

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Godrej Avenue Eleven – Tower B"**

"Godrej Avenue Eleven – Tower B", Proposed Redevelopment on Plot Bearing C.S. No. 1906 Of Byculla Division, Situated M.A. Road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008,  
State - Maharashtra, Country - India

Latitude Longitude: 18°58'40.3"N 72°49'32.1"E

## Valuation Done for:

### **State Bank of India**

#### **Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,  
Mumbai, Pin – 400 001, State - Maharashtra, Country - India





## **Our Pan India Presence at :**


- |  |  |   |   |
|--|--|---|---|
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|  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**

 **www.vastukala.co.in**

## MASTER VALUATION REPORT OF "Godrej Avenue Eleven – Tower B"

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Latitude Longitude: 18°58'40.3"N 72°49'32.1"E

**NAME OF DEVELOPER: M/s. Godrej Residency Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23<sup>rd</sup> January 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Godrej Avenue Eleven – Tower B"**, Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. Road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, State - Maharashtra, Country – India. It is about 830 m. travel distance from Mahalakshmi Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Godrej Residency Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Godrej Avenue Eleven – Tower B</b>	<b>P51900006299</b>
<b>Register office address</b>	<b>M/s. Godrej Residency Pvt. Ltd.</b> Godrej One, 5 <sup>th</sup> Floor, Pirojshahnagar, Eastern Express Highway, Vikroli (East), Mumbai- 400079, State - Maharashtra, Country- India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
<b>E – mail ID &amp; Website</b>	<a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Tower A Under Construction Building
On or towards South	Road & Raheja Vivarea Tower
On or towards East	Rangwala Compound and Orchid Heights
On or towards West	Raheja Vivarea Tower C & D & Arthur Road



### Our Pan India Presence at :

-  Nanded
-  Thane
-  Ahmedabad
-  Delhi NCR
-  Mumbai
-  Nashik
-  Rajkot
-  Raipur
-  Aurangabad
-  Pune
-  Indore
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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
 Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
 Mumbai Samachar Marg, Fort,  
 Mumbai, Pin – 400 001,  
 State - Maharashtra, Country - India

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 23.01.2025
	b)	Date on which the valuation is made : 30.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 28.08.2023 from DSK Legal Advocates and Solicitors.
	2.	Copy of Deed of Conveyance date 23.12.2022 b/w. M/s. Neelkamal Realtors Tower Pvt. Ltd. (the Vendor) AND M/s. Godrej Residency Pvt. Ltd. (the Purchaser)
	3.	Copy of Deed of Simple Mortgage date 07.02.2019 b/w. M/s. Neelkamal Realtors Tower Pvt. Ltd. (the Borrower) AND Dewan Housing Finance Corporation Ltd. (the Mortgage)
	4.	Copy of Deed of Simple Mortgage date 28.08.2017 b/w. M/s. Neelkamal Realtors Tower Pvt. Ltd. (the Mortgagee) AND Yes Bank Ltd. (the Borrower)
	5.	Copy of Supplemental Mortgage Deed date 22.12.2014 b/w. M/s. Neelkamal Realtors Tower Pvt. Ltd. (the Borrower) AND Yes Bank Ltd. (the Mortgagee)
	6.	Copy of Deed of Cancellation date 15.02.2022 b/w. Neelkamal Realtors Tower Pvt. Ltd. (the Developer) AND Indo Global Soft Solutions & Technologies Pvt. Ltd. (the Development Manager)
	7.	Copy of CA Certificate date 26.09.2023 issued by CA B S R & Co. LLP (As per RERA Certificate)
	8.	Copy of Quality Assurance Certificate date 07.04.2024 issued by Mr. Rajendra Joshi (As per RERA Certificate)
	9.	Copy of Engineer's Certificate date 10.07.2024 issued by Er. Vinyasa Consultants (As per RERA Certificate)
	10.	Copy of Revised NOC for Height Clearance No. SNCR / WEST / B / 061522 / 677736 date 16.02.2024 issued by Airports Authority of India
	11.	Copy of Fire Protection & Fire Fighting Safety requirement No. EB / 2701 / E / A / CFO dated 12.12.2023 issued by MCGM Fire Brigade.
	12.	Copy of MAHARERA Registration Certificate of Project No. P51900006299 issued by Maharashtra Real Estate Regulatory Authority date 17.12.2024
	13.	Copy of Commencement Certificate No. EB / 2701 / E / A / FCC / 2 / Amend date 17.03.2018 issued by Municipal Corporation OF Greater Mumbai.



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

An ISO 9001 : 2015 Certified Company





	<p>Issue On : 30 Aug 2024                      Valid Upto :                      15 Aug 2025</p> <p>Application Number :                      EB/2701/E/A/FCC/2/Amend</p> <p>Remark :</p> <p>This CC is re-endorsed for Tower 'A' &amp;'B' (for Sale building) and extend the same up to top of 64th floor for Tower-'A' only as per the last amended approval dated 04/03/2024.</p>										
	14. Copy of Amended Plan Approval Letter No. EB/2701/E/A/337/4/Amend dated 11.12.2024 issued by Municipal Corporation of Greater Mumbai										
	15. Copy of Approved Plan No. No. EB / 2701 / E / A date 11.12.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Eighty Six - Sheet No. 1/ 86 to 86/ 86)										
	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>3 Basements + Ground + 1st to 7<sup>th</sup> Floors (Podiums) + 8<sup>th</sup> Floor (Service Floor) + 9<sup>th</sup> to 53<sup>rd</sup> Upper floors</td> </tr> </tbody> </table>	Tower	Number of Floors	B	3 Basements + Ground + 1st to 7 <sup>th</sup> Floors (Podiums) + 8 <sup>th</sup> Floor (Service Floor) + 9 <sup>th</sup> to 53 <sup>rd</sup> Upper floors						
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	<p>Project Name (with address &amp; phone nos.) : <b>"Godrej Avenue Eleven – Tower -B"</b>, Proposed Redevelopment on Plot Bearing C.S. No. 1906. Of Byculla Division, Situated M.A. road, 'E' – Ward, Mahalakshmi, Mumbai, PIN - 400 008, State - Maharashtra, Country - India</p>										
4.	<p>Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>M/s. Godrej Residency Pvt. Ltd.</b></p> <p><u>Address:</u> Godrej One, 5<sup>th</sup> Floor, Pirojshahnagar, Eastern Expres Highway, Vikroli (East), Mumbai-400079, State - Maharashtra, Country- India.</p> <p><u>Contact Person :</u> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.) :										
	<p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Proposed 3 Basements + Ground + 1st to 7<sup>th</sup> Floors (Podiums) + 8<sup>th</sup> Floor (Service Floor) + 9<sup>th</sup> to 53<sup>rd</sup> Upper floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2028</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>	Tower	Number of Floors	B	Proposed 3 Basements + Ground + 1st to 7 <sup>th</sup> Floors (Podiums) + 8 <sup>th</sup> Floor (Service Floor) + 9 <sup>th</sup> to 53 <sup>rd</sup> Upper floors.	Tower	Present stage of Construction	Percentage of work completion	B	Excavation work is in progress.	0%
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	<b>property</b>			
	North	Raheja Vivaria Building	Raheja Vivaria Building	Tower A Under Construction Building
	South	Raheja Vivaria Building	Raheja Vivaria Building	Road & Raheja Vivarea Tower
	East	Maulana Azad Road	Maulana Azad Road	Rangwala Compound and Orchid Heights
	West	A Nair Road and Raheja Vivaria Building	A Nair Road and Raheja Vivaria Building	Raheja Vivarea Tower C & D & Arthur Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 18°58'40.3"N 72°49'32.1"E	
14.	Extent of the site		: Plot area – 4802.42 Sq. M. (As per RERA Certificate) Plot area – 19, 434.10 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 4802.42 Sq. M. (As per RERA Certificate) Plot area – 19, 434.10 Sq. M. (As per Approved Plan) 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 not yet started.	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality		: Higher class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. No. EB / 2701 / E / A date 11.12.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Eighty Six - Sheet No. 1/ 86 to 86/	



			86) <b>Approved upto:</b>																		
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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.	:	27.43 M. Wide DP Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Plot area – 8430.85 Sq. M. (As per RERA Certificate) Plot area – 19,434.10 Sq. M. (As per Approved Plan) 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)	:	₹ 1,80,450.00 per Sq. M. for Residential ₹ 84,420.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>19,434.10</td> <td>84,420.00</td> <td>1,80,450.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>8430.85</td> <td>84,420.00</td> <td>71,17,32,357.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	19,434.10	84,420.00	1,80,450.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8430.85	84,420.00	71,17,32,357.00
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8430.85	84,420.00	71,17,32,357.00																			
<b>Part – B (Valuation of Building)</b>																					

1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started				
	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Tower</b>		<b>Number of Floors</b>				
	<b>B</b>		<b>Proposed 3 Basements + Ground + 1st to 7<sup>th</sup> Floors (Podiums) + 8<sup>th</sup> Floor (Service Floor) + 9<sup>th</sup> to 53<sup>rd</sup> Upper floors.</b>				
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. No. EB / 2701 / E / A date 11.12.2024 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Eighty Six - Sheet No. 1/ 86 to 86/ 86)				
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>3 Basements + Ground + 1st to 7<sup>th</sup> Floors (Podiums) + 8<sup>th</sup> Floor (Service Floor) + 9<sup>th</sup> to 53<sup>rd</sup> Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	B	3 Basements + Ground + 1st to 7 <sup>th</sup> Floors (Podiums) + 8 <sup>th</sup> Floor (Service Floor) + 9 <sup>th</sup> to 53 <sup>rd</sup> Upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

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

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden	:	N.A. Building Construction work not yet started



	paneling, grills etc.		
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**Remarks:**

**1) As per Approved Plan Tower – B is sanctioned for the 3 Basements + Ground + 1st to 7<sup>th</sup> Floors (Podiums) + 8<sup>th</sup> Floor (Service Floor) + 9<sup>th</sup> to 53<sup>rd</sup> Upper floors, but the commencement certificate for the same tower – B is not sanctioned by the local authority (MCGM). The construction work for the Tower – B will be started after the sanctioned of C.C. for the plinth work level or Ground + upper floor level work.**

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND Copy of Approved Plan No. No. EB / 2701 / E / A date 11.12.2024 issued by Municipal Corporation of Greater Mumbai:**

**1) Tower -B:**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	901	9	4 BHK	2208	132	2340	2574	58000	13,57,20,000	15,33,63,600	10,85,76,000	3,83,500	1,15,83,000
2	902	9	4 BHK	2010	97	2107	2318	58000	12,22,06,000	13,80,92,780	9,77,64,800	3,45,000	1,04,29,650
3	904	9	3 BHK	1549	92	1641	1805	58000	9,51,78,000	10,75,51,140	7,61,42,400	2,69,000	81,22,950
4	1001	10	4 BHK	2208	132	2340	2574	58150	13,60,71,000	15,37,60,230	10,88,56,800	3,84,500	1,15,83,000
5	1002	10	4 BHK	2010	97	2107	2318	58150	12,25,22,050	13,84,49,917	9,80,17,640	3,46,000	1,04,29,650
6	1003	10	4 BHK	2208	132	2340	2574	58150	13,60,71,000	15,37,60,230	10,88,56,800	3,84,500	1,15,83,000
7	1004	10	3 BHK	1549	92	1641	1805	58150	9,54,24,150	10,78,29,290	7,63,39,320	2,69,500	81,22,950
8	1101	11	4 BHK	2208	132	2340	2574	58300	13,64,22,000	15,41,56,860	10,91,37,600	3,85,500	1,15,83,000
9	1102	11	4 BHK	2010	97	2107	2318	58300	12,28,38,100	13,88,07,053	9,82,70,480	3,47,000	1,04,29,650
10	1103	11	4 BHK	2208	132	2340	2574	58300	13,64,22,000	15,41,56,860	10,91,37,600	3,85,500	1,15,83,000
11	1104	11	3 BHK	1549	92	1641	1805	58300	9,56,70,300	10,81,07,439	7,65,36,240	2,70,500	81,22,950
12	1201	12	4 BHK	2208	132	2340	2574	58450	13,67,73,000	15,45,53,490	10,94,18,400	3,86,500	1,15,83,000
13	1202	12	4 BHK	2010	97	2107	2318	58450	12,31,54,150	13,91,64,190	9,85,23,320	3,48,000	1,04,29,650
14	1203	12	4 BHK	2208	132	2340	2574	58450	13,67,73,000	15,45,53,490	10,94,18,400	3,86,500	1,15,83,000
15	1204	12	3 BHK	1549	92	1641	1805	58450	9,59,16,450	10,83,85,589	7,67,33,160	2,71,000	81,22,950
16	1301	13	4 BHK	2208	132	2340	2574	58600	13,71,24,000	15,49,50,120	10,96,99,200	3,87,500	1,15,83,000
17	1302	13	4 BHK	2010	97	2107	2318	58600	12,34,70,200	13,95,21,326	9,87,76,160	3,49,000	1,04,29,650
18	1303	13	4 BHK	2208	132	2340	2574	58600	13,71,24,000	15,49,50,120	10,96,99,200	3,87,500	1,15,83,000
19	1304	13	3 BHK	1549	92	1641	1805	58600	9,61,62,600	10,86,63,738	7,69,30,080	2,71,500	81,22,950
20	1401	14	4 BHK	2208	132	2340	2574	58750	13,74,75,000	15,53,46,750	10,99,80,000	3,88,500	1,15,83,000
21	1402	14	4 BHK	2010	97	2107	2318	58750	12,37,86,250	13,98,78,463	9,90,29,000	3,49,500	1,04,29,650
22	1403	14	4 BHK	2208	132	2340	2574	58750	13,74,75,000	15,53,46,750	10,99,80,000	3,88,500	1,15,83,000
23	1404	14	3 BHK	1549	92	1641	1805	58750	9,64,08,750	10,89,41,888	7,71,27,000	2,72,500	81,22,950
24	1501	15	4 BHK	2208	132	2340	2574	58900	13,78,26,000	15,57,43,380	11,02,60,800	3,89,500	1,15,83,000
25	1502	15	4 BHK	2010	97	2107	2318	58900	12,41,02,300	14,02,35,599	9,92,81,840	3,50,500	1,04,29,650
26	1503	15	4 BHK	2208	132	2340	2574	58900	13,78,26,000	15,57,43,380	11,02,60,800	3,89,500	1,15,83,000
27	1504	15	3 BHK	1549	92	1641	1805	58900	9,66,54,900	10,92,20,037	7,73,23,920	2,73,000	81,22,950
28	1601	16	4 BHK	2208	132	2340	2574	59050	13,81,77,000	15,61,40,010	11,05,41,600	3,90,500	1,15,83,000
29	1602	16	4 BHK	2010	97	2107	2318	59050	12,44,18,350	14,05,92,736	9,95,34,680	3,51,500	1,04,29,650
30	1604	16	3 BHK	1549	92	1641	1805	59050	9,69,01,050	10,94,98,187	7,75,20,840	2,73,500	81,22,950
31	1701	17	4 BHK	2208	132	2340	2574	59200	13,85,28,000	15,65,36,640	11,08,22,400	3,91,500	1,15,83,000
32	1702	17	4 BHK	2010	97	2107	2318	59200	12,47,34,400	14,09,49,872	9,97,87,520	3,52,500	1,04,29,650
33	1703	17	4 BHK	2208	132	2340	2574	59200	13,85,28,000	15,65,36,640	11,08,22,400	3,91,500	1,15,83,000
34	1704	17	3 BHK	1549	92	1641	1805	59200	9,71,47,200	10,97,76,336	7,77,17,760	2,74,500	81,22,950



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	1801	18	4 BHK	2208	132	2340	2574	59350	13,88,79,000	15,69,33,270	11,11,03,200	3,92,500	1,15,83,000
36	1802	18	4 BHK	2010	97	2107	2318	59350	12,50,50,450	14,13,07,009	10,00,40,360	3,53,500	1,04,29,650
37	1803	18	4 BHK	2208	132	2340	2574	59350	13,88,79,000	15,69,33,270	11,11,03,200	3,92,500	1,15,83,000
38	1804	18	3 BHK	1549	92	1641	1805	59350	9,73,93,350	11,00,54,486	7,79,14,680	2,75,000	81,22,950
39	1901	19	4 BHK	2208	132	2340	2574	59500	13,92,30,000	15,73,29,900	11,13,84,000	3,93,500	1,15,83,000
40	1902	19	4 BHK	2010	97	2107	2318	59500	12,53,66,500	14,16,64,145	10,02,93,200	3,54,000	1,04,29,650
41	1903	19	4 BHK	2208	132	2340	2574	59500	13,92,30,000	15,73,29,900	11,13,84,000	3,93,500	1,15,83,000
42	1904	19	3 BHK	1549	92	1641	1805	59500	9,76,39,500	11,03,32,635	7,81,11,600	2,76,000	81,22,950
43	2001	20	4 BHK	2208	132	2340	2574	59650	13,95,81,000	15,77,26,530	11,16,64,800	3,94,500	1,15,83,000
44	2002	20	4 BHK	2010	97	2107	2318	59650	12,56,82,550	14,20,21,282	10,05,46,040	3,55,000	1,04,29,650
45	2003	20	4 BHK	2208	132	2340	2574	59650	13,95,81,000	15,77,26,530	11,16,64,800	3,94,500	1,15,83,000
46	2004	20	3 BHK	1549	92	1641	1805	59650	9,78,85,650	11,06,10,785	7,83,08,520	2,76,500	81,22,950
47	2101	21	4 BHK	2212	133	2345	2580	59800	14,02,31,000	15,84,61,030	11,21,84,800	3,96,000	1,16,07,750
48	2102	21	4 BHK	2024	102	2126	2339	59800	12,71,34,800	14,36,62,324	10,17,07,840	3,59,000	1,05,23,700
49	2103	21	4 BHK	2212	133	2345	2580	59800	14,02,31,000	15,84,61,030	11,21,84,800	3,96,000	1,16,07,750
50	2104	21	3 BHK	1559	97	1656	1822	59800	9,90,28,800	11,19,02,544	7,92,23,040	2,80,000	81,97,200
51	2201	22	4 BHK	2212	133	2345	2580	59950	14,05,82,750	15,88,58,508	11,24,66,200	3,97,000	1,16,07,750
52	2202	22	4 BHK	2024	102	2126	2339	59950	12,74,53,700	14,40,22,681	10,19,62,960	3,60,000	1,05,23,700
53	2203	22	4 BHK	2212	133	2345	2580	59950	14,05,82,750	15,88,58,508	11,24,66,200	3,97,000	1,16,07,750
54	2204	22	3 BHK	1559	97	1656	1822	59950	9,92,77,200	11,21,83,236	7,94,21,760	2,80,500	81,97,200
55	2301	23	4 BHK	2212	133	2345	2580	60100	14,09,34,500	15,92,55,985	11,27,47,600	3,98,000	1,16,07,750
56	2302	23	4 BHK	2024	102	2126	2339	60100	12,77,72,600	14,43,83,038	10,22,18,080	3,61,000	1,05,23,700
57	2304	23	3 BHK	1559	97	1656	1822	60100	9,95,25,600	11,24,63,928	7,96,20,480	2,81,000	81,97,200
58	2401	24	4 BHK	2345	0	2345	2580	60250	14,12,86,250	15,96,53,463	11,30,29,000	3,99,000	1,16,07,750
59	2402	24	4 BHK	2126	0	2126	2339	60250	12,80,91,500	14,47,43,395	10,24,73,200	3,62,000	1,05,23,700
60	2403	24	4 BHK	2345	0	2345	2580	60250	14,12,86,250	15,96,53,463	11,30,29,000	3,99,000	1,16,07,750
61	2404	24	3 BHK	1559	97	1656	1822	60250	9,97,74,000	11,27,44,620	7,98,19,200	2,82,000	81,97,200
62	2501	25	4 BHK	2345	0	2345	2580	60400	14,16,38,000	16,00,50,940	11,33,10,400	4,00,000	1,16,07,750
63	2502	25	4 BHK	2126	0	2126	2339	60400	12,84,10,400	14,51,03,752	10,27,28,320	3,63,000	1,05,23,700
64	2503	25	4 BHK	2345	0	2345	2580	60400	14,16,38,000	16,00,50,940	11,33,10,400	4,00,000	1,16,07,750
65	2504	25	3 BHK	1559	97	1656	1822	60400	10,00,22,400	11,30,25,312	8,00,17,920	2,82,500	81,97,200
66	2601	26	4 BHK	2345	0	2345	2580	60550	14,19,89,750	16,04,48,418	11,35,91,800	4,01,000	1,16,07,750
67	2602	26	4 BHK	2126	0	2126	2339	60550	12,87,29,300	14,54,64,109	10,29,83,440	3,63,500	1,05,23,700
68	2603	26	4 BHK	2345	0	2345	2580	60550	14,19,89,750	16,04,48,418	11,35,91,800	4,01,000	1,16,07,750
69	2604	26	3 BHK	1559	97	1656	1822	60550	10,02,70,800	11,33,06,004	8,02,16,640	2,83,500	81,97,200
70	2701	27	4 BHK	2345	0	2345	2580	60700	14,23,41,500	16,08,45,895	11,38,73,200	4,02,000	1,16,07,750
71	2702	27	4 BHK	2126	0	2126	2339	60700	12,90,48,200	14,58,24,466	10,32,38,560	3,64,500	1,05,23,700
72	2703	27	4 BHK	2345	0	2345	2580	60700	14,23,41,500	16,08,45,895	11,38,73,200	4,02,000	1,16,07,750



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
73	2704	27	3 BHK	1559	97	1656	1822	60700	10,05,19,200	11,35,86,696	8,04,15,360	2,84,000	81,97,200
74	2801	28	4 BHK	2345	0	2345	2580	60850	14,26,93,250	16,12,43,373	11,41,54,600	4,03,000	1,16,07,750
75	2802	28	4 BHK	2126	0	2126	2339	60850	12,93,67,100	14,61,84,823	10,34,93,680	3,65,500	1,05,23,700
76	2803	28	4 BHK	2345	0	2345	2580	60850	14,26,93,250	16,12,43,373	11,41,54,600	4,03,000	1,16,07,750
77	2804	28	3 BHK	1559	97	1656	1822	60850	10,07,67,600	11,38,67,388	8,06,14,080	2,84,500	81,97,200
78	2901	29	4 BHK	2345	0	2345	2580	61000	14,30,45,000	16,16,40,850	11,44,36,000	4,04,000	1,16,07,750
79	2902	29	4 BHK	2126	0	2126	2339	61000	12,96,86,000	14,65,45,180	10,37,48,800	3,66,500	1,05,23,700
80	2903	29	4 BHK	2345	0	2345	2580	61000	14,30,45,000	16,16,40,850	11,44,36,000	4,04,000	1,16,07,750
81	3001	30	4 BHK	2345	0	2345	2580	61150	14,33,96,750	16,20,38,328	11,47,17,400	4,05,000	1,16,07,750
82	3002	30	4 BHK	2126	0	2126	2339	61150	13,00,04,900	14,69,05,537	10,40,03,920	3,67,500	1,05,23,700
83	3101	31	4 BHK	2345	0	2345	2580	61300	14,37,48,500	16,24,35,805	11,49,98,800	4,06,000	1,16,07,750
84	3102	31	4 BHK	2126	0	2126	2339	61300	13,03,23,800	14,72,65,894	10,42,59,040	3,68,000	1,05,23,700
85	3103	31	4 BHK	2345	0	2345	2580	61300	14,37,48,500	16,24,35,805	11,49,98,800	4,06,000	1,16,07,750
86	3201	32	4 BHK	2345	0	2345	2580	61450	14,41,00,250	16,28,33,283	11,52,80,200	4,07,000	1,16,07,750
87	3202	32	4 BHK	2126	0	2126	2339	61450	13,06,42,700	14,76,26,251	10,45,14,160	3,69,000	1,05,23,700
88	3203	32	4 BHK	2345	0	2345	2580	61450	14,41,00,250	16,28,33,283	11,52,80,200	4,07,000	1,16,07,750
89	3301	33	4 BHK	2351	0	2351	2586	61600	14,48,21,600	16,36,48,408	11,58,57,280	4,09,000	1,16,37,450
90	3302	33	4 BHK	2138	0	2138	2352	61600	13,17,00,800	14,88,21,904	10,53,60,640	3,72,000	1,05,83,100
91	3303	33	4 BHK	2351	0	2351	2586	61600	14,48,21,600	16,36,48,408	11,58,57,280	4,09,000	1,16,37,450
92	3401	34	4 BHK	2351	0	2351	2586	61750	14,51,74,250	16,40,46,903	11,61,39,400	4,10,000	1,16,37,450
93	3402	34	4 BHK	2138	0	2138	2352	61750	13,20,21,500	14,91,84,295	10,56,17,200	3,73,000	1,05,83,100
94	3403	34	4 BHK	2351	0	2351	2586	61750	14,51,74,250	16,40,46,903	11,61,39,400	4,10,000	1,16,37,450
95	3501	35	4 BHK	2351	0	2351	2586	61900	14,55,26,900	16,44,45,397	11,64,21,520	4,11,000	1,16,37,450
96	3502	35	4 BHK	2138	0	2138	2352	61900	13,23,42,200	14,95,46,686	10,58,73,760	3,74,000	1,05,83,100
97	3503	35	4 BHK	2351	0	2351	2586	61900	14,55,26,900	16,44,45,397	11,64,21,520	4,11,000	1,16,37,450
98	3601	36	4 BHK	2351	0	2351	2586	62050	14,58,79,550	16,48,43,892	11,67,03,640	4,12,000	1,16,37,450
99	3602	36	4 BHK	2138	0	2138	2352	62050	13,26,62,900	14,99,09,077	10,61,30,320	3,75,000	1,05,83,100
100	3603	36	4 BHK	2351	0	2351	2586	62050	14,58,79,550	16,48,43,892	11,67,03,640	4,12,000	1,16,37,450
101	3701	37	4 BHK	2351	0	2351	2586	62200	14,62,32,200	16,52,42,386	11,69,85,760	4,13,000	1,16,37,450
102	3702	37	4 BHK	2138	0	2138	2352	62200	13,29,83,600	15,02,71,468	10,63,86,880	3,75,500	1,05,83,100
103	3801	38	4 BHK	2351	0	2351	2586	62350	14,65,84,850	16,56,40,881	11,72,67,880	4,14,000	1,16,37,450
104	3802	38	4 BHK	2138	0	2138	2352	62350	13,33,04,300	15,06,33,859	10,66,43,440	3,76,500	1,05,83,100
105	3803	38	4 BHK	2351	0	2351	2586	62350	14,65,84,850	16,56,40,881	11,72,67,880	4,14,000	1,16,37,450
106	3901	39	4 BHK	2351	0	2351	2586	62500	14,69,37,500	16,60,39,375	11,75,50,000	4,15,000	1,16,37,450
107	3902	39	4 BHK	2138	0	2138	2352	62500	13,36,25,000	15,09,96,250	10,69,00,000	3,77,500	1,05,83,100
108	3903	39	4 BHK	2351	0	2351	2586	62500	14,69,37,500	16,60,39,375	11,75,50,000	4,15,000	1,16,37,450
109	4001	40	4 BHK	2216	135	2351	2586	62650	14,72,90,150	16,64,37,870	11,78,32,120	4,16,000	1,16,37,450
110	4002	40	4 BHK	2031	107	2138	2352	62650	13,39,45,700	15,13,58,641	10,71,56,560	3,78,500	1,05,83,100



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
111	4003	40	4 BHK	2216	135	2351	2586	62650	14,72,90,150	16,64,37,870	11,78,32,120	4,16,000	1,16,37,450
112	4101	41	4 BHK	2216	135	2351	2586	62800	14,76,42,800	16,68,36,364	11,81,14,240	4,17,000	1,16,37,450
113	4102	41	4 BHK	2031	107	2138	2352	62800	13,42,66,400	15,17,21,032	10,74,13,120	3,79,500	1,05,83,100
114	4103	41	4 BHK	2216	135	2351	2586	62800	14,76,42,800	16,68,36,364	11,81,14,240	4,17,000	1,16,37,450
115	4201	42	4 BHK	2216	135	2351	2586	62950	14,79,95,450	16,72,34,859	11,83,96,360	4,18,000	1,16,37,450
116	4202	42	4 BHK	2031	107	2138	2352	62950	13,45,87,100	15,20,83,423	10,76,69,680	3,80,000	1,05,83,100
117	4203	42	4 BHK	2216	135	2351	2586	62950	14,79,95,450	16,72,34,859	11,83,96,360	4,18,000	1,16,37,450
118	4301	43	4 BHK	2216	135	2351	2586	63100	14,83,48,100	16,76,33,353	11,86,78,480	4,19,000	1,16,37,450
119	4302	43	4 BHK	2031	107	2138	2352	63100	13,49,07,800	15,24,45,814	10,79,26,240	3,81,000	1,05,83,100
120	4303	43	4 BHK	2216	135	2351	2586	63100	14,83,48,100	16,76,33,353	11,86,78,480	4,19,000	1,16,37,450
121	4401	44	4 BHK	2216	135	2351	2586	63250	14,87,00,750	16,80,31,848	11,89,60,600	4,20,000	1,16,37,450
122	4402	44	4 BHK	2031	107	2138	2352	63250	13,52,28,500	15,28,08,205	10,81,82,800	3,82,000	1,05,83,100
123	4501	45	4 BHK	2216	135	2351	2586	63400	14,90,53,400	16,84,30,342	11,92,42,720	4,21,000	1,16,37,450
124	4502	45	4 BHK	2032	113	2145	2360	63400	13,59,93,000	15,36,72,090	10,87,94,400	3,84,000	1,06,17,750
125	4503	45	4 BHK	2216	135	2351	2586	63400	14,90,53,400	16,84,30,342	11,92,42,720	4,21,000	1,16,37,450
126	4601	45	4 BHK	2216	135	2351	2586	63550	14,94,06,050	16,88,28,837	11,95,24,840	4,22,000	1,16,37,450
127	4602	45	4 BHK	2032	113	2145	2360	63550	13,63,14,750	15,40,35,668	10,90,51,800	3,85,000	1,06,17,750
128	4603	45	4 BHK	2216	135	2351	2586	63550	14,94,06,050	16,88,28,837	11,95,24,840	4,22,000	1,16,37,450
129	4701	47	4 BHK	2216	135	2351	2586	63700	14,97,58,700	16,92,27,331	11,98,06,960	4,23,000	1,16,37,450
130	4702	47	4 BHK	2032	113	2145	2360	63700	13,66,36,500	15,43,99,245	10,93,09,200	3,86,000	1,06,17,750
131	4703	47	4 BHK	2216	135	2351	2586	63700	14,97,58,700	16,92,27,331	11,98,06,960	4,23,000	1,16,37,450
132	4801	48	4 BHK	2216	135	2351	2586	63850	15,01,11,350	16,96,25,826	12,00,89,080	4,24,000	1,16,37,450
133	4802	48	4 BHK	2032	113	2145	2360	63850	13,69,58,250	15,47,62,823	10,95,66,600	3,87,000	1,06,17,750
134	4803	48	4 BHK	2216	135	2351	2586	63850	15,01,11,350	16,96,25,826	12,00,89,080	4,24,000	1,16,37,450
135	4901	49	4 BHK	2216	135	2351	2586	64000	15,04,64,000	17,00,24,320	12,03,71,200	4,25,000	1,16,37,450
136	4902	49	4 BHK	2032	113	2145	2360	64000	13,72,80,000	15,51,26,400	10,98,24,000	3,88,000	1,06,17,750
137	4903	49	4 BHK	2216	135	2351	2586	64000	15,04,64,000	17,00,24,320	12,03,71,200	4,25,000	1,16,37,450
138	5001	50	4 BHK	2216	135	2351	2586	64150	15,08,16,650	17,04,22,815	12,06,53,320	4,26,000	1,16,37,450
139	5002	50	4 BHK	2032	113	2145	2360	64150	13,76,01,750	15,54,89,978	11,00,81,400	3,88,500	1,06,17,750
140	5003	50	4 BHK	2216	135	2351	2586	64150	15,08,16,650	17,04,22,815	12,06,53,320	4,26,000	1,16,37,450
141	5101	51	4 BHK	2216	135	2351	2586	64300	15,11,69,300	17,08,21,309	12,09,35,440	4,27,000	1,16,37,450
142	5102	51	4 BHK	2032	113	2145	2360	64300	13,79,23,500	15,58,53,555	11,03,38,800	3,89,500	1,06,17,750
143	5201	52	4 BHK	2216	135	2351	2586	64450	15,15,21,950	17,12,19,804	12,12,17,560	4,28,000	1,16,37,450
144	5202	52	4 BHK	2032	113	2145	2360	64450	13,82,45,250	15,62,17,133	11,05,96,200	3,90,500	1,06,17,750
145	5203	52	4 BHK	2216	135	2351	2586	64450	15,15,21,950	17,12,19,804	12,12,17,560	4,28,000	1,16,37,450
146	5301	53	4 BHK	2216	135	2351	2586	64600	15,18,74,600	17,16,18,298	12,14,99,680	4,29,000	1,16,37,450
147	5302	53	4 BHK	2032	113	2145	2360	64600	13,85,67,000	15,65,80,710	11,08,53,600	3,91,500	1,06,17,750
148	5303	53	4 BHK	2216	135	2351	2586	64600	15,18,74,600	17,16,18,298	12,14,99,680	4,29,000	1,16,37,450

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
Total				311475	11981	323456	355802		19,77,05,36,300	22,34,07,06,042	15,81,64,29,040		1,60,11,07,200

### Summary of the Project:

Tower	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 ₹	Distress Sale Value in ₹
B	3 BHK - 20 4 BHK - 128	148	323456	355802	19,77,05,36,300	22,34,07,06,042	15,81,64,29,040

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	19,77,05,36,300.00
Final Realizable Value After Completion in ₹	22,34,07,06,042.00
Distress Sale Value as on date in ₹	15,81,64,29,040.00
Cost of Construction (Total Built up area x Rate) 355802 Sq. Ft. x ₹ 4500.00	1,60,11,07,200.00

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

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

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



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

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

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 19,77,05,36,300.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 22,34,07,06,042.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 15,81,64,29,040.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 56,000.00 to ₹ 66,000.00 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 ₹ 58,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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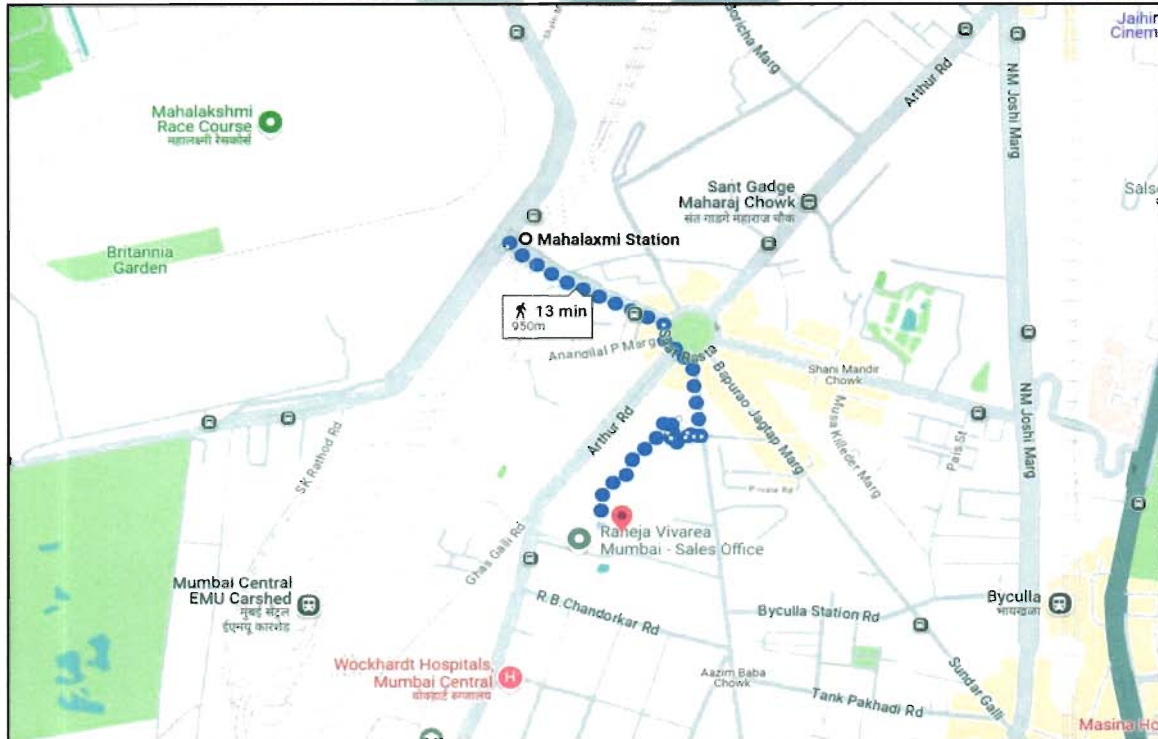
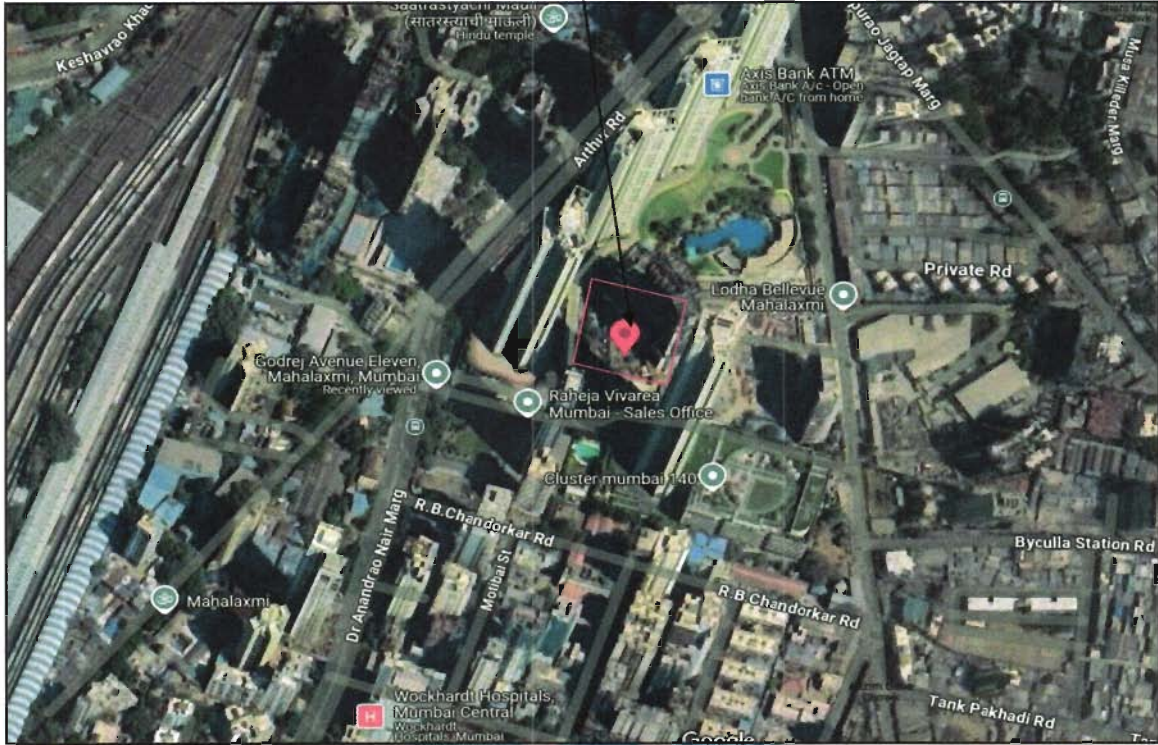
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 18°58'40.2"N 72°49'32.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mahalaxmi – 950 Mtr.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year: 2024-2025 Language: English

Selected District: Mumbai/Main

Select Village: मायखळा दिव्हान

Search By:  Survey No.  Location

Enter Survey No: 1906 Search

उपविभाग	जुनी जमीन निवासी सरनिका	श्रीधरीय	दुकाने	श्रीधोमिक एकक (Rs.) Attribute
9/74-A-पुनाग, हिंदुस्थान मिल्सचा वसिनेच असलेली निळकत.	84420	190450	244500	293600 200600 चौ. मीटर सि.टी.एच. नंबर

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**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate Per Sq. Ft.
24899/2024	11.12.2024	17,37,16,477.00	261.16	2811.00	61,799.00

24899508		सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई शहर 4
11-12-2024			दस्त क्रमांक : 24899/2024
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.			नोदणी : Regn.63m
<b>गावाचे नाव : भायखळा</b>			
(1) विलोखाचा प्रकार	करारनामा		
(2) मोबदला	173716477		
(3) बाजार भाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	81037911.116		
(4) भू-मापन, फोटोहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: मौजे भायखळा, ता. व जि. मुंबई, भायखळा डिव्हिजन, केशवराव खाडे मार्ग, क्लार्क रोड, महालक्ष्मी मुंबई 400011 येथील सिटीएस क्र 7/1895 याजागेवरील रहेजा मॉडर्न विचारिया या प्रोजेक्ट टॉवर - 2 मधील 8 व्या हेबीटेबल मजल्यावरील सदनिकेचे क्षेत्रफळ 2811 चौ. फुट रेरा कार्पेट म्हणजेच 261.16 चौ. मी. व बाल्कनीचे क्षेत्रफळ 78 चौ. फुट म्हणजेच 7.27 चौ. मी. असे एकूण क्षेत्रफळ 268.43 चौ. मी. क्षेत्रफळाची निवासी सदनिका क्र. 802 तसेच सोबत 3 सिंगल म्हणजेच एकूण 3 कार पार्किंग सह हा या कराराचा विषय आहे. ( C.T.S. Number : C.T.S. Number: 7/1895 ; )		
(5) क्षेत्रफळ	268.43 चौ.मीटर		
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या तिरून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- के रहेजा कॉर्पोरेशन इस्टेट प्रायव्हेट लिमिटेड चे ऑफो. सिंग्रे. प्रगती मेहरा तर्फे कबुलीजबाबाकरिता कु. मु. सदानंद पाटोळे . वय:-43 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं. सी 30, ब्लॉक जी, अपो. बँक ऑफ बरोडा मार्गे, . रोड नं. बी.के.सी कॉम्प्लेक्स, बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AABCF1838M 2): नाव:-मॉडर्न इंडिया लिमिटेड (पूर्वाश्रमीचे नाव द मॉडर्न मिल्स लिमिटेड) तर्फे के रहेजा कॉर्पोरेशन इस्टेट प्रायव्हेट लिमिटेड चे ऑफो. सिंग्रे. प्रगती मेहरा तर्फे कबुलीजबाबाकरिता कु. मु. सदानंद पाटोळे . वय:-43 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं. 1, मितल चेंबर्स, 228, नरीमन पॉइंट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAACT4121E		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनय विजय बिजलाणी वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 506/507, सनसेट 1 बी रहेजा विहार, अंधेरी, साकी-नाका, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AABPB0573A 2): नाव:-अनुजा विनय बिजलाणी वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 506/507, सनसेट 1 बी रहेजा विहार, अंधेरी, साकी-नाका, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AAAPD5715F		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	11/12/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	24899/2024		
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	10423000		
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000		
(14) श्रेणी			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			





## Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate Per Sq. Ft.
15451/2024	29.07.2024	10,89,00,000.00	168.68	1816.00	59,978.00

गावाचे नाव : मलबार	
(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मोबदला	108900000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	115694403.98
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं ए /1401, माळा नं: 14 वा मजला, ए विंग, इमारतीचे नाव: तिरुपती महालक्ष्मी को ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: पेडर रोड, अँड वॉर्डन रोड, भुलाभाई देसाई रोड, रोड : मुंबई - 400026, इतर माहिती: सोबत 1 कार पार्किंग स्टील्ट गॅरिज एरिया 14.86 चौ.मी. सहित. बाकी दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 4/755 ; ) )
(5) क्षेत्रफळ	168.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्वाती योगेश महनसरिया वय:-47 पत्ता:-फ्लॉट नं: 202, माळा नं: 20 वा मजला, इमारतीचे नाव: गॉट ब्लॉक कॉ ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: दादी रोड हिल, ए के मार्ग, , रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AACPT4289Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिलकुमार श्यामसुंदर सोन्हालिया वय:-53; पत्ता:-फ्लॉट नं: फ्लॉट नं ए /1202, माळा नं: 12 वा मजला, इमारतीचे नाव: तिरुपती महालक्ष्मी कॉ ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: भुलाभाई देसाई रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AADPS7362L 2): नाव:-रोनक अनिल कुमार सोन्हालिया वय:-28; पत्ता:-फ्लॉट नं: फ्लॉट नं ए /1202, माळा नं: 12 वा मजला, इमारतीचे नाव: तिरुपती महालक्ष्मी कॉ ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: भुलाभाई देसाई रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-DVEPS8114M
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	15451/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6942000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99 acers	2,364.00	15,50,00,000.00	65,566.00

The screenshot shows a property listing on the 99acres website. The main heading is "₹15.5 Cr" with a sub-heading "3BHK 4Baths". Below this, it states "Estimated EMI ₹12,07,891" and "₹65,566 per sq.ft.". The listing includes a video thumbnail, a gallery of 21 property photos, and a society overview. Key details include: Carpet area: 2364 sq.ft., Price: ₹15.5 Crore+ Govt Charges & Tax @ ₹65,566 per sq.ft. (negotiable), Floor Number: 41 of 41 Floors, and Amenities: Park/Garden, Pool, Main Road, Club. The location is identified as K Raheja Shriwasa, Malabar Hill, Mumbai, South-East, with a possession date of July 2026. Nearby places listed include Mahalaxmi Station, High Street Phoenix, Azira Mall, Aditya Birla World Academy, and Vile Teresa High School. The listing is categorized as a Gated Society and a Corner Property.



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99 acers	1,740.00	11,50,00,000.00	66,091.00

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹11.5 Cr" with a sub-heading "3BHK 4Baths". Below this, it states "Carpet area: 1740 sq ft" and "₹11.5 Crores\* Govt Charges & Tax @ 66,091 per sq ft. Registration". The listing includes a video thumbnail, a gallery of property and society photos, and a list of nearby places such as Mahalaxmi Station, High Street Phoenix, and Aditya Birla World Academy. The listing also highlights features like "North-East Facing" and "Gated Society".



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99 acers	2,259.00	15,00,00,000.00	66,401.00

**99acres** Buy - Enter Locality / Project / Society / Landmark

**₹15 Cr** (₹66,401 per sq ft) **4BHK 5Baths**  
 Estimated EMR ₹11,00,000  
 FSI/Apartment: 3.00 Gaze  
 K Raheja Vivans Mahalaxmi Mumbai

Registration No. P5180000014 Website: <https://mahalaxmi.mahalaxmi.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Videos (1)** **Property (21)** **Society (32)**

**Area**  
Carpet area: 2259 sq ft, 1004 sq ft

**Price**  
₹15 Cr+ Govt Charges & Tax  
₹66,401 per sq ft. (Registral)

**Floor Number**  
5<sup>th</sup> of 41 Floors

**Overlooking**  
Food, Park/Garden, Club, Main Road

**Configuration**  
4 Bedrooms, 5 Bathroom, 1 Balcony with Store Room

**Address**  
K Raheja Vivans Mahalaxmi, Mumbai

**Facing**  
North-East

**Possession of**  
Jun 2026 [View Construction Status](#)

**Places nearby**  
Mahalaxmi, Mumbai [View All \(15\)](#)

- Mahalaxmi Station
- High Street Phoenix
- Atria Mall
- Aditya Birla World Academy
- Villa Teresa High School

**Why you should consider this property?**

- North-East Facing
- Gated Society



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	762.00	4,20,00,000.00	55,118.00

**magicbricks** Buy Rent Sell Home Loans

Posted on Jan 28, 25 Property ID: 66935485

**₹4.20 Cr** EMI: ₹1.89L | [Get pre-approved loan](#) **PREBOOK PROPERTY** ✓ **VERIFIED ON SITE**

2 BHK 762 Sq-ft Flat For Sale **Mahalakshmi, Mumbai**

**Contact Agent**  
 Certified Agent  
**Mahesh** +91-9800000000  
[Get Phone No.](#)

[Download Brochure](#)

**Top Agent in this Locality**  
**Mahesh Ranaja Property Consultants**  
 REGA ID: A5190007567L

**112** PROPERTIES FOR SALE  
**25** PROPERTIES FOR RENT  
[View Profile](#) [View Properties](#)

2 Beds 2 Baths 1 Balcony Semi-Furnished Private jacc... Theme base...

Carpet Area 762 sqft - 755.78 sqft	Developer <b>Piramal Realty</b>	Project <b>Piramal Mahalakshmi</b>	Floor 7 (Out of 65 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Furnished Status <b>Semi-Furnished</b>

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 1 day ago

**More Details**

Price Breakup: ₹4.2 Cr | ₹21,00,000 Approx. Registration Charges | ₹12 Monthly

Booking Amount: ₹9.0 Lac

Address: Prime, Mahalakshmi, Mumbai - South Mumbai, Maharashtra

Landmarks: swath rasta

Furnishing: Semi-Furnished

Flooring: Marble

Loan Offered: Estimated EMI: ₹189425 | [Apply for Home Loan](#)



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99 acers	1,710.00	11,50,00,000.00	66,091.00

**99acres** Buy - From Locality / Project / Society / Landmark

**₹11.5 Cr** (₹66,091 per sq.ft.) **3BHK 4Baths**  
 High Apartment for Sale  
 1740 sq.ft. in Mahalaxmi, Mumbai

Registration No. P11800038714 Website: <https://mahalaxmi.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Area:** Carpet area: 1740 sq.ft. (1740 sq.ft.)

**Configuration:** 3 Bedrooms, 4 Bathrooms, No Balcony with Store Room

**Price:** ₹11.5 Cr+ Govt Charges & Tax @ 66,091 per sq.ft. (Reginable)

**Address:** K. Raheja Vivarea Mahalaxmi, Mumbai

**Floor Number:** 7<sup>th</sup> of 41 Floors

**Facing:** North-East

**Overlooking:** Pool, Park/Garden, Club, Main Road

**Possession in:** Jun 2025 (New Construction Status)

**Places nearby:** Mahalaxmi, Mumbai

- Mahalaxmi Station
- High Street Phoenix
- Atria Mall
- Aditya Birla World Academy
- Vila Teresa High School

Why you should 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.
2 BHK	99 acers	877.00	4,75,00,000.00	54,161.00

The screenshot displays a real estate listing on the '99acres' platform. The main heading is '₹4.75 Cr' with a sub-price of '₹54,161 per sq ft'. The property is identified as a '2BHK 2Baths' flat apartment for sale. Key details include a carpet area of 877 sq ft, located on the 16th floor of a 56-story building. The listing also mentions '2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooya Room, Study Room'. The project name is 'Lodha Bellevue Mahalaxmi, Mumbai'. A video thumbnail shows a woman in a pink outfit standing in front of a sign that says 'LODHA BELLEVUE IN THE CITY!'. The listing is marked as 'REGISTERED' with registration number P5190004867. A 'Places nearby' section lists Mahalaxmi Railway Station, Ghatkopar Metro Station, Phoenix Palladium, Eastern Express Highway, and ORCHIDS The... (partially visible).



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99 acers	732.00	4,56,00,000.00	51,995.00

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹4.56 Cr @ 51,995 per sq.ft. 3BHK 2Baths". Below this, it states "Estimated EMF ₹ 2,64,208" and "Full Apartment for Sale". The listing is for "Lodha Bellevue, Mahalaxmi, Mumbai". It includes a registration number "PS1902046347" and a website link "https://mahalaxmi.mahalodha.com".

Key details provided in the listing include:

- Area:** Carpet area: 877 sq.ft. (81.48 sq.m.)
- Price:** ₹ 4.56 Cr excl. Govt. Charges & Tax @ 51,995 per sq.ft. ( negotiable) View Price Details
- Floor Number:** 24<sup>th</sup> of 56 Floors
- Configuration:** 3 Bedrooms, 2 Bathrooms, No Balcony with Pooja Room
- Society:** Lodha Bellevue, Mahalaxmi, Mumbai
- Facing:** South
- Completion:** Jun 2026 View Construction Status

Under "Places nearby", it lists: Mahalaxmi Railway Station, Ghatkopar Metro Station, Phoenix Palladium, Eastern Express Highway, and ORCHIDS Th.



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1,400.00	9,00,00,000.00	64,286.00


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Mahalakshmi](#) > [3 BHK Flats for Sale in Mahalakshmi](#) > [2000 Sq-ft](#)

₹9.0 Cr

EMI - ₹4,064 | [Can I afford it?](#) PREMIUM LOCALITY

3 BHK 2000 Sq-ft Flat For Sale [Mahalakshmi, Mumbai](#)



3 Beds 3 Baths 3 Balconies 2 Covered Parking
Outdoor Te... Visitor Parking

Carpet Area 1400 sqft - ₹64,286/sqft	Developer <a href="#">Godrej Properties</a>	Project <a href="#">Planet Godrej</a>	Floor 32(Out of 60 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Lifts 6

Contact Agent
Get Phone No.

### More Details


Price Breakup ₹9 Cr | ₹45,00,000 Approx. Registration Charges

Address Mahalakshmi, Mumbai, Mahalakshmi, Mumbai - South Mumbai, Maharashtra

Furnishing Semi-Furnished

Flooring Marble

Loan Offered Estimated EMI: ₹40,591 [Apply for Home Loan](#)

 +3

Type of Ownership Freehold

Overlooking Garden/Park, Pool




## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	magicbricks.com	2,200.00	14,75,00,000.00	67,045.00

magicbricks
Buy
Rent
Sell
Home Loans

₹14.75 Cr EMI - ₹ 6,655 | [Get pre-approved loan](#) PREMIUM LOCALITY

4 BHK 3500 Sq-ft Flat For Sale [Mahalakshmi, Mumbai](#)

4 Beds | 4 Baths | 4 Balconies | Semi-Furnished

Outdoor Te... | Visitor Parking

Carpet Area 2200 sqft - ₹ 87045/sqft	Developer <a href="#">Godrej Properties</a>	Project <a href="#">Planet Godrej</a>	Floor 30(Out of 60 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹14.75 Cr   ₹ 73,75,000 Approx. Registration Charges
Address	Mahalakshmi, Mumbai - South Mumbai, Maharashtra
Furnishing	Semi-Furnished
Loan Offered	Estimated EMI: ₹ 665242 <small>0</small> <a href="#">Apply for Home Loan</a>
Type of Ownership	Freehold
Overlooking	Pool, Garden/Park
Age of Construction	5 to 10 years



## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1,162.00	5,51,00,000.00	47,418.00






magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Mahalakshmi](#) > [3 BHK Flats for Sale in Mahalakshmi](#) > [1162 Sq.ft](#)

₹ 5.51 Cr

EMI - ₹ 2,49L | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1162 Sq.ft Flat For Sale [Mahalakshmi, Mumbai](#)

3 Beds 3 Baths 1 Balcony 2 Covered Parking
Smart Home Skydeck

<p>Carpet Area 1162 sqft - ₹ 47.418/sqft</p>	<p>Developer <a href="#">Lodha</a></p>	<p>Project <a href="#">Lodha Solitaire</a></p>	<p>Floor 25 (Out of 38 Floors)</p>
<p>Transaction Type <b>New Property</b></p>	<p>Additional Rooms 1 Store Room</p>	<p>Facing <b>East</b></p>	<p>Lifts <b>5</b></p>

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

### More Details

Price Breakup	₹ 5.51 Cr   ₹ 27,55,000 Approx. Registration Charges   ₹ 25 Monthly
Booking Amount	₹ 10.0 Lac
Address	<b>Mahalakshmi, Mumbai, Mahalakshmi, Mumbai - South Mumbai, Maharashtra, Mahalakshmi, Mumbai - South Mumbai, Maharashtra</b>
Landmarks	<b>Mahalaxmi race course, Mahalaxmi station, Raheja Vivarea</b>
Furnishing	<b>Semi-Furnished</b>
Flooring	<b>Marble, Vitrified, Wooden</b>
Loan Offered	<b>Estimated EMI: ₹ 248508</b> <a href="#">Apply for Home Loan</a>

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99 acers	877.00	5,64,00,000.00	64,310.00

**99acres** Buy ▾ Mumbai South X Add more 🔍

**Lodha Bellevue** ❤️ [View Brochure](#)

**Under Construction**  
Completion in Jun, 2026

**₹ 5.64 - 9.97 Cr** - Charges [Download Brochure](#)

**3, 4 BHK Apartment**

<p><b>3 BHK Apartment</b></p> <p>Carpet Area: 877 - 1111 sq.ft. (81'48" - 102'02" sq.ft.)</p> <p><b>₹ 5.64 - 7.14 Cr</b> - Charges</p>	<p><b>4 BHK Apartment</b></p> <p>Carpet Area: 1482 - 1960 sq.ft. (114'52" - 152'08" sq.ft.)</p> <p><b>₹ 8.15 - 9.97 Cr</b> - Charges</p>
--	--

**Floor Plans & Pricing** [View Homes in 3D](#)

3 BHK Apartment | 4 BHK Apartment

**Why you should consider Lodha Bellevue?**

- Stunning Views of The Eastern Seaboard, Maharashtra Race Course and Central Greens
- Spacious bedrooms with Full Heights Sliding French Windows
- Low Density Project with 80% Open Space

[View 4 more](#)

Developed by **Lodha**



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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	724.00	3,98,00,000.00	55,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹3.98 Cr** EMI - ₹1.80L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 724 Sq-ft Flat For Sale [Byculla East, Mumbai](#)



2 Beds 2 Baths 1 Balcony Semi-Furnished Visitor Parking

Carpet Area 724 sqft - ₹55,000/sqft	Developer <b>Piramal Realty</b>	Project <b>Piramal Aranya</b>	Floor 1(Out of 1 Floors)
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>7</b>	Furnished Status <b>Semi-Furnished</b>

✔ East Facing Property

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

### More Details

Price Breakup	₹3.98 Cr   ₹19,91,000 Approx. Registration Charges   ₹25 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51900003324
Address	Byculla, Mumbai, Byculla East, Mumbai - South Mumbai, Maharashtra
Landmarks	1 KM fm Freeway and Eastern Express Way 500 Mtr away.
Furnishing	Semi-Furnished
Flooring	Marble

[View all details ▾](#)

[Description: Situated at Rajabai Chaudhari, 7 Acres Township Development from Piramal](#)



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	762.00	3,99,00,000.00	52,362.00

**99 acres** Buy - Bham Locality - Project - Society - Landmark

₹3.99 Cr @ 52,362 per sq ft. 2BHK 2Baths

Estimated EMF ₹ 3,16,883

Registration No. P/1900003324 Website: <https://maharashtra.maharegistry.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Videos (1)** Property (6) Society (45)

5 people viewed this property this week

**Places nearby**  
Byculla, Mumbai

- MTR
- St Mary School
- Christ Church School
- Masina Hospital
- Wockhardt Hospital
- Domestic Airport

Why you should consider this property?



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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 : 30.01.2025

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: 2025.01.31 11:33:50 +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 30.01.2025 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 23.01.2025. 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



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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.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Godrej Residency Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve – Processing 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 - 23.01.2025 Valuation Date - 30.01.2025 Date of Report - 30.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.01.2025
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 **31<sup>st</sup> January 2025** 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. Godrej Residency Pvt. Ltd.** 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. Godrej Residency Pvt. Ltd.** 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.



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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



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or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**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: 2025.01.31 11:33:37 +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



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