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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: " Tower 4 - Green Terrace, Godrej City"**

"Tower 4, Green Terraces, Godrej City", Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India.

Latitude Longitude: 18°55'52.9"N 73°11'02.8"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 :**

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

## **Regd. Office**

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

+91 2247495919

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

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## MASTER VALUATION REPORT OF

### "Tower 4 - Green Terrace, Godrej City"

**"Tower 4, Green Terraces, Godrej City", Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India.**

**Latitude Longitude: 18°55'52.9"N 73°11'02.8"E**

**NAME OF DEVELOPER: M/s. Caroa Properties LLP**

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 **24<sup>th</sup> February 2025** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Tower 4, Green Terraces, Godrej City"**, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India. It is about 18.3 Km. travel distance from Panvel Railway Station of Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

#### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Caroa Properties LLP</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Tower 4 - Green Terrace, Godrej City</b>	<b>P52000077924</b>
<b>Register office address</b>	<b>M/s. Caroa Properties LLP</b> <b>Address:</b> Office at 5 <sup>th</sup> Floor, <b>"Godrej One"</b> , Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
<b>E – mail ID and Website</b>	<a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> , <a href="mailto:nmendes@godrejproperties.com">nmendes@godrejproperties.com</a> , <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>	

#### 3. Boundaries of the Property:

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



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**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 : 24.02.2025
	b)	Date on which the valuation is made : 24.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by (Sagar Kadam) DSK Legal Advocate & Solicitors, High Court dated 07.11.2024
	2.	Copy of Certificate of Registration on Conversion of Caroa Properties Private Limited to Caroa Properties LLP dated 06.06.2012
	3.	Copy of Deed of Conveyance between Mr. Uraaz Bahl (Vendor) AND Caroa Properties LLP (Purchaser) dated 07.03.2024
	4.	Copy of Deed of Conveyance date 10.12.2020 between Mr. Ravi Khubchandi & Mrs Santosh J. Bahl (the Vendor) AND Caroa Properties LLP (the Purchaser) Village - Khanawale
	5.	Copy of Architect's Certificate No. RDA/RERA/0113/24-25 dated 25.10.2024 issued by R Design Architect
	6.	Copy of CA Certificate date 07.11.2024 issued by CA. AKPJ & Associates Chartered Accountants (As per RERA)
	7.	Copy of CA Certificate date 25.10.2024 issued by CA. AKPJ & Associates Chartered Accountants
	8.	Copy of Engineer's Certificate dated 24 10.2024 issued by Vinyasa Consultant.
	9.	Copy of MAHARERA certificate No. P52000077924 issued by Maharashtra real Estate Regulatory Authority. Date 13.11.2024
	10.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 102720 / 508097 dated 10.11.2020 Valid up to dated 08.11.2028 issued by Airport Authority of India
	11.	Copy of NOC for Gas Pipe Line dated 10.11.2020 Valid up to dated 07.02.2014 issued by Airport Authority of India
	12.	Copy of NOC Fire Brigade Letter No. P- 6671 / 2021 / (691/10 And Others) / F / North / Matunga – CFO / New dated 19.03.2021 issued by Municipal Corporation of Greater Mumbai
	13.	Copy of Commencement Certificate No. MSRDC / SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued by Maharashtra State Road Development Corporation Ltd.



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Details of buildings for Residential zone -3							
Sr. No.	Building No. /Tower No.	No. of Units	Predominant Use	No. of Floors	P line area / Net BUA in sq.mt.	Building height in mts.	
4.	Tower 4	329		Ground + 42 no. of storeys	27377.651	128.30	
14. Copy of Approved Plan No. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32)							
<b>Approved Upto:</b>							
Project		Number of Floors					
Tower 4 - Green Terrace, Godrej City		Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.					
Project Name (with address & phone nos.)				:	"Tower 4, Green Terraces, Godrej City", Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raidag AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India		
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)			:	<b>M/s. Caroa Properties LLP</b>  <b>Address:</b> Office at 5 <sup>th</sup> Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)		
5.	Brief description of the property (Including Leasehold / freehold etc.)			:			
<b>About "Green Terraces at Godrej City" Project:</b> Green Terraces at Godrej City, Panvel, Navi Mumbai, offers a blend of luxury and sustainability in the heart of Panvel City. Developed by Godrej Properties, Panvel, this project features thoughtfully designed 1 BHK and 2 BHK apartments, perfect for those seeking modern living amidst lush greenery.							
<b>TYPE OF THE BUILDING:</b>							
Tower		Number of Floors					
4		Proposed Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.					
<b>LEVEL OF COMPLETION:</b>							
Tower		Present stage of Construction			Percentage of work completion		
4		Work not yet started			0%		

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>April - 2033 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
➤ Italina Marble flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Kids' Play Areas			
➤ Indoor Games			
➤ Power Back Up			
➤ Swimming Pool			
➤ Gymnasium			
➤ Squash Court			
➤ Golf Course			
➤ Games Room			
➤ Table Tennis			
➤ Jogging Track			
➤ Meditation & Zumba Studio			
➤ Senior Citizen Area			
➤ Squash Court			
➤ Multipurpose Hall			
➤ Library			
➤ Fitness Centre			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale & Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Village – Khanawale & Talegaon
	d) Ward / Taluka	:	Taluka – Khalapur
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	<b>"Tower 4, Green Terraces, Godrej City"</b> , Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raidag AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6 & others

				of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India	
8.	City / Town	:	Panvel, Raigad		
	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	:	Maharashtra State Road Development Corporation Ltd. Village – Khanawale & Village – Talegaon		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North		Survey No 42 front slash 4 and 44 front slash 4	Survey No 42 front slash 4 and 44 front slash 4	Open Plot
	South		Survey No 33 front slash 1 and 32 front slash 2	Survey No 33 front slash 1 and 32 front slash 2	Open Plot
	East		Survey No 47 front slash 1 47 front slash 2 and 46	Survey No 47 front slash 1 47 front slash 2 and 46	Road
	West		Survey No 33 Front Slash 1 and 34 Front slash 1	Survey No 33 Front Slash 1 and 34 Front slash 1	Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A As per the Deed	B Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	18°55'52.9"N 73°11'02.8"E		
14.	Extent of the site	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 721.33 Sq. M. (As per RERA Certificate for Tower 4) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 721.33 Sq. M. (As per RERA		

			Certificate for Tower 4) 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>CHARACTERSTICS OF THE SITE</b>						
1.	Classification of locality	:	Middle Class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For Residential Cum Commercial Purpose				
8.	Any usage restriction	:	Residential Cum Commercial				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32) <b>Approved Upto:</b>				
			<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>Basement + Ground + 1<sup>st</sup> to 42<sup>nd</sup> Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	4	Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.
Tower	Number of Floors						
4	Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.						
9.	Corner plot or intermittent plot?	:	Intermittent				
10.	Road facilities	:	Yes				
11.	Type of road available at present	:	B. T. Road				
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 M. wide Existing Road				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developing area				
18.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 721.33 Sq. M. (As per RERA Certificate for Tower 4)				
	North & South	:	-				

	East & West	:	-																																				
2	Total extent of the plot	:	As per table attached to the report																																				
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																																				
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	<table border="1"> <tr> <th colspan="3">Village - Talegaon</th> </tr> <tr> <td>₹ 27,000.00 per Sq. M. for Residential</td> <td></td> <td></td> </tr> <tr> <td>₹ 3440.00 per Sq. M. for Land</td> <td></td> <td></td> </tr> <tr> <th colspan="3">Village - Khanavale</th> </tr> <tr> <td>₹ 56,700.00 per Sq. M. for Residential</td> <td></td> <td></td> </tr> <tr> <td>₹ 4750.00 per Sq. M. for Land</td> <td></td> <td></td> </tr> </table>	Village - Talegaon			₹ 27,000.00 per Sq. M. for Residential			₹ 3440.00 per Sq. M. for Land			Village - Khanavale			₹ 56,700.00 per Sq. M. for Residential			₹ 4750.00 per Sq. M. for Land																				
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5	Assessed / adopted rate of valuation	:	As per table attached to the report																																				
6	<b>Estimated value of land</b>	:	<table border="1"> <tr> <th colspan="3">As per Plan (Talegaon)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>521312.28</td> <td>3440</td> <td>179,33,14,243.00</td> </tr> <tr> <th colspan="3">As per RERA (Talegaon)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>721.33</td> <td>3440</td> <td>24,81,375.00</td> </tr> <tr> <th colspan="3">As per Plan (Khanavale)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>521312.28</td> <td>4750</td> <td>247,62,33,330.00</td> </tr> <tr> <th colspan="3">As per RERA (Khanavale)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>721.33</td> <td>4750</td> <td>34,26,318.00</td> </tr> </table>	As per Plan (Talegaon)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	521312.28	3440	179,33,14,243.00	As per RERA (Talegaon)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	721.33	3440	24,81,375.00	As per Plan (Khanavale)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	521312.28	4750	247,62,33,330.00	As per RERA (Khanavale)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	721.33	4750	34,26,318.00
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<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	:																																					
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	e) Plinth area floor-wise	:	As per table attached to the report																																				
	f) Condition of the building	:																																					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32)				
	1. 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>4</td> <td>Basement + Ground + 1<sup>st</sup> to 42<sup>nd</sup> Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	4	Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.
Tower	Number of Floors						
4	Basement + Ground + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper floors.						
	2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

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

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. 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 paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	N.A. Building Construction work not yet started
	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 & COPY OF APPROVED PLAN  
NO. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 DATED 10.10.2024 ISSUED DIRECTOR MSRDC  
SPECIAL PLANNING AUTHORITY MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.**

**1) Tower - 4:**

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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	101	1	2 BHK	612	45	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
2	102	1	2 BHK	612	45	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
3	103	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
4	104	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
5	105	1	1 BHK	429	27	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
6	106	1	1 BHK	429	27	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
7	107	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
8	108	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
9	201	2	2 BHK	612	45	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
10	202	2	2 BHK	612	45	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
11	203	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
12	204	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
13	205	2	1 BHK	429	27	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
14	206	2	1 BHK	429	27	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
15	207	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
16	208	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
17	301	3	2 BHK	612	45	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
18	302	3	2 BHK	612	45	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
19	303	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
20	304	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
21	305	3	1 BHK	429	27	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
22	306	3	1 BHK	429	27	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
23	307	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
24	308	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
25	401	4	2 BHK	612	45	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
26	402	4	2 BHK	612	45	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
27	403	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
28	404	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
29	405	4	1 BHK	429	27	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
30	406	4	1 BHK	429	27	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
31	407	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
32	408	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
33	501	5	2 BHK	612	45	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
34	502	5	2 BHK	612	45	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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	503	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
36	504	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
37	505	5	1 BHK	429	27	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
38	506	5	1 BHK	429	27	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
39	507	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
40	508	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
41	601	6	2 BHK	612	45	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
42	602	6	2 BHK	612	45	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
43	603	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
44	604	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
45	605	6	1 BHK	429	27	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
46	606	6	1 BHK	429	27	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
47	607	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
48	608	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
49	701	7	2 BHK	612	45	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
50	702	7	2 BHK	612	45	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
51	703	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
52	704	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
53	706	7	1 BHK	429	27	456	502	15300	69,76,800	78,14,016	55,81,440	19500	13,54,320
54	707	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
55	708	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
56	801	8	2 BHK	612	45	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
57	802	8	2 BHK	612	45	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
58	803	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
59	804	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
60	805	8	1 BHK	429	27	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320
61	806	8	1 BHK	429	27	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320
62	807	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
63	808	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
64	901	9	2 BHK	612	45	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
65	902	9	2 BHK	612	45	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
66	903	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
67	904	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
68	905	9	1 BHK	429	27	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
69	906	9	1 BHK	429	27	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
70	907	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
71	908	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
72	1001	10	2 BHK	612	45	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
73	1002	10	2 BHK	612	45	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
74	1003	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
75	1004	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
76	1005	10	1 BHK	429	27	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
77	1006	10	1 BHK	429	27	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320
78	1007	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
79	1008	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
80	1101	11	2 BHK	612	45	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
81	1102	11	2 BHK	612	45	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
82	1103	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
83	1104	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
84	1105	11	1 BHK	429	27	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
85	1106	11	1 BHK	429	27	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
86	1107	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
87	1108	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
88	1201	12	2 BHK	612	45	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
89	1202	12	2 BHK	612	45	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
90	1203	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
91	1204	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
92	1206	12	1 BHK	429	27	456	502	15550	70,90,800	79,41,696	56,72,640	20000	13,54,320
93	1207	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
94	1208	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
95	1301	13	2 BHK	612	45	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
96	1302	13	2 BHK	612	45	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
97	1303	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
98	1304	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
99	1305	13	1 BHK	429	27	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
100	1306	13	1 BHK	429	27	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
101	1307	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
102	1308	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
103	1401	14	2 BHK	612	45	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
104	1402	14	2 BHK	612	45	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
105	1403	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
106	1404	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
107	1405	14	1 BHK	429	27	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
108	1406	14	1 BHK	429	27	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
109	1407	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
110	1408	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
111	1501	15	2 BHK	612	45	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
112	1502	15	2 BHK	612	45	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
113	1503	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
114	1504	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
115	1505	15	1 BHK	429	27	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
116	1506	15	1 BHK	429	27	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
117	1507	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
118	1508	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
119	1601	16	2 BHK	612	45	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
120	1602	16	2 BHK	612	45	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
121	1603	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
122	1604	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
123	1605	16	1 BHK	429	27	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
124	1606	16	1 BHK	429	27	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
125	1607	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
126	1608	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
127	1701	17	2 BHK	612	45	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
128	1702	17	2 BHK	612	45	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
129	1703	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
130	1704	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
131	1706	17	1 BHK	429	27	456	502	15800	72,04,800	80,69,376	57,63,840	20000	13,54,320
132	1707	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
133	1708	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
134	1801	18	2 BHK	612	45	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
135	1802	18	2 BHK	612	45	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
136	1803	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
137	1804	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
138	1805	18	1 BHK	429	27	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
139	1806	18	1 BHK	429	27	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
140	1807	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
141	1808	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
142	1901	19	2 BHK	612	45	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
143	1902	19	2 BHK	612	45	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
144	1903	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
145	1904	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
146	1905	19	1 BHK	429	27	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
147	1906	19	1 BHK	429	27	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
148	1907	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
149	1908	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
150	2001	20	2 BHK	612	45	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
151	2002	20	2 BHK	612	45	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
152	2003	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
153	2004	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
154	2005	20	1 BHK	429	27	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
155	2006	20	1 BHK	429	27	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
156	2007	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
157	2008	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
158	2101	21	2 BHK	612	45	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
159	2102	21	2 BHK	612	45	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
160	2103	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
161	2104	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
162	2105	21	1 BHK	429	27	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
163	2106	21	1 BHK	429	27	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
164	2107	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
165	2108	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
166	2201	22	2 BHK	612	45	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
167	2202	22	2 BHK	612	45	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
168	2203	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
169	2204	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
170	2206	22	1 BHK	429	27	456	502	16050	73,18,800	81,97,056	58,55,040	20500	13,54,320
171	2207	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
172	2208	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
173	2301	23	2 BHK	612	45	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
174	2302	23	2 BHK	612	45	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
175	2303	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
176	2304	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
177	2305	23	1 BHK	429	27	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
178	2306	23	1 BHK	429	27	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
179	2307	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
180	2308	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
181	2401	24	2 BHK	612	45	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
182	2402	24	2 BHK	612	45	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
183	2403	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
184	2404	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
185	2405	24	1 BHK	429	27	456	502	16150	73,64,400	82,48,128	58,91,520	20500	13,54,320
186	2406	24	1 BHK	429	27	456	502	16150	73,64,400	82,48,128	58,91,520	20500	13,54,320
187	2407	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
188	2408	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
189	2501	25	2 BHK	612	45	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
190	2502	25	2 BHK	612	45	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
191	2503	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
192	2504	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
193	2505	25	1 BHK	429	27	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
194	2506	25	1 BHK	429	27	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
195	2507	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
196	2508	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
197	2601	26	2 BHK	612	45	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
198	2602	26	2 BHK	612	45	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
199	2603	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
200	2604	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
201	2605	26	1 BHK	429	27	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320
202	2606	26	1 BHK	429	27	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320



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Vastukala Consultants (I) Pvt. Ltd.

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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
203	2607	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
204	2608	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
205	2701	27	2 BHK	612	45	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
206	2702	27	2 BHK	612	45	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
207	2703	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
208	2704	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
209	2706	27	1 BHK	429	27	456	502	16300	74,32,800	83,24,736	59,46,240	21000	13,54,320
210	2707	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
211	2708	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
212	2801	28	2 BHK	612	45	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
213	2802	28	2 BHK	612	45	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
214	2803	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
215	2804	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
216	2805	28	1 BHK	429	27	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
217	2806	28	1 BHK	429	27	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
218	2807	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
219	2808	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
220	2901	29	2 BHK	612	45	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
221	2902	29	2 BHK	612	45	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
222	2903	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
223	2904	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
224	2905	29	1 BHK	429	27	456	502	16400	74,78,400	83,75,808	59,82,720	21000	13,54,320
225	2906	29	1 BHK	429	27	456	502	16400	74,78,400	83,75,808	59,82,720	21000	13,54,320
226	2907	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
227	2908	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
228	3001	30	2 BHK	612	45	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
229	3002	30	2 BHK	612	45	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
230	3003	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
231	3004	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
232	3005	30	1 BHK	429	27	456	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
233	3006	30	1 BHK	429	27	456	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
234	3007	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
235	3008	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
236	3101	31	2 BHK	612	45	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
237	3102	31	2 BHK	612	45	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
238	3103	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
239	3104	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
240	3105	31	1 BHK	429	27	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
241	3106	31	1 BHK	429	27	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
242	3107	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
243	3108	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
244	3201	32	2 BHK	612	45	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
245	3202	32	2 BHK	612	45	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290
246	3203	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
247	3204	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
248	3206	32	1 BHK	429	27	456	502	16550	75,46,800	84,52,416	60,37,440	21000	13,54,320
249	3207	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
250	3208	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
251	3301	33	2 BHK	612	45	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
252	3302	33	2 BHK	612	45	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
253	3303	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
254	3304	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
255	3305	33	1 BHK	429	27	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
256	3306	33	1 BHK	429	27	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
257	3307	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
258	3308	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
259	3401	34	2 BHK	612	45	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
260	3402	34	2 BHK	612	45	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
261	3403	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
262	3404	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
263	3405	34	1 BHK	429	27	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
264	3406	34	1 BHK	429	27	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
265	3407	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
266	3408	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
267	3501	35	2 BHK	612	45	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
268	3502	35	2 BHK	612	45	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
269	3503	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
270	3504	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
271	3505	35	1 BHK	429	27	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
272	3506	35	1 BHK	429	27	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
273	3507	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
274	3508	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
275	3601	36	2 BHK	612	45	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
276	3602	36	2 BHK	612	45	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
277	3603	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
278	3604	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
279	3605	36	1 BHK	429	27	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
280	3606	36	1 BHK	429	27	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
281	3607	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
282	3608	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
283	3701	37	2 BHK	612	45	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
284	3702	37	2 BHK	612	45	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
285	3703	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
286	3704	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
287	3706	37	1 BHK	429	27	456	502	16800	76,60,800	85,80,096	61,28,640	21500	13,54,320
288	3707	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
289	3708	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
290	3801	38	2 BHK	612	45	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
291	3802	38	2 BHK	612	45	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
292	3803	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
293	3804	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
294	3805	38	1 BHK	429	27	456	502	16850	76,83,600	86,05,632	61,46,880	21500	13,54,320
295	3806	38	1 BHK	429	27	456	502	16850	76,83,600	86,05,632	61,46,880	21500	13,54,320
296	3807	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
297	3808	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
298	3901	39	2 BHK	612	45	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
299	3902	39	2 BHK	612	45	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
300	3903	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
301	3904	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
302	3905	39	1 BHK	429	27	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
303	3906	39	1 BHK	429	27	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
304	3907	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
305	3908	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
306	4001	40	2 BHK	612	45	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
307	4002	40	2 BHK	612	45	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
308	4003	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390
309	4004	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390
310	4005	40	1 BHK	429	27	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
311	4006	40	1 BHK	429	27	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
312	4007	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390
313	4008	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390
314	4101	41	2 BHK	612	45	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290
315	4102	41	2 BHK	612	45	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290
316	4103	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390
317	4104	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390
318	4105	41	1 BHK	429	27	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320
319	4106	41	1 BHK	429	27	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320
320	4107	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390
321	4108	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390
322	4201	42	2 BHK	612	45	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
323	4202	42	2 BHK	612	45	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
324	4203	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390
325	4204	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390
326	4205	42	1 BHK	429	27	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320
327	4206	42	1 BHK	429	27	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320
328	4207	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility 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 ₹
329	4208	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390
Total				190953	14763	205716	226288		3,29,65,19,100	3,69,21,01,392	2,63,72,15,280		61,09,76,520

### 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 ₹
4	1 BHK – 77 2 BHK – 252	329	205716	226288	3,29,65,19,100.00	3,69,21,01,392.00	2,63,72,15,280.00
Typical Refuge Floors – 7 <sup>th</sup> , 12 <sup>th</sup> , 17 <sup>th</sup> , 22 <sup>nd</sup> , 27 <sup>th</sup> , 32 <sup>nd</sup> , 37 <sup>th</sup> floors – Flat No. 5							

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,29,65,19,100.00
Final Realizable Value After Completion in ₹	3,69,21,01,392.00
Distress Sale Value as on date in ₹	2,63,72,15,280.00
Cost of Construction (Total Built up area x Rate) 226228 Sq. Ft. x ₹ 2700.00	61,09,76,520.00

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	:	<b>As per table attached to the report</b>
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>₹ 3,29,65,19,100.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 3,69,21,01,392.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 2,63,72,15,280.00</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 comparable 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 ₹ 14,500.00 to ₹ 18,000.00 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 ₹ 15,000.00 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°55'52.9"N 73°11'02.8"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Panvel- 18.3 Km.)



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## Ready Reckoner Rate – Village - Talegaon

Home		Valuation Guidelines   User Manual	
Year	2024-2025	Language	English
Selected District	Raigad	Select Taluka	Khalapur
Select Village	Talegaon	Vibhag Number	6
Assesment Type	Assesment Range	Rate Rs/-	Unit
घुसाने	0-0	33000	चौरस मीटर
कार्यालये	0-0	27100	चौरस मीटर
प्राथमिकातील विकसनी	0-0.00	4010	चौरस मीटर
दुयविकसनी	0-0	2810	चौरस मीटर
औद्योगिक विनयेची जमिनी	0-0.00	2790	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	4400	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चौरस मीटर
1 2 3			

Home		Valuation Guidelines   User Manual	
Year	2024-2025	Language	English
Selected District	Raigad	Select Taluka	Khalapur
Select Village	Talegaon	Vibhag Number	6
Assesment Type	Assesment Range	Rate Rs/-	Unit
विरासत क्षेत्र जमीन	0-1.25	2919500	हेक्टर
विरासत क्षेत्र जमीन	1.26-2.50	2936700	हेक्टर
विरासत क्षेत्र जमीन	2.51-5.00	2952500	हेक्टर
विरासत क्षेत्र जमीन	5.01-7.50	3104900	हेक्टर
विरासत क्षेत्र जमीन	7.51-10.00	3121200	हेक्टर
विरासत क्षेत्र जमीन	10.01-12.50	3268800	हेक्टर
विरासत क्षेत्र जमीन	12.51-च्या पुढे	3333600	हेक्टर
निवासी	0-0.00	27000	चौरस मीटर
1 2 3			




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## Ready Reckoner Rate – Village – Khanavale


**Department of Registration and Stamp**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

**Year** 2024-2025 **Language** English

**Selected District** Raigad


**Select Taluka** Panvel

**Select Village** Khanavale

**Vibhag Number** 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
बुकाणे	0-0	81200	चौरस मीटर
कायानवे	0-0	67600	चौरस मीटर
गावठागावील मिळकती	0-0.00	6110	चौरस मीटर
ह्याचवेवटीस जमिनी	0-0	6060	चौरस मीटर
किनोरी जमीनी/पूंबंद	0-0	4750	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)औद्योगिक	0-0.00	7980	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)निवासी	0-0.00	8800	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)वाणिज्य	0-0.00	11000	चौरस मीटर

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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 )

Home
Valuation Guidelines | User Man

**Year** 2024-2025 **Language** English

**Selected District** Raigad

**Select Taluka** Panvel

**Select Village** Khanavale

**Vibhag Number** 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत भेठ जमीन	0-1.25	4394400	हेक्टर
जिरायत भेठ जमीन	1.26-2.50	4479600	हेक्टर
जिरायत भेठ जमीन	2.51-5.00	4610200	हेक्टर
जिरायत भेठ जमीन	5.01-7.50	4650400	हेक्टर
जिरायत भेठ जमीन	7.51-10.00	4724500	हेक्टर
जिरायत भेठ जमीन	10.01-12.50	4825600	हेक्टर
जिरायत भेठ जमीन	12.51-म्ह्या पुढे	5536900	हेक्टर
निवासी	0-0.00	56700	चौरस मीटर

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## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2898 / 2025	13.02.2025	95,19,998.00	61.00	657.00	14,499.00

गावाचे नाव : खानावळे	
(1) विलेखाचा प्रकार	करारनामा
(2) मूळदस्ता	9519998
(3) बाजारभाव भाडेपट्टयच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4382626.5
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन: इतर माहिती: मीर्जे खानावळे, तालुका पनवेल, जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt) येथील रहिवास प्लॉन क्र. -3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या ग्रीन टेरस गोदरेज सिटी पनवेल या गृह संकुलामधील टॉवर नं. 2 मधील 29 व्या मजल्यावरील 56.91 चौ. मी. कारपेट क्षेत्रफळासह 4.09 चौ. मी. लगतचे क्षेत्रफळ असलेली एकूण 61.00 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 2901 हा या कराराचा विषय आहे. (महाराष्ट्र शासन, असाधारण क्र. 238, मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148/म-1(धीरण) दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी. ( ( Survey Number : सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt) ; ) )
(5) क्षेत्रफळ	61.00 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात आलेले तैक्का	
(7) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- करी. आ. प्रॉपर्टीज एलएलपी व्ही अंधीरावज सिग्रेटरी नॉर्बर्ट मॅडेस यॉच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे वय- 57 पत्ता- प्लॉट नं. -, माला नं. -, इमारतीचे नाव- -, ब्लॉक नं. -, रोड नं. गोदरेज वन, पाचवा मजला, पिरोब्यानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोजी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड- 400079 पिन नं.-AADCC3425D 2): नाव- रिषाब बाटलीवाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीवाला), स्वरुप एजन्सीज प्रा. लि., आवडीजंदर मान, अमरखित सिंग, सुराज बहल, रवि सुबवंदानी तर्फे कु. मु. म्हणून करी. आ. प्रॉपर्टीज एलएलपी व्ही अंधीरावज सिग्रेटरी नॉर्बर्ट मॅडेस यॉच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे वय- 57 पत्ता- प्लॉट नं. -, माला नं. -, इमारतीचे नाव- -, ब्लॉक नं. -, रोड नं. गोदरेज वन, पाचवा मजला, पिरोब्यानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोजी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड- 400079 पिन नं.-AADCC3425D
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- रणजी म्हात्रे वय- 54, पत्ता- प्लॉट नं. -, माला नं. -, इमारतीचे नाव- -, ब्लॉक नं. -, रोड नं. हाऊस नं. मू. 22/22, पिक टाउन हाऊस, डीएलएफ फेज 3, गुडगांव, हरियाणा, गुरुगाव. पिन कोड- 122002 पिन नं.-ACDPR64740
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2025
(10) दस्ता नोंदणी केल्याचा दिनांक	13/02/2025

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गावाचे नाव : खानावळे	
(11) अनुक्रमांक, खंड व पृष्ठ	2898/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	285600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2065/2025	02.02.2025	89,50,000.00	61.00	657.00	13,631.00

सूची क्र.2	
2065529 04-02-2025 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	दुवाम निबंधक : सह दु.नि.पनवेल 5 दस्ता क्रमांक : 2065/2025 नोंदणी : Regn:63m
<b>गावाचे नाव : खानावळे</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	8950000
(3) बाजारभावाचा भाडेपट्ट्याच्या बाबतिलेखाचा प्रकार आकारणी देतो की घट्टेदार ते नमूद करावे.	4192398
(4) मू.मापन,घोटहिस्सा व धरकमोब,असल्यास	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे खानावळे,तालुका पनवेल,जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt)येथील रहिवास झोन क्र.-3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या ग्रीन टेरेस,गौदरेज सिटी,पनवेल या गृह संकुलामधील टॉवर नं. 3 मधील 05व्या मजल्यावरील 56.91 चौ. मी. कारपेट क्षेत्रफळासह 4.09 चौ. मी. लगतचे क्षेत्रफळ असलेली एकूण 61.00 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 0506 हा या कराराचा विषय आहे.(महाराष्ट्र शासन,असाधारण क्र. 238,मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148/म-1)धोरणदिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/TFP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे. विभाग 7 दर 56700/- प्रती चौ. मी.( Survey Number : सर्व्हे नं. 41/1 (pt), 42/2 (pt), 42/3, 42/4 (pt), 43 (pt), 44/4 (pt) ; )
(5) क्षेत्रफळ	61.00 चौ.मीटर
(6)आकारणी किंवा चुकी देण्यात असेल किंवा.	
(7) दस्तऐवज करून देणा.या.लिहून देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-करोआ प्रॉपर्टीज एलएलपी चे अधीराहज सिव्हेटी नॉरबर्ट मॅटेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. मधुन सक्षम मध्ये वय.-57 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गौदरेज वन. पावसा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं.-AADCC3425D 2): नाव.-रिपॉज बाटलीबाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीबाला), स्वरूप एजन्सीज प्रा. लि. , आबोतेवर मान, अमरपित सिंग, पुराज बहल, रवि सुबर्बदानी लॉक कु. मु. मधुन करोआ प्रॉपर्टीज एलएलपी चे अधीराहज सिव्हेटी नॉरबर्ट मॅटेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. मधुन सक्षम मध्ये वय.-57 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गौदरेज वन. पावसा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं.-AADCC3425D
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अनिल कुमार भिरी वय.-35, पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. प्लॉट नंबर 61बी, फाय् आर्केड, सेंट व्हेवियर्स स्कूलच्या मागे, मुंद्रा, मुंबई, क्राऊ-का. पिन कोड:-370421 पॅन नं.-ARUPG10411
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2025
<a href="https://apnreal-estate.co.in/SO01/grSearch/67a12e1948a0a70623671118">https://apnreal-estate.co.in/SO01/grSearch/67a12e1948a0a70623671118</a>	
21/02/2025, 16-12	
igr_2065	
(11)अनुक्रमीक, खंड व पृष्ठ	2065/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	268500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)टीए	

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2607/2025	09.02.2025	99,10,001.00	63.80	687.00	14,430.00

21/02/2025, 16:10		igr_2607	
2607529	13-02-2025	<b>सूची क्र.2</b>	
Note -Generated Through eSearch Module.For original report please contact concern SRO office		दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्ता क्रमांक 2607/2025 नोंदणी Regn.63m	
<b>गावाचे नाव : खानावळे</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) प्रौढदस्ता	9910001		
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलेखनाकार आकारणी देतो की पट्टेदार ते नमुद करावे	4475210.86		
(4) मू.मापन,घोटहिस्सा व परकमाक असल्यास	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मोजे खानावळे,तासुका पनवेल,जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt)येथील रहिवास झोन क्र -3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या ग्रीन टेरस.गोदरेज सिटी,पनवेल या गृह संकुलामधील टॉवर नं. 3 मधील 16व्या मजल्यावरील 58.88 चौ. मी. कारपेट क्षेत्रफळासह 4.92 चौ. मी. लागतचे क्षेत्रफळ असलेली एकूण 63.80 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमुद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 1603 हा या कराराचा विषय आहे.(महाराष्ट्र शासन,असाधारण क्र. 238,मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148/म-1(घोरण)दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिकृत नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी. ( ( Survey Number : सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt) : ) )		
(5) क्षेत्रफळ	63.80 चौ.मीटर		
(6) आकारणी किंवा जुटी देण्यात आलेले तक्ते			
(7) दस्तऐवज करून देणा-या सिव्हर ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -करोआ प्रॉपर्टीज एलएलपी वे ऑफीसइज सिव्हेटरी नॉरबर्ट मेट्रेस यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे बय-57 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गोदरेज वन, पाचवा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विकोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AADCC3425D 2) नाव -रियाज बाटलीवाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीवाला), स्वरुप एजन्सीज प्रा. लि. आवतेजदर भान, अमरजित सिंग, पुरज बहल, रवि खुबचंदानी तर्फे कु. मु. म्हणून करोआ प्रॉपर्टीज एलएलपी वे ऑफीसइज सिव्हेटरी नॉरबर्ट मेट्रेस यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे बय-57 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गोदरेज वन, पाचवा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विकोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AADCC3425D		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -पंकज गुप्ता बय-42, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. ए-35, चौथे राम पार्क, उत्तम नगर, न्यू दिल्ली, दिल्ली, पश्चिम दिल्ली. पिन कोड:-110059 पॅन नं:-AMVPG50452		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2025		
(10) दस्ता नोंदणी केल्याचा दिनांक	09/02/2025		
<a href="https://aps.real-value.co.in/5001/igrSearch/#?7adcf8ad0a3da3cd5cc0fd">https://aps.real-value.co.in/5001/igrSearch/#?7adcf8ad0a3da3cd5cc0fd</a>			
21/02/2025, 16:10		igr_2607	
(11) अनुक्रमीक. खंड व पृष्ठ	2607/2025		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297400		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2176 / 2025	05.02.2025	1,04,49,999.00	69.92	753.00	13,885.00

गावाचे नाव : खानावळे	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदल	10449999
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेखाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	4776555.42
(4) भू-मापन पोर्टलव्हा व घरक्रमांक असल्यास	1) पालिकेचे नाव: सयगडइतर वर्णन : इतर माहिती: मौजे खानावळे, तालुका पनवेल, जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt) येथील रहिवास झोन क्र. -3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या ग्रीन टेरस, गोदरेज सिटी, पनवेल या गृह संकुलामधील टॉवर नं. 2 मधील 7व्या मजल्यावरील 64.47 चौ. मी. कारपेट क्षेत्रफळासह 5.45 चौ. मी. लगतचे क्षेत्रफळ असलेली एकूण 69.92 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 0705 हा या कराराचा विषय आहे. (महाराष्ट्र शासन, असाधारण क्र. 238, मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148/म-1 (धीरण) दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी. ( Survey Number : सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt) : )
(5) क्षेत्रफळ	69.92 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्यासिद्ध ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- करोजा प्रॉपर्टीज एलएलपी चे ऑफिसरिज सिटेटरी नॉरबर्ट मॅडेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. म्हणून लक्ष्मण म्हात्रे वय:- 57 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. गोदरेज वन, पाचवा मजला, विरोजनागर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400079 फोन नं.:-AADCC3425D 2): नाव:- रियाज बाटलीवाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीवाला), स्वरूप एजन्सीज प्रा. लि., आबोखंदर मान, अमरजित सिंग, पुराज बहल, रवि सुबबंदानी तर्फे कु. मु. म्हणून करोजा प्रॉपर्टीज एलएलपी चे ऑफिसरिज सिटेटरी नॉरबर्ट मॅडेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. म्हणून लक्ष्मण म्हात्रे वय:- 57 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. गोदरेज वन, पाचवा मजला, विरोजनागर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400079 फोन नं.:-AADCC3425D
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अर्चना गुप्ता तर्फे कु. मु. म्हणून निरमित गुप्ता वय:- 35, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. सी.155, ईस्ट ऑफ केलाच वीनिवासपुरी, कालकाजी, दक्षिण दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:- 110065 फोन नं.:-AAAPG5085D
(9) दस्तऐवज करून दिल्याचा दिनांक	05/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	05/02/2025

गावाचे नाव : खानावळे	
(1) अनुक्रमांक, खंड व पृष्ठ	2176/2025
(2) बाजारभावप्रमाणे मुद्रांक शुल्क	313500
(3) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(4) शेर	
मुल्यांकनासाठी विचारात घेतलेला	

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
23 BHK	99acres.com	657.00	99,00,000.00	15,000.00

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Parvel > 2 BHK Flats for sale in Parvel

Posted on Jan 04, 2025 | Under Construction

**₹99 Lac** @ 15,068 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹79,072  
 Flat/Apartment for Sale  
 in Godrej City Parvel, Navi Mumbai

**REGISTRATION** REGISTERED Registration No: P52000001298 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

**Property (1)** Society (11)

**Area**  
 Carpet area: 657 sq.ft. (61.08 sq.m.)

**Price**  
 ₹99 Lac @ 15,068 per sq.ft.

**Floor Number**  
 38<sup>th</sup> of 38 Floors

**Configuration**  
 2 Bedrooms, 2 Bathrooms, 1 Balcony

**Address**  
 Godrej City Parvel, Navi Mumbai

**Possession in**  
 By 2030



Since 1989

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

An ISO 9001 : 2015 Certified Company




### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	657.00	99,90,000.00	15,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

**₹99.9 Lac** EMI - ₹45k | Get pre-approved loan

2 BHK 657 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 657 sqft ₹15,200/sqft	Developer <a href="#">Godrej Properties</a>	Project <a href="#">Green Terraces At Godrej City</a>
Floor 7 (Out of 38 Floors)	Transaction Type New Property	Facing East
Lifts 5	Furnished Status Unfurnished	Car Parking 1 Covered


✔ East Facing Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

#### More Details

Price Breakup	₹99.9 Lac   ₹4,99,320 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
Address	Panvel, Navi Mumbai, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Shedung toll plaza
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹45040 <a href="#">Apply for Home Loan</a>



+3

Posted on: Feb 22, 25

#### Contact Agent

✔ Certified Agent  
**Roopangad Singh Sah**  
+91-8500000000

Get Phone No.

 Download Brochure


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	1,16,00,000.00	15,466.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹ 1.16 Cr** [EMI - ₹ 52k](#) | [How much loan can I get?](#)

2 BHK 750 Sq-ft. Flat For Sale [Parvel, Navi Mumbai](#)



+4 Photos

🛏 2 Beds
🚿 2 Baths
🏡 2 Balconies
🏠 Unfurnished

Carpet Area	Developer	Project
750 sqft ~ ₹15,500/sqft	<a href="#">Godrej Properties</a>	<a href="#">Green Terraces At Godrej City</a>
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 1.16 Cr
Address	Parvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

**Description:** Multistorey Apartment for Sale in Parvel, Navi Mumbai. Covered area is 750.0 Sq-ft. This property belongs to "Green Terraces At Godrej City".


### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	99,00,000.00	13,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Pro

**₹99.0 Lac** EMI - ₹45k | How much loan can I get?

2 BHK 750 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



2 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area 750 sqft * ₹13,200/sqft	Developer <a href="#">Godrej Properties</a>	Project <a href="#">Green Terraces At Godrej City</a>
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

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

Posted on: Feb 20, 25

**Contact Agent**  
-91-9900000000

Get Phone

Download B

**More Details**

Price Breakup	₹ 99 Lac
Address	Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

**Description:** Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 750.0 Sq-ft. This property belongs to "Green Terraces At Godrej City"

Contact Agent



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	650.00	1,00,00,000.00	15,385.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.0 Cr** EMI - ₹ 45k | [Get Loan offers from 34+ banks](#)

2 BHK 650 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



+4 Photos

**2 Beds** **2 Baths** **2 Balconies** **Unfurnished**

Carpet Area  
650 sqft - ₹15,500/sqft

Developer  
**Godrej Properties**

Project  
**Green Terraces At Godrej City**

Transaction Type  
**New Property**

Furnished Status  
**Unfurnished**

Age Of Construction  
**Under Construction**

Contact Agent
Get Phone No.

### More Details

Price Breakup **₹1 Cr**

Address **Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Furnishing **Unfurnished**

Age of Construction **Under Construction**

**Description:** Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 650.0 Sq-ft. This property belongs to "Green Terraces At Godrej City"

Contact Agent



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	670.00	1,03,00,000.00	15,500.00

**magicbricks** Buy Rent Sell Home Loans Login Post Pro

Posted on Feb 21, 25

**₹1.03 Cr** EMI - ₹47k | Can I afford it?

2 BHK 670 Sq-ft Flat For Sale Panvel, Navi Mumbai

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 670 sqft • ₹15,500/sqft

Developer: Godrej Properties

Project: Green Terraces At Godrej City

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

Contact Agent: +91-7710000000

Get Phone

Download Brochure

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

#### More Details

Price Breakup: ₹1.03 Cr

Address: Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra

Furnishing: Unfurnished

Age of Construction: Under Construction

**Description:** Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 670.0 Sq-ft. This property belongs to "Green Terraces At Godrej City".

Contact Agent

#### About Project

Explore Project →

Green Terraces At Price



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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	619.00	72,48,000.00	11,709.00

The screenshot shows a real estate listing for 'Mantram Solacia' on the Housing.com website. The listing includes the following details:

- Project Name:** Mantram Solacia
- Developer:** By QUALDON
- Location:** Survey No. 11B/2A, Khanavale, Off Old Mumbai Pune Highway, Parvel, Navi Mumbai
- Price Range:** ₹43.12 L - 72.48 L
- EMI:** EMI starts at ₹22.83 K
- Configuration:** 1, 2 BHK Apartments
- Possession:** Dec. 2028
- Price:** Price on request
- Area:** 368.00 - 619.00 sq.ft (Carpet Area)
- Additional Info:** 37 more project images available.

The interface also features navigation tabs: Overview/Home, Highlights, Around This Project, More About Project, About Project, Floor Plan, and Tour This Proj.



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## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Homesfy.com	619.00	72,38,000.00	11,693.00

The screenshot shows the Homesfy website interface for the 'Mantram Solacia Panvel' project. The main image displays a modern high-rise apartment building. Below the image, the project name 'Mantram Solacia Panvel' is prominently displayed, along with its location 'Panvel Navi Mumbai Maharashtra'. Key details include: 1-2 BHK Apartment, 368-619 Sqft, Price Range ₹ 43.03L - ₹ 72.38L, and Possession Start Date December 2028. The project area is 2.59 Acres, and it consists of 3 Towers - 25 Storeys. A 'New Launch' badge is also present. On the right side, there is a registration form for personalized assistance, including fields for Name, Country (set to India), and Number. There are also checkboxes for 'Please contact me via WhatsApp, SMS, Phone and Email' and 'I am interested in Home Loans'.

## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	Commonfloor.com	1,001.00	1,54,00,000.00	15,385.00

The screenshot shows a listing on Commonfloor.com for a 3BHK apartment for sale in Parvel. The listing details are as follows:

- Price:** ₹1.54 Crores (₹15385/sq.ft)
- Super Built-Up Area:** 1138 Sq.Ft (ps/sqm)
- Carpet Area:** 1001 Sq.Ft (ps/sqm)
- Bedrooms:** 3
- Bathrooms:** 3
- Available From:** 30 Sep 2026
- Condition:** New Booking

**Features:**

- Building Type: Vitrified Tiles
- Parking: Yes
- Furnishing Type: Semi Furnished
- Floor Type: Green Marble/Grout
- Floor Plan: 18th Floor
- 16-Dec: No

**Gallery:**

The gallery shows an aerial view of the apartment complex, which consists of several interconnected buildings with balconies and green spaces.

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	442.00	65,00,000.00	14,706.00


magicbricks
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Home Loans

Home > Property in Navi Mumbai > Central > Apartments in Central > 1 BHK > 442 Sq.ft.

**₹ 65.0 Lac** EMI - ₹ 295 Get pre-approved loan

Validate Market Price with [Property.com](#)

1 BHK Flat For Sale in Godrej Golf Meadows, [Parvel, Navi Mumbai](#)



1 Bed 2 Baths Unfurnished

Carpet Area  
442 sqft ~  
₹ 14,706/sqft

Floor  
1 (Out of 27 Floors)

Furnished Status  
Unfurnished

Developer  
**Godrej Properties**

Project  
**Godrej Golf Meadows**

Transaction Type  
Resale

Status  
Ready to Move

Contact Owner
Check Availability

Last contact made 3 days ago

### More Details

Price Breakup ₹ 65 Lac

Address 1st Floor Godrej City Golf Meadows Tower 1, Talegaon Village, Parvel, Raigad., Parvel, Navi Mumbai - Central Navi Mumbai, Maharashtra

Furnishing Unfurnished

**Description:** Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

Contact Owner

## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Nobroker.com	875.00	1,40,00,000.00	16,000.00

**NOBROKER**

**2 BHK Flat In Godrej Woods For Sale In Panvel**

Village Thombrewadi, Post Taluka, Near Godrej City, Panvel and Saurashtra

₹ 1.4 Crores (Non-negotiable) | ₹ 80,240/Month (Estimated EMI) | 875 Sq. Ft.

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Property Details

Photos | Location | Shortlist

2 Bedroom (2 Bedrooms) | Oct 13, 2024 (Posted 2 days ago)

2 Bathroom (2 Bathrooms) | Immediately (Available)

NA (NA) | Godrej Woods (Location)

Bike and Car (Parking) | None (Furnishing)

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Indiabulls Greens Panvel | Rasayani, Mohopada Mutton & Chicken Market | Golul Complex

**Overview**

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Buildup Area	875 Sq.Ft	Furnishing Status	Fully Furnished
Facing	West	Floor	8/13
Parking	Bike And Car	Gated Security	Yes

**Activity On This Property**

8 Listings | 0 Shortlists | 0 Contacts

Powered By: NBBEstimate

**Similar Properties**

2 BHK Flat In The Highlan... | ₹ 1.8 Crores

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: 24.02.2025

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: 2025.02.24 17:54:43 +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 24.02.2025 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 24.02.2025. 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



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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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Caroa Properties LLP.
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 Rajesh Ghadi – Valuation Engineer Bhavika Chavan – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.02.2025 Valuation Date – 24.02.2025 Date of Report – 24.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.02.2025
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 **24<sup>th</sup> February 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. Caroa Properties 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. Caroa Properties 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 properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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



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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.<sup>1</sup>

### 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**

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/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: 2025.02.24 17:54:56 +05'30'



**Auth. Sign.**



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