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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Raghukul CHSL"

"Raghukul CHSL", Proposed Redevelopment Building on Plot Bearing CTS No. 965, 965/1, Village – Dahisar, S. V. Road, Dahisar (East), Mumbai, Pin – 400 068, State – Maharashtra, Country – India.

Latitude Longitude: 19°14'48.4"N 72°51'40.2"E

Intended User:

State Bank of India

HLST Santacruz Branch

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



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- | | | | |
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

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MASTER VALUATION REPORT OF "Raghukul CHSL"

**"Raghukul CHSL", Proposed Redevelopment Building on Plot Bearing CTS No. 965, 965/1,
Village – Dahisar, S. V. Road, Dahisar (East), Mumbai, Pin – 400 068,
State – Maharashtra, Country – India.**

Latitude Longitude: 19°14'48.4"N 72°51'40.2"E

NAME OF DEVELOPER: M/s. Ramniyati Realities LLP.

Pursuant to instructions from State Bank of India, HLST, Santacruz, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Raghukul CHSL"**, Proposed Redevelopment Building on Plot Bearing CTS No. 965, 965/1, Village – Dahisar, S. V. Road, Dahisar (East), Mumbai, Pin – 400 068, State – Maharashtra, Country – India. It is about 700 Mtr. walking distance from Dahisar Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed

2. Developer Details:

Name of builder	M/s. Ramniyati Realities LLP.	
Project Registration Number	Project	RERA Project Number
	Raghukul CHSL	P51800076919
Register office address	M/s. Ramniyati Realities LLP. Office No. B-305, "Kedarnath Apartment" , Vrindavan Marg, Ovipada, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Ravi Walavalkar (Builder Person Mobile No. 70452 92956) Mr. Ankit Singh (Sales Person – Mobile No. 81092 34235)	
E – mail ID AND Website	raghukul.rllp@gmail.com www.sanmatigroup.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sheetal Complex Residential Building
On or towards South	Internal Road
On or towards East	S. V. Road
On or towards West	Krishna Krupa Building & New Mahavir Darshan Building



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

To,
The Branch Manager,
State Bank of India
 HLST Santacruz Branch
 1st Floor, Jeevan Seva Annex Building, LIC Complex,
 S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General										
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, HLST, Santacruz to assess fair market value of the property for bank loan purpose.									
2.	a)	Date of inspection	: 27.12.2024									
	b)	Date on which the valuation is made	: 31.12.2024									
3.	List of documents produced for perusal											
	1.	Copy of Development Agreement between Raghukul Co-Operative Housing Society Ltd. (Society) and M/s. Ramniyati Realities LLP. (Developers) through Reg.Doc. No. BRL-8/8502/2023 dated 20.06.2023										
	2.	Copy of Deed of Conveyance between R.S.S.G. Conduits & Tubes Pvt. Ltd. (Owner) and Raghukul Co-Operative Housing Society Ltd. (Society) through Reg. Doc. BRL-1/8501/2023 dated 20.06.2023.										
	3.	Copy of Power of Attorney from Raghukul Co-Operative Housing Society Limited (Society) to M/s. Ramniyati Realities LLP. (Developers) through Reg. Doc. No. BRL-8/8504/2023 dated 20.06.2023.										
	4.	Copy of Supplemental Agreement for reirement cum continuation of partners in the LLP dated 15.02.2024.										
	5.	Copy of Legal Title Report date 12.06.2024 issued by Mehta & Co. Advocates & Solicitors.										
	6.	Copy of MAHARERA Registration Certificate of Project No. P51800076919 issued by Maharashtra Real Estate Regulatory Authority date 09.07.2024.										
	7.	Copy of Affidavit from M/s Ramniyati Realities LLP date 03.03.2024.										
	8.	Copy of Architect's Certificate date 06.06.2024 issued by Chamunda Consultant (As per RERA Certificate)										
	9.	Copy of Engineer's Certificate date 12.06.2024 issued by Ira Structural Consultants (As per RERA Certificate)										
	10.	Copy of Height Clearance NOC No. JUHU/WEST/B/111021/634132, issued by Airport Authority of India date 15.12.2021, Valid upto – 14.12.2029.										
	11.	Copy of Fire NOC No. P-11624/2022/(925 & Others)/R/N Ward/Dahisar R/N-CFO/1 dated 20.10.2022 issued by Municipal Corporation of Greater Mumbai.										
	12.	Copy of IOD No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N/IOD/1/New dated 28.03.2024 issued by Municipal Corporation of Greater Mumbai.										
	13.	Copy of Commencement Certificate No. P-11624/2022/(965 and Other)/R/N Ward/Dahisar R/N/CC/1/New date 08.06.2022 issued by Municipal Corporation of Greater Mumbai.										
<table border="1"> <tr> <td>Issue On : 07 Jun 2024</td> <td>Valid Upto .</td> <td>06 Jun 2025</td> </tr> <tr> <td>Application Number :</td> <td colspan="2">P-11624/2022/(965 And Other)/R/N Ward/DAHISAR R/N/CC/1/New</td> </tr> <tr> <td>Remark :</td> <td colspan="2">This C. C. is now granted for the work up to part plinth up to top of basement for Wing B & C excluding portion below desilting access area & wing A area as per IOD approved plans dated 28.03.2024.</td> </tr> </table>				Issue On : 07 Jun 2024	Valid Upto .	06 Jun 2025	Application Number :	P-11624/2022/(965 And Other)/R/N Ward/DAHISAR R/N/CC/1/New		Remark :	This C. C. is now granted for the work up to part plinth up to top of basement for Wing B & C excluding portion below desilting access area & wing A area as per IOD approved plans dated 28.03.2024.	
Issue On : 07 Jun 2024	Valid Upto .	06 Jun 2025										
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Remark :	This C. C. is now granted for the work up to part plinth up to top of basement for Wing B & C excluding portion below desilting access area & wing A area as per IOD approved plans dated 28.03.2024.											



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	14. Copy of Concession plan No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N dated 03.10.2023 issued by Municipal Corporation of Greater Mumbai. Proposed Basement + Ground (Part)/Stilt (Part) + 1 st to 20 th Upper Floor.											
	15. Copy of Approved Plan No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N date 28.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight- Sheet No. 1/8 to 8/8) Approved upto:											
	Wing	Number of Floors										
	A,B,C	Basement + Ground (Part) / Stilt (Part) + 1st Floor to 6th Upper Floors.										
	Project Name (with address & phone nos.)	: "Raghukul CHSL", Proposed Redevelopment Building on Plot Bearing CTS No. 965, 965/1, Village – Dahisar, S. V. Road, Dahisar (East), Mumbai, Pin – 400 068, State – Maharashtra, Country – India										
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Ramniyati Realities LLP. Address: Office No. B-305, "Kedarnath Apartment", Vrindavan Marg, Ovipada, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India. Contact Person : Mr. Ravi Walavalkar (Builder Person Mobile No. 70452 92956) Mr. Ankit Singh (Sales Person – Mobile No. 81092 34235)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Raghukul CHSL" Project: For those looking to buy a residential property, here comes one of the choicest offerings in Western Mumbai, at Dahisar. Brought to you by Ramniyati Realities LLP, Ramniyati Raghukul CHSL is among the newest addresses for homebuyers. This is a new launch project right now, and is expected to be delivered by Dec, 2029. It has a variety of options to choose from that too in a varied budget range. Ramniyati Raghukul CHSL Western Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800076919.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A,B,C</td> <td>Proposed Basement + Ground (Part)/Stilt (Part) + 1st to 20th Upper Floors as per information provided by builder and Concession Plan. The building permission as on date is received till Basement + Ground (Part) / Stilt (Part) + 1st Floor to 6th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A,B,C</td> <td>Plinth Level work Completed</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE:</p> <p>Expected completion date is December 2029 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic</p>			Wing	Number of Floors	A,B,C	Proposed Basement + Ground (Part)/Stilt (Part) + 1 st to 20 th Upper Floors as per information provided by builder and Concession Plan. The building permission as on date is received till Basement + Ground (Part) / Stilt (Part) + 1st Floor to 6th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A,B,C	Plinth Level work Completed	10%
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Wing	Present stage of Construction	Percentage of work completion										
A,B,C	Plinth Level work Completed	10%										

	maintenance & Structural repairs		
	PROPOSED PROJECT AMENITIES:		
	➤ Vitrified tiles flooring in all rooms		
	➤ Granite Kitchen platform with Stainless Steel Sink		
	➤ Powder coated aluminum sliding windows with M.S. Grills		
	➤ Laminated wooden flush doors with Safety door		
	➤ Concealed wiring		
	➤ Concealed plumbing		
	➤ Garden		
	➤ Jogging Track		
	➤ Fitness Centre		
	➤ Yoga Area		
	➤ Indoor Games		
	➤ Tennis Court		
	➤ Basketball Court		
	➤ Senior Citizen Seatout		
	➤ Childrens Play Area		
	➤ Open Theaters		
	➤ Open Gym		
	➤ Party Deck		
	➤ Pebble Walking		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 965, 965/1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 965, 965/1 of Village – Dahisar
	d) Ward / Taluka	:	Ward – R/N
	e) Mandal / District	:	Mumbai District
7.	Postal address of the property	:	“Raghukul CHSL” , Proposed Redevelopment Building on Plot Bearing CTS No. 965, 965/1, Village – Dahisar, S. V. Road, Dahisar (East), Mumbai, Pin – 400 068, State – Maharashtra, Country – India
8.	City / Town	:	Dahisar (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Dahisar (East)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13a	Boundaries of the property	As per Documents	As per RERA Certificate
			As per Site

	North	CTS No. 969 & 970	CTS 969 & 970 Village Dahisar	Sheetal Complex Residential Building
	South	CTS No 954 & 962	CTS 963, 964 & Parikh Apartment	Internal Road
	East	S. V. Road	27.45 Existing Road	S. V. Road
	West	Nall & Cts No 967 & 966	Existing Nalla	Krishna Krupa Building & New Mahavir Darshan Building
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°14'48.4"N 72°51'40.2"E	
14.	Extent of the site		: Plot area – 4761.70 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 4761.70 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For Residential & Commercial purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N date 28.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight- Sheet No. 1/8 to 8/8) Approved upto:	
			Wing	Number of Floors
			A,B,C	Basement + Ground

				(Part)/Stilt (Part) + 1 st Floor to 6 th Upper Floor
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.	:	27.45 Mtr. Wide Existing Road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Municipal Water supply	
16.	Underground sewerage system	:	Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developed area	
19.	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 – 4761.70 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
	North & South	:	-	
	East & West	:	-	
2	Total extent of the plot	:	As per table attached to the report	
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.	
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 95,690.00 per Sq. M. for Residential ₹ 35,450.00 per Sq. M. for Land	
5	Assessed / adopted rate of valuation	:	As per table attached to the report	
6	Estimated value of land	:	As per Approved Plan & RERA	
			Land Area in Sq. M.	Rate in Sq. M.
			4761.70	35,450
				Value in (₹)
				16,88,02,265.00
Part – B (Valuation of Building)				
1	Technical details of the building	:		
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential	
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress	
	c) Year of construction	:	N.A. Building Construction work is in progress	
	d) Number of floors and height of each floor including basement, if any	:		
	Wing		Number of Floors	
	A,B,C		Proposed Basement + Ground (Part)/Stilt (Part) + 1 st to 20 th Upper Floor as per information provided by builder and Concession Plan. The building permission as on date is received till Basement + Ground (Part) / Stilt (Part) + 1st Floor to 6th Upper Floors.	

e) Plinth area floor-wise	:	As per table attached to the report				
f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N date 28.03.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight- Sheet No. 1/8 to 8/8) Approved upto:				
h) Approved map / plan issuing authority	:					
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A,B,C</td> <td>Basement + Ground (Part) / Stilt (Part) + 1st Floor to 6th Upper Floor.</td> </tr> </tbody> </table>	Wing	Number of Floors	A,B,C	Basement + Ground (Part) / Stilt (Part) + 1 st Floor to 6 th Upper Floor.
Wing	Number of Floors					
A,B,C	Basement + Ground (Part) / Stilt (Part) + 1 st Floor to 6 th Upper Floor.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

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

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

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

Proposed as per site information & Area Statement		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. P-11624/2022/(965 & Other)/R/N Ward/Dahisar R/N date 28.03.2024 issued by Municipal Corporation of Greater Mumbai	
		<u>Approved upto:</u>	
Wing	Number of Floors	Wing	Number of Floors
A,B,C	Proposed Basement + Ground (Part) / Stilt (Part) + 1 st to 20 th Upper Floors	A,B,C	Basement + Ground (Part) / Stilt (Part) + 1 st Floor to 6 th Upper Floors.

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

1a) Wing – A (Approved Plan):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	441	485	23000	1,01,43,000	1,11,57,300	28000	14,55,300
2	102	1	1 BHK	427	470	23000	98,21,000	1,08,03,100	27000	14,09,100
3	201	2	1 BHK	441	485	23060	1,01,69,460	1,11,86,406	28000	14,55,300
4	202	2	1 BHK	427	470	23060	98,46,620	1,08,31,282	27000	14,09,100
5	301	3	1 BHK	441	485	Land Owner's Share				14,55,300
6	302	3	2 BHK	562	618	23120	1,29,93,440	1,42,92,784	35500	18,54,600
7	303	3	2 BHK	683	751	23120	1,57,90,960	1,73,70,056	43500	22,53,900
8	304	3	3 BHK	915	1007	23120	2,11,54,800	2,32,70,280	58000	30,19,500
9	401	4	1 BHK	441	485	23180	1,02,22,380	1,12,44,618	28000	14,55,300
10	402	4	2 BHK	562	618	Land Owner's Share				18,54,600
11	403	4	2 BHK	683	751	23180	1,58,31,940	1,74,15,134	43500	22,53,900
12	404	4	3 BHK	915	1007	23180	2,12,09,700	2,33,30,670	58500	30,19,500
13	501	5	1 BHK	441	485	Land Owner's Share				14,55,300
14	502	5	2 BHK	562	618	Land Owner's Share				18,54,600
15	503	5	2 BHK	683	751	23240	1,58,72,920	1,74,60,212	43500	22,53,900
16	504	5	3 BHK	915	1007	Land Owner's Share				30,19,500
17	601	6	1 BHK	441	485	23300	1,02,75,300	1,13,02,830	28500	14,55,300

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	602	6	2 BHK	562	618	23300	1,30,94,600	1,44,04,060	36000	18,54,600
19	603	6	2 BHK	683	751	Land Owner's Share				22,53,900
20	604	6	3 BHK	915	1007					30,19,500
Total				12140	13354		17,64,26,120	19,40,68,732		4,00,62,000

1b) Wing – A (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	701	7	1 BHK	441	485	Land Owner's Share				14,55,300
22	702	7	2 BHK	562	618					18,54,600
23	704	7	3 BHK	915	1007					30,19,500
24	801	8	1 BHK	501	551	23420	1,17,33,420	1,29,06,762	32500	16,53,300
25	802	8	2 BHK	562	618	23420	1,31,62,040	1,44,78,244	36000	18,54,600
26	803	8	2 BHK	683	751	Land Owner's Share				22,53,900
27	804	8	3 BHK	915	1007					30,19,500
28	901	9	1 BHK	501	551	23480	1,17,63,480	1,29,39,828	32500	16,53,300
29	902	9	2 BHK	562	618	Land Owner's Share				18,54,600
30	903	9	2 BHK	683	751					22,53,900
31	904	9	3 BHK	915	1007					30,19,500
32	1001	10	1 BHK	501	551	23540	1,17,93,540	1,29,72,894	32500	16,53,300
33	1002	10	2 BHK	562	618	Land Owner's Share				18,54,600
34	1003	10	2 BHK	683	751					23540
35	1004	10	3 BHK	915	1007	Land Owner's Share				30,19,500
36	1101	11	1 BHK	501	551					23600
37	1102	11	2 BHK	593	652	Land Owner's Share				19,56,900
38	1103	11	2 BHK	683	751					22,53,900
39	1104	11	3 BHK	1155	1271	23600	2,72,58,000	2,99,83,800	75000	38,11,500
40	1201	12	1 BHK	501	551	23660	1,18,53,660	1,30,39,026	32500	16,53,300
41	1202	12	2 BHK	593	652	Land Owner's Share				19,56,900
42	1203	12	2 BHK	683	751					22,53,900
43	1204	12	3 BHK	1155	1271	23660	2,73,27,300	3,00,60,030	75000	38,11,500
44	1301	13	1 BHK	501	551	23720	1,18,83,720	1,30,72,092	32500	16,53,300
45	1302	13	2 BHK	593	652	Land Owner's Share				19,56,900
46	1303	13	2 BHK	761	837					25,11,300
47	1304	13	3 BHK	1155	1271					38,11,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
48	1401	14	1 BHK	501	551	23780	1,19,13,780	1,31,05,158	33000	16,53,300
49	1402	14	2 BHK	593	652		Land Owner's Share			19,56,900
50	1404	14	3 BHK	1155	1271					38,11,500
51	1501	15	1 BHK	501	551	23840	1,19,43,840	1,31,38,224	33000	16,53,300
52	1502	15	2 BHK	593	652		Land Owner's Share			19,56,900
53	1503	15	2 BHK	761	837					25,11,300
54	1504	15	3 BHK	1155	1271					38,11,500
55	1601	16	1 BHK	501	551	23900	1,19,73,900	1,31,71,290	33000	16,53,300
56	1602	16	2 BHK	593	652		Land Owner's Share			19,56,900
57	1603	16	2 BHK	761	837					25,11,300
58	1604	16	3 BHK	1155	1271	23900	2,76,04,500	3,03,64,950	76000	38,11,500
59	1701	17	1 BHK	501	551	23960	1,20,03,960	1,32,04,356	33000	16,53,300
60	1702	17	2 BHK	593	652		Land Owner's Share			19,56,900
61	1703	17	2 BHK	761	837					25,11,300
62	1704	17	3 BHK	1155	1271	23960	2,76,73,800	3,04,41,180	76000	38,11,500
63	1801	18	1 BHK	501	551	24020	1,20,34,020	1,32,37,422	33000	16,53,300
64	1802	18	2 BHK	593	652		Land Owner's Share			19,56,900
65	1803	18	2 BHK	838	922	24020				2,01,28,760
66	1804	18	3 BHK	1155	1271	24020	2,77,43,100	3,05,17,410	76500	38,11,500
67	1901	19	1 BHK	501	551	24080	1,20,64,080	1,32,70,488	33000	16,53,300
68	1902	19	2 BHK	658	724	24080	1,58,44,640	1,74,29,104	43500	21,71,400
69	1903	19	2 BHK	838	922	24080	2,01,79,040	2,21,96,944	55500	27,65,400
70	1904	19	3 BHK	1155	1271	24080	2,78,12,400	3,05,93,640	76500	38,11,500
71	2001	20	1 BHK	501	551	24140	1,20,94,140	1,33,03,554	33500	16,53,300
72	2002	20	2 BHK	658	724	24140	1,58,84,120	1,74,72,532	43500	21,71,400
73	2003	20	2 BHK	838	922	24140	2,02,29,320	2,22,52,252	55500	27,65,400
74	2004	20	3 BHK	1155	1271	24140	2,78,81,700	3,06,69,870	76500	38,11,500
Total				39445	43390		46,96,85,680	51,66,54,248		13,01,68,500

2a) Wing – B (Approved Plan):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	497	547	23000	1,14,31,000	1,25,74,100	31500	16,40,100
2	102	1	2 BHK	476	524	23000	1,09,48,000	1,20,42,800	30000	15,70,800
3	103	1	1 BHK	385	424	23000	88,55,000	97,40,500	24500	12,70,500
4	104	1	1 BHK	357	393	23000	82,11,000	90,32,100	22500	11,78,100
5	201	2	2 BHK	497	547	23060	1,14,60,820	1,26,06,902	31500	16,40,100

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
6	202	2	2 BHK	476	524		Land Owner's Share			15,70,800
7	203	2	1 BHK	385	424	23060	88,78,100	97,65,910	24500	12,70,500
8	204	2	1 BHK	357	393	23060	82,32,420	90,55,662	22500	11,78,100
9	301	3	2 BHK	528	581		Land Owner's Share			17,42,400
10	302	3	2 BHK	476	524		Land Owner's Share			15,70,800
11	303	3	1 BHK	385	424	23120	89,01,200	97,91,320	24500	12,70,500
12	304	3	1 BHK	385	424	23120	89,01,200	97,91,320	24500	12,70,500
13	401	4	2 BHK	528	581	23180	1,22,39,040	1,34,62,944	33500	17,42,400
14	402	4	2 BHK	484	532		Land Owner's Share			15,97,200
15	403	4	1 BHK	385	424		Land Owner's Share			12,70,500
16	404	4	1 BHK	385	424		Land Owner's Share			12,70,500
17	501	5	2 BHK	528	581		Land Owner's Share			17,42,400
18	502	5	2 BHK	515	567		Land Owner's Share			16,99,500
19	503	5	1 BHK	385	424		Land Owner's Share			12,70,500
20	504	5	1 BHK	385	424		Land Owner's Share			12,70,500
21	601	6	2 BHK	528	581		Land Owner's Share			17,42,400
22	602	6	2 BHK	515	567	23300	1,19,99,500	1,31,99,450	33000	16,99,500
23	603	6	1 BHK	385	424	23300	89,70,500	98,67,550	24500	12,70,500
24	604	6	1 BHK	385	424	23300	89,70,500	98,67,550	24500	12,70,500
Total				10612	11673		12,79,98,280	14,07,98,108		3,50,19,600

2b) Wing - B (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
25	702	7	2 BHK	515	567		Land Owner's Share			16,99,500
26	703	7	1 BHK	385	424		Land Owner's Share			12,70,500
27	704	7	1 BHK	385	424		Land Owner's Share			12,70,500
28	801	8	2 BHK	555	611		Land Owner's Share			18,31,500
29	802	8	2 BHK	515	567		Land Owner's Share			16,99,500
30	803	8	1 BHK	385	424	23420	90,16,700	99,18,370	25000	12,70,500
31	804	8	1 BHK	385	424	23420	90,16,700	99,18,370	25000	12,70,500
32	901	9	2 BHK	555	611		Land Owner's Share			18,31,500
33	902	9	2 BHK	545	600		Land Owner's Share			17,98,500
34	903	9	1 BHK	385	424		Land Owner's Share			12,70,500
35	904	9	1 BHK	385	424		Land Owner's Share			12,70,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Market Value as on date in ₹	Fair Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
36	1001	10	2 BHK	602	662					19,86,600
37	1002	10	2 BHK	594	653	23540	1,39,82,760	1,53,81,036	38500	19,60,200
38	1003	10	1 BHK	385	424	23540	90,62,900	99,69,190	25000	12,70,500
39	1004	10	1 BHK	385	424	23540	90,62,900	99,69,190	25000	12,70,500
40	1101	11	2 BHK	602	662					19,86,600
41	1102	11	2 BHK	594	653					19,60,200
Land Owner's Share										
42	1103	11	1 BHK	385	424	23600	90,86,000	99,94,600	25000	12,70,500
43	1104	11	1 BHK	385	424					12,70,500
44	1201	12	2 BHK	602	662					19,86,600
45	1202	12	2 BHK	594	653					19,60,200
Land Owner's Share										
46	1203	12	1 BHK	385	424	23660	91,09,100	1,00,20,010	25000	12,70,500
47	1204	12	1 BHK	385	424	23660	91,09,100	1,00,20,010	25000	12,70,500
48	1301	13	2 BHK	602	662					19,86,600
Land Owner's Share										
49	1302	13	2 BHK	594	653	23720	1,40,89,680	1,54,98,648	38500	19,60,200
50	1303	13	1 BHK	385	424					12,70,500
51	1304	13	1 BHK	385	424					12,70,500
52	1402	14	2 BHK	594	653					19,60,200
53	1403	14	1 BHK	385	424					12,70,500
54	1404	14	1 BHK	385	424					12,70,500
55	1501	15	2 BHK	602	662					19,86,600
56	1502	15	2 BHK	594	653	23840	1,41,60,960	1,55,77,056	39000	19,60,200
57	1503	15	2.5 BHK	965	1062	23840	2,30,05,600	2,53,06,160	63500	31,84,500
58	1601	16	2 BHK	602	662					19,86,600
59	1602	16	2 BHK	594	653					19,60,200
Land Owner's Share										
60	1603	16	2.5 BHK	965	1062	23900	2,30,63,500	2,53,69,850	63500	31,84,500
61	1701	17	2 BHK	602	662	23960	-	-	0	19,86,600
62	1702	17	2 BHK	594	653	23960	1,42,32,240	1,56,55,464	39000	19,60,200
63	1703	17	2.5 BHK	965	1062	23960	2,31,21,400	2,54,33,540	63500	31,84,500
64	1801	18	2 BHK	654	719					21,58,200
Land Owner's Share										
65	1802	18	2 BHK	676	744	24020	1,62,37,520	1,78,61,272	44500	22,30,800
66	1803	18	2.5 BHK	965	1062	24020	2,31,79,300	2,54,97,230	63500	31,84,500
67	1901	19	2 BHK	654	719	24080	1,57,48,320	1,73,23,152	43500	21,58,200
68	1902	19	2 BHK	676	744	24080	1,62,78,080	1,79,05,888	45000	22,30,800
69	1903	19	2.5 BHK	965	1062	24080	2,32,37,200	2,55,60,920	64000	31,84,500
70	2001	20	2 BHK	654	719	24140	1,57,87,560	1,73,66,316	43500	21,58,200
71	2002	20	2 BHK	676	744	24140	1,63,18,640	1,79,50,504	45000	22,30,800
72	2003	20	2.5 BHK	965	1062	24140	2,32,95,100	2,56,24,610	64000	31,84,500
Total				27591	30350		33,92,01,260	37,31,21,386		9,10,50,300

3a) Wing – C (Approved Plan):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	721	793	23000	1,65,83,000	1,82,41,300	45500	23,79,300
2	102	1	2 BHK	525	578	23000	1,20,75,000	1,32,82,500	33000	17,32,500
3	103	1	1 BHK	361	397	23000	83,03,000	91,33,300	23000	11,91,300
4	104	1	2 BHK	469	516	23000	1,07,87,000	1,18,65,700	29500	15,47,700
5	201	2	2 BHK	721	793	23060	1,66,26,260	1,82,88,886	45500	23,79,300
6	202	2	2 BHK	525	578	23060	-	-	0	17,32,500
7	203	2	1 BHK	361	397	23060	83,24,660	91,57,126	23000	11,91,300
8	204	2	2 BHK	469	516	23060	-	-	0	15,47,700
9	301	3	2 BHK	721	793	23120	1,66,69,520	1,83,36,472	46000	23,79,300
10	302	3	2 BHK	525	578	23120	1,21,38,000	1,33,51,800	33500	17,32,500
11	303	3	1 BHK	361	397	23120	83,46,320	91,80,952	23000	11,91,300
12	304	3	2 BHK	469	516	23120	1,08,43,280	1,19,27,608	30000	15,47,700
13	401	4	2 BHK	721	793	23180	1,67,12,780	1,83,84,058	46000	23,79,300
14	402	4	2 BHK	525	578	23180	-	-	0	17,32,500
15	403	4	1 BHK	361	397	23180	-	-	0	11,91,300
16	404	4	2 BHK	494	543	23180	-	-	0	16,30,200
17	501	5	2 BHK	721	793	23240	1,67,56,040	1,84,31,644	46000	23,79,300
18	502	5	2 BHK	525	578	23240	-	-	0	17,32,500
19	503	5	1 BHK	388	427	23240	-	-	0	12,80,400
20	504	5	2 BHK	494	543	23240	-	-	0	16,30,200
21	603	6	1 BHK	388	427	23300	90,40,400	99,44,440	25000	12,80,400
22	604	6	2 BHK	494	543	23300	-	-	0	16,30,200
Total				11339	12473		16,32,05,260	17,95,25,786		3,74,18,700

3b) Wing – C (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	601	6	2 BHK	721	793	23300	1,67,99,300	1,84,79,230	46000	23,79,300
24	602	6	2 BHK	525	578	Land Owner's Share				17,32,500
25	701	7	2 BHK	721	793	23360	1,68,42,560	1,85,26,816	46500	23,79,300
26	702	7	2 BHK	552	607	Land Owner's Share				18,21,600
27	703	7	1 BHK	388	427	Land Owner's Share				12,80,400
28	801	8	2 BHK	721	793	23420	1,68,85,820	1,85,74,402	46500	23,79,300
29	802	8	2 BHK	552	607	Land Owner's Share				18,21,600
30	803	8	1 BHK	388	427	Land Owner's Share				12,80,400
31	804	8	2 BHK	494	543	Land Owner's Share				16,30,200
32	901	9	2 BHK	721	793	23480	1,69,29,080	1,86,21,988	46500	23,79,300
33	902	9	2 BHK	552	607	Land Owner's Share				18,21,600
34	903	9	1 BHK	388	427	Land Owner's Share				12,80,400
35	904	9	2 BHK	552	607	Land Owner's Share				18,21,600
36	1001	10	2 BHK	721	793	23540	1,69,72,340	1,86,69,574	46500	23,79,300
37	1002	10	2 BHK	552	607	23540	1,29,94,080	1,42,93,488	35500	18,21,600
38	1003	10	1 BHK	388	427	23540	91,33,520	1,00,46,872	25000	12,80,400
39	1004	10	2 BHK	552	607	Land Owner's Share				18,21,600
40	1101	11	2 BHK	763	839	23600	1,80,06,800	1,98,07,480	49500	25,17,900
41	1102	11	2 BHK	552	607	23600	1,30,27,200	1,43,29,920	36000	18,21,600
42	1103	11	1 BHK	388	427	Land Owner's Share				12,80,400
43	1104	11	2 BHK	552	607	Land Owner's Share				18,21,600
44	1201	12	2 BHK	763	839	23660	1,80,52,580	1,98,57,838	49500	25,17,900
45	1202	12	2 BHK	552	607	Land Owner's Share				18,21,600
46	1203	12	1 BHK	388	427	23660	91,80,080	1,00,98,088	25000	12,80,400
47	1204	12	2 BHK	552	607	Land Owner's Share				18,21,600
48	1301	13	2 BHK	763	839	23720	1,80,98,360	1,99,08,196	50000	25,17,900
49	1302	13	2 BHK	552	607	Land Owner's Share				18,21,600
50	1303	13	1 BHK	388	427	Land Owner's Share				12,80,400
51	1304	13	2 BHK	571	628	Land Owner's Share				18,84,300
52	1401	14	2 BHK	763	839	23780	1,81,44,140	1,99,58,554	50000	25,17,900
53	1402	14	2 BHK	552	607	Land Owner's Share				18,21,600
54	1403	14	1 BHK	388	427	Land Owner's Share				12,80,400
55	1501	15	2 BHK	763	839	23840	1,81,89,920	2,00,08,912	50000	25,17,900
56	1502	15	2 BHK	552	607	Land Owner's Share				18,21,600
57	1503	15	1 BHK	388	427	Land Owner's Share				12,80,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Concession Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
58	1504	15	2 BHK	571	628		Land Owner's Share			18,84,300
59	1601	16	2 BHK	763	839	23900	1,82,35,700	2,00,59,270	50000	25,17,900
60	1602	16	2 BHK	552	607		Land Owner's Share			18,21,600
61	1603	16	1 BHK	406	447		Land Owner's Share			13,39,800
62	1604	16	2 BHK	571	628		Land Owner's Share			18,84,300
63	1701	17	2 BHK	763	839	23960	1,82,81,480	2,01,09,628	50500	25,17,900
64	1702	17	2 BHK	552	607		Land Owner's Share			18,21,600
65	1703	17	1 BHK	406	447	23960	97,27,760	1,07,00,536	27000	13,39,800
66	1704	17	2 BHK	571	628		Land Owner's Share			18,84,300
67	1801	18	2 BHK	763	839	24020	1,83,27,260	2,01,59,986	50500	25,17,900
68	1802	18	2 BHK	552	607		Land Owner's Share			18,21,600
69	1803	18	1 BHK	406	447	24020	97,52,120	1,07,27,332	27000	13,39,800
70	1804	18	2 BHK	571	628		Land Owner's Share			18,84,300
71	1901	19	2 BHK	763	839	24080	1,83,73,040	2,02,10,344	50500	25,17,900
72	1902	19	2 BHK	774	851	24080	1,86,37,920	2,05,01,712	51500	25,54,200
73	1903	19	1 BHK	406	447	24080	97,76,480	1,07,54,128	27000	13,39,800
74	1904	19	2 BHK	642	706		Land Owner's Share			21,18,600
75	2001	20	2 BHK	763	839	24140	1,84,18,820	2,02,60,702	50500	25,17,900
76	2002	20	2 BHK	774	851	24140	1,86,84,360	2,05,52,796	51500	25,54,200
77	2003	20	1 BHK	406	447	24140	98,00,840	1,07,80,924	27000	13,39,800
78	2004	20	2 BHK	642	706	24140	1,54,97,880	1,70,47,668	42500	21,18,600
Total				32295	35525		40,27,69,440	44,30,46,384		10,65,73,500

Summary of the Project:

Particulars		Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Wing - A Approved	Sale Flat	1 BHK - 06 2 BHK - 05 3 BHK - 02	13	7621	8383	17,64,26,120.00	19,40,68,732.00
	Land Owner's Share	1 BHK - 02 2 BHK - 03 3 BHK - 02	07	4519	4971	-	-
Wing - A Proposed	Sale Flat	1 BHK - 13 2 BHK - 07 3 BHK - 07	27	19673	21640	46,96,85,680.00	51,66,54,248.00
	Land Owner's Share	1 BHK - 01 2 BHK - 19 3 BHK - 07	27	19772	21749	-	-
Total (Wing - A)			74	51585	56744	64,61,11,800.00	71,07,22,980.00
Wing - B Approved	Sale Flat	1 BHK - 08 2 BHK - 05	13	5537	6091	12,79,98,280.00	14,07,98,108.00
	Land Owner's Share	1 BHK - 04 2 BHK - 07	11	5075	5583	-	-
Wing - B Proposed	Sale Flat	1 BHK - 07 2 BHK - 09 2.5 BHK - 06	22	14197	15617	33,92,01,260.00	37,31,21,386.00
	Land Owner's Share	1 BHK - 09 2 BHK - 17	26	13394	14733	-	-

Particulars		Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Total (Wing - B)			72	38203	42023	46,71,99,540.00	51,39,19,494.00
Wing - C Approved	Sale Flat	1 BHK - 04 2 BHK - 09	13	7064	7770	16,32,05,260.00	17,95,25,786.00
	Land Owner's Share	1 BHK - 02 2 BHK - 07	09	4275	4703	-	-
Wing - C Proposed	Sale Flat	1 BHK - 06 2 BHK - 20	26	16929	18622	40,27,69,440.00	44,30,46,384.00
	Land Owner's Share	1 BHK - 08 2 BHK - 22	30	15366	16903	-	-
Total (Wing - C)			78	43634	47997	56,59,74,700.00	62,25,72,170.00
Total (Wing - A + B + C)			224	133422	146764	1,67,92,86,040.00	1,84,72,14,644.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,67,92,86,040.00
Final Realizable Value After Completion in ₹	1,84,72,14,644.00
Cost of Construction (Total Built up area x Rate) 146764 Sq. Ft. x ₹ 3000.00	44,02,92,600.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
10	146764	44,02,92,600.00	4,40,29,260.00

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 ₹		:	₹ 1,67,92,86,040.00
Final Realizable Value After Completion in ₹		:	₹ 1,84,72,14,644.00

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 ₹ 22,000.00 to ₹ 25,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



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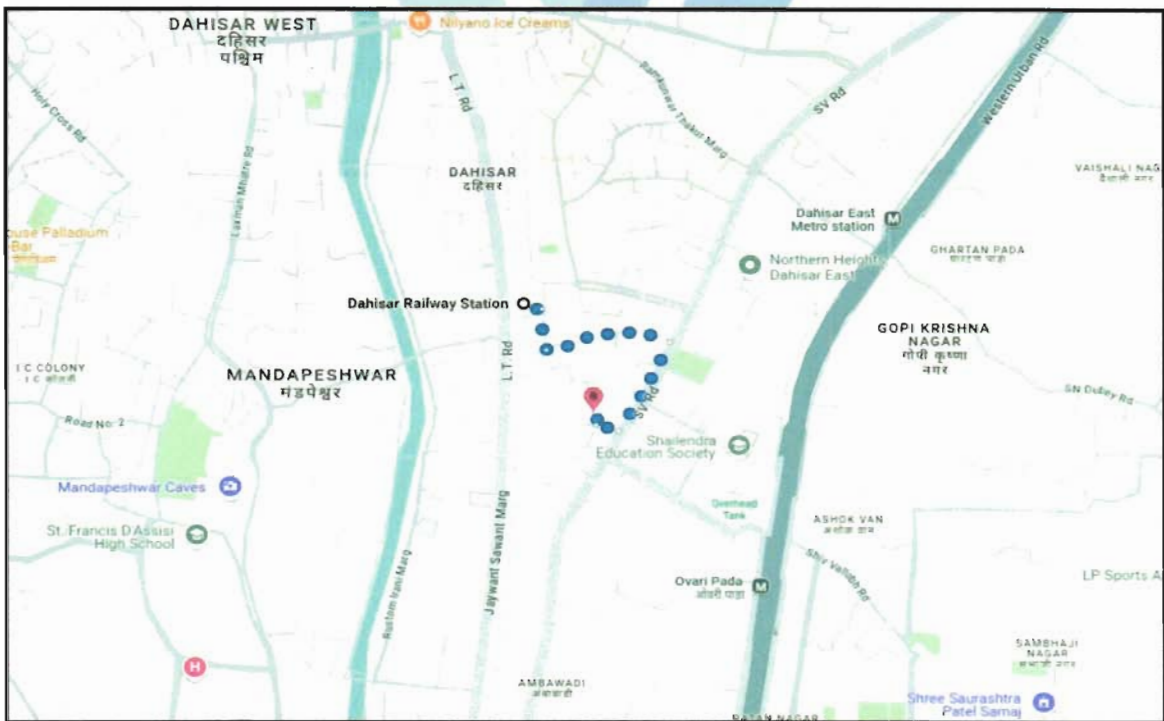
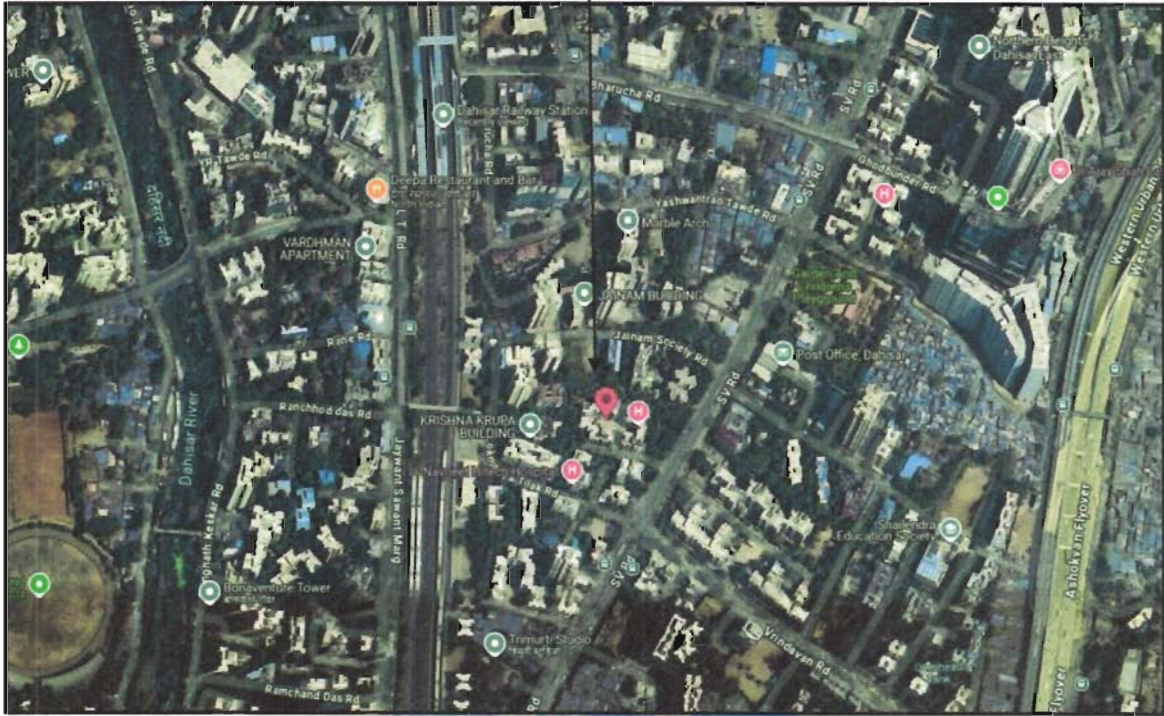


Actual Site Photographs



Route Map of the property

Site, u/r



Latitude Longitude: 19°14'48.4"N 72°51'40.2"E

Note: The Blue line shows the route to site from nearest Railway station (Dahisar – 700 Mtr)




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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2024-2026 Language: English

Selected District: MumbaiSubUrban

Select Village: दहीसर (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 965 Search

उपविभाग	सुवी जमीन	निवासी सदनिका	बॉफिस हुकाने	बॉद्योयिक एकक (Rs./)	Attribute
89/412 -भुभाग: उत्तरेस लिंक रोड,एस.व्ही. रोड, दूनगती मार्ग व नदीने वेडलेला भुभाग.	35450	95690	110050	130800	95690 चौ. मीटर सि.टी.एस. नंबर

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
16380/2024	22.10.2024	81,00,000.00	34.19	368.00	22,000.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.बोरीवली 8
16380516	23-10-2024	दस्त क्रमांक : 16380/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6292736	
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए-2204, माळा नं: 22 वा मजला. इमारतीचे नाव: निक्षय, ब्लॉक नं: पर्वत नगर जवळ,दहिसर पूर्व,मुंबई 400 068, रोड : मानचंद चुत्रीलाल कंपाऊंड,एस. व्ही. रोड. इतर माहिती:सदनिकेचे क्षेत्रफळ 368 चौ फूट रेरा कारपेट.((C.T.S. Number : 1778, 1778/1 to 3, 1779, 1799/1 to 23, 1780, 1780/1 to 11, 1781, 1781/1 to 8, 1782, 1782/1 to 4, 1783, 1783/1 to 6, 1785, 1807A, 1807/1/A ;))	
(5) क्षेत्रफळ	37.60 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मितेश निरंजन गगलानी वय:-39 पत्ता:-प्लॉट नं: ए-2204, माळा नं: 22, इमारतीचे नाव: निक्षय, ब्लॉक नं: मानचंद चुत्रीलाल कंपाऊंड, नि.अर परबत नगर, एस व्ही रोड दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AKNPG9029Q 2): नाव.-प्रगती मितेश गगलानी वय:-33 पत्ता:-प्लॉट नं: ए-2204, माळा नं: 22, इमारतीचे नाव: निक्षय, ब्लॉक नं: मानचंद चुत्रीलाल कंपाऊंड, नि.अर परबत नगर, एस व्ही रोड दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-DWEPS7895Q 3): नाव.-ज्योत्सना निरंजन गगलानी वय:-65 पत्ता:-प्लॉट नं: ए-2204, माळा नं: 22, इमारतीचे नाव: निक्षय, ब्लॉक नं: मानचंद चुत्रीलाल कंपाऊंड, नि.अर परबत नगर, एस व्ही रोड दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AVAPG6761H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-कल्पेश किर्तिकुमार दर्जी वय:-31; पत्ता:-प्लॉट नं: रूम नं:27, माळा नं: 1, इमारतीचे नाव: श्री राम निवास चाळ, ब्लॉक नं: ओव्हरपाडा, दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BJEPD8865Q 2): नाव.-दिव्या कल्पेश दर्जी वय:-30; पत्ता:-प्लॉट नं: रूम नं:27, माळा नं: 1, इमारतीचे नाव: श्री राम निवास चाळ, ब्लॉक नं: ओव्हरपाडा, दहिसर पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BLQPD3069Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2024	
https://api.real-estate.co.in:5001/igrSearch/67185ba13644ac33763b1e18		
2/30/24, 12:00 PM		
igr_16380		
(11)अनुक्रमांक.खंड व पृष्ठ	16380/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	486000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
18863/2024	12.12.2024	2,64,82,749.00	102.74	1106.00	23,950.00

12/31/24, 10:14 AM		18863	
18863516	12-12-2024	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 8
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			दस्त क्रमांक : 18863/2024
			नोदणी :
			Regn:63m
गावाचे नाव : दहिसर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	26482749		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11922328.98		
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 202,डी विंग. माळा नं: 2 रा मजला, इमारतीचे नाव: नॉर्दन हाईटस बिल्डींग नं.01, ब्लॉक नं: दहिसर(पुर्व),मुंबई 400 068. रोड : एस. व्ही. रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 102.74 चौ. मी. रेरा कारपेट. स्वीकृती(प्लान)नकाशाप्रमाणे बिल्डींग नं.4 नॉर्दन हाईटस म्हणजेच बिल्डींग नं. 01 डी विंग नॉर्दन हाईटस असे वाचण्यात यावे. (C.T.S. Number : 1625(PT), 1648(PT), 1653(PT), 1654(PT), 1657(PT), 1663/B(PT) ;)		
(5) क्षेत्रफळ	113.014 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.-मो.- एन. रोझ डेक्लपर्स प्र. लि. चे संचालक नारायण ए. शेखार आणि नटवरलाल एस पुरोहित या दोघांतर्फे कबुलीजबाबा करिता मुखत्यार हर्षवर्धन कोळी वय:- पत्ता:-प्लॉट नं.-, माळा नं: 1 ला मजला, इमारतीचे नाव: हेवेन म्हाझा, ब्लॉक नं: दहिसर पूर्व, रोड नं: शांती नगर डोंगरी, एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AACCN5680J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रणय भद्रेश शाह वय:-31; पत्ता:-प्लॉट नं: 303, माळा नं:-, इमारतीचे नाव: दहिसर अंकित को ऑप ही सो, ब्लॉक नं: दहिसर पूर्व, रोड नं: एस व्ही रोड, शिव शास्त्री कॉम्प्लेक्स समोर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-DTHPS9280M 2): नाव.-भद्रेश रतिलास शाह वय:-57; पत्ता:-प्लॉट नं: 303, माळा नं:-, इमारतीचे नाव: दहिसर अंकित को ऑप ही सो, ब्लॉक नं: दहिसर पूर्व, रोड नं: एस व्ही रोड, शिव शास्त्री कॉम्प्लेक्स समोर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAIPSS113Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	12/12/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	18863/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1589000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
13665/2024	26.07.2024	85,50,000.00	34.19	368.00	23,234.00

12/30/24, 12:03 PM		igr_13665	
13665388 08-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 13665/2024 नोदणी : Regn.63m	
गावाचे नाव : दहिसर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	8550000		
(3) बाजारभाव(भाडेपट्टयाचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4157826.19		
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1307, माळा नं: 13वा मजला,बी विंग, इमारतीचे नाव: निश्चय,चांडक लेआउट, ब्लॉक नं: दहिसर पूर्व,मुंबई-400068, रोड : एस व्ही रोड,पर्वत नगर, इतर माहिती: सदनिकेचे क्षेत्रफळ 368 चौ.फुट रेशा कारपेट सोबत एक मेकेनिकल कार पार्किंग((C.T.S. Number : 1779 Part, 1780 Part, 1781 Part & 1982 Part ;))		
(5) क्षेत्रफळ	37.60 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-डिपल महेंद्र जैन वय:-49 पत्ता:-प्लॉट नं: 604, माळा नं: -, इमारतीचे नाव: वेत्रम-1 सोसा, ब्लॉक नं: भायन्दर पश्चिम, ठाणे, रोड नं: देवचंद नगर, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-ARUPJ9056C 2): नाव:-महेंद्र कांतिलाल जैन वय:-50 पत्ता:-प्लॉट नं: 604, माळा नं: -, इमारतीचे नाव: वेत्रम-1 सोसा, ब्लॉक नं: भायन्दर पश्चिम, ठाणे, रोड नं: देवचंद नगर, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-AFBPJ0661G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-भावेश रमेशकुमार खुत वय:-45; पत्ता:-प्लॉट नं: ए-102, माळा नं: -, इमारतीचे नाव: सागर कॉलेक्स बिल्डिंग नं. 6, ब्लॉक नं: भायन्दर पूर्व, ठाणे, रोड नं: जेसल पार्क, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-ASBPK3605J 2): नाव:-जागृति भावेश खुत वय:-39; पत्ता:-प्लॉट नं: ए-102, माळा नं: -, इमारतीचे नाव: सागर कॉलेक्स बिल्डिंग नं. 6, ब्लॉक नं: भायन्दर पूर्व, ठाणे, रोड नं: जेसल पार्क, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-BJOPK3549N		
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2024		
(10)दस्ता नोदणी केल्याचा दिनांक	26/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13665/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	513000		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)धोरा			

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
12676/2024	20.07.2024	1,40,75,000.00	54.16	583.00	24,145.00

गावाचे नाव : दहिसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14075000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9537745.14
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ए/1901, ए विंग, माळा नं: 19 वा मजला, इमारतीचे नाव: निश्चय, ब्लॉक नं: दहिसर (पूर्व), मुंबई 400 068, रोड : मानचंद चुत्रीलाल कंपाऊंड, एस व्ही रोड, इतर माहिती: सदनिका नं: ए/1901, ए विंग, माळा नं: 19 वा मजला, इमारतीचे नाव: निश्चय, ब्लॉक नं: दहिसर (पूर्व), मुंबई 400 068, रोड नं: मानचंद चुत्रीलाल कंपाऊंड, एस व्ही रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 54.16 चौ. मी. म्हणजेच 583 चौ. फुट रेरा कारपेट. ((C.T.S. Number : 1779. ;))
(5) क्षेत्रफळ	59.58 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिनेश सी शाह वय:-40 पत्ता:-प्लॉट नं: ए/1901, ए विंग, माळा नं: 19 वा मजला, इमारतीचे नाव: निश्चय, ब्लॉक नं: दहिसर पूर्व, रोड नं: मानचंद चुत्रीलाल कंपाऊंड, प्रभात नगर जवळ, एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-BEPPS6163A 2): नाव:-ज्योती मनमोहन उप्रेती वय:-42 पत्ता:-प्लॉट नं: ए/1901, ए विंग, माळा नं: 19 वा मजला, इमारतीचे नाव: निश्चय, ब्लॉक नं: दहिसर पूर्व, रोड नं: मानचंद चुत्रीलाल कंपाऊंड, प्रभात नगर जवळ, एस व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAQPU6335C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विदीत दिनेशभाई अकोलीया वय:-32; पत्ता:-प्लॉट नं: ए/701, माळा नं: -, इमारतीचे नाव: स्वेद गंगा बिल्डींग, ब्लॉक नं: दहिसर पूर्व, रोड नं: सी एस रोड, अपोलो फार्मसी, आनंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AXNPA9344F 2): नाव:-जेनील दिनेशभाई अकोलीया वय:-29; पत्ता:-प्लॉट नं: 1105, सी विंग, माळा नं: -, इमारतीचे नाव: युनिक औरूम-1, ब्लॉक नं: मीरा रोड, रोड नं: पूनम गार्डन लेआऊट जवळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BFWPA5059M
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12676/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	844500

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	915.00	2,08,00,000.00	22,732.00

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Home / Mumbai / Western Suburbs / Dahisar East / Ramniyati Raghukul CHSL Last updated: Dec 18, 2024

Ramniyati Raghukul CHSL RERA

By **RAMNIYATI REALITIES LLP**

CTS 963 964 and Parkh Apts, S V Road, Dahisar, Western Suburbs, Mumbai

₹81.28 L - 2.08 Cr | ₹22.78 K/sq.ft
EMI starts at ₹40.35 K
Basic Price Onwards

[Contact Seller](#)

Cover image SHARE SAVE

1, 2, 3 BHK Apartments Configurations Dec. 2029 Possession Starts ₹22.78 K/sq.ft Avg. Price 357 - 915 sq.ft (Carpet Area) Sizes

+ 5 more



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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	Magicbricks.com	900.00	2,15,00,000.00	23,889.00




magicbricks
Buy ▾
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Maratha Colony Dahisar > 3 BHK Flats for Sale in Maratha Colony Dahisar > 1200 Sq-ft

₹2.15 Cr

EMI - ₹97k | [Get pre-approved loan](#)

3 BHK 1200 Sq-ft Flat For Sale Maratha Colony Dahisar, Mumbai

3 Beds
3 Baths
2 Balconies
1 Covered Parking
Service/Goods ...

Carpet Area 900 sqft ~ ₹23,890/sqft	Developer Ramaniyam Real Estates	Project Raghukul Chsl	Floor 2(Out of 20 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

✔ East Facing Property
✔ Near Manav Kalyan Kendra Signal, Maratha Colony, Dahisar East, Mumb


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


More Details

Price Breakup	₹2.15 Cr ₹10,75,050 Approx. Registration Charges ₹6,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800076919
Address	Dahisar East, Mumbai, Maratha Colony Dahisar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near Manav Kalyan Kendra Signal, Maratha Colony, Dahisar East, Mumbai


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
1 BHK	Proptiger.com	357.00	81,28,000.00	22,768.00


Mumbai

Enter a location, builder, project or RERA ID 

India Property > Property in Mumbai > Property in Dahisar >



PROJECT RERA ID: P51800076919

Ramniyati RaghuKul CHSL ♥

by Ramniyati Realities

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

Download Brochures


1, 2, 3 BHK
Apartment

357 - 915 sq ft
Carpet Area i

₹ 81.28 L - ₹ 2.08 Cr
Builder Price
[See inclusions](#)

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft. on Carpet Area
2 BHK	housiey.com	441.00	1,14,00,000.00	25,850.00



Search Project, Locality, or Builder


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Sanmati Raghukul Dahisar East

By Sanmati Group | Dahisar East Mumbai

Save 50000



₹1.14 Cr - 2.50 Cr All Inc.

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Amenities
Master & Floor Plan
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Bank

Sanmati Raghukul Overview & Description Brochure

1.15 <small>Land Parcel</small>	3 <small>Towers</small>	2B+G+20 <small>Floors</small>	1BHK, 2BHK, 3BHK <small>Config</small>
441-1145Sq.ft <small>Carpet Area</small>	PS1800076919 <small>RERA No.</small>	December 2028 <small>Target Possession</small>	December 2029 <small>RERA Possession</small>



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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	665.00	1,59,00,000.00	23,900.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.59 Cr [EMI - ₹72k](#) | [How much loan can I get?](#)

2 BHK Flat For Sale in Sanghvi Pride, **Dahisar East, Mumbai**



2 Beds **2 Baths**


Carpet Area
665 sqft ~
₹23,900/sqft

Developer
Sangvi Lifespace Pvt Ltd

Project
Sanghvi Pride

Transaction Type
New Property

Age Of Construction
Under Construction



+14 Photos

Contact Agent

Get Phone No.

More Details

Price Breakup **₹1.59 Cr**


Address **Dahisar East, Mumbai - Western Mumbai, Maharashtra**

Age of Construction **Under Construction**

Description: Multistorey Apartment for Sale in Dahisar East, Mumbai. Covered area is 665.0 Sq-ft. This property belongs to "Sanghvi Pride".

Contact Agent

About Project



Sanghvi Pride
by Sangvi Lifespace Pvt Ltd

Price
₹99.0 Lac
Onwards

Configuration
1, 2 BHK Flats

[Explore Project →](#)

Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Magicbricks.com	569.00	1,24,00,000.00	21,793.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.24 Cr EMI - ₹ 56k | [Get pre-approved loan](#)

2 BHK 700 Sq-ft Flat For Sale **Shailendra Nagar, Mumbai**



2 Beds **2 Baths** **1 Covered Parking** **Furnished**

Carpet Area
569 sqft *
₹21,793/sqft

Floor
Upper Basement(Out of 15 Floors)

Lifts
2

Developer
[Dhariwal Developers India Pvt. Ltd.](#)

Transaction Type
New Property

Furnished Status
Furnished

Project
[DTG Avenue 68](#)

Facing
West

Car Parking
1 Covered

OFFER Free Modular Kitchen

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.24 Cr ₹6,20,000 Approx. Registration Charges ₹8 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
Address	Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Nearby railway station.
Furnishing	Furnished
Flooring	Ceramic Tiles, Granite, Vitrified, Wooden
Loan Offered	Estimated EMI: ₹55926 [Ⓢ] Apply for Home Loan

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	399.00	83,53,000.00	20,935.00
1 BHK	housing.com	410.00	89,00,000.00	21,707.00

Dhariwal DTG Avenue 68 REDA

By DHARIWAL THIRANI CONSTRUCTIONS LLP

Shalendra Nagar, Dahisar East, Western Suburbs, Mumbai

₹83.53 L - 1.2 Cr | ₹20.95 K/sq.ft
EMI starts at ₹41.47 K

Price excludes maintenance. [View More](#) See More

[Contact Seller](#)

[SHARE](#) [SAVE](#)

1.2 BHK Apartments Configurations

Jun. 2028 Possession Starts

₹20.95 K/sq.ft Avg. Price

399 - 573 sq.ft. (Carpet Area) Sizes

Ray REDA

By ROSWALT REALTY

Dahisar East, Western Suburbs, Mumbai

₹89.0 L - 1.46 Cr | ₹22.05 K/sq.ft
EMI starts at ₹44.19 K

[Contact Seller](#)

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1.2 BHK Apartments Configurations

Oct. 2025 Possession Starts

₹22.05 K/sq.ft Avg. Price

410 - 650 sq.ft. (Carpet Area) Sizes



Since 1989

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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	310.00	64,64,000.00	20,852.00
2 BHK	99acres.com	604.00	1,24,00,000.00	20,530.00

HOUSING.COM Buy in Mumbai | Search: (Dahisar East) | Download App | List Property | Save

Home / Mumbai / Western Suburbs / Dahisar East / JE Vishwanath | Last updated: Dec 17 2024

JE Vishwanath RERA **₹64.64 L - 1.2 Cr** | ₹20.85 K/sq.ft
EMI starts at ₹34.23 K

By **JE&VEE INFRASTRUCTURE** | Price excludes maintenance, floor rise c. [See More](#)

Borivali, S. N. Dube Marg, Dahisar, Western Suburbs, Mumbai | [Contact Seller](#)

1, 2 BHK Apartments Configurations | **Dec. 2025 Possession Starts** | **₹20.85 K/sq.ft Avg. Price** | **310 - 576 sq.ft. (Carpet Area) Sizes**

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Contact Dealer | Shortlist

Home / Property in Mumbai / Flats in Mumbai / Flats in Dahisar / Flats in Dahisar East / 2 BHK Flats in Dahisar East | Posted on Dec 26, 2024 | Under Construction

₹1.24 Cr @ 20,529 per sq.ft. | **2BHK 2Baths** | **Estimated EMI ₹95,039**

Flat/Apartment for Sale | Modirealty Acacia, Dahisar East, Mumbai

REGISTERED Registration No: PS1800056150 | Website: <https://mahanera.maharashtra.gov.in/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (3) | **Society (2)**

Area Carpet area: 604 sq.ft. (56.11 sq.m.)

Price ₹1.24 Crore @ 20,529 per sq.ft. (Negotiable) [View Price Details](#)

Address Modirealty Acacia, Dahisar East, Mumbai

Floor Number 10th of 18 Floors | **Facing** North-West

Overlooking Others | **Possession in** Dec 2026 [View Construction Status](#)

Properties you can trust Properties in Modirealty Acacia are RERA approved, now, buy with confidence!

Price Indicators

Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	421.00	90,00,000.00	21,380.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Shailendra Nagar > Apartments in Shailendra Nagar > 1 BHK > 680 Sq-ft

₹ 90.0 Lac EMI - ₹ 41k | [Can I afford it?](#)

1 BHK 680 Sq-ft Flat For Sale [Shailendra Nagar, Mumbai](#)

+16 Photos

🛏 1 Bed
🚿 2 Baths
🏠 1 Balcony
🚗 1 Covered Parking

<p>Carpet Area 421 sqft ▾ ₹ 21,378/sqft</p>	<p>Developer Modirealty</p>	<p>Project Modirealty Ashvattha</p>
<p>Floor 1(Out of 17 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing East</p>
<p>Lifts 3</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered, 1 Open</p>

🟢 East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 90 Lac ₹ 4,50,005 Approx. Registration Charges ₹ 2,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51800051189
Address	Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Shailendra Nagar, Behind Shiv Shakti Complex, Dahisar E
Furnishing	Unfurnished
Flooring	Granite, Marble, Normal Tiles/Kotah Stone, Vitrified

Price Indicators

Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	Magicbricks.com	841.00	1,80,00,000.00	21,400.00

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Shailendra Nagar » 3 BHK Flats for Sale in Shailendra Nagar » 1100 Sq-ft

₹1.80 Cr EMI - ₹ 81k | [How much loan can I get?](#)

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

+13 Photos

3 Beds
3 Baths
3 Balconies
1 Covered Parking

Carpet Area	Developer	Project
841 sqft ₹21,403/sqft	Modirealty	Modirealty Ashvattha
Floor	Transaction Type	Facing
2(Out of 17 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered, 1 Open

East Facing Property

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

More Details

Price Breakup	₹1.8 Cr ₹9,00,000 Approx. Registration Charges ₹6,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	PS1800051189
Address	Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Shailendra Nagar, Behind Shiv Shakti Complex, Dahisar E
Furnishing	Unfurnished
Flooring	Granite, Marble, Normal Tiles/Kotah Stone, Vitrified

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	457.00	1,05,00,000.00	22,975.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Dahisar > Flats in Dahisar East > 1 BHK Flats in Dahisar East Posted on Dec 10, 2024 | Ready to move

₹1.05 Cr @ 22,975 per sq.ft.

Estimated EMI ₹ 83,864

1BHK 2Baths

Flat/Apartment for Sale

In A and O Realty Eminents, Dahisar East, Mumbai.

[Contact Owner FREE](#)

[Shortlist](#)

REERA STATUS
REGISTERED
Registration No: P51800005475
Website: <http://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (0) Society (19)

Area

Carpet area: 457 sq.ft. (42.46 sq.m)

Configuration

1 Bedroom, 2 Bathrooms, No Balcony

Price

₹ 1.05 Crore+ Govt Charges & Tax

₹ 22,975 per sq.ft. (All inclusive, Negotiable)

Address

A and O Realty Eminents
Dahisar East, Mumbai

Property Age

0 to 1 Year Old [View Construction Status](#)

Video (1/1)
Photos (12)
Floor Plan (6)
022 67301

Places nearby [View All \(15\)](#)

C304, Dahisar East, Mumbai

[Maruti Mall](#)
[Reliance Mall](#)
[Western Express Hwy](#)
[Rustomjee International School](#)
[St. Rocks College](#)
[Sheth](#)

Why should you consider this property?



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Price Indicators

Projects nearby Locality





Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	Magicbricks.com	361.00	78,00,000.00	21,607.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Dahisar East > Apartment in Dahisar East > 1 BHK > 680 Sq-ft

₹78.0 Lac EMI - ₹35k [Get Loan offers from 34+ banks](#)

1 BHK 680 Sq-ft Flat For Sale Dahisar East, Mumbai

+6 Photos

1 Bed 2 Baths Unfurnished

Carpet Area	Developer	Project
361 sqft ~ ₹21,607/sqft	JE & VEE Infrastructure	Je And Vee Vishwanath
Floor	Transaction Type	Facing
7(Out of 23 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Open

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 3 days ago

More Details

Price Breakup	₹78 Lac ₹3,90,000 Approx. Registration Charges ₹2,500 Monthly
Booking Amount	₹1.0 Lac
Address	Dahisar, Mumbai, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	dahisar east
Furnishing	Unfurnished
Flooring	Vitrified

Price Indicators




Projects nearby Locality



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	Magicbricks.com	1026.00	2,65,00,000.00	25,921.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.65 Cr [EMI - ₹1,20L](#) | [Can I afford it?](#)

3 BHK 1026 Sq-ft Flat For Sale [Dahisar East, Mumbai](#)

🛏 3 Beds
🛁 4 Baths
🏡 1 Balcony
🏠 Unfurnished

Carpet Area	Developer	Project	Transaction Type
1026 sqft ₹ 25,921/sqft	N Rose Developers Pvt. Ltd.	Northern Hills	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.65 Cr
Address	Dahisar East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

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 : 31.12.2024

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.31 13:41:52 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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 31.12.2024 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 27.12.2024. 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



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

	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration was purchased by M/s. Ramniyati Realities LLP.
2	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST, Santacruz 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 Krishna Gawade – 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 – 26.12.2024 Valuation Date – 31.12.2024 Date of Report – 31.12.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.12.2024
7	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.



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18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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



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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

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.31 13:42:04 +05'30'

Auth. Sign.



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