26	614	675	12770	78,40,780	89,38,489	22,500	17,56,040
73	1403	14	1 BHK	409	15	0	424	466	12770	54,14,480	61,72,507	15,500	12,12,640
74	1404	14	1 BHK	409	15	0	424	466	12770	54,14,480	61,72,507	15,500	12,12,640
75	1405	14	2 BHK	604	33	0	637	701	12770	81,34,490	92,73,319	23,000	18,21,820
76	1406	14	2 BHK	611	33	30	674	741	12770	86,06,980	98,11,957	24,500	19,27,640
77	1407	14	1 BHK	411	14	24	449	494	12770	57,33,730	65,36,452	16,500	12,84,140
78	1408	14	1 BHK	411	14	24	449	494	12770	57,33,730	65,36,452	16,500	12,84,140
79	1501	15	2 BHK	559	29	26	614	675	12800	78,59,200	89,59,488	22,500	17,56,040
80	1502	15	2 BHK	552	29	0	581	639	12800	74,36,800	84,77,952	21,000	16,61,660
81	1503	15	1 BHK	409	15	0	424	466	12800	54,27,200	61,87,008	15,500	12,12,640
82	1504	15	1 BHK	409	15	0	424	466	12800	54,27,200	61,87,008	15,500	12,12,640
83	1505	15	2 BHK	604	33	0	637	701	12800	81,53,600	92,95,104	23,000	18,21,820
84	1506	15	2 BHK	611	33	30	674	741	12800	86,27,200	98,35,008	24,500	19,27,640
85	1507	15	1 BHK	411	14	24	449	494	12800	57,47,200	65,51,808	16,500	12,84,140
86	1508	15	1 BHK	411	14	24	449	494	12800	57,47,200	65,51,808	16,500	12,84,140
87	1601	16	2 BHK	559	29	26	614	675	12830	78,77,620	89,80,487	22,500	17,56,040
88	1602	16	2 BHK	552	29	0	581	639	12830	74,54,230	84,97,822	21,000	16,61,660
89	1603	16	1 BHK	409	15	0	424	466	12830	54,39,920	62,01,509	15,500	12,12,640
90	1604	16	1 BHK	409	15	0	424	466	12830	54,39,920	62,01,509	15,500	12,12,640
91	1605	16	2 BHK	604	33	0	637	701	12830	81,72,710	93,16,889	23,500	18,21,820
92	1606	16	2 BHK	611	33	30	674	741	12830	86,47,420	98,58,059	24,500	19,27,640
93	1607	16	1 BHK	411	14	24	449	494	12830	57,60,670	65,67,164	16,500	12,84,140
94	1608	16	1 BHK	411	14	24	449	494	12830	57,60,670	65,67,164	16,500	12,84,140
95	1701	17	2 BHK	559	29	26	614	675	12860	78,96,040	90,01,486	22,500	17,56,040
96	1702	17	2 BHK	552	29	0	581	639	12860	74,71,660	85,17,692	21,500	16,61,660
97	1703	17	1 BHK	409	15	0	424	466	12860	54,52,640	62,16,010	15,500	12,12,640
98	1704	17	1 BHK	409	15	0	424	466	12860	54,52,640	62,16,010	15,500	12,12,640
99	1705	17	2 BHK	604	33	0	637	701	12860	81,91,820	93,38,675	23,500	18,21,820
100	1706	17	2 BHK	611	33	30	674	741	12860	86,67,640	98,81,110	24,500	19,27,640
101	1707	17	1 BHK	411	14	24	449	494	12860	57,74,140	65,82,520	16,500	12,84,140
102	1708	17	1 BHK	411	14	24	449	494	12860	57,74,140	65,82,520	16,500	12,84,140
103	1801	18	2 BHK	559	29	26	614	675	12890	79,14,460	90,22,484	22,500	17,56,040
104	1802	18	2 BHK	552	29	0	581	639	12890	74,89,090	85,37,563	21,500	16,61,660

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
105	1803	18	1 BHK	409	15	0	424	466	12890	54,65,360	62,30,510	15,500	12,12,640
106	1804	18	1 BHK	409	15	0	424	466	12890	54,65,360	62,30,510	15,500	12,12,640
107	1805	18	2 BHK	604	33	0	637	701	12890	82,10,930	93,60,460	23,500	18,21,820
108	1806	18	2 BHK	611	33	30	674	741	12890	86,87,860	99,04,160	25,000	19,27,640
109	1807	18	1 BHK	411	14	24	449	494	12890	57,87,610	65,97,875	16,500	12,84,140
110	1808	18	1 BHK	411	14	24	449	494	12890	57,87,610	65,97,875	16,500	12,84,140
111	1901	19	2 BHK	559	29	26	614	675	12920	79,32,880	90,43,483	22,500	17,56,040
112	1903	19	1 BHK	409	15	0	424	466	12920	54,78,080	62,45,011	15,500	12,12,640
113	1904	19	1 BHK	409	15	0	424	466	12920	54,78,080	62,45,011	15,500	12,12,640
114	1905	19	2 BHK	604	33	0	637	701	12920	82,30,040	93,82,246	23,500	18,21,820
115	1906	19	2 BHK	611	33	30	674	741	12920	87,08,080	99,27,211	25,000	19,27,640
116	1907	19	1 BHK	411	14	24	449	494	12920	58,01,080	66,13,231	16,500	12,84,140
117	1908	19	1 BHK	411	14	24	449	494	12920	58,01,080	66,13,231	16,500	12,84,140
118	2001	20	2 BHK	559	29	26	614	675	12950	79,51,300	90,64,482	22,500	17,56,040
119	2002	20	2 BHK	552	29	0	581	639	12950	75,23,950	85,77,303	21,500	16,61,660
120	2003	20	1 BHK	409	15	0	424	466	12950	54,90,800	62,59,512	15,500	12,12,640
121	2004	20	1 BHK	409	15	0	424	466	12950	54,90,800	62,59,512	15,500	12,12,640
122	2005	20	2 BHK	604	33	0	637	701	12950	82,49,150	94,04,031	23,500	18,21,820
123	2006	20	2 BHK	611	33	30	674	741	12950	87,28,300	99,50,262	25,000	19,27,640
124	2007	20	1 BHK	411	14	24	449	494	12950	58,14,550	66,28,587	16,500	12,84,140
125	2008	20	1 BHK	411	14	24	449	494	12950	58,14,550	66,28,587	16,500	12,84,140
126	2101	21	2 BHK	559	29	26	614	675	12980	79,69,720	90,85,481	22,500	17,56,040
127	2102	21	2 BHK	552	29	0	581	639	12980	75,41,380	85,97,173	21,500	16,61,660
128	2103	21	1 BHK	409	15	0	424	466	12980	55,03,520	62,74,013	15,500	12,12,640
129	2104	21	1 BHK	409	15	0	424	466	12980	55,03,520	62,74,013	15,500	12,12,640
130	2105	21	2 BHK	604	33	0	637	701	12980	82,68,260	94,25,816	23,500	18,21,820
131	2106	21	2 BHK	611	33	30	674	741	12980	87,48,520	99,73,313	25,000	19,27,640
132	2107	21	1 BHK	411	14	24	449	494	12980	58,28,020	66,43,943	16,500	12,84,140
133	2108	21	1 BHK	411	14	24	449	494	12980	58,28,020	66,43,943	16,500	12,84,140
134	2201	22	2 BHK	559	29	26	614	675	13010	79,88,140	91,06,480	23,000	17,56,040
135	2202	22	2 BHK	552	29	0	581	639	13010	75,58,810	86,17,043	21,500	16,61,660
136	2203	22	1 BHK	409	15	0	424	466	13010	55,16,240	62,88,514	15,500	12,12,640
137	2204	22	1 BHK	409	15	0	424	466	13010	55,16,240	62,88,514	15,500	12,12,640
138	2205	22	2 BHK	604	33	0	637	701	13010	82,87,370	94,47,602	23,500	18,21,820
139	2206	22	2 BHK	611	33	30	674	741	13010	87,68,740	99,96,364	25,000	19,27,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
140	2207	22	1 BHK	411	14	24	449	494	13010	58,41,490	66,59,299	16,500	12,84,140
141	2208	22	1 BHK	411	14	24	449	494	13010	58,41,490	66,59,299	16,500	12,84,140
142	2301	23	2 BHK	559	29	26	614	675	13040	80,06,560	91,27,478	23,000	17,56,040
143	2302	23	2 BHK	552	29	0	581	639	13040	75,76,240	86,36,914	21,500	16,61,660
144	2303	23	1 BHK	409	15	0	424	466	13040	55,28,960	63,03,014	16,000	12,12,640
145	2304	23	1 BHK	409	15	0	424	466	13040	55,28,960	63,03,014	16,000	12,12,640
146	2305	23	2 BHK	604	33	0	637	701	13040	83,06,480	94,69,387	23,500	18,21,820
147	2306	23	2 BHK	611	33	30	674	741	13040	87,88,960	1,00,19,414	25,000	19,27,640
148	2307	23	1 BHK	411	14	24	449	494	13040	58,54,960	66,74,654	16,500	12,84,140
149	2308	23	1 BHK	411	14	24	449	494	13040	58,54,960	66,74,654	16,500	12,84,140
150	2401	24	2 BHK	559	29	26	614	675	13070	80,24,980	91,48,477	23,000	17,56,040
151	2403	24	1 BHK	409	15	0	424	466	13070	55,41,680	63,17,515	16,000	12,12,640
152	2404	24	1 BHK	409	15	0	424	466	13070	55,41,680	63,17,515	16,000	12,12,640
153	2405	24	2 BHK	604	33	0	637	701	13070	83,25,590	94,91,173	23,500	18,21,820
154	2406	24	2 BHK	611	33	30	674	741	13070	88,09,180	1,00,42,465	25,000	19,27,640
155	2407	24	1 BHK	411	14	24	449	494	13070	58,68,430	66,90,010	16,500	12,84,140
156	2408	24	1 BHK	411	14	24	449	494	13070	58,68,430	66,90,010	16,500	12,84,140
157	2501	25	2 BHK	559	29	26	614	675	13100	80,43,400	91,69,476	23,000	17,56,040
158	2502	25	2 BHK	552	29	0	581	639	13100	76,11,100	86,76,654	21,500	16,61,660
159	2503	25	1 BHK	409	15	0	424	466	13100	55,54,400	63,32,016	16,000	12,12,640
160	2504	25	1 BHK	409	15	0	424	466	13100	55,54,400	63,32,016	16,000	12,12,640
161	2505	25	2 BHK	604	33	0	637	701	13100	83,44,700	95,12,958	24,000	18,21,820
162	2506	25	2 BHK	611	33	30	674	741	13100	88,29,400	1,00,65,516	25,000	19,27,640
163	2507	25	1 BHK	411	14	24	449	494	13100	58,81,900	67,05,366	17,000	12,84,140
164	2508	25	1 BHK	411	14	24	449	494	13100	58,81,900	67,05,366	17,000	12,84,140
165	2601	26	2 BHK	559	29	26	614	675	13130	80,61,820	91,90,475	23,000	17,56,040
166	2602	26	2 BHK	552	29	0	581	639	13130	76,28,530	86,96,524	21,500	16,61,660
167	2603	26	1 BHK	409	15	0	424	466	13130	55,67,120	63,46,517	16,000	12,12,640
168	2604	26	1 BHK	409	15	0	424	466	13130	55,67,120	63,46,517	16,000	12,12,640
169	2605	26	2 BHK	604	33	0	637	701	13130	83,63,810	95,34,743	24,000	18,21,820
170	2606	26	2 BHK	611	33	30	674	741	13130	88,49,620	1,00,88,567	25,000	19,27,640
171	2607	26	1 BHK	411	14	24	449	494	13130	58,95,370	67,20,722	17,000	12,84,140
172	2608	26	1 BHK	411	14	24	449	494	13130	58,95,370	67,20,722	17,000	12,84,140
173	2701	27	2 BHK	559	29	26	614	675	13160	80,80,240	92,11,474	23,000	17,56,040
174	2702	27	2 BHK	552	29	0	581	639	13160	76,45,960	87,16,394	22,000	16,61,660

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
175	2703	27	1 BHK	409	15	0	424	466	13160	55,79,840	63,61,018	16,000	12,12,640
176	2704	27	1 BHK	409	15	0	424	466	13160	55,79,840	63,61,018	16,000	12,12,640
177	2705	27	2 BHK	604	33	0	637	701	13160	83,82,920	95,56,529	24,000	18,21,820
178	2706	27	2 BHK	611	33	30	674	741	13160	88,69,840	1,01,11,618	25,500	19,27,640
179	2707	27	1 BHK	411	14	24	449	494	13160	59,08,840	67,36,078	17,000	12,84,140
180	2708	27	1 BHK	411	14	24	449	494	13160	59,08,840	67,36,078	17,000	12,84,140
181	2801	28	2 BHK	559	29	26	614	675	13190	80,98,660	92,32,472	23,000	17,56,040
182	2802	28	2 BHK	552	29	0	581	639	13190	76,63,390	87,36,265	22,000	16,61,660
183	2803	28	1 BHK	409	15	0	424	466	13190	55,92,560	63,75,518	16,000	12,12,640
184	2804	28	1 BHK	409	15	0	424	466	13190	55,92,560	63,75,518	16,000	12,12,640
185	2805	28	2 BHK	604	33	0	637	701	13190	84,02,030	95,78,314	24,000	18,21,820
186	2806	28	2 BHK	611	33	30	674	741	13190	88,90,060	1,01,34,668	25,500	19,27,640
187	2807	28	1 BHK	411	14	24	449	494	13190	59,22,310	67,51,433	17,000	12,84,140
188	2808	28	1 BHK	411	14	24	449	494	13190	59,22,310	67,51,433	17,000	12,84,140
189	2901	29	2 BHK	559	29	26	614	675	13220	81,17,080	92,53,471	23,000	17,56,040
190	2903	29	1 BHK	409	15	0	424	466	13220	56,05,280	63,90,019	16,000	12,12,640
191	2904	29	1 BHK	409	15	0	424	466	13220	56,05,280	63,90,019	16,000	12,12,640
192	2905	29	2 BHK	604	33	0	637	701	13220	84,21,140	96,00,100	24,000	18,21,820
193	2906	29	2 BHK	611	33	30	674	741	13220	89,10,280	1,01,57,719	25,500	19,27,640
194	2907	29	1 BHK	411	14	24	449	494	13220	59,35,780	67,66,789	17,000	12,84,140
195	2908	29	1 BHK	411	14	24	449	494	13220	59,35,780	67,66,789	17,000	12,84,140
196	3001	30	2 BHK	559	29	26	614	675	13250	81,35,500	92,74,470	23,000	17,56,040
197	3002	30	2 BHK	552	29	0	581	639	13250	76,98,250	87,76,005	22,000	16,61,660
198	3003	30	1 BHK	409	15	0	424	466	13250	56,18,000	64,04,520	16,000	12,12,640
199	3004	30	1 BHK	409	15	0	424	466	13250	56,18,000	64,04,520	16,000	12,12,640
200	3005	30	2 BHK	604	33	0	637	701	13250	84,40,250	96,21,885	24,000	18,21,820
201	3006	30	2 BHK	611	33	30	674	741	13250	89,30,500	1,01,80,770	25,500	19,27,640
202	3007	30	1 BHK	411	14	24	449	494	13250	59,49,250	67,82,145	17,000	12,84,140
203	3008	30	1 BHK	411	14	24	449	494	13250	59,49,250	67,82,145	17,000	12,84,140
204	3101	31	2 BHK	559	29	26	614	675	13280	81,53,920	92,95,469	23,000	17,56,040
205	3102	31	2 BHK	552	29	0	581	639	13280	77,15,680	87,95,875	22,000	16,61,660
206	3103	31	1 BHK	409	15	0	424	466	13280	56,30,720	64,19,021	16,000	12,12,640
207	3104	31	1 BHK	409	15	0	424	466	13280	56,30,720	64,19,021	16,000	12,12,640
208	3105	31	2 BHK	604	33	0	637	701	13280	84,59,360	96,43,670	24,000	18,21,820
209	3106	31	2 BHK	611	33	30	674	741	13280	89,50,720	1,02,03,821	25,500	19,27,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
210	3107	31	1 BHK	411	14	24	449	494	13280	59,62,720	67,97,501	17,000	12,84,140
211	3108	31	1 BHK	411	14	24	449	494	13280	59,62,720	67,97,501	17,000	12,84,140
212	3201	32	2 BHK	559	29	26	614	675	13310	81,72,340	93,16,468	23,500	17,56,040
213	3202	32	2 BHK	552	29	0	581	639	13310	77,33,110	88,15,745	22,000	16,61,660
214	3203	32	1 BHK	409	15	0	424	466	13310	56,43,440	64,33,522	16,000	12,12,640
215	3204	32	1 BHK	409	15	0	424	466	13310	56,43,440	64,33,522	16,000	12,12,640
216	3205	32	2 BHK	604	33	0	637	701	13310	84,78,470	96,65,456	24,000	18,21,820
217	3206	32	2 BHK	611	33	30	674	741	13310	89,70,940	1,02,26,872	25,500	19,27,640
218	3207	32	1 BHK	411	14	24	449	494	13310	59,76,190	68,12,857	17,000	12,84,140
219	3208	32	1 BHK	411	14	24	449	494	13310	59,76,190	68,12,857	17,000	12,84,140
220	3301	33	2 BHK	559	29	26	614	675	13340	81,90,760	93,37,466	23,500	17,56,040
221	3302	33	2 BHK	552	29	0	581	639	13340	77,50,540	88,35,616	22,000	16,61,660
222	3303	33	1 BHK	409	15	0	424	466	13340	56,56,160	64,48,022	16,000	12,12,640
223	3304	33	1 BHK	409	15	0	424	466	13340	56,56,160	64,48,022	16,000	12,12,640
224	3305	33	2 BHK	604	33	0	637	701	13340	84,97,580	96,87,241	24,000	18,21,820
225	3306	33	2 BHK	611	33	30	674	741	13340	89,91,160	1,02,49,922	25,500	19,27,640
226	3307	33	1 BHK	411	14	24	449	494	13340	59,89,660	68,28,212	17,000	12,84,140
227	3308	33	1 BHK	411	14	24	449	494	13340	59,89,660	68,28,212	17,000	12,84,140
Total				112254	5133	3016	120403	132443		1,55,56,06,760	1,77,33,91,706		34,43,52,580

2) Building B:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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	501	5	2 BHK	611	33	30	674	741	12500	84,25,000	96,04,500	24,000	19,27,640
2	502	5	2 BHK	604	33	0	637	701	12500	79,62,500	90,77,250	22,500	18,21,820
3	503	5	1 BHK	409	15	0	424	466	12500	53,00,000	60,42,000	15,000	12,12,640
4	504	5	1 BHK	409	15	0	424	466	12500	53,00,000	60,42,000	15,000	12,12,640
5	505	5	2 BHK	552	29	0	581	639	12500	72,62,500	82,79,250	20,500	16,61,660
6	506	5	2 BHK	559	29	26	614	675	12500	76,75,000	87,49,500	22,000	17,56,040
7	507	5	1 BHK	411	14	24	449	494	12500	56,12,500	63,98,250	16,000	12,84,140
8	508	5	1 BHK	411	14	24	449	494	12500	56,12,500	63,98,250	16,000	12,84,140
9	601	6	2 BHK	611	33	30	674	741	12530	84,45,220	96,27,551	24,000	19,27,640
10	602	6	2 BHK	604	33	0	637	701	12530	79,81,610	90,99,035	22,500	18,21,820
11	603	6	1 BHK	409	15	0	424	466	12530	53,12,720	60,56,501	15,000	12,12,640
12	604	6	1 BHK	409	15	0	424	466	12530	53,12,720	60,56,501	15,000	12,12,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
13	605	6	2 BHK	552	29	0	581	639	12530	72,79,930	82,99,120	20,500	16,61,660
14	606	6	2 BHK	559	29	26	614	675	12530	76,93,420	87,70,499	22,000	17,56,040
15	607	6	1 BHK	411	14	24	449	494	12530	56,25,970	64,13,606	16,000	12,84,140
16	608	6	1 BHK	411	14	24	449	494	12530	56,25,970	64,13,606	16,000	12,84,140
17	701	7	2 BHK	611	33	30	674	741	12560	84,65,440	96,50,602	24,000	19,27,640
18	702	7	2 BHK	604	33	0	637	701	12560	80,00,720	91,20,821	23,000	18,21,820
19	703	7	1 BHK	409	15	0	424	466	12560	53,25,440	60,71,002	15,000	12,12,640
20	704	7	1 BHK	409	15	0	424	466	12560	53,25,440	60,71,002	15,000	12,12,640
21	705	7	2 BHK	552	29	0	581	639	12560	72,97,360	83,18,990	21,000	16,61,660
22	706	7	2 BHK	559	29	26	614	675	12560	77,11,840	87,91,498	22,000	17,56,040
23	707	7	1 BHK	411	14	24	449	494	12560	56,39,440	64,28,962	16,000	12,84,140
24	708	7	1 BHK	411	14	24	449	494	12560	56,39,440	64,28,962	16,000	12,84,140
25	801	8	2 BHK	611	33	30	674	741	12590	84,85,660	96,73,652	24,000	19,27,640
26	802	8	2 BHK	604	33	0	637	701	12590	80,19,830	91,42,606	23,000	18,21,820
27	803	8	1 BHK	409	15	0	424	466	12590	53,38,160	60,85,502	15,000	12,12,640
28	804	8	1 BHK	409	15	0	424	466	12590	53,38,160	60,85,502	15,000	12,12,640
29	805	8	2 BHK	552	29	0	581	639	12590	73,14,790	83,38,861	21,000	16,61,660
30	806	8	2 BHK	559	29	26	614	675	12590	77,30,260	88,12,496	22,000	17,56,040
31	807	8	1 BHK	411	14	24	449	494	12590	56,52,910	64,44,317	16,000	12,84,140
32	808	8	1 BHK	411	14	24	449	494	12590	56,52,910	64,44,317	16,000	12,84,140
33	901	9	2 BHK	559	29	26	614	675	12620	77,48,680	88,33,495	22,000	17,56,040
34	903	9	1 BHK	409	15	0	424	466	12620	53,50,880	61,00,003	15,500	12,12,640
35	904	9	1 BHK	409	15	0	424	466	12620	53,50,880	61,00,003	15,500	12,12,640
36	905	9	2 BHK	604	33	0	637	701	12620	80,38,940	91,64,392	23,000	18,21,820
37	906	9	2 BHK	611	33	30	674	741	12620	85,05,880	96,96,703	24,000	19,27,640
38	907	9	1 BHK	411	14	24	449	494	12620	56,66,380	64,59,673	16,000	12,84,140
39	908	9	1 BHK	411	14	24	449	494	12620	56,66,380	64,59,673	16,000	12,84,140
40	1001	10	2 BHK	611	33	30	674	741	12650	85,26,100	97,19,754	24,500	19,27,640
41	1002	10	2 BHK	604	33	0	637	701	12650	80,58,050	91,86,177	23,000	18,21,820
42	1003	10	1 BHK	409	15	0	424	466	12650	53,63,600	61,14,504	15,500	12,12,640
43	1004	10	1 BHK	409	15	0	424	466	12650	53,63,600	61,14,504	15,500	12,12,640
44	1005	10	2 BHK	552	29	0	581	639	12650	73,49,650	83,78,601	21,000	16,61,660
45	1006	10	2 BHK	559	29	26	614	675	12650	77,67,100	88,54,494	22,000	17,56,040
46	1007	10	1 BHK	411	14	24	449	494	12650	56,79,850	64,75,029	16,000	12,84,140
47	1008	10	1 BHK	411	14	24	449	494	12650	56,79,850	64,75,029	16,000	12,84,140
48	1101	11	2 BHK	611	33	30	674	741	12680	85,46,320	97,42,805	24,500	19,27,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft.	Service Slab Area in Sq.Ft.	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 ₹
49	1102	11	2 BHK	604	33	0	637	701	12680	80,77,160	92,07,962	23,000	18,21,820
50	1103	11	1 BHK	409	15	0	424	466	12680	53,76,320	61,29,005	15,500	12,12,640
51	1104	11	1 BHK	409	15	0	424	466	12680	53,76,320	61,29,005	15,500	12,12,640
52	1105	11	2 BHK	552	29	0	581	639	12680	73,67,080	83,98,471	21,000	16,61,660
53	1106	11	2 BHK	559	29	26	614	675	12680	77,85,520	88,75,493	22,000	17,56,040
54	1107	11	1 BHK	411	14	24	449	494	12680	56,93,320	64,90,385	16,000	12,84,140
55	1108	11	1 BHK	411	14	24	449	494	12680	56,93,320	64,90,385	16,000	12,84,140
56	1201	12	2 BHK	611	33	30	674	741	12710	85,66,540	97,65,856	24,500	19,27,640
57	1202	12	2 BHK	604	33	0	637	701	12710	80,96,270	92,29,748	23,000	18,21,820
58	1203	12	1 BHK	409	15	0	424	466	12710	53,89,040	61,43,506	15,500	12,12,640
59	1204	12	1 BHK	409	15	0	424	466	12710	53,89,040	61,43,506	15,500	12,12,640
60	1205	12	2 BHK	552	29	0	581	639	12710	73,84,510	84,18,341	21,000	16,61,660
61	1206	12	2 BHK	559	29	26	614	675	12710	78,03,940	88,96,492	22,000	17,56,040
62	1207	12	1 BHK	411	14	24	449	494	12710	57,06,790	65,05,741	16,500	12,84,140
63	1208	12	1 BHK	411	14	24	449	494	12710	57,06,790	65,05,741	16,500	12,84,140
64	1301	13	2 BHK	611	33	30	674	741	12740	85,86,760	97,88,906	24,500	19,27,640
65	1302	13	2 BHK	604	33	0	637	701	12740	81,15,380	92,51,533	23,000	18,21,820
66	1303	13	1 BHK	409	15	0	424	466	12740	54,01,760	61,58,006	15,500	12,12,640
67	1304	13	1 BHK	409	15	0	424	466	12740	54,01,760	61,58,006	15,500	12,12,640
68	1305	13	2 BHK	552	29	0	581	639	12740	74,01,940	84,38,212	21,000	16,61,660
69	1306	13	2 BHK	559	29	26	614	675	12740	78,22,360	89,17,490	22,500	17,56,040
70	1307	13	1 BHK	411	14	24	449	494	12740	57,20,260	65,21,096	16,500	12,84,140
71	1308	13	1 BHK	411	14	24	449	494	12740	57,20,260	65,21,096	16,500	12,84,140
72	1401	14	2 BHK	559	29	26	614	675	12770	78,40,780	89,38,489	22,500	17,56,040
73	1403	14	1 BHK	409	15	0	424	466	12770	54,14,480	61,72,507	15,500	12,12,640
74	1404	14	1 BHK	409	15	0	424	466	12770	54,14,480	61,72,507	15,500	12,12,640
75	1405	14	2 BHK	604	33	0	637	701	12770	81,34,490	92,73,319	23,000	18,21,820
76	1406	14	2 BHK	611	33	30	674	741	12770	86,06,980	98,11,957	24,500	19,27,640
77	1407	14	1 BHK	411	14	24	449	494	12770	57,33,730	65,36,452	16,500	12,84,140
78	1408	14	1 BHK	411	14	24	449	494	12770	57,33,730	65,36,452	16,500	12,84,140
79	1501	15	2 BHK	611	33	30	674	741	12800	86,27,200	98,35,008	24,500	19,27,640
80	1502	15	2 BHK	604	33	0	637	701	12800	81,53,600	92,95,104	23,000	18,21,820
81	1503	15	1 BHK	409	15	0	424	466	12800	54,27,200	61,87,008	15,500	12,12,640
82	1504	15	1 BHK	409	15	0	424	466	12800	54,27,200	61,87,008	15,500	12,12,640
83	1505	15	2 BHK	552	29	0	581	639	12800	74,36,800	84,77,952	21,000	16,61,660
84	1506	15	2 BHK	559	29	26	614	675	12800	78,59,200	89,59,488	22,500	17,56,040



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
85	1507	15	1 BHK	411	14	24	449	494	12800	57,47,200	65,51,808	16,500	12,84,140
86	1508	15	1 BHK	411	14	24	449	494	12800	57,47,200	65,51,808	16,500	12,84,140
87	1601	16	2 BHK	611	33	30	674	741	12830	86,47,420	98,58,059	24,500	19,27,640
88	1602	16	2 BHK	604	33	0	637	701	12830	81,72,710	93,16,889	23,500	18,21,820
89	1603	16	1 BHK	409	15	0	424	466	12830	54,39,920	62,01,509	15,500	12,12,640
90	1604	16	1 BHK	409	15	0	424	466	12830	54,39,920	62,01,509	15,500	12,12,640
91	1605	16	2 BHK	552	29	0	581	639	12830	74,54,230	84,97,822	21,000	16,61,660
92	1606	16	2 BHK	559	29	26	614	675	12830	78,77,620	89,80,487	22,500	17,56,040
93	1607	16	1 BHK	411	14	24	449	494	12830	57,60,670	65,67,164	16,500	12,84,140
94	1608	16	1 BHK	411	14	24	449	494	12830	57,60,670	65,67,164	16,500	12,84,140
95	1701	17	2 BHK	611	33	30	674	741	12830	86,47,420	98,58,059	24,500	19,27,640
96	1702	17	2 BHK	604	33	0	637	701	12860	81,91,820	93,38,675	23,500	18,21,820
97	1703	17	1 BHK	409	15	0	424	466	12860	54,52,640	62,16,010	15,500	12,12,640
98	1704	17	1 BHK	409	15	0	424	466	12860	54,52,640	62,16,010	15,500	12,12,640
99	1705	17	2 BHK	552	29	0	581	639	12860	74,71,660	85,17,692	21,500	16,61,660
100	1706	17	2 BHK	559	29	26	614	675	12860	78,96,040	90,01,486	22,500	17,56,040
101	1707	17	1 BHK	411	14	24	449	494	12860	57,74,140	65,82,520	16,500	12,84,140
102	1708	17	1 BHK	411	14	24	449	494	12860	57,74,140	65,82,520	16,500	12,84,140
103	1801	18	2 BHK	611	33	30	674	741	12890	86,87,860	99,04,160	25,000	19,27,640
104	1802	18	2 BHK	604	33	0	637	701	12890	82,10,930	93,60,460	23,500	18,21,820
105	1803	18	1 BHK	409	15	0	424	466	12890	54,65,360	62,30,510	15,500	12,12,640
106	1804	18	1 BHK	409	15	0	424	466	12890	54,65,360	62,30,510	15,500	12,12,640
107	1805	18	2 BHK	552	29	0	581	639	12890	74,89,090	85,37,563	21,500	16,61,660
108	1806	18	2 BHK	559	29	26	614	675	12890	79,14,460	90,22,484	22,500	17,56,040
109	1807	18	1 BHK	411	14	24	449	494	12890	57,87,610	65,97,875	16,500	12,84,140
110	1808	18	1 BHK	411	14	24	449	494	12890	57,87,610	65,97,875	16,500	12,84,140
111	1901	19	2 BHK	559	29	26	614	675	12920	79,32,880	90,43,483	22,500	17,56,040
112	1903	19	1 BHK	409	15	0	424	466	12920	54,78,080	62,45,011	15,500	12,12,640
113	1904	19	1 BHK	409	15	0	424	466	12920	54,78,080	62,45,011	15,500	12,12,640
114	1905	19	2 BHK	604	33	0	637	701	12920	82,30,040	93,82,246	23,500	18,21,820
115	1906	19	2 BHK	611	33	30	674	741	12920	87,08,080	99,27,211	25,000	19,27,640
116	1907	19	1 BHK	411	14	24	449	494	12920	58,01,080	66,13,231	16,500	12,84,140
117	1908	19	1 BHK	411	14	24	449	494	12920	58,01,080	66,13,231	16,500	12,84,140
118	2001	20	2 BHK	611	33	30	674	741	12950	87,28,300	99,50,262	25,000	19,27,640
119	2002	20	2 BHK	604	33	0	637	701	12950	82,49,150	94,04,031	23,500	18,21,820
120	2003	20	1 BHK	409	15	0	424	466	12950	54,90,800	62,59,512	15,500	12,12,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
121	2004	20	1 BHK	409	15	0	424	466	12950	54,90,800	62,59,512	15,500	12,12,640
122	2005	20	2 BHK	552	29	0	581	639	12950	75,23,950	85,77,303	21,500	16,61,660
123	2006	20	2 BHK	559	29	26	614	675	12950	79,51,300	90,64,482	22,500	17,56,040
124	2007	20	1 BHK	411	14	24	449	494	12950	58,14,550	66,28,587	16,500	12,84,140
125	2008	20	1 BHK	411	14	24	449	494	12950	58,14,550	66,28,587	16,500	12,84,140
126	2101	21	2 BHK	611	33	30	674	741	12980	87,48,520	99,73,313	25,000	19,27,640
127	2102	21	2 BHK	604	33	0	637	701	12980	82,68,260	94,25,816	23,500	18,21,820
128	2103	21	1 BHK	409	15	0	424	466	12980	55,03,520	62,74,013	15,500	12,12,640
129	2104	21	1 BHK	409	15	0	424	466	12980	55,03,520	62,74,013	15,500	12,12,640
130	2105	21	2 BHK	552	29	0	581	639	12980	75,41,380	85,97,173	21,500	16,61,660
131	2106	21	2 BHK	559	29	26	614	675	12980	79,69,720	90,85,481	22,500	17,56,040
132	2107	21	1 BHK	411	14	24	449	494	12980	58,28,020	66,43,943	16,500	12,84,140
133	2108	21	1 BHK	411	14	24	449	494	12980	58,28,020	66,43,943	16,500	12,84,140
134	2201	22	2 BHK	611	33	30	674	741	13010	87,68,740	99,96,364	25,000	19,27,640
135	2202	22	2 BHK	604	33	0	637	701	13010	82,87,370	94,47,602	23,500	18,21,820
136	2203	22	1 BHK	409	15	0	424	466	13010	55,16,240	62,88,514	15,500	12,12,640
137	2204	22	1 BHK	409	15	0	424	466	13010	55,16,240	62,88,514	15,500	12,12,640
138	2205	22	2 BHK	552	29	0	581	639	13010	75,58,810	86,17,043	21,500	16,61,660
139	2206	22	2 BHK	559	29	26	614	675	13010	79,88,140	91,06,480	23,000	17,56,040
140	2207	22	1 BHK	411	14	24	449	494	13010	58,41,490	66,59,299	16,500	12,84,140
141	2208	22	1 BHK	411	14	24	449	494	13010	58,41,490	66,59,299	16,500	12,84,140
142	2301	23	2 BHK	611	33	30	674	741	13040	87,88,960	1,00,19,414	25,000	19,27,640
143	2302	23	2 BHK	604	33	0	637	701	13040	83,06,480	94,69,387	23,500	18,21,820
144	2303	23	1 BHK	409	15	0	424	466	13040	55,28,960	63,03,014	16,000	12,12,640
145	2304	23	1 BHK	409	15	0	424	466	13040	55,28,960	63,03,014	16,000	12,12,640
146	2305	23	2 BHK	552	29	0	581	639	13040	75,76,240	86,36,914	21,500	16,61,660
147	2306	23	2 BHK	559	29	26	614	675	13040	80,06,560	91,27,478	23,000	17,56,040
148	2307	23	1 BHK	411	14	24	449	494	13040	58,54,960	66,74,654	16,500	12,84,140
149	2308	23	1 BHK	411	14	24	449	494	13040	58,54,960	66,74,654	16,500	12,84,140
150	2401	24	2 BHK	559	29	26	614	675	13070	80,24,980	91,48,477	23,000	17,56,040
151	2403	24	1 BHK	409	15	0	424	466	13070	55,41,680	63,17,515	16,000	12,12,640
152	2404	24	1 BHK	409	15	0	424	466	13070	55,41,680	63,17,515	16,000	12,12,640
153	2405	24	2 BHK	604	33	0	637	701	13070	83,25,590	94,91,173	23,500	18,21,820
154	2406	24	2 BHK	611	33	30	674	741	13070	88,09,180	1,00,42,465	25,000	19,27,640
155	2407	24	1 BHK	411	14	24	449	494	13070	58,68,430	66,90,010	16,500	12,84,140
156	2408	24	1 BHK	411	14	24	449	494	13070	58,68,430	66,90,010	16,500	12,84,140

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
157	2501	25	2 BHK	611	33	30	674	741	13100	88,29,400	1,00,65,516	25,000	19,27,640
158	2502	25	2 BHK	604	33	0	637	701	13100	83,44,700	95,12,958	24,000	18,21,820
159	2503	25	1 BHK	409	15	0	424	466	13100	55,54,400	63,32,016	16,000	12,12,640
160	2504	25	1 BHK	409	15	0	424	466	13100	55,54,400	63,32,016	16,000	12,12,640
161	2505	25	2 BHK	552	29	0	581	639	13100	76,11,100	86,76,654	21,500	16,61,660
162	2506	25	2 BHK	559	29	26	614	675	13100	80,43,400	91,69,476	23,000	17,56,040
163	2507	25	1 BHK	411	14	24	449	494	13100	58,81,900	67,05,366	17,000	12,84,140
164	2508	25	1 BHK	411	14	24	449	494	13100	58,81,900	67,05,366	17,000	12,84,140
165	2601	26	2 BHK	611	33	30	674	741	13130	88,49,620	1,00,88,567	25,000	19,27,640
166	2602	26	2 BHK	604	33	0	637	701	13130	83,63,810	95,34,743	24,000	18,21,820
167	2603	26	1 BHK	409	15	0	424	466	13130	55,67,120	63,46,517	16,000	12,12,640
168	2604	26	1 BHK	409	15	0	424	466	13130	55,67,120	63,46,517	16,000	12,12,640
169	2605	26	2 BHK	552	29	0	581	639	13130	76,28,530	86,96,524	21,500	16,61,660
170	2606	26	2 BHK	559	29	26	614	675	13130	80,61,820	91,90,475	23,000	17,56,040
171	2607	26	1 BHK	411	14	24	449	494	13130	58,95,370	67,20,722	17,000	12,84,140
172	2608	26	1 BHK	411	14	24	449	494	13130	58,95,370	67,20,722	17,000	12,84,140
173	2701	27	2 BHK	611	33	30	674	741	13160	88,69,840	1,01,11,618	25,500	19,27,640
174	2702	27	2 BHK	604	33	0	637	701	13160	83,82,920	95,56,529	24,000	18,21,820
175	2703	27	1 BHK	409	15	0	424	466	13160	55,79,840	63,61,018	16,000	12,12,640
176	2704	27	1 BHK	409	15	0	424	466	13160	55,79,840	63,61,018	16,000	12,12,640
177	2705	27	2 BHK	552	29	0	581	639	13160	76,45,960	87,16,394	22,000	16,61,660
178	2706	27	2 BHK	559	29	26	614	675	13160	80,80,240	92,11,474	23,000	17,56,040
179	2707	27	1 BHK	411	14	24	449	494	13160	59,08,840	67,36,078	17,000	12,84,140
180	2708	27	1 BHK	411	14	24	449	494	13160	59,08,840	67,36,078	17,000	12,84,140
181	2801	28	2 BHK	611	33	30	674	741	13190	88,90,060	1,01,34,668	25,500	19,27,640
182	2802	28	2 BHK	604	33	0	637	701	13190	84,02,030	95,78,314	24,000	18,21,820
183	2803	28	1 BHK	409	15	0	424	466	13190	55,92,560	63,75,518	16,000	12,12,640
184	2804	28	1 BHK	409	15	0	424	466	13190	55,92,560	63,75,518	16,000	12,12,640
185	2805	28	2 BHK	552	29	0	581	639	13190	76,63,390	87,36,265	22,000	16,61,660
186	2806	28	2 BHK	559	29	26	614	675	13190	80,98,660	92,32,472	23,000	17,56,040
187	2807	28	1 BHK	411	14	24	449	494	13190	59,22,310	67,51,433	17,000	12,84,140
188	2808	28	1 BHK	411	14	24	449	494	13190	59,22,310	67,51,433	17,000	12,84,140
189	2901	29	2 BHK	559	29	26	614	675	13220	81,17,080	92,53,471	23,000	17,56,040
190	2903	29	1 BHK	409	15	0	424	466	13220	56,05,280	63,90,019	16,000	12,12,640
191	2904	29	1 BHK	409	15	0	424	466	13220	56,05,280	63,90,019	16,000	12,12,640
192	2905	29	2 BHK	604	33	0	637	701	13220	84,21,140	96,00,100	24,000	18,21,820

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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 ₹
193	2906	29	2 BHK	611	33	30	674	741	13220	89,10,280	1,01,57,719	25,500	19,27,640
194	2907	29	1 BHK	411	14	24	449	494	13220	59,35,780	67,66,789	17,000	12,84,140
195	2908	29	1 BHK	411	14	24	449	494	13220	59,35,780	67,66,789	17,000	12,84,140
196	3001	30	2 BHK	611	33	30	674	741	13250	89,30,500	1,01,80,770	25,500	19,27,640
197	3002	30	2 BHK	604	33	0	637	701	13250	84,40,250	96,21,885	24,000	18,21,820
198	3003	30	1 BHK	409	15	0	424	466	13250	56,18,000	64,04,520	16,000	12,12,640
199	3004	30	1 BHK	409	15	0	424	466	13250	56,18,000	64,04,520	16,000	12,12,640
200	3005	30	2 BHK	552	29	0	581	639	13250	76,98,250	87,76,005	22,000	16,61,660
201	3006	30	2 BHK	559	29	26	614	675	13250	81,35,500	92,74,470	23,000	17,56,040
202	3007	30	1 BHK	411	14	24	449	494	13250	59,49,250	67,82,145	17,000	12,84,140
203	3008	30	1 BHK	411	14	24	449	494	13250	59,49,250	67,82,145	17,000	12,84,140
204	3101	31	2 BHK	611	33	30	674	741	13280	89,50,720	1,02,03,821	25,500	19,27,640
205	3102	31	2 BHK	604	33	0	637	701	13280	84,59,360	96,43,670	24,000	18,21,820
206	3103	31	1 BHK	409	15	0	424	466	13280	56,30,720	64,19,021	16,000	12,12,640
207	3104	31	1 BHK	409	15	0	424	466	13280	56,30,720	64,19,021	16,000	12,12,640
208	3105	31	2 BHK	552	29	0	581	639	13280	77,15,680	87,95,875	22,000	16,61,660
209	3106	31	2 BHK	559	29	26	614	675	13280	81,53,920	92,95,469	23,000	17,56,040
210	3107	31	1 BHK	411	14	24	449	494	13280	59,62,720	67,97,501	17,000	12,84,140
211	3108	31	1 BHK	411	14	24	449	494	13280	59,62,720	67,97,501	17,000	12,84,140
212	3201	32	2 BHK	611	33	30	674	741	13310	89,70,940	1,02,26,872	25,500	19,27,640
213	3202	32	2 BHK	604	33	0	637	701	13310	84,78,470	96,65,456	24,000	18,21,820
214	3203	32	1 BHK	409	15	0	424	466	13310	56,43,440	64,33,522	16,000	12,12,640
215	3204	32	1 BHK	409	15	0	424	466	13310	56,43,440	64,33,522	16,000	12,12,640
216	3205	32	2 BHK	552	29	0	581	639	13310	77,33,110	88,15,745	22,000	16,61,660
217	3206	32	2 BHK	559	29	26	614	675	13310	81,72,340	93,16,468	23,500	17,56,040
218	3207	32	1 BHK	411	14	24	449	494	13310	59,76,190	68,12,857	17,000	12,84,140
219	3208	32	1 BHK	411	14	24	449	494	13310	59,76,190	68,12,857	17,000	12,84,140
220	3301	33	2 BHK	611	33	30	674	741	13340	89,91,160	1,02,49,922	25,500	19,27,640
221	3302	33	2 BHK	604	33	0	637	701	13340	84,97,580	96,87,241	24,000	18,21,820
222	3303	33	1 BHK	409	15	0	424	466	13340	56,56,160	64,48,022	16,000	12,12,640
223	3304	33	1 BHK	409	15	0	424	466	13340	56,56,160	64,48,022	16,000	12,12,640
224	3305	33	2 BHK	552	29	0	581	639	13340	77,50,540	88,35,616	22,000	16,61,660
225	3306	33	2 BHK	559	29	26	614	675	13340	81,90,760	93,37,466	23,500	17,56,040
226	3307	33	1 BHK	411	14	24	449	494	13340	59,89,660	68,28,212	17,000	12,84,140
227	3308	33	1 BHK	411	14	24	449	494	13340	59,89,660	68,28,212	17,000	12,84,140
228	3401	34	2 BHK	611	33	30	674	741	13370	90,11,380	1,02,72,973	25,500	19,27,640

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet area in Sq.Ft	Service Slab Area in Sq.Ft.	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	3402	34	2 BHK	604	33	0	637	701	13370	85,16,690	97,09,027	24,500	18,21,820
230	3403	34	1 BHK	409	15	0	424	466	13370	56,68,880	64,62,523	16,000	12,12,640
231	3404	34	1 BHK	409	15	0	424	466	13370	56,68,880	64,62,523	16,000	12,12,640
232	3405	34	2 BHK	552	29	0	581	639	13370	77,67,970	88,55,486	22,000	16,61,660
233	3406	34	2 BHK	559	29	26	614	675	13370	82,09,180	93,58,465	23,500	17,56,040
234	3407	34	1 BHK	411	14	24	449	494	13370	60,03,130	68,43,568	17,000	12,84,140
235	3408	34	1 BHK	411	14	24	449	494	13370	60,03,130	68,43,568	17,000	12,84,140
Total				116220	5315	3120	124655	137121		1,61,24,35,780	1,83,81,76,788		35,65,13,300

Summary of the Project:

Building	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 ₹
Wing A	1 BHK - 116 2 BHK - 111	227	120403	132443	1,55,56,06,760.00	1,77,33,91,706.00
Wing B	1 BHK - 120 2 BHK - 115	235	124655	137121	1,61,24,35,780.00	1,83,81,76,788.00
TOTAL		462	245058	269564	3,16,80,42,540.00	3,61,15,68,494.00
Typical Refuge Floor - 9 th , 14 th , 19 th , 24 th & 29 th - Flat No. 2 (Wing - A)						
Typical Refuge Floor - 9 th , 14 th , 19 th , 24 th & 29 th - Flat No. 2 (Wing - B)						

Particulars	Market Value (₹)
Full Fair Market Value After Completion	3,16,80,42,540.00
Realizable Value After Completion	3,61,15,68,494.00
Cost of Construction (Total Built up area x Rate) 271214 Sq. Ft. x ₹ 2600.00	70,08,65,880.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A & B	80	269564	70,08,65,880.00	56,06,92,704.00

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

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,18,74,49,540.00
Final Realizable Value After Completion in ₹		:	₹ 3,63,36,92,474.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000.00 to ₹ 14,000.00 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 ₹ 12,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



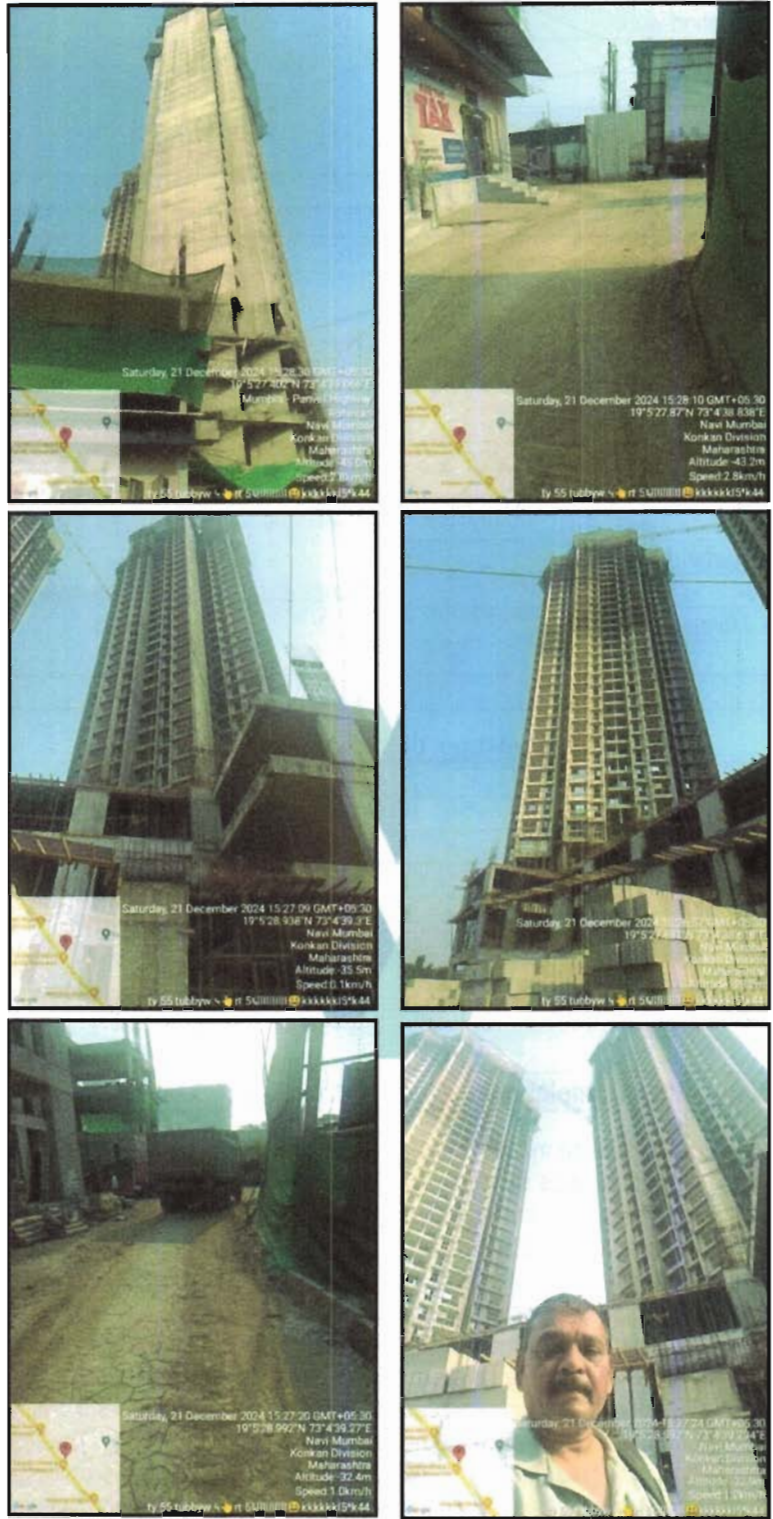
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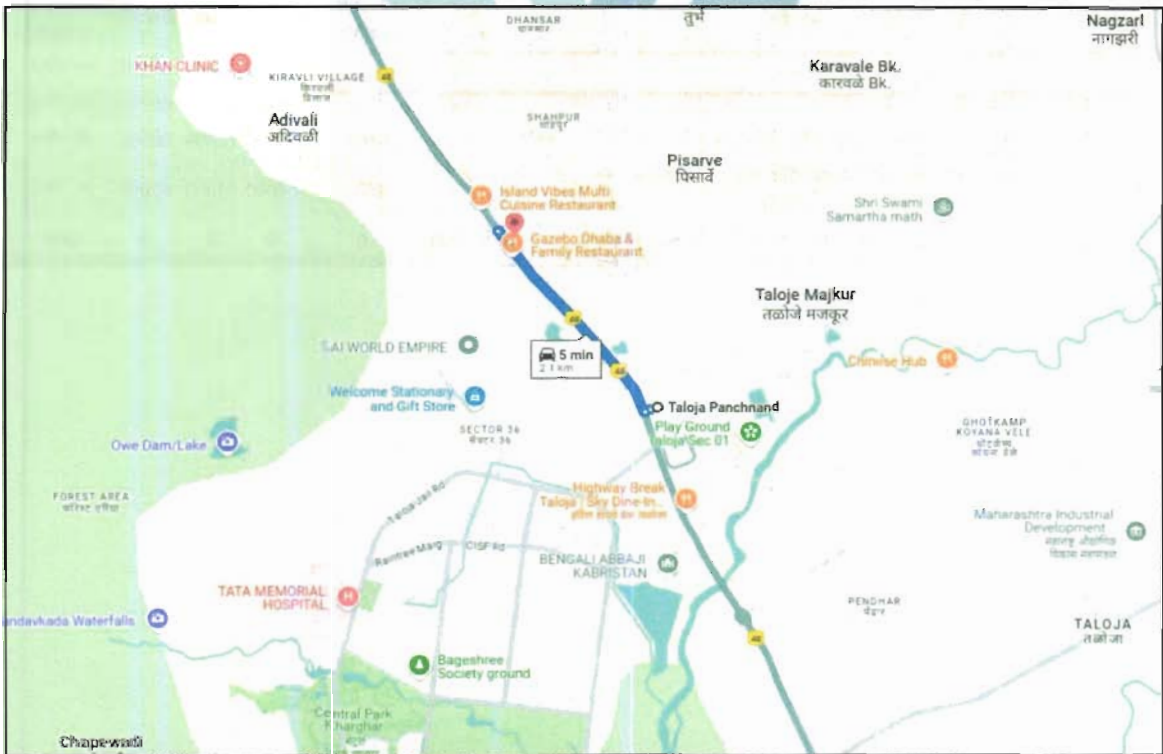


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°05'29.1"N 73°04'39.1"E

Note: The Blue line shows the route to site from nearest railway station (Taloja Panchand – 2.1 KM.)




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Ready Reckoner



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Mauje: Rohinjan (Panvel Mahanagarपालिक)

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.1-महामार्गासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी	7380	56400	64800	70400	64800 चौ. मीटर
SurveyNo	1.2-वापराच्या विकासनसम महामार्गासन्मुख रहिवास व इतर जांमेती	8600	58000	66700	72600	66700 चौ. मीटर
SurveyNo	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी	5800	57600	66300	72000	66300 चौ. मीटर
SurveyNo	2.2-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकासनसम जमिनी	5500	47700	62000	61900	62000 चौ. मीटर
SurveyNo	2.3-इतर महत्वाच्या रस्त्यासन्मुख शेती वापराबाकील जमिनी	6600300	0	0	0	हेक्टर



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
17072 / 2024	24.09.2024	69,82,143.00	51.32	552.00	12,640.00

गावाचे नाव : रोहिंजण	
(1) विलेखाचा प्रकार	करारनामा
(2) प्रोबदला	6982143
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3801500
(4) भू. मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 1.2. दर-58000/- प्रति चौ.मी. सदनािका नं. 3002.30 वा मजला, बिल्डींग नं. ए. रेजन्टस पार्क खारघर, सर्वे/हिस्सा नं. 13/1, 14/5 बी, 14/6, 15/5, 15/8 आणि 15/6 रोहिंजण, तालुका-पनवेल, जिल्हा-रायगड, क्षेत्रफळ 51.32 चौ.मी. कारपेट एरिया- 1 क्वार्टर कार पार्किंग (Survey Number : 13,14,14,15,15,15 ; HISSA NUMBER : 1,5 बी, 6,5,8,6 ;)
(5) क्षेत्रफळ	51.32 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.टी. सत्यम डेव्हलपर्स तर्फे भागीदार श्री. हितेश एस. जैन तर्फे कु. मु. म्हणून माणिक तायडे - वय:- 61 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिग्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- ABLFM2904K 2): नाव:- मे.टी. सत्यम डेव्हलपर्स तर्फे भागीदार श्री. करण आर गुलाटी तर्फे कु. मु. म्हणून माणिक तायडे - वय:- 61 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिग्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- ABLFM2904K
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रसाद हरिभाऊ पाटील - वय:- 50; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बी /16, अपर्णा को ऑपरेटिव्ह होसिंग सोसायटी, मीठ बंदर रोड, अष्टविनायक चौक, चेंदणी कोळीवाडा, कोपरी, ठाणे पूर्व, ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400603 पॅन नं:- ALSPP2783Q 2): नाव:- ज्योती प्रसाद पाटील - वय:- 48; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बी /16, अपर्णा को ऑपरेटिव्ह होसिंग सोसायटी, मीठ बंदर रोड, अष्टविनायक चौक, चेंदणी कोळीवाडा, कोपरी, ठाणे पूर्व, ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400603 पॅन नं:- ALSPP2782R
(9) दस्तावेज करून दिल्याचा दिनांक	24/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17072/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	488800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
205619 / 2024	15.12.2024	55,98,214.00	38.211	411.00	13,611.00

गावाचे नाव : रोहिजण	
(1) विलेखाचा प्रकार	करारनामा
(2) मूळदस्ता	5598214
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3025918
(4) भू-मापन, फोटोहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र. 1/2 दर रु. 58,000/- प्रति चौ.मी., सदनिका नंबर 2607, सव्वीसावा मजला, बिल्डिंग ए. रेजन्ट्स पार्क खारघर, सर्व्हे/हिस्सा नंबर. 13/1, 14/5 बी, 14/6, 15/5, 15/6 आणि 15/8, रोहिजण, तालुका पनवेल, जिल्हा रायगड, क्षेत्रफळ 38.211 चौरस मीटर कारपेट + बाल्कनी क्षेत्र 2.226 चौरस मीटर व 1 कवर्ड कार पार्किंग, ((Survey Number : 13/1, 14/5 बी, 14/6, 15/5, 15/6 ;))
(5) क्षेत्रफळ	38.211 चौ.मीटर
(6) आकारणी कित्या जुडी देणेत असो तेंव्हा.	
(7) दस्तऐवज करून देणा-या सिद्दून ठेवणा-या पक्षकाराचे नाव कित्या दिकाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव: मे. मेट्रो सत्यम डेव्हलपर्स लॉफे भागीदार करण राजेश गुलाटी यांचे वतीने क.ज. देणार अखत्यारी म्हणून भलचंद्र जनार्दन सुर्वे वय:-40 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - बॉक नं. - रोड नं. ऑफिस नं.1204, बारावा मजला, मेथिली सिप्रेट, प्लॉट नं.39/4, सेक्टर 30ए, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABLFM2904K 2): नाव: मे. मेट्रो सत्यम डेव्हलपर्स लॉफे भागीदार हितेश सुरेश जैन यांचे वतीने क.ज. देणार अखत्यारी म्हणून भलचंद्र जनार्दन सुर्वे वय:-40 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - बॉक नं. - रोड नं. ऑफिस नं.1204, बारावा मजला, मेथिली सिप्रेट, प्लॉट नं.39/4, सेक्टर 30ए, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABLFM2904K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व कित्या दिकाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:-खेहा दशरथ चव्हाण वय:-34; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - बॉक नं. - रोड नं. एनएल-2/6-बी-7, सेक्टर 3, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKAPC3261D 2): नाव:-तुषार रावसाहेब चव्हाण वय:-36; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - बॉक नं. - रोड नं. एनएल-2/6-बी-7, सेक्टर 3, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ASFPC9747B
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2024
(11) अनुक्रमांक, खंड व पुढ	20561/2024

https://researchgovernance.maharashtra.gov.in/saibahHTMLReport/SuchKramak2_RegLIVE.aspx

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	391880
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) खेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना नियडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
114450 / 2024	31.08.2024	73,92,857.00	56.13	604.00	12,236.00

सूची क्र.2	
14450529 27-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 14450/2024 नोंदणी : Regn:63m
गावाचे नाव : रोहिजण	
(1) विलेखाचा प्रकार	करारनामा
(2) भौबदला	7392857
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4141333.4
(4) भू.मापन,पौढहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र.1.2.दर-58000/- प्रति चौ.मी.,सदनिका नं.3105_31 वा मजला,बिल्डिंग नं.ए रेजन्ट्स पार्क खारघर,सर्वे/हिस्सा नं.-13/1,14/5बी,14/6,15/5,15/8 आणि 15/6 रोहिजण,तालुका-पनवेल,जिल्हा-रायगड,क्षेत्रफळ-56.13 चौ.मी. कारपेट एरिया +1 कवर्ड कार पार्किंग((Survey Number : 13,14,14,15,15,15 ; HISSA NUMBER : 1,5बी,6,5,8,6. ;))
(5) क्षेत्रफळ	56.13 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. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. हितेश एस.जेन तर्फे कु. मु. म्हणून माणिक लायडे - वय:-61 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, बर्लिक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं.-ABLFM2904K 2): नाव.-मे. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. करण आर. गुलाटी तर्फे कु. मु. म्हणून माणिक लायडे - वय:-61 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, बर्लिक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं.-ABLFM2904K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-शिवानंद मंठाळकर - वय:-53, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: परिमल अपार्टमेंट,सदनिका नं. 101,प्लॉट सी-1, 1 ला मजला,सेक्टर-23,घारावे रोड, सीवूड स्टेसन जवळ,नेरूळ, नवी मुंबई,ठाणे. बर्लिक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400706 फॅन नं.-AFUPM8195F 2): नाव.-फतेमा शिवानंद मंथालकर - वय:-56, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: परिमल अपार्टमेंट,सदनिका नं. 101,प्लॉट सी-1, 1 ला मजला,सेक्टर-23,घारावे रोड, सीवूड स्टेसन जवळ,नेरूळ, नवी मुंबई, ठाणे. बर्लिक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400706 फॅन नं.-AFPPM0264C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14450/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	517500
https://freesearchigservice.maharashtra.gov.in/santahTMLReportSuchiKramank2_RegLive.aspx	
12/27/24, 8:49 AM freesearchigservice.maharashtra.gov.in/santahTMLReportSuchiKramank2_RegLive.aspx	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13784 / 2024	29.07.2024	84,55,357.00	59.55	641.00	13,191.00

गावाचे नाव : रोहिजण	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8455357
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4361100
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 1,2, दर 58000/- प्रती चौ. मी. सदनिका नं. 3001,30 वा मजला, बिल्डींग नं. बी रेजन्ट्स पार्क खारघर, सर्वे/हिस्सा नं. 13/1,14/5 बी, 14/6, 15/5, 15/8 आणि 15/6 रोहिजण, तालुका-पनवेल, जिल्हा-रायगड, क्षेत्रफळ- 56.80 चौ. मी. कारपेट एरिया+2.75 चौ. मी. बाल्कनी+1 कवर्ड कार पार्किंग((Survey Number : 13,14,14,15,15,15 ; HISSA NUMBER : 1,5 बी,6,5,8,6 ;))
(5) क्षेत्रफळ	56.80 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. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. हितेश एस.जेन तर्फे कु. मु. म्हणून माणिक तायडे - वय:-61 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मेथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K 2): नाव:-.मे. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. करण आर. गुलाटी तर्फे कु. मु. म्हणून माणिक तायडे - वय:-61 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मेथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित बक्शी तर्फे कु. मु. म्हणून सुप्रिया अमित बक्शी - वय:-45; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 443, न्यू मॉडेल कॉलनी, प्रेम नगर अम्बाला, अम्बाला सिटी, हरियाणा, 134003. ब्लॉक नं. , रोड नं. , हरियाणा, अम्बाला. पिन कोड:-134003 पॅन नं:-A1LPB7853M
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13784/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	591900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
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 / Sq. Ft. on Carpet Area
16225 / 2024	05.09.2024	76,52,679.00	54.38	585.00	13,074.00

गावाचे नाव : रोहिजण	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	7652679
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4000260
(4) भू. मापन, फोटोहिस्ता व घरकमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 1.2, दर-58000/- प्रति चौ.मी., सदनिका नं. 2606.26 वा मजला, बिल्डिंग नं. बी, रेजन्टस पार्क खारघर, सर्वे/हिस्ता नं-13/1, 14/5बी, 14/6, 15/5, 15/8 आणि 15/6 रोहिजण, तालुका-पनवेल, जिल्हा-रायगड, क्षेत्रफळ-51.95 चौ.मी. कारपेट एरिया + 2.43 चौ. मी. बाल्कनी +1 कव्हर्ड कार पार्किंग ((Survey Number : 15 ; HISSA NUMBER : 1,5बी,6,5,8,6. ;))
(5) क्षेत्रफळ	51.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-. मे. मेट्रो सलम डेव्हलपर्स तर्फे भागीदार श्री. हितेश एस. जैन तर्फे कु. मु. म्हणून माणिक तायडे - वय:-61 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिग्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, बलॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K 2): नाव:-. मे. मेट्रो सलम डेव्हलपर्स तर्फे भागीदार श्री. करण अर. गुलाटी तर्फे कु. मु. म्हणून माणिक तायडे - वय:-61 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिग्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, बलॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोपीकृष्ण के एम - वय:-31; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पूर्णाश्री रेसिडन्सी , सदनिका. ए श्री भद्रा चिन्मया रोड, विपुनिपुरा, एर्नाकुलम एच. ओ. एर्नाकुलम, केरला , बलॉक नं. , रोड नं. , केरला, एर्नाकुलम. पिन कोड:-682301 पॅन नं:-GRUPK8328E 2): नाव:- ऐश्वर्या विश्वनाथ कोटीयन - वय:-29; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पूर्णाश्री रेसिडन्सी , सदनिका. ए श्री भद्रा चिन्मया रोड, विपुनिपुरा, एर्नाकुलम एच. ओ. एर्नाकुलम, केरला , बलॉक नं. , रोड नं. , केरला, एर्नाकुलम. पिन कोड:-682301 पॅन नं:-DBNPK2567P
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16225/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	535700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	408.00	47,34,000.00	11,600.00
1 BHK	99acres.com	409.00	47,46,000.00	11,600.00

99acres Buy ▾ All Residential Type Location or Project/Society or keyword SEARCH Home Loans Dashboard

1BHK Flat/Apartment
Regents Park Kharghar
Kharghar, Navi Mumbai, Maharashtra

Why choose this project ?

- Well connected with National highway 48 with the distance of only 17 meters
- convenience of Talaja Panchand railway station at 2.4 km
- Pethali-Taloja metro station only at 3.2 km

₹47.34 - 47.46 Lac 408 - 409 sq.ft. Under Construction
 Base Price: ₹11600 Per Sq Ft. Possess on June 2027
 Carpet Area Construction photos
 View Floor Plans

NO BROKERAGE RERA STATUS REGISTERED Registration No: P52000031227 View QR Code Website: https://maharera.maharashtra.gov.in/

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

Floor Plan	Inclusions	Carpet Area	Base Price
	2 bedrooms	408.56 sq.ft.	₹ 47.34 Lacs
	2 bedrooms	409 sq.ft.	₹ 47.46 Lacs

Places nearby View All (11)



Since 1969

Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	557.00	71,33,000.00	12,800.00
2 BHK	99acres.com	674.00	86,28,000.00	12,800.00

99acres Buy ▾ All Residential Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard

2BHK Flat/Apartment
Regents Park Kharghar
Kharghar, Navi Mumbai, Maharashtra

Why choose this project ?

- Well connected with National highway 48 with the distance of only 17 meters
- convenience of Talaja Panchand railway station at 2.4 km
- Pethali-Talaja metro station only at 3.2 km

₹71.33 - 86.28Lac 557 - 674 sq.ft. Under Construction
Base Price: ₹12800 Per Sq Ft Possession: June 2027
Carpet Area Construction photos View Floor Plans

NO BROKERAGE RERA COMPLIANT REGISTERED Registration No: P52000031227 Website: https://maharera.maharashtra.gov.in/

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms	Carpet Area: 557.25 sq.ft.	Base Price: ₹ 71.33 Lacs
	2 bedrooms 1 balcony	Carpet Area: 558.98 sq.ft.	Base Price: ₹ 71.58 Lacs
	2 bedrooms	Carpet Area: 604.18 sq.ft.	Base Price: ₹ 77.34 Lacs

*View 4 more



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	408.00	49,16,000.00	12,050.00
1 BHK	99acres.com	435.00	52,84,000.00	12,150.00

1BHK Flat/Apartment
Regents Park Kharghar
Kharghar, Navi Mumbai, Maharashtra

Why choose this project ?

- Well connected with national highway 48 with the distance of only 17 meters
- convenience of Talaja Panchand railway station at 2.4 km
- Pechali-Taloja metro station only at 3.2 km

₹49.16 - 52.84 Lac
408 - 435 sq.ft.
Under Construction
Possession June 2027

NO BROKERAGE
REGISTRATION No: P5200031227
View QR Code
Website: https://maharera.maharashtra.gov.in

Floor Plan | Project Details | Society Reviews | Explore Locality | Recommendations | Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
		408.56 sq.ft.	₹ 49.16 Lacs
		411.14 sq.ft.	₹ 49.47 Lacs
		421 sq.ft.	₹ 50.64 Lacs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	632.00	78,08,000.00	12,354.00
2 BHK	99acres.com	674.00	83,27,000.00	12,354.00

99acres Buy ▼ All Residential ▼ Type Location or Project/Society or Keyword SEARCH Home Loans Dashboard

2BHK Flat/Apartment
Regents Park Kharghar
Kharghar, Navi Mumbai, Maharashtra

Why choose this project ?

- Well connected with National highway 48 with the distance of only 17 meters
- convenience of Talaja Panchnand railway station at 2.4 km
- Pechali-Taloja metro station only at 3.2 km

₹78.08 - 83.27 Lac 632 - 674 sq.ft. ▼ Under Construction
 Base Price: ₹12354 Per sq.ft. (58.71 - 62.62 sq.m.)
 Possession June 2027
 Garden Area View Floor Plans Construction photos View Phone number Shortlist

NO BROKERAGE **REAL STATUS** **REGISTERED** Registration No: P52000031227 View DB Code Website: <https://maharera.maharashtra.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 Bedrooms	CARPET AREA 632 sq.ft.	Base Price: ₹ 78.08 Lacs
	2 Bedrooms 1 Kitchen 1 Bathroom Living	CARPET AREA 674 sq.ft.	Base Price: ₹ 83.27 Lacs

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	550.00	78,00,000.00	14,182.00
2 BHK	99acres.com	676.00	95,77,000.00	14,167.00

2BHK Flat/Apartment
Regents Park Kharghar
Kharghar, Navi Mumbai, Maharashtra

Why choose this project ?

- Well connected with National highway 48 with the distance of only 17 meters
- convenience of Talaja Panchand railway station at 2.4 km
- Peshall-Taloja metro station only at 3.2 km

₹78 - 95.77 Lac. 550 - 676 sq.ft. Under Construction
Possession June 2027

NO BROKERAGE. REGISTERED. Registration No. PS2000081227. Website: <https://maharera.maharashtra.gov.in/>

FLOOR PLAN | PROJECT DETAILS | SOCIETY REVIEWS | EXPLORE LOCALITY | RECOMMENDATIONS | DEALER DETAILS

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
		550.57 sq.ft.	Base Price ₹ 78.0 Lacs
		552.2 sq.ft.	Base Price ₹ 78.26 Lacs
		557.25 sq.ft.	Base Price ₹ 78.95 Lacs

+View 11 more



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Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	678.00	89,50,000.00	13,200.00

magicbricks
Buy
Rent
Sell
Home Loans

₹ 89.5 Lac [EMI - ₹ 40k](#) | [Get pre-approved loan](#)

2 BHK 1210 Sq-ft Flat For Sale [Rohinjan, Navi Mumbai](#)



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area
678 sqft ~ ₹13,206/sqft

Floor
12(Out of 24 Floors)

Facing
West

Developer
MetroGroup & Satyam Developers LLP

Transaction Type
New Property

Lifts
4

Project
Queens Necklace

Additional Rooms
1 Store Room

Furnished Status
Unfurnished

✔ Opposite to Ghazebo Dhaba, Kharghar. 7 mins from metro Station OFFER Free Registration & Stamp Duty

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 89.5 Lac ₹ 4,47,700 Approx. Registration Charges ₹ 4 Per sq. Unit Monthly
Booking Amount	₹ 54,000
RERA ID	P52000053533
Address	Kharghar, Navi Mumbai, Rohinjan, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Opposite to Ghazebo Dhaba, Kharghar. 7 mins from metro Station



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Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	558.00	60,00,000.00	10,753.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 60.0 Lac EMI - ₹ 27k | [Get pre-approved loan](#)

2 BHK 930 Sq-ft Flat For Sale [Rohinjan, Navi Mumbai](#)



🛏 2 Beds 🚿 2 Baths 🏠 Unfurnished

<p>Carpet Area 558 sqft ~ ₹10,753/sqft</p>	<p>Developer Meghna Builders</p>	<p>Project Meghna Seven</p>
<p>Floor 6(Out of 16 Floors)</p>	<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Study Room</p>
<p>Facing North</p>	<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 60 Lac ₹3,00,000 Approx. Registration Charges ₹3 Per sq. Unit Monthly
Booking Amount	₹1.1 Lac
Address	rohinjan, kharghar, Rohinjan, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	NH48 highway touch property, just opp gazebo dhabha.



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	612.00	77,00,000.00	12,582.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹77.0 Lac EMI - ₹35k | [Get Loan offers from 34+ banks](#)

2 BHK 1000 Sq-ft Flat For Sale [Rohinjan, Navi Mumbai](#)



2 Beds
2 Baths
Unfurnished

Carpet Area
612.sqft ~
₹12,582/sqft

Floor
19(Out of 25 Floors)

Furnished Status
Unfurnished

Developer
[MetroGroup & Satyam Developers LLP](#)

Transaction Type
New Property

Type Of Ownership
Freehold

Project
[Queens Necklace](#)

Facing
East

Age Of Construction
Under Construction

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹77 Lac ₹3,85,000 Approx. Registration Charges ₹4 Per sq. Unit Monthly
Booking Amount	₹1.1 Lac
Address	Rohinjan, Navi Mumbai, Rohinjan, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	walkable distance from Metro station
Furnishing	Unfurnished
Flooring	Mosaic, Vitrified, Wooden, Ceramic Tiles, Marble, Normal Tiles/Kotah Stone, Granite, Marbonite

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area In Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbriks.com	672.00	86,00,000.00	12,798.00

magicbriks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 86.0 Lac EMI - ₹ 39k | [Get pre-approved loan](#)

2 BHK 1075 Sq-ft Flat For Sale [Rohinjan, Navi Mumbai](#)

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area	Developer	Project
672 sqft ~ ₹12,798/sqft	Elora Group	Elora Emerald
Floor	Transaction Type	Facing
7 (Out of 18 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Covered

✔ East Facing Property
✔ Near by schools college, Near by sai satya hospital.

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

More Details

Price Breakup	₹ 86 Lac ₹ 4,30,000 Approx. Registration Charges ₹ 4 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
RERA ID	P52000051429
Address	Rohinjan, Navi Mumbai, Rohinjan, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near by schools college, Near by sai satya hospital.

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	485.00	57,00,000.00	11,753.00

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Navi Mumbai > Rohinjan > Apartment in Rohinjan > 1 BHK > 727 Sq-ft

₹ 57.0 Lac EMI - ₹ 26k | [How much loan can I get?](#)

1 BHK 727 Sq-ft Flat For Sale [Rohinjan, Navi Mumbai](#)

1 Bed
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 485 sqft ~ ₹11,753/sqft	Developer Ellora Group	Project Ellora Emerald
Floor 14 (Out of 18 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

✔ East Facing Property

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

More Details

Price Breakup	₹ 57 Lac ₹ 2,85,000 Approx. Registration Charges ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P5200051429
Address	Rohinjan, Navi Mumbai, Rohinjan, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	10 min from central park, near by school college.
Furnishing	Unfurnished
Flooring	Vitrified

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	602.00	73,00,000.00	12,126.00
2 BHK	housing.com	590.00	66,96,000.00	11,350.00

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Home / Navi Mumbai / Kharghar / Mahaavir Exotique Phase II

Mahaavir Exotique Phase II

By MAHAAVIR SUPERSTRUCTURES PVT.LTD.


Rohinjan, Upper Kharghar, Navi Mumbai



₹43.0 L - 73.0 L | ₹10.14 K - 12.13 K/sq.ft

EMI starts at ₹22.77 K

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

[Contact Sellers](#)



1, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹10.14 K - 12.13 K/sq.ft Avg. Price

424 - 602 sq.ft. (Carpet Area) Sizes

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Home / Navi Mumbai / Kharghar / Today Aikyam

Today Aikyam

By TODAY ROYAL INFRACON


Rohinjan, Kharghar, Navi Mumbai



₹41.23 L - 66.96 L | ₹11.35 K/sq.ft

EMI starts at ₹21.83 K

Basic Price

[Contact Sellers](#)



1, 2 BHK Apartments Configurations

Oct, 2027 Possession Starts

₹11.35 K/sq.ft Avg. Price

363 - 590 sq.ft. (Carpet Area) Sizes



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	368.00	45,03,000.00	12,236.00
3 BHK	housing.com	950.00	1,16,00,000.00	12,210.00
2 BHK	magicbricks.com	667.00	85,00,000.00	12,744.00

Oxyfresh Homes RERA

By **TODAY GLOBAL**

Rohinjan, Kharghar, Navi Mumbai

₹45.03 L - 1.16 Cr | ₹12.24 K/sq.ft
EMI starts at ₹23.85 k

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

[Contact Seller](#)

1, 2, 3 BHK Apartments Configurations

Jun. 2025 Possession Starts

₹12.24 K/sq.ft Avg. Price

368 - 950 sq.ft. (Carpet Area) Sizes

₹85.0 Lac EMI - ₹38k | [Can I afford it?](#)

2 BHK Flat For Sale in Anandam Rohinjan, Kharghar, Navi Mumbai

2 Beds | 2 Baths | 2 Balconies | Unfurnished

Carpet Area	Developer	Project
667 sqft - ₹12,744/sqft	ACE PROP SOLUTIONS	Anandam Rohinjan
Floor	Transaction Type	Status
10 (Out of 14 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Store Room	East	Unfurnished



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 27.12.2024

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.27 17:04:25 +05'30'

Auth. Sign.

Manoj B. Chalikwar

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

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

Date

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

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 27.12.2024 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 21.12.2024 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Metro Satyam Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office, HLST Belapur 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 Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 20.12.2024 Valuation Date – 27.12.2024 Date of Report – 27.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.12.2024
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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th 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. Metro Satyam Developers**. 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. Metro Satyam Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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.



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Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.

Director

Manoj B. Chalikwar

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



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