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Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shreeji Aikyam"

"Shreeji Aikyam", Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part),
Village – Kandivali for Shree Ganesh Shravan Nagar SRA CHS (Prop.), Shravan Nagar,
New Linking Road, Kandivali (West), Mumbai, Pin – 400 067,
State – Maharashtra, Country – India

Latitude Longitude - 19°12'49.7"N 72°50'09.1"E

Valuation Done for:

**State Bank of India
HLST AO West Mumbai**

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

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Regd. Office

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

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Valuation Report Prepared For: State Bank of India/ HLST AO West Branch / Shreeji Aikyam (14627 / 2310841)

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Vastu/SBI/Mumbai/03/2025/14627/2310841
04/05-38-V
Date: 04.03.2025

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**MASTER VALUATION REPORT
OF
“SHREEJI AIKYAM”**

**“Shreeji Aikyam”, Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part),
Village – Kandivali for Shree Ganesh Shravan Nagar SRA CHS (Prop.), Shravan Nagar,
New Linking Road, Kandivali (West), Mumbai, Pin – 400 067,
State – Maharashtra, Country – India.
Latitude Longitude: 19°12’49.7”N 72°50’09.1”E**

NAME OF DEVELOPER: M/s. Rushabh Developers

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 **04th March 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at “Shreeji Aikyam”, Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part), Village – Kandivali for Shree Ganesh Shravan Nagar SRA CHS (Prop.), Shravan Nagar, New Linking Road, Kandivali (West), Mumbai, Pin – 400 067, State – Maharashtra, Country – India. It is about 270 Mtr. walking distance from Kandivali Metro Station Western railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Rushabh Developers	
Project Registration Number	Project	RERA Project Number
	One Meraki Wing E	P51800051233
Register office address	M/s. Rushabh Developers Address: CTS No. 128A/2 (pt), “Shree Ganesh Shravan Nagar SRA CHSL”, Ekta Nagar, Near Kandivali Metro Station, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India	
Corporation office address	Office No. 104, “Devikrupa CHSL”, S. K. Patil Hospital Lane, Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India	
Contact Numbers	Contact Person: Mr. Arun Singh (Engineer – Mobile No. 8369292738) Mudra (Sales Person - Mobile No. 9029887075)	
E – mail ID	rushabhdevelopersmalad@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area & Omkar Road
On or towards South	Ekta Nagar Cross Road
On or towards East	Gajanan Society Chawl
On or towards West	Sunder Nagar Chawl



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

1. Introduction	
a)	Project Name (With address & phone nos.)
	<p>“Shreeji Aikyam”, Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part), Village – Kandivali for Shree Ganesh Shravan Nagar SRA CHS (Prop.), Shravan Nagar, New Linking Road, Kandivali (West), Mumbai, Pin – 400 067, State – Maharashtra, Country – India</p> <p><u>Contact Person:</u> Mr. Arun Singh (Engineer – Mobile No. 8369292738) Mudra (Sales Person - Mobile No. 9029887075)</p>
b)	Purpose of Valuation
	As per request from State Bank of India, HLST AO West Mumbai to assess fair market value of the property for bank loan purpose.
c)	Date of Inspection of Property
	03.03.2025
d)	Date of Valuation Report
	04.03.2025
e)	Name of the Developer of Property (in case of developer built properties)
	<p>M/s. Rushabh Developers</p> <p><u>Register Office Address:</u> CTS No. 128A/2 (pt), “Shree Ganesh Shravan Nagar SRA CHSL”, Ekta Nagar, Near Kandivali Metro Station, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.</p> <p><u>Corporation Office Address:</u> Office No. 104, “Devikrupa CHSL”, S. K. Patil Hospital Lane, Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.</p>
2. Physical Characteristics of the Property	
a)	Location of the Property
	<p>“Shreeji Aikyam”, Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part), Village – Kandivali for Shree Ganesh Shravan Nagar SRA CHS (Prop.), Shravan Nagar, New Linking Road, Kandivali (West), Mumbai, Pin – 400 067, State – Maharashtra, Country – India</p>
	Brief description of the property
	<p>About “Shreeji Aikyam” Project: Shreeji Aikyam by Shreeji Sharan Group of Companies is one of the well-known under-construction projects in Kandivali West, Mumbai, offering low budget apartments. Shreeji Aikyam Kandivali West is scheduled for possession in Apr, 2028. With almost all basic amenities in place, Shreeji Aikyam brings highly affordable yet beautiful. There are 2BHK, 3BHK and 4BHK Apartments for sale, coming up in this project. Shreeji Aikyam Western Mumbai is a RERA-registered project with registration number P51800051233. Shreeji Aikyam Kandivali West, Mumbai is one of the spacious projects in the Western Mumbai region.</p>



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TYPE OF THE BUILDING:

Wing	Number of Floors
A	Proposed 1 Basement + Ground + 1 st to 9 th (Podiums) + Amenity Floor + 1 st to 33 rd upper floors.
B	Proposed 1 Basement + Ground + 1 st to 9 th (Podiums) + Amenity Floor + 1 st to 33 rd upper floors.

LEVEL OF COMPLETION:

Wing	Present stage of Construction	Percentage of work completion
A & B	Work not yet started.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

- Italian marble Flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Power Back Up
- Swimming Pool
- Gymnasium
- Indoor Games Room
- Meditation Area
- Health club with Steam / Jacuzzi
- Jogging Track
- Kids Play Areas / Sand Pits
- Yog Zone
- Party Lawn
- Multi-Purpose Court
- Senior Citizens Area
- Reading Area
- Themed Garden
- Cabana & Seating Patio
- Beauty Salon
- Massage Therapy Center
- Sky Café with BBQ Zone
- Mini Theatre
- Business Lounge
- Learning Center

Nearby landmark	Near Kandivali (West) Metro Station
Postal Address of the Property	"Shreeji Aikyam", Proposed Slum Rehabilitation Scheme on Property Bearing CTS No. 128A/2 (part), Village – Kandivali for Shree Ganesh

		Shravan Nagar SRA CHS (Prop.), Shravan Nagar, New Linking Road, Kandivali (West), Mumbai, Pin – 400 067, State – Maharashtra, Country – India		
	Area of the plot/land (supported by a plan)	Plot Area: 10269.53 Sq. M. (As per Approved Plan)		
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land		
	Independent access/approach to the property etc.	Yes		
	Google Map Location of the Property with a neighborhood layout map	Provided		
	Details of roads abutting the property	Existing 13.40 M. wide Ekta Nagar Road		
	Description of adjoining property	Located in Middle class locality		
	Plot No. Survey No.	CTS No. 128A/2 (part)		
	Ward/Village/Taluka	R/S- Ward, Village – Kandivali		
	Sub-Registry/Block	Slum Rehabilitation Authority		
	District	District – Mumbai Suburban		
	Any other aspect	Nil		
b)	Plinth Area, Carpet Area, and Built-up area are to be mentioned separately and clarified	As per table attached to the report		
c)	Boundaries of the Plot	As per Sale Deed/TIR	As per MAHARERA	Actual
	North	9.00 Mtr. Wide Existing Road known as Radha Krishna Sai Mandir Road	9.00 Mtr. Wide Road	Slum Area & Omkar Road
	South	13.00 Mtr. Wide DP Road known as Sant Shree Shyamji Bappu Road	13.00 Mtr. Wide Road	Ekta Nagar Cross Road
	East	CTS No. 128/A/2 (pt) occupies by MHADA Colony	MHADA Colony	Gajanan Society Chawl
	West	Sunder Road	Sunder Road	Sunder Nagar Chawl
3. Town Planning parameters				
a)	Master Plan provisions related to property in terms of land use	Residential building		
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Consumed = 5.66 Balance Area = 10202.53		
	Ground coverage	As per Approved Plans		
	Comment on whether OC-Occupancy Certificate has been issued or not	N.A. Building Construction work is in progress		
	Comment on unauthorized constructions if any	Copy of Commencement Certificate No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 28.02.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil		
	Planning area/zone	Residential		

	Developmental controls	Copy of Approved Plan No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 20.06.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. Thirteen – Sheet No. 1/13 to 13/13) Approved upto:				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>1 Basement + Ground + 1st to 9th (Podiums) + Amenity Floor + 1st to 33rd upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	1 Basement + Ground + 1 st to 9 th (Podiums) + Amenity Floor + 1 st to 33 rd upper floors.
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A & B	1 Basement + Ground + 1 st to 9 th (Podiums) + Amenity Floor + 1 st to 33 rd upper floors.					
	Zoning regulations	Residential				
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.				
	Comment on demolition proceedings if any	No				
	Comment on compounding / regularization proceedings	Information not available				
	Any other Aspect	Nil				
4. Document Details and Legal Aspects of Property						
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)					
	Sale Deed, Gift Deed, Lease Deed					
	1. Copy of Affidavit Cum Declaration of Nagji Keshavji Rita partner of M/s. Rushabh Developers promoter of proposed project Shreeji Aikyam dated 14.03.2023					
	2. Copy of Development Agreement date 25.07.2006 b/w. Shree Ganesh Shravan Nagar Sahakari Griha Nirman Sanstha (the Society) AND M/s. Rushabh Developers (the Developers)					
	3. Copy of MAHARERA Registration Certificate of Project No. P51800051233 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023					
	4. Copy of Revised LOI Letter No. SRA / ENG / 1543 / RS / MHL / LOI date 30.04.2024 issued by Slum Rehabilitation Authority					
	5. Copy of LOI Letter No. SRA / ENG / 1543 / RS / MHL / LOI date 03.03.2021 issued by SRA					
	6. Copy of IOA Letter No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 05.01.2023 issued by Executive Engineer Slum Rehabilitation Authority					
	7. Copy of Commencement Certificate No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 28.02.2023 issued by Executive Engineer Slum Rehabilitation Authority					
	8. Copy of Approved Plan No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 20.06.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. Thirteen – Sheet No. 1/13 to 13/13) Approved upto:					
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	9. Copy of DP 2034 Remarks No. R / S / 2022/111431508 date 07.12.2022 issued by Municipal Corporation of Greater Mumbai					
	10. Copy of Fire NOC No. P- 19074 / 2023 (128A/2) / R /S- Ward / Kandivali / R/S/ SRA -CFO / 1 / NEW date 22.02.2024 issued by Municipal Corporation of Greater Mumbai.					
	11. Copy of NOC for Height Clearance No. JUHU / WEST / B / 020723/ 740451 date 02.03.2023 issued by Airports Authority of India					
	12. Copy of Architect Certificate date 28.03.2023 issued by Ar. Arch View Associates (As per RERA Certificate)					
	13. Copy of Engineer's Certificate date 05.04.2025 issued by Er. Hitesh R. Ladva (As per RERA Certificate)					
	TIR of the Property	Yes				
b)	Name of the Developer's / Owner/s	M/s. Rushabh Developers				
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Leasehold Land				

d)	Agreement of easement if any	As per TIR				
e)	Notification of acquisition if any	As per TIR				
f)	Notification of road widening if any	As per approved plan				
g)	Heritage restriction, if any	No				
h)	Comment on transferability of the property ownership	As per TIR				
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR				
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available				
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. R-S / MHADA / 0019 / 20060809 / AP / S-1 dated 20.06.2024 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. Thirteen – Sheet No. 1/13 to 13/13) Approved upto:				
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A & B	1 Basement + Ground + 1 st to 9 th (Podiums) + Amenity Floor + 1 st to 33 rd upper floors.					
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No				
m)	Whether the property is SARFAESI compliant	As per TIR				
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	N.A. Building Construction work is in progress				
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Proposed to be mortgaged to State Bank of India. Details about existing mortgage are not available with us.				
p)	Qualification in TIR/mitigation suggested if any.	As per TIR				
q)	Any other aspect	Nil				
5. Economic Aspects of the Property						
a)	Reasonable letting value	As per table attached to the report				
	If property is occupied by tenant	N.A. Building Construction work is in progress				
	Number of tenants	N.A. Building Construction work is in progress				
	Since how long (tenant- wise)	N.A. Building Construction work is in progress				
	Status of tenancy right	N.A. Building Construction work is in progress				
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A. Building Construction work is in progress				
	Taxes and other outings	N.A. Building Construction work is in progress				
	Property Insurance	N.A. Building Construction work is in progress				

	Monthly maintenance charges	N.A. Building Construction work is in progress
	Security charges	N.A. Building Construction work is in progress
	Any other aspect	Nil
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Storage Spaces	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Utility spaces provided within the building	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Car Parking facility	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Balconies, etc.	Proposed Yes
b)	Any other aspect	Nil
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Proposed Municipal Corporation
	Sewerage/sanitation System Underground or Open	To be connected to Municipal underground line
	Storm water drainage	Proposed
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Proposed Treatment plants in project site
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by
9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate

	Locational attributes	Developed Area
	Scarcity	Good
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	Nil

10. Engineering and Technology Aspects of the Property		
a)	Type of construction	Proposed R.C.C. framed structures
b)	Material & technology used	Proposed good quality & latest technology for construction
c)	Specifications,	Standard
d)	Maintenance issues	N.A. Building Construction work is in progress
e)	Age of the building	Building Under Construction
f)	Total life of the building	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
g)	Extent of deterioration	N.A. Building Construction work is in progress
h)	Structural safety	Proposed as per IS Code requirements
i)	Protection against natural disaster viz. earthquakes,	Proposed as per IS Code requirements
j)	Visible damage in the building	N.A. Building Construction work is in progress
k)	System of air-conditioning	N.A. Building Construction work is in progress
l)	Provision of firefighting	Proposed
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Information not available
b)	Provision of rain water harvesting	Proposed
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal pollution level in vicinity
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Proposed Modern Looking building
13. Valuation		

a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.									
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	As per table attached to the report									
c)	Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	<p>₹ 1,44,550.00 per Sq. M. for Residential ₹ 66,170.00 per Sq. M. for Land</p> <table border="1"> <thead> <tr> <th colspan="3">As per RERA & Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>10269.53</td> <td>66170</td> <td>67,95,34,800.00</td> </tr> </tbody> </table>	As per RERA & Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	10269.53	66170	67,95,34,800.00
As per RERA & Approved Plan											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									
10269.53	66170	67,95,34,800.00									
d)	Summary of Valuation										
	i. Fair Market Value	As per table attached									
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. R-S / MHADA / 0019 / 20060809 / AP / S-1 DATED 20.06.2024 ISSUED BY EXECUTIVE ENGINEER SLUM REHABILITATION AUTHORITY:											

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	3 BHK	1226	62	1288	1417	26700	3,43,89,600	3,95,48,040	99000	42,50,400
2	102	1	2 BHK	728	0	728	801	26700	1,94,37,600	2,23,53,240	56000	24,02,400
3	103	1	2 BHK	825	0	825	908	26700	2,20,27,500	2,53,31,625	63500	27,22,500
4	104	1	3 BHK	978	0	978	1076	26700	2,61,12,600	3,00,29,490	75000	32,27,400
5	201	2	3 BHK	1226	62	1288	1417	26820	3,45,44,160	3,97,25,784	99500	42,50,400
6	202	2	2 BHK	728	0	728	801	26820	1,95,24,960	2,24,53,704	56000	24,02,400
7	203	2	2 BHK	825	0	825	908	26820	2,21,26,500	2,54,45,475	63500	27,22,500
8	204	2	3 BHK	978	0	978	1076	26820	2,62,29,960	3,01,64,454	75500	32,27,400
9	205	2	2 BHK	825	0	825	908	26820	2,21,26,500	2,54,45,475	63500	27,22,500
10	206	2	2 BHK	728	0	728	801	26820	1,95,24,960	2,24,53,704	56000	24,02,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
11	301	3	3 BHK	1226	62	1288	1417	26940	3,46,98,720	3,99,03,528	100000	42,50,400
12	302	3	2 BHK	728	0	728	801	26940	1,96,12,320	2,25,54,168	56500	24,02,400
13	303	3	2 BHK	825	0	825	908	26940	2,22,25,500	2,55,59,325	64000	27,22,500
14	304	3	3 BHK	978	0	978	1076	26940	2,63,47,320	3,02,99,418	75500	32,27,400
15	305	3	2 BHK	825	0	825	908	26940	2,22,25,500	2,55,59,325	64000	27,22,500
16	306	3	2 BHK	728	0	728	801	26940	1,96,12,320	2,25,54,168	56500	24,02,400
17	401	4	3 BHK	1226	62	1288	1417	27060	3,48,53,280	4,00,81,272	100000	42,50,400
18	402	4	2 BHK	728	0	728	801	27060	1,96,99,680	2,26,54,632	56500	24,02,400
19	403	4	2 BHK	825	0	825	908	27060	2,23,24,500	2,56,73,175	64000	27,22,500
20	404	4	3 BHK	978	0	978	1076	27060	2,64,64,680	3,04,34,382	76000	32,27,400
21	405	4	2 BHK	825	0	825	908	27060	2,23,24,500	2,56,73,175	64000	27,22,500
22	406	4	2 BHK	728	0	728	801	27060	1,96,99,680	2,26,54,632	56500	24,02,400
23	501	5	3 BHK	1226	62	1288	1417	27180	3,50,07,840	4,02,59,016	100500	42,50,400
24	502	5	2 BHK	728	0	728	801	27180	1,97,87,040	2,27,55,096	57000	24,02,400
25	503	5	2 BHK	825	0	825	908	27180	2,24,23,500	2,57,87,025	64500	27,22,500
26	504	5	3 BHK	978	0	978	1076	27180	2,65,82,040	3,05,69,346	76500	32,27,400
27	505	5	2 BHK	825	0	825	908	27180	2,24,23,500	2,57,87,025	64500	27,22,500
28	506	5	2 BHK	728	0	728	801	27180	1,97,87,040	2,27,55,096	57000	24,02,400
29	601	6	3 BHK	1226	62	1288	1417	27300	3,51,62,400	4,04,36,760	101000	42,50,400
30	602	6	2 BHK	728	0	728	801	27300	1,98,74,400	2,28,55,560	57000	24,02,400
31	603	6	2 BHK	825	0	825	908	27300	2,25,22,500	2,59,00,875	65000	27,22,500
32	604	6	3 BHK	978	0	978	1076	27300	2,66,99,400	3,07,04,310	77000	32,27,400
33	605	6	2 BHK	825	0	825	908	27300	2,25,22,500	2,59,00,875	65000	27,22,500
34	606	6	2 BHK	728	0	728	801	27300	1,98,74,400	2,28,55,560	57000	24,02,400
35	701	7	3 BHK	1226	62	1288	1417	27420	3,53,16,960	4,06,14,504	101500	42,50,400
36	702	7	2 BHK	728	0	728	801	27420	1,99,61,760	2,29,56,024	57500	24,02,400
37	703	7	2 BHK	825	0	825	908	27420	2,26,21,500	2,60,14,725	65000	27,22,500
38	704	7	3 BHK	978	0	978	1076	27420	2,68,16,760	3,08,39,274	77000	32,27,400
39	705	7	2 BHK	825	0	825	908	27420	2,26,21,500	2,60,14,725	65000	27,22,500
40	706	7	2 BHK	728	0	728	801	27420	1,99,61,760	2,29,56,024	57500	24,02,400
41	801	8	3 BHK	1226	62	1288	1417	27540	3,54,71,520	4,07,92,248	102000	42,50,400
42	802	8	2 BHK	728	0	728	801	27540	2,00,49,120	2,30,56,488	57500	24,02,400
43	803	8	2 BHK	825	0	825	908	27540	2,27,20,500	2,61,28,575	65500	27,22,500
44	804	8	3 BHK	978	0	978	1076	27540	2,69,34,120	3,09,74,238	77500	32,27,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
45	901	9	3 BHK	1226	62	1288	1417	27660	3,56,26,080	4,09,69,992	102500	42,50,400
46	902	9	2 BHK	728	0	728	801	27660	2,01,36,480	2,31,56,952	58000	24,02,400
47	903	9	2 BHK	825	0	825	908	27660	2,28,19,500	2,62,42,425	65500	27,22,500
48	904	9	3 BHK	978	0	978	1076	27660	2,70,51,480	3,11,09,202	78000	32,27,400
49	905	9	2 BHK	825	0	825	908	27660	2,28,19,500	2,62,42,425	65500	27,22,500
50	906	9	2 BHK	728	0	728	801	27660	2,01,36,480	2,31,56,952	58000	24,02,400
51	1001	10	3 BHK	1226	62	1288	1417	27780	3,57,80,640	4,11,47,736	103000	42,50,400
52	1002	10	2 BHK	728	0	728	801	27780	2,02,23,840	2,32,57,416	58000	24,02,400
53	1003	10	2 BHK	825	0	825	908	27780	2,29,18,500	2,63,56,275	66000	27,22,500
54	1004	10	3 BHK	978	0	978	1076	27780	2,71,68,840	3,12,44,166	78000	32,27,400
55	1005	10	2 BHK	825	0	825	908	27780	2,29,18,500	2,63,56,275	66000	27,22,500
56	1006	10	2 BHK	728	0	728	801	27780	2,02,23,840	2,32,57,416	58000	24,02,400
57	1101	11	3 BHK	1226	62	1288	1417	27900	3,59,35,200	4,13,25,480	103500	42,50,400
58	1102	11	2 BHK	728	0	728	801	27900	2,03,11,200	2,33,57,880	58500	24,02,400
59	1103	11	2 BHK	825	0	825	908	27900	2,30,17,500	2,64,70,125	66000	27,22,500
60	1104	11	3 BHK	978	0	978	1076	27900	2,72,86,200	3,13,79,130	78500	32,27,400
61	1105	11	2 BHK	825	0	825	908	27900	2,30,17,500	2,64,70,125	66000	27,22,500
62	1106	11	2 BHK	728	0	728	801	27900	2,03,11,200	2,33,57,880	58500	24,02,400
63	1201	12	3 BHK	1226	62	1288	1417	28020	3,60,89,760	4,15,03,224	104000	42,50,400
64	1202	12	2 BHK	728	0	728	801	28020	2,03,98,560	2,34,58,344	58500	24,02,400
65	1203	12	2 BHK	825	0	825	908	28020	2,31,16,500	2,65,83,975	66500	27,22,500
66	1204	12	3 BHK	978	0	978	1076	28020	2,74,03,560	3,15,14,094	79000	32,27,400
67	1205	12	2 BHK	825	0	825	908	28020	2,31,16,500	2,65,83,975	66500	27,22,500
68	1206	12	2 BHK	728	0	728	801	28020	2,03,98,560	2,34,58,344	58500	24,02,400
69	1301	13	3 BHK	1226	62	1288	1417	28140	3,62,44,320	4,16,80,968	104000	42,50,400
70	1302	13	2 BHK	728	0	728	801	28140	2,04,85,920	2,35,58,808	59000	24,02,400
71	1303	13	2 BHK	825	0	825	908	28140	2,32,15,500	2,66,97,825	66500	27,22,500
72	1304	13	3 BHK	978	0	978	1076	28140	2,75,20,920	3,16,49,058	79000	32,27,400
73	1305	13	2 BHK	825	0	825	908	28140	2,32,15,500	2,66,97,825	66500	27,22,500
74	1306	13	2 BHK	728	0	728	801	28140	2,04,85,920	2,35,58,808	59000	24,02,400
75	1401	14	3 BHK	1226	62	1288	1417	28260	3,63,98,880	4,18,58,712	104500	42,50,400
76	1402	14	2 BHK	728	0	728	801	28260	2,05,73,280	2,36,59,272	59000	24,02,400
77	1403	14	2 BHK	825	0	825	908	28260	2,33,14,500	2,68,11,675	67000	27,22,500
78	1404	14	3 BHK	978	0	978	1076	28260	2,76,38,280	3,17,84,022	79500	32,27,400
79	1405	14	2 BHK	825	0	825	908	28260	2,33,14,500	2,68,11,675	67000	27,22,500
80	1406	14	2 BHK	728	0	728	801	28260	2,05,73,280	2,36,59,272	59000	24,02,400

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				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
81	1501	15	3 BHK	1226	62	1288	1417	28380	3,65,53,440	4,20,36,456	105000	42,50,400
82	1502	15	2 BHK	728	0	728	801	28380	2,06,60,640	2,37,59,736	59500	24,02,400
83	1503	15	2 BHK	825	0	825	908	28380	2,34,13,500	2,69,25,525	67500	27,22,500
84	1504	15	3 BHK	978	0	978	1076	28380	2,77,55,640	3,19,18,986	80000	32,27,400
85	1601	16	3 BHK	1226	62	1288	1417	28500	3,67,08,000	4,22,14,200	105500	42,50,400
86	1602	16	2 BHK	728	0	728	801	28500	2,07,48,000	2,38,60,200	59500	24,02,400
87	1603	16	2 BHK	825	0	825	908	28500	2,35,12,500	2,70,39,375	67500	27,22,500
88	1604	16	3 BHK	978	0	978	1076	28500	2,78,73,000	3,20,53,950	80000	32,27,400
89	1605	16	2 BHK	825	0	825	908	28500	2,35,12,500	2,70,39,375	67500	27,22,500
90	1606	16	2 BHK	728	0	728	801	28500	2,07,48,000	2,38,60,200	59500	24,02,400
91	1701	17	3 BHK	1226	62	1288	1417	28620	3,68,62,560	4,23,91,944	106000	42,50,400
92	1702	17	2 BHK	728	0	728	801	28620	2,08,35,360	2,39,60,664	60000	24,02,400
93	1703	17	2 BHK	825	0	825	908	28620	2,36,11,500	2,71,53,225	68000	27,22,500
94	1704	17	3 BHK	978	0	978	1076	28620	2,79,90,360	3,21,88,914	80500	32,27,400
95	1705	17	2 BHK	825	0	825	908	28620	2,36,11,500	2,71,53,225	68000	27,22,500
96	1706	17	2 BHK	728	0	728	801	28620	2,08,35,360	2,39,60,664	60000	24,02,400
97	1801	18	3 BHK	1226	62	1288	1417	28740	3,70,17,120	4,25,69,688	106500	42,50,400
98	1802	18	2 BHK	728	0	728	801	28740	2,09,22,720	2,40,61,128	60000	24,02,400
99	1803	18	2 BHK	825	0	825	908	28740	2,37,10,500	2,72,67,075	68000	27,22,500
100	1804	18	3 BHK	978	0	978	1076	28740	2,81,07,720	3,23,23,878	81000	32,27,400
101	1805	18	2 BHK	825	0	825	908	28740	2,37,10,500	2,72,67,075	68000	27,22,500
102	1806	18	2 BHK	728	0	728	801	28740	2,09,22,720	2,40,61,128	60000	24,02,400
103	1901	19	3 BHK	1226	62	1288	1417	28860	3,71,71,680	4,27,47,432	107000	42,50,400
104	1902	19	2 BHK	728	0	728	801	28860	2,10,10,080	2,41,61,592	60500	24,02,400
105	1903	19	2 BHK	825	0	825	908	28860	2,38,09,500	2,73,80,925	68500	27,22,500
106	1904	19	3 BHK	978	0	978	1076	28860	2,82,25,080	3,24,58,842	81000	32,27,400
107	1905	19	2 BHK	825	0	825	908	28860	2,38,09,500	2,73,80,925	68500	27,22,500
108	1906	19	2 BHK	728	0	728	801	28860	2,10,10,080	2,41,61,592	60500	24,02,400
109	2001	20	3 BHK	1226	62	1288	1417	28980	3,73,26,240	4,29,25,176	107500	42,50,400
110	2002	20	2 BHK	728	0	728	801	28980	2,10,97,440	2,42,62,056	60500	24,02,400
111	2003	20	2 BHK	825	0	825	908	28980	2,39,08,500	2,74,94,775	68500	27,22,500
112	2004	20	3 BHK	978	0	978	1076	28980	2,83,42,440	3,25,93,806	81500	32,27,400
113	2005	20	2 BHK	825	0	825	908	28980	2,39,08,500	2,74,94,775	68500	27,22,500
114	2006	20	2 BHK	728	0	728	801	28980	2,10,97,440	2,42,62,056	60500	24,02,400
115	2101	21	3 BHK	1226	62	1288	1417	29100	3,74,80,800	4,31,02,920	108000	42,50,400
116	2102	21	2 BHK	728	0	728	801	29100	2,11,84,800	2,43,62,520	61000	24,02,400
117	2103	21	2 BHK	825	0	825	908	29100	2,40,07,500	2,76,08,625	69000	27,22,500
118	2104	21	3 BHK	978	0	978	1076	29100	2,84,59,800	3,27,28,770	82000	32,27,400

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				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
119	2105	21	2 BHK	825	0	825	908	29100	2,40,07,500	2,76,08,625	69000	27,22,500
120	2106	21	2 BHK	728	0	728	801	29100	2,11,84,800	2,43,62,520	61000	24,02,400
121	2201	22	3 BHK	1226	62	1288	1417	29220	3,76,35,360	4,32,80,664	108000	42,50,400
122	2202	22	2 BHK	728	0	728	801	29220	2,12,72,160	2,44,62,984	61000	24,02,400
123	2203	22	2 BHK	825	0	825	908	29220	2,41,06,500	2,77,22,475	69500	27,22,500
124	2204	22	3 BHK	978	0	978	1076	29220	2,85,77,160	3,28,63,734	82000	32,27,400
125	2301	23	3 BHK	1226	62	1288	1417	29340	3,77,89,920	4,34,58,408	108500	42,50,400
126	2302	23	2 BHK	728	0	728	801	29340	2,13,59,520	2,45,63,448	61500	24,02,400
127	2303	23	2 BHK	825	0	825	908	29340	2,42,05,500	2,78,36,325	69500	27,22,500
128	2304	23	3 BHK	978	0	978	1076	29340	2,86,94,520	3,29,98,698	82500	32,27,400
129	2305	23	2 BHK	825	0	825	908	29340	2,42,05,500	2,78,36,325	69500	27,22,500
130	2306	23	2 BHK	728	0	728	801	29340	2,13,59,520	2,45,63,448	61500	24,02,400
131	2401	24	3 BHK	1226	62	1288	1417	29460	3,79,44,480	4,36,36,152	109000	42,50,400
132	2402	24	2 BHK	728	0	728	801	29460	2,14,46,880	2,46,63,912	61500	24,02,400
133	2403	24	2 BHK	825	0	825	908	29460	2,43,04,500	2,79,50,175	70000	27,22,500
134	2404	24	3 BHK	978	0	978	1076	29460	2,88,11,880	3,31,33,662	83000	32,27,400
135	2405	24	2 BHK	825	0	825	908	29460	2,43,04,500	2,79,50,175	70000	27,22,500
136	2406	24	2 BHK	728	0	728	801	29460	2,14,46,880	2,46,63,912	61500	24,02,400
137	2501	25	3 BHK	1226	62	1288	1417	29580	3,80,99,040	4,38,13,896	109500	42,50,400
138	2502	25	2 BHK	728	0	728	801	29580	2,15,34,240	2,47,64,376	62000	24,02,400
139	2503	25	2 BHK	825	0	825	908	29580	2,44,03,500	2,80,64,025	70000	27,22,500
140	2504	25	3 BHK	978	0	978	1076	29580	2,89,29,240	3,32,68,626	83000	32,27,400
141	2505	25	2 BHK	825	0	825	908	29580	2,44,03,500	2,80,64,025	70000	27,22,500
142	2506	25	2 BHK	728	0	728	801	29580	2,15,34,240	2,47,64,376	62000	24,02,400
143	2601	26	3 BHK	1226	62	1288	1417	29700	3,82,53,600	4,39,91,640	110000	42,50,400
144	2602	26	2 BHK	728	0	728	801	29700	2,16,21,600	2,48,64,840	62000	24,02,400
145	2603	26	2 BHK	825	0	825	908	29700	2,45,02,500	2,81,77,875	70500	27,22,500
146	2604	26	3 BHK	978	0	978	1076	29700	2,90,46,600	3,34,03,590	83500	32,27,400
147	2605	26	2 BHK	825	0	825	908	29700	2,45,02,500	2,81,77,875	70500	27,22,500
148	2606	26	2 BHK	728	0	728	801	29700	2,16,21,600	2,48,64,840	62000	24,02,400
149	2701	27	3 BHK	1226	62	1288	1417	29820	3,84,08,160	4,41,69,384	110500	42,50,400
150	2702	27	2 BHK	728	0	728	801	29820	2,17,08,960	2,49,65,304	62500	24,02,400
151	2703	27	2 BHK	825	0	825	908	29820	2,46,01,500	2,82,91,725	70500	27,22,500
152	2704	27	3 BHK	978	0	978	1076	29820	2,91,63,960	3,35,38,554	84000	32,27,400
153	2705	27	2 BHK	825	0	825	908	29820	2,46,01,500	2,82,91,725	70500	27,22,500
154	2706	27	2 BHK	728	0	728	801	29820	2,17,08,960	2,49,65,304	62500	24,02,400
155	2801	28	3 BHK	1226	62	1288	1417	29940	3,85,62,720	4,43,47,128	111000	42,50,400
156	2802	28	2 BHK	728	0	728	801	29940	2,17,96,320	2,50,65,768	62500	24,02,400

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				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
157	2803	28	2 BHK	825	0	825	908	29940	2,47,00,500	2,84,05,575	71000	27,22,500
158	2804	28	3 BHK	978	0	978	1076	29940	2,92,81,320	3,36,73,518	84000	32,27,400
159	2805	28	2 BHK	825	0	825	908	29940	2,47,00,500	2,84,05,575	71000	27,22,500
160	2806	28	2 BHK	728	0	728	801	29940	2,17,96,320	2,50,65,768	62500	24,02,400
161	2901	29	3 BHK	1226	62	1288	1417	30060	3,87,17,280	4,45,24,872	111500	42,50,400
162	2902	29	2 BHK	728	0	728	801	30060	2,18,83,680	2,51,66,232	63000	24,02,400
163	2903	29	2 BHK	825	0	825	908	30060	2,47,99,500	2,85,19,425	71500	27,22,500
164	2904	29	3 BHK	978	0	978	1076	30060	2,93,98,680	3,38,08,482	84500	32,27,400
165	3001	30	3 BHK	1226	62	1288	1417	30180	3,88,71,840	4,47,02,616	112000	42,50,400
166	3002	30	2 BHK	728	0	728	801	30180	2,19,71,040	2,52,66,696	63000	24,02,400
167	3003	30	2 BHK	825	0	825	908	30180	2,48,98,500	2,86,33,275	71500	27,22,500
168	3004	30	3 BHK	978	0	978	1076	30180	2,95,16,040	3,39,43,446	85000	32,27,400
169	3005	30	2 BHK	825	0	825	908	30180	2,48,98,500	2,86,33,275	71500	27,22,500
170	3006	30	2 BHK	728	0	728	801	30180	2,19,71,040	2,52,66,696	63000	24,02,400
171	3101	31	3 BHK	1226	62	1288	1417	30300	3,90,26,400	4,48,80,360	112000	42,50,400
172	3102	31	2 BHK	728	0	728	801	30300	2,20,58,400	2,53,67,160	63500	24,02,400
173	3103	31	2 BHK	825	0	825	908	30300	2,49,97,500	2,87,47,125	72000	27,22,500
174	3104	31	3 BHK	978	0	978	1076	30300	2,96,33,400	3,40,78,410	85000	32,27,400
175	3105	31	2 BHK	825	0	825	908	30300	2,49,97,500	2,87,47,125	72000	27,22,500
176	3106	31	2 BHK	728	0	728	801	30300	2,20,58,400	2,53,67,160	63500	24,02,400
177	3201	32	3 BHK	1226	62	1288	1417	30420	3,91,80,960	4,50,58,104	112500	42,50,400
178	3202	32	2 BHK	728	0	728	801	30420	2,21,45,760	2,54,67,624	63500	24,02,400
179	3203	32	2 BHK	825	0	825	908	30420	2,50,96,500	2,88,60,975	72000	27,22,500
180	3204	32	3 BHK	978	0	978	1076	30420	2,97,50,760	3,42,13,374	85500	32,27,400
181	3205	32	2 BHK	825	0	825	908	30420	2,50,96,500	2,88,60,975	72000	27,22,500
182	3206	32	2 BHK	728	0	728	801	30420	2,21,45,760	2,54,67,624	63500	24,02,400
183	3301	33	3 BHK	1226	62	1288	1417	30540	3,93,35,520	4,52,35,848	113000	42,50,400
184	3302	33	2 BHK	728	0	728	801	30540	2,22,33,120	2,55,68,088	64000	24,02,400
185	3303	33	2 BHK	825	0	825	908	30540	2,51,95,500	2,89,74,825	72500	27,22,500
186	3304	33	3 BHK	978	0	978	1076	30540	2,98,68,120	3,43,48,338	86000	32,27,400
187	3305	33	2 BHK	825	0	825	908	30540	2,51,95,500	2,89,74,825	72500	27,22,500
188	3306	33	2 BHK	728	0	728	801	30540	2,22,33,120	2,55,68,088	64000	24,02,400
189	3401	34	3 BHK	1226	62	1288	1417	30660	3,94,90,080	4,54,13,592	113500	42,50,400
190	3402	34	2 BHK	728	0	728	801	30660	2,23,20,480	2,56,68,552	64000	24,02,400
191	3403	34	2 BHK	825	0	825	908	30660	2,52,94,500	2,90,88,675	72500	27,22,500
192	3404	34	3 BHK	978	0	978	1076	30660	2,99,85,480	3,44,83,302	86000	32,27,400
193	3405	34	2 BHK	825	0	825	908	30660	2,52,94,500	2,90,88,675	72500	27,22,500
194	3406	34	2 BHK	728	0	728	801	30660	2,23,20,480	2,56,68,552	64000	24,02,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
195	3501	35	3 BHK	1226	62	1288	1417	30780	3,96,44,640	4,55,91,336	114000	42,50,400
196	3502	35	2 BHK	728	0	728	801	30780	2,24,07,840	2,57,69,016	64500	24,02,400
197	3503	35	2 BHK	825	0	825	908	30780	2,53,93,500	2,92,02,525	73000	27,22,500
198	3504	35	3 BHK	978	0	978	1076	30780	3,01,02,840	3,46,18,266	86500	32,27,400
199	3505	35	2 BHK	825	0	825	908	30780	2,53,93,500	2,92,02,525	73000	27,22,500
200	3506	35	2 BHK	728	0	728	801	30780	2,24,07,840	2,57,69,016	64500	24,02,400
201	3601	36	3 BHK	1226	62	1288	1417	30900	3,97,99,200	4,57,69,080	114500	42,50,400
202	3602	36	2 BHK	728	0	728	801	30900	2,24,95,200	2,58,69,480	64500	24,02,400
203	3603	36	2 BHK	825	0	825	908	30900	2,54,92,500	2,93,16,375	73500	27,22,500
204	3604	36	3 BHK	978	0	978	1076	30900	3,02,20,200	3,47,53,230	87000	32,27,400
205	3701	37	3 BHK	1226	62	1288	1417	31020	3,99,53,760	4,59,46,824	115000	42,50,400
206	3702	37	2 BHK	728	0	728	801	31020	2,25,82,560	2,59,69,944	65000	24,02,400
207	3703	37	2 BHK	825	0	825	908	31020	2,55,91,500	2,94,30,225	73500	27,22,500
208	3704	37	3 BHK	978	0	978	1076	31020	3,03,37,560	3,48,88,194	87000	32,27,400
209	3705	37	2 BHK	825	0	825	908	31020	2,55,91,500	2,94,30,225	73500	27,22,500
210	3706	37	2 BHK	728	0	728	801	31020	2,25,82,560	2,59,69,944	65000	24,02,400
211	3801	38	3 BHK	1226	62	1288	1417	31140	4,01,08,320	4,61,24,568	115500	42,50,400
212	3802	38	2 BHK	728	0	728	801	31140	2,26,69,920	2,60,70,408	65000	24,02,400
213	3803	38	2 BHK	825	0	825	908	31140	2,56,90,500	2,95,44,075	74000	27,22,500
214	3804	38	3 BHK	978	0	978	1076	31140	3,04,54,920	3,50,23,158	87500	32,27,400
215	3805	38	2 BHK	825	0	825	908	31140	2,56,90,500	2,95,44,075	74000	27,22,500
216	3806	38	2 BHK	728	0	728	801	31140	2,26,69,920	2,60,70,408	65000	24,02,400
217	3901	39	3 BHK	1226	62	1288	1417	31260	4,02,62,880	4,63,02,312	116000	42,50,400
218	3902	39	2 BHK	728	0	728	801	31260	2,27,57,280	2,61,70,872	65500	24,02,400
219	3903	39	2 BHK	825	0	825	908	31260	2,57,89,500	2,96,57,925	74000	27,22,500
220	3904	39	3 BHK	978	0	978	1076	31260	3,05,72,280	3,51,58,122	88000	32,27,400
221	3905	39	2 BHK	825	0	825	908	31260	2,57,89,500	2,96,57,925	74000	27,22,500
222	3906	39	2 BHK	728	0	728	801	31260	2,27,57,280	2,61,70,872	65500	24,02,400
223	4001	40	3 BHK	1226	62	1288	1417	31380	4,04,17,440	4,64,80,056	116000	42,50,400
224	4002	40	2 BHK	728	0	728	801	31380	2,28,44,640	2,62,71,336	65500	24,02,400
225	4003	40	2 BHK	825	0	825	908	31380	2,58,88,500	2,97,71,775	74500	27,22,500
226	4004	40	3 BHK	978	0	978	1076	31380	3,06,89,640	3,52,93,086	88000	32,27,400
227	4005	40	2 BHK	825	0	825	908	31380	2,58,88,500	2,97,71,775	74500	27,22,500
228	4006	40	2 BHK	728	0	728	801	31380	2,28,44,640	2,62,71,336	65500	24,02,400
229	4101	41	3 BHK	1226	62	1288	1417	31500	4,05,72,000	4,66,57,800	116500	42,50,400
230	4102	41	2 BHK	728	0	728	801	31500	2,29,32,000	2,63,71,800	66000	24,02,400
231	4103	41	2 BHK	825	0	825	908	31500	2,59,87,500	2,98,85,625	74500	27,22,500
232	4104	41	3 BHK	978	0	978	1076	31500	3,08,07,000	3,54,28,050	88500	32,27,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
233	4105	41	2 BHK	825	0	825	908	31500	2,59,87,500	2,98,85,625	74500	27,22,500
234	4106	41	2 BHK	728	0	728	801	31500	2,29,32,000	2,63,71,800	66000	24,02,400
235	4201	42	3 BHK	1226	62	1288	1417	31620	4,07,26,560	4,68,35,544	117000	42,50,400
236	4202	42	2 BHK	728	0	728	801	31620	2,30,19,360	2,64,72,264	66000	24,02,400
237	4203	42	2 BHK	825	0	825	908	31620	2,60,86,500	2,99,99,475	75000	27,22,500
238	4204	42	3 BHK	978	0	978	1076	31620	3,09,24,360	3,55,63,014	89000	32,27,400
239	4205	42	2 BHK	825	0	825	908	31620	2,60,86,500	2,99,99,475	75000	27,22,500
240	4206	42	2 BHK	728	0	728	801	31620	2,30,19,360	2,64,72,264	66000	24,02,400
241	4301	43	3 BHK	1226	62	1288	1417	31740	4,08,81,120	4,70,13,288	117500	42,50,400
242	4302	43	2 BHK	728	0	728	801	31740	2,31,06,720	2,65,72,728	66500	24,02,400
243	4303	43	2 BHK	825	0	825	908	31740	2,61,85,500	3,01,13,325	75500	27,22,500
244	4304	43	3 BHK	978	0	978	1076	31740	3,10,41,720	3,56,97,978	89000	32,27,400
245	4401	44	3 BHK	1226	62	1288	1417	31860	4,10,35,680	4,71,91,032	118000	42,50,400
246	4402	44	2 BHK	728	0	728	801	31860	2,31,94,080	2,66,73,192	66500	24,02,400
247	4403	44	2 BHK	825	0	825	908	31860	2,62,84,500	3,02,27,175	75500	27,22,500
248	4404	44	3 BHK	978	0	978	1076	31860	3,11,59,080	3,58,32,942	89500	32,27,400
249	4405	44	2 BHK	825	0	825	908	31860	2,62,84,500	3,02,27,175	75500	27,22,500
250	4406	44	2 BHK	728	0	728	801	31860	2,31,94,080	2,66,73,192	66500	24,02,400
251	4501	45	3 BHK	1226	62	1288	1417	31980	4,11,90,240	4,73,68,776	118500	42,50,400
252	4502	45	2 BHK	728	0	728	801	31980	2,32,81,440	2,67,73,656	67000	24,02,400
253	4503	45	2 BHK	825	0	825	908	31980	2,63,83,500	3,03,41,025	76000	27,22,500
254	4504	45	3 BHK	978	0	978	1076	31980	3,12,76,440	3,59,67,906	90000	32,27,400
255	4505	45	2 BHK	825	0	825	908	31980	2,63,83,500	3,03,41,025	76000	27,22,500
256	4506	45	2 BHK	728	0	728	801	31980	2,32,81,440	2,67,73,656	67000	24,02,400
257	4601	46	3 BHK	1226	62	1288	1417	32100	4,13,44,800	4,75,46,520	119000	42,50,400
258	4602	46	2 BHK	728	0	728	801	32100	2,33,68,800	2,68,74,120	67000	24,02,400
259	4603	46	2 BHK	825	0	825	908	32100	2,64,82,500	3,04,54,875	76000	27,22,500
260	4604	46	3 BHK	978	0	978	1076	32100	3,13,93,800	3,61,02,870	90500	32,27,400
261	4605	46	2 BHK	825	0	825	908	32100	2,64,82,500	3,04,54,875	76000	27,22,500
262	4606	46	2 BHK	728	0	728	801	32100	2,33,68,800	2,68,74,120	67000	24,02,400
263	4701	47	3 BHK	1226	62	1288	1417	32220	4,14,99,360	4,77,24,264	119500	42,50,400
264	4702	47	2 BHK	728	0	728	801	32220	2,34,56,160	2,69,74,584	67500	24,02,400
265	4703	47	2 BHK	825	0	825	908	32220	2,65,81,500	3,05,68,725	76500	27,22,500
266	4704	47	3 BHK	978	0	978	1076	32220	3,15,11,160	3,62,37,834	90500	32,27,400
267	4705	47	2 BHK	825	0	825	908	32220	2,65,81,500	3,05,68,725	76500	27,22,500
268	4706	47	2 BHK	728	0	728	801	32220	2,34,56,160	2,69,74,584	67500	24,02,400
Total				238699	2914	241613	265774		7,12,05,28,020	8,18,86,07,223		79,73,22,900

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	4 BHK	1705	63	1768	1945	26700	4,72,05,600	5,42,86,440	135500	58,34,400
2	102	1	3 BHK	1086	38	1124	1236	26700	3,00,10,800	3,45,12,420	86500	37,09,200
3	201	2	4 BHK	1705	63	1768	1945	26820	4,74,17,760	5,45,30,424	136500	58,34,400
4	202	2	3 BHK	1086	38	1124	1236	26820	3,01,45,680	3,46,67,532	86500	37,09,200
5	203	2	3 BHK	1124	38	1162	1278	26820	3,11,64,840	3,58,39,566	89500	38,34,600
6	301	3	4 BHK	1705	63	1768	1945	26940	4,76,29,920	5,47,74,408	137000	58,34,400
7	302	3	3 BHK	1086	38	1124	1236	26940	3,02,80,560	3,48,22,644	87000	37,09,200
8	303	3	3 BHK	1124	38	1162	1278	26940	3,13,04,280	3,59,99,922	90000	38,34,600
9	401	4	4 BHK	1705	63	1768	1945	27060	4,78,42,080	5,50,18,392	137500	58,34,400
10	402	4	3 BHK	1086	38	1124	1236	27060	3,04,15,440	3,49,77,756	87500	37,09,200
11	403	4	3 BHK	1124	38	1162	1278	27060	3,14,43,720	3,61,60,278	90500	38,34,600
12	501	5	4 BHK	1705	63	1768	1945	27180	4,80,54,240	5,52,62,376	138000	58,34,400
13	502	5	3 BHK	1086	38	1124	1236	27180	3,05,50,320	3,51,32,868	88000	37,09,200
14	503	5	3 BHK	1124	38	1162	1278	27180	3,15,83,160	3,63,20,634	91000	38,34,600
15	601	6	4 BHK	1705	63	1768	1945	27300	4,82,66,400	5,55,06,360	139000	58,34,400
16	602	6	3 BHK	1086	38	1124	1236	27300	3,06,85,200	3,52,87,980	88000	37,09,200
17	603	6	3 BHK	1124	38	1162	1278	27300	3,17,22,600	3,64,80,990	91000	38,34,600
18	701	7	4 BHK	1705	63	1768	1945	27420	4,84,78,560	5,57,50,344	139500	58,34,400
19	702	7	3 BHK	1086	38	1124	1236	27420	3,08,20,080	3,54,43,092	88500	37,09,200
20	703	7	3 BHK	1124	38	1162	1278	27420	3,18,62,040	3,66,41,346	91500	38,34,600
21	801	8	4 BHK	1705	63	1768	1945	27540	4,86,90,720	5,59,94,328	140000	58,34,400
22	802	8	3 BHK	1086	38	1124	1236	27540	3,09,54,960	3,55,98,204	89000	37,09,200
23	901	9	4 BHK	1705	63	1768	1945	27660	4,89,02,880	5,62,38,312	140500	58,34,400
24	902	9	3 BHK	1086	38	1124	1236	27660	3,10,89,840	3,57,53,316	89500	37,09,200
25	903	9	3 BHK	1124	38	1162	1278	27660	3,21,40,920	3,69,62,058	92500	38,34,600
26	1001	10	4 BHK	1705	63	1768	1945	27780	4,91,15,040	5,64,82,296	141000	58,34,400
27	1002	10	3 BHK	1086	38	1124	1236	27780	3,12,24,720	3,59,08,428	90000	37,09,200
28	1003	10	3 BHK	1124	38	1162	1278	27780	3,22,80,360	3,71,22,414	93000	38,34,600
29	1101	11	4 BHK	1705	63	1768	1945	27900	4,93,27,200	5,67,26,280	142000	58,34,400
30	1102	11	3 BHK	1086	38	1124	1236	27900	3,13,59,600	3,60,63,540	90000	37,09,200
31	1103	11	3 BHK	1124	38	1162	1278	27900	3,24,19,800	3,72,82,770	93000	38,34,600
32	1201	12	4 BHK	1705	63	1768	1945	28020	4,95,39,360	5,69,70,264	142500	58,34,400
33	1202	12	3 BHK	1086	38	1124	1236	28020	3,14,94,480	3,62,18,652	90500	37,09,200
34	1203	12	3 BHK	1124	38	1162	1278	28020	3,25,59,240	3,74,43,126	93500	38,34,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
35	1301	13	4 BHK	1705	63	1768	1945	28140	4,97,51,520	5,72,14,248	143000	58,34,400
36	1302	13	3 BHK	1086	38	1124	1236	28140	3,16,29,360	3,63,73,764	91000	37,09,200
37	1303	13	3 BHK	1124	38	1162	1278	28140	3,26,98,680	3,76,03,482	94000	38,34,600
38	1401	14	4 BHK	1705	63	1768	1945	28260	4,99,63,680	5,74,58,232	143500	58,34,400
39	1402	14	3 BHK	1086	38	1124	1236	28260	3,17,64,240	3,65,28,876	91500	37,09,200
40	1403	14	3 BHK	1124	38	1162	1278	28260	3,28,38,120	3,77,63,838	94500	38,34,600
41	1501	15	4 BHK	1705	63	1768	1945	28380	5,01,75,840	5,77,02,216	144500	58,34,400
42	1502	15	3 BHK	1086	38	1124	1236	28380	3,18,99,120	3,66,83,988	91500	37,09,200
43	1601	16	4 BHK	1705	63	1768	1945	28500	5,03,88,000	5,79,46,200	145000	58,34,400
44	1602	16	3 BHK	1086	38	1124	1236	28500	3,20,34,000	3,68,39,100	92000	37,09,200
45	1603	16	3 BHK	1124	38	1162	1278	28500	3,31,17,000	3,80,84,550	95000	38,34,600
46	1701	17	4 BHK	1705	63	1768	1945	28620	5,06,00,160	5,81,90,184	145500	58,34,400
47	1702	17	3 BHK	1086	38	1124	1236	28620	3,21,68,880	3,69,94,212	92500	37,09,200
48	1703	17	3 BHK	1124	38	1162	1278	28620	3,32,56,440	3,82,44,906	95500	38,34,600
49	1801	18	4 BHK	1705	63	1768	1945	28740	5,08,12,320	5,84,34,168	146000	58,34,400
50	1802	18	3 BHK	1086	38	1124	1236	28740	3,23,03,760	3,71,49,324	93000	37,09,200
51	1803	18	3 BHK	1124	38	1162	1278	28740	3,33,95,880	3,84,05,262	96000	38,34,600
52	1901	19	4 BHK	1705	63	1768	1945	28860	5,10,24,480	5,86,78,152	146500	58,34,400
53	1902	19	3 BHK	1086	38	1124	1236	28860	3,24,38,640	3,73,04,436	93500	37,09,200
54	1903	19	3 BHK	1124	38	1162	1278	28860	3,35,35,320	3,85,65,618	96500	38,34,600
55	2001	20	4 BHK	1705	63	1768	1945	28980	5,12,36,640	5,89,22,136	147500	58,34,400
56	2002	20	3 BHK	1086	38	1124	1236	28980	3,25,73,520	3,74,59,548	93500	37,09,200
57	2003	20	3 BHK	1124	38	1162	1278	28980	3,36,74,760	3,87,25,974	97000	38,34,600
58	2101	21	4 BHK	1705	63	1768	1945	29100	5,14,48,800	5,91,66,120	148000	58,34,400
59	2102	21	3 BHK	1086	38	1124	1236	29100	3,27,08,400	3,76,14,660	94000	37,09,200
60	2103	21	3 BHK	1124	38	1162	1278	29100	3,38,14,200	3,88,86,330	97000	38,34,600
61	2201	22	4 BHK	1705	63	1768	1945	29220	5,16,60,960	5,94,10,104	148500	58,34,400
62	2202	22	3 BHK	1086	38	1124	1236	29220	3,28,43,280	3,77,69,772	94500	37,09,200
63	2301	23	4 BHK	1705	63	1768	1945	29340	5,18,73,120	5,96,54,088	149000	58,34,400
64	2302	23	3 BHK	1086	38	1124	1236	29340	3,29,78,160	3,79,24,884	95000	37,09,200
65	2303	23	3 BHK	1124	38	1162	1278	29340	3,40,93,080	3,92,07,042	98000	38,34,600
66	2401	24	4 BHK	1705	63	1768	1945	29460	5,20,85,280	5,98,98,072	149500	58,34,400
67	2402	24	3 BHK	1086	38	1124	1236	29460	3,31,13,040	3,80,79,996	95000	37,09,200
68	2403	24	3 BHK	1124	38	1162	1278	29460	3,42,32,520	3,93,67,398	98500	38,34,600
69	2501	25	4 BHK	1705	63	1768	1945	29580	5,22,97,440	6,01,42,056	150500	58,34,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
70	2502	25	3 BHK	1086	38	1124	1236	29580	3,32,47,920	3,82,35,108	95500	37,09,200
71	2503	25	3 BHK	1124	38	1162	1278	29580	3,43,71,960	3,95,27,754	99000	38,34,600
72	2601	26	4 BHK	1705	63	1768	1945	29700	5,25,09,600	6,03,86,040	151000	58,34,400
73	2602	26	3 BHK	1086	38	1124	1236	29700	3,33,82,800	3,83,90,220	96000	37,09,200
74	2603	26	3 BHK	1124	38	1162	1278	29700	3,45,11,400	3,96,88,110	99000	38,34,600
75	2701	27	4 BHK	1705	63	1768	1945	29820	5,27,21,760	6,06,30,024	151500	58,34,400
76	2702	27	3 BHK	1086	38	1124	1236	29820	3,35,17,680	3,85,45,332	96500	37,09,200
77	2703	27	3 BHK	1124	38	1162	1278	29820	3,46,50,840	3,98,48,466	99500	38,34,600
78	2801	28	4 BHK	1705	63	1768	1945	29940	5,29,33,920	6,08,74,008	152000	58,34,400
79	2802	28	3 BHK	1086	38	1124	1236	29940	3,36,52,560	3,87,00,444	97000	37,09,200
80	2803	28	3 BHK	1124	38	1162	1278	29940	3,47,90,280	4,00,08,822	100000	38,34,600
81	2901	29	4 BHK	1705	63	1768	1945	30060	5,31,46,080	6,11,17,992	153000	58,34,400
82	2902	29	3 BHK	1086	38	1124	1236	30060	3,37,87,440	3,88,55,556	97000	37,09,200
83	3001	30	4 BHK	1705	63	1768	1945	30180	5,33,58,240	6,13,61,976	153500	58,34,400
84	3002	30	3 BHK	1086	38	1124	1236	30180	3,39,22,320	3,90,10,668	97500	37,09,200
85	3003	30	3 BHK	1124	38	1162	1278	30180	3,50,69,160	4,03,29,534	101000	38,34,600
86	3101	31	4 BHK	1705	63	1768	1945	30300	5,35,70,400	6,16,05,960	154000	58,34,400
87	3102	31	3 BHK	1086	38	1124	1236	30300	3,40,57,200	3,91,65,780	98000	37,09,200
88	3103	31	3 BHK	1124	38	1162	1278	30300	3,52,08,600	4,04,89,890	101000	38,34,600
89	3201	32	4 BHK	1705	63	1768	1945	30420	5,37,82,560	6,18,49,944	154500	58,34,400
90	3202	32	3 BHK	1086	38	1124	1236	30420	3,41,92,080	3,93,20,892	98500	37,09,200
91	3203	32	3 BHK	1124	38	1162	1278	30420	3,53,48,040	4,06,50,246	101500	38,34,600
92	3301	33	4 BHK	1705	63	1768	1945	30540	5,39,94,720	6,20,93,928	155000	58,34,400
93	3302	33	3 BHK	1086	38	1124	1236	30540	3,43,26,960	3,94,76,004	98500	37,09,200
94	3303	33	3 BHK	1124	38	1162	1278	30540	3,54,87,480	4,08,10,602	102000	38,34,600
95	3401	34	4 BHK	1705	63	1768	1945	30660	5,42,06,880	6,23,37,912	156000	58,34,400
96	3402	34	3 BHK	1086	38	1124	1236	30660	3,44,61,840	3,96,31,116	99000	37,09,200
97	3403	34	3 BHK	1124	38	1162	1278	30660	3,56,26,920	4,09,70,958	102500	38,34,600
98	3501	35	4 BHK	1705	63	1768	1945	30780	5,44,19,040	6,25,81,896	156500	58,34,400
99	3502	35	3 BHK	1086	38	1124	1236	30780	3,45,96,720	3,97,86,228	99500	37,09,200
100	3503	35	3 BHK	1124	38	1162	1278	30780	3,57,66,360	4,11,31,314	103000	38,34,600
101	3601	36	4 BHK	1705	63	1768	1945	30900	5,46,31,200	6,28,25,880	157000	58,34,400
102	3602	36	3 BHK	1086	38	1124	1236	30900	3,47,31,600	3,99,41,340	100000	37,09,200
103	3701	37	4 BHK	1705	63	1768	1945	31020	5,48,43,360	6,30,69,864	157500	58,34,400
104	3702	37	3 BHK	1086	38	1124	1236	31020	3,48,66,480	4,00,96,452	100000	37,09,200
105	3703	37	3 BHK	1124	38	1162	1278	31020	3,60,45,240	4,14,52,026	103500	38,34,600
106	3801	38	4 BHK	1705	63	1768	1945	31140	5,50,55,520	6,33,13,848	158500	58,34,400
107	3802	38	3 BHK	1086	38	1124	1236	31140	3,50,01,360	4,02,51,564	100500	37,09,200

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
108	3803	38	3 BHK	1124	38	1162	1278	31140	3,61,84,680	4,16,12,382	104000	38,34,600
109	3901	39	4 BHK	1705	63	1768	1945	31260	5,52,67,680	6,35,57,832	159000	58,34,400
110	3902	39	3 BHK	1086	38	1124	1236	31260	3,51,36,240	4,04,06,676	101000	37,09,200
111	3903	39	3 BHK	1124	38	1162	1278	31260	3,63,24,120	4,17,72,738	104500	38,34,600
112	4001	40	4 BHK	1705	63	1768	1945	31380	5,54,79,840	6,38,01,816	159500	58,34,400
113	4002	40	3 BHK	1086	38	1124	1236	31380	3,52,71,120	4,05,61,788	101500	37,09,200
114	4003	40	3 BHK	1124	38	1162	1278	31380	3,64,63,560	4,19,33,094	105000	38,34,600
115	4101	41	4 BHK	1705	63	1768	1945	31500	5,56,92,000	6,40,45,800	160000	58,34,400
116	4102	41	3 BHK	1086	38	1124	1236	31500	3,54,06,000	4,07,16,900	102000	37,09,200
117	4103	41	3 BHK	1124	38	1162	1278	31500	3,66,03,000	4,20,93,450	105000	38,34,600
118	4201	42	4 BHK	1705	63	1768	1945	31620	5,59,04,160	6,42,89,784	160500	58,34,400
119	4202	42	3 BHK	1086	38	1124	1236	31620	3,55,40,880	4,08,72,012	102000	37,09,200
120	4203	42	3 BHK	1124	38	1162	1278	31620	3,67,42,440	4,22,53,806	105500	38,34,600
121	4301	43	4 BHK	1705	63	1768	1945	31740	5,61,16,320	6,45,33,768	161500	58,34,400
122	4302	43	3 BHK	1086	38	1124	1236	31740	3,56,75,760	4,10,27,124	102500	37,09,200
123	4401	44	4 BHK	1705	63	1768	1945	31860	5,63,28,480	6,47,77,752	162000	58,34,400
124	4402	44	3 BHK	1086	38	1124	1236	31860	3,58,10,640	4,11,82,236	103000	37,09,200
125	4403	44	3 BHK	1124	38	1162	1278	31860	3,70,21,320	4,25,74,518	106500	38,34,600
126	4501	45	4 BHK	1705	63	1768	1945	31980	5,65,40,640	6,50,21,736	162500	58,34,400
127	4502	45	3 BHK	1086	38	1124	1236	31980	3,59,45,520	4,13,37,348	103500	37,09,200
128	4503	45	3 BHK	1124	38	1162	1278	31980	3,71,60,760	4,27,34,874	107000	38,34,600
129	4601	46	4 BHK	1705	63	1768	1945	32100	5,67,52,800	6,52,65,720	163000	58,34,400
130	4602	46	3 BHK	1086	38	1124	1236	32100	3,60,80,400	4,14,92,460	103500	37,09,200
131	4603	46	3 BHK	1124	38	1162	1278	32100	3,73,00,200	4,28,95,230	107000	38,34,600
132	4701	47	4 BHK	1705	63	1768	1945	32220	5,69,64,960	6,55,09,704	164000	58,34,400
133	4702	47	3 BHK	1086	38	1124	1236	32220	3,62,15,280	4,16,47,572	104000	37,09,200
134	4703	47	3 BHK	1124	38	1162	1278	32220	3,74,39,640	4,30,55,586	107500	38,34,600
Total				176137	6267	182404	200644		5,37,55,74,000	6,18,19,10,100		60,19,33,200

Summary of the Project:

Wing	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 ₹
A	2 BHK – 174 3 BHK – 94	268	241613	265774	7,12,05,28,020.00	8,18,86,07,223.00
B	3 BHK - 87 4 BHK - 47	134	182404	200644	5,37,55,74,000.00	6,18,19,10,100.00
Total		402	424017	466419	12,49,61,02,020.00	14,37,05,17,323.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	12,49,61,02,020.00
Final Realizable Value After Completion in ₹	14,37,05,17,323.00
Cost of Construction (Total Built up area x Rate) 466419 Sq. Ft. x ₹ 3000.00	1,39,92,56,100.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.

e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	No
	Remarks	

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 03.03.2025
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Address:

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road,
Powai, Andheri (East), Mumbai – 400 072

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 03.03.2025

Tel No. - +91 22 47495919

Mobile No. - +91 98195 97579

Email Id – info@vastukala.org



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality / city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Provided
h)	Guideline rate mentioned in the valuation report must be supported by documentary evidence i.e. latest guideline rate published in district website, Registrar Office etc. should be printed and signed by the concerned valuer as an evidence of authenticity.	As per table attached Point No. 13 - C
i)	Any other relevant documents/ extracts	No

Actual site photographs

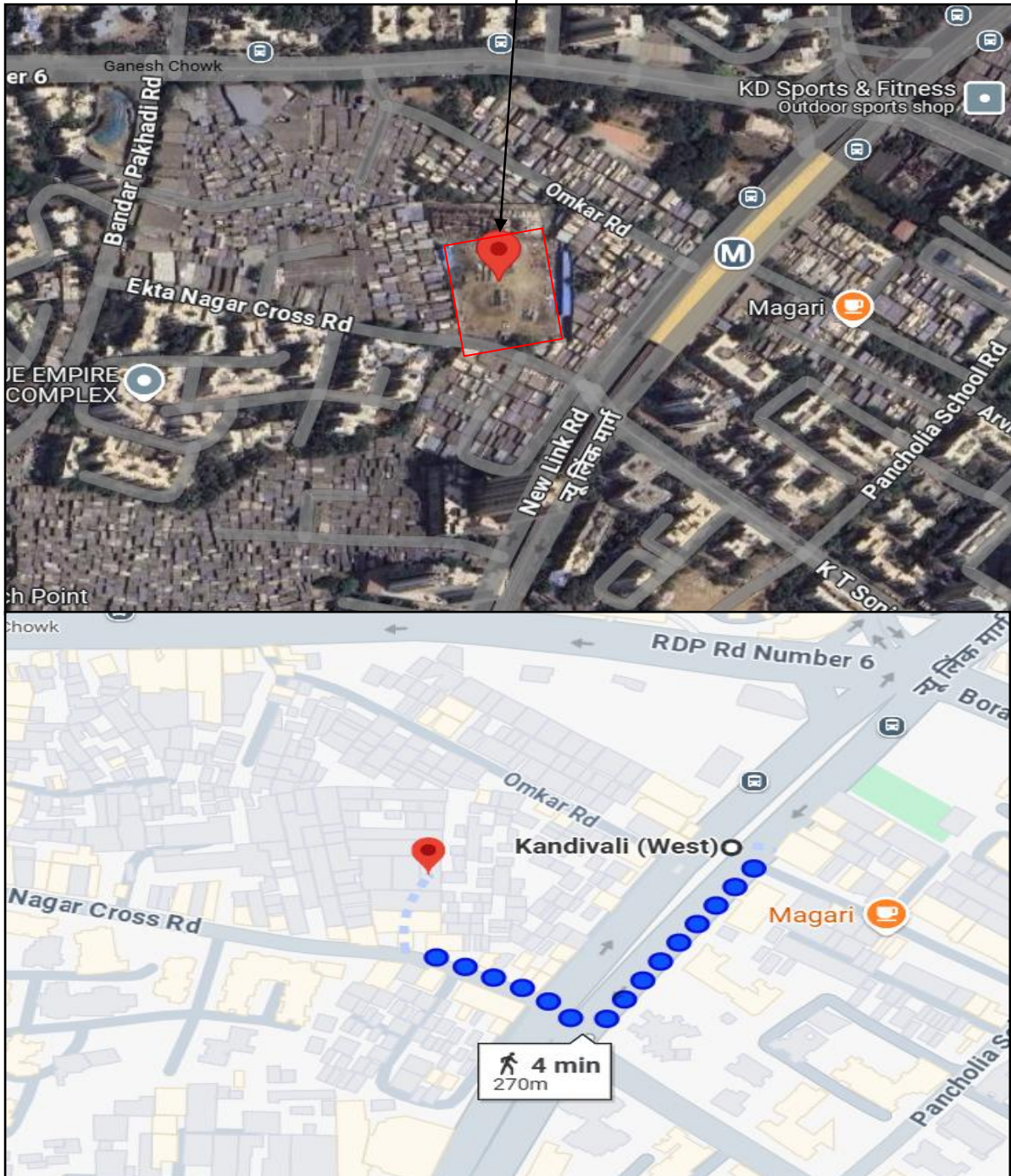


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°12'49.7"N 72°50'09.1"E


Note: The Blue line shows the route to site from nearest Metro station (Kandivali – 270 Mtr.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
79/355-धुभाग: उत्तर व पूर्वेस गावाची सीमा, दक्षिणेस 90 फूट रुंद वि.यो. रस्ता व पश्चिमेस लिंक रोड.	66170	144550	166230	213300	144550	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
1125/2025	15.01.2025	2,24,60,625.00	76.63	825.00	27,230.00

गावाचे नाव : कांदिवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22460625
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13964320.18
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2505 ए विंग, माळा नं: पंचवीसावा मजला, इमारतीचे नाव: श्रीजी ऐक्यम, ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड : श्रवण नगर, एकता नगर जवळ, डहाणूकरवाडी, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 76.63 चौ मीटर रेरा कारपेट म्हणजेच 825 चौ फुट रेरा कारपेट, सोबत एक सरफेस कार पार्किंग स्पेस सहित. मौजे कांदिवली. (C.T.S. Number : 128/A/2 (PART) ;)
(5) क्षेत्रफळ	76.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऋषभ डेव्हलपर्स चे अधिकृत भागीदार नागजी केशवजी रिटा तर्फे मुखत्यार नितेश सिताराम पोटले वय:-34 पत्ता:-प्लॉट नं: ऑफिस नं. 104 , माळा नं: -, इमारतीचे नाव: देवी कृपा , ब्लॉक नं: मालाड पूर्व , रोड नं: एस. के. पाटील लेन, दफ्तरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAEFR0754Q 2): नाव:-मान्यता देणार - बिल्डिंग टेक्नोलोजिस इंडिया प्रा. लिमिटेड चे संचालक मेहुल पी. संघवी तर्फे मुखत्यार नितेश सिताराम पोटले वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: देविसुती को ऑप हौ सोसायटी, ब्लॉक नं: मालाड पश्चिम , रोड नं: खजुरिया टँक, मिलाप सिनेमा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AABCB1821E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत रमणीकलाल शाह वय:-75; पत्ता:-प्लॉट नं: सी-110, माळा नं: -, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: बोरिवली पश्चिम, रोड नं: साई बाबा नगर, एक्सटेशन रोड, कमला विहार स्पोर्ट्स क्लब समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ASVPS3431J 2): नाव:-मीना भरत शाह वय:-67; पत्ता:-प्लॉट नं: सी-110, माळा नं: -, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: बोरिवली पश्चिम, रोड नं: साई बाबा नगर, एक्सटेशन रोड, कमला विहार स्पोर्ट्स क्लब समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AVCP6671A 3): नाव:-जिनेश भरत शाह वय:-43; पत्ता:-प्लॉट नं: सी-110, माळा नं: -, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: बोरिवली पश्चिम, रोड नं: साई बाबा नगर, एक्सटेशन रोड, कमला विहार स्पोर्ट्स क्लब समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AWZPS2470D 4): नाव:-बिनल जिनेश शाह वय:-40; पत्ता:-प्लॉट नं: सी-110, माळा नं: -, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: बोरिवली पश्चिम, रोड नं: साई बाबा नगर, एक्सटेशन रोड, कमला विहार स्पोर्ट्स क्लब समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AHDPJ2485Q
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1125/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1347700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
566/2025	13.01.2025	2,50,00,000.00	85.20	917.00	2,50,00,000.00

566367 13-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 566/2025 नोदणी : Regn:63m
गावाचे नाव : कांदिवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	25000000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16643417		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्रमांक-1703,17 वा माळा ए विंग,साईधाम टॉवर कॉ-ऑप हौसींग सोसायटी लिमिटेड. न्यू लिंक रोड,नियर लालजीपाडा पोलिस चौकी,कांदिवली वेस्ट. मुंबई-400067. सदनिकेचे क्षेत्रफळ-917.08 चौ. फुट. कार्पेट. व सोबत 1 स्टील्ट कार पार्किंग नं-एसटी-30बी.((C.T.S. Number : 852 & 853 ;))		
(5) क्षेत्रफळ	102.27 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंकित किरीट ब्रम्हभट्ट - - वय:-39 पत्ता:-प्लॉट नं: 1703, माळा नं: 17 वा माळा ए विंग , इमारतीचे नाव: साईधाम टॉवर कॉ-ऑप हौसींग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली वेस्ट, रोड नं: न्यू लिंक रोड, नियर लालजीपाडा पोलिस चौकी , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:- AIWPB4666R		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ शंकर विठ्ठलराव कदम - - वय:-45; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला माळा ई विंग, इमारतीचे नाव: श्री साई कॉ-ऑप हौसींग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली वेस्ट , रोड नं: साईधाम कॉम्प्लेक्स, न्यू लिंक रोड, नियर लालजीपाडा पोलिस चौकी , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AOWPK9062L 2): नाव:-प्रीतीमाला शंकर कदम उर्फ प्रीतीमाला भालचंद्र गांगूर्डे - - वय:-44; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला माळा ई विंग , इमारतीचे नाव: श्री साई कॉ-ऑप हौसींग सोसायटी लिमिटेड , ब्लॉक नं: कांदिवली वेस्ट , रोड नं: साईधाम कॉम्प्लेक्स, न्यू लिंक रोड, नियर लालजीपाडा पोलिस चौकी, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AIYPG9136B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	566/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1500000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	99acres.com	1768.00	5,30,00,000.00	30,000.00
4 BHK	99acres.com	1768.00	4,42,00,000.00	25,000.00

The screenshot shows a real estate listing on the 99acres website. The main heading is "4BHK Flat/Apartment Shreeji Aikyam" located in "Kandivali West, Western Mumbai, Mumbai". The listing price is ₹4.42 Crore, with a base price of ₹25,000 per sq. ft. The carpet area is 1768 sq. ft. (164.25 sq. m.). The property is under construction and possession is expected in April 2028. Key features include proximity to Kandivali West Metro Station (550 meters), Phoenix Hospitals PVT.LTD. (1.2 km), and Kandivli EMU shed railway station (2.4 km). The listing is registered with RERA (Registration No: P51800051233) and has no brokerage. Navigation tabs include Floor Plan, Project Details, Society Reviews, Explore Locality, Recommendations, and Dealer Details. A table below provides a summary of the floor plan, inclusions (4 bedrooms), area details (1768 sq. ft. carpet area, 164.25 sq. m.), and price details (Base Price: ₹ 4.42 Crores).



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	924.00	2,31,00,000.00	25,000.00
3 BHK	99acres.com	978.00	2,44,00,000.00	25,000.00
2 BHK	99acres.com	728.00	1,82,00,000.00	25,000.00

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword **SEARCH**

Home Loans Dashboard Menu

3BHK Flat/Apartment Shreeji Aikyam

Kandivali West, Western Mumbai, Mumbai

- Kandivali West Metro Station only 550 meters away
- Phoenix Hospitals PVT.LTD. at the distance of 1.2 km
- Kandivli EMU shed railway station at 2.4 km only

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Kandivali West > 3 BHK Flats in Kandivali West

Posted on Feb 11, 2025 by Landmark Realtors Under Construction

₹2.31 - 2.44 Crore 924 - 978 sq.ft. ▾ (85.84 - 90.86 sq.m.) Under Construction


Base Price: ₹25000 Per Sq.Ft. Possession: April 2028

Carpet Area Construction photos

[View Floor Plans](#) [View Phone number](#) [Shortlist](#)

NO BROKERAGE **RERA STATUS** REGISTERED Registration No: P51800051233 [View QR Code](#) Website: <https://maharera.maharashtra.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	3 bedrooms	Carpet Area : 978 sq.ft. 90.86 sq.m.	Base Price: ₹ 2.44 Crores

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword **SEARCH**

Home Loans Dashboard Menu

2BHK Flat/Apartment Shreeji Aikyam

Kandivali West, Western Mumbai, Mumbai

- Kandivali West Metro Station only 550 meters away
- Phoenix Hospitals PVT.LTD. at the distance of 1.2 km
- Kandivli EMU shed railway station at 2.4 km only

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

Posted on Feb 11, 2025 by Landmark Realtors Under Construction

₹1.82 - 2.06 Crore 728 - 825 sq.ft. ▾ (67.63 - 76.64 sq.m.) Under Construction



Base Price: ₹25000 Per Sq.Ft. Possession: April 2028

Carpet Area Construction photos

[View Floor Plans](#) [View Phone number](#) [Shortlist](#)

NO BROKERAGE **RERA STATUS** REGISTERED Registration No: P51800051233 [View QR Code](#) Website: <https://maharera.maharashtra.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms	Carpet Area : 728 sq.ft. 67.63 sq.m.	Base Price: ₹ 1.82 Crores
	2 bedrooms	Carpet Area : 825 sq.ft. 76.64 sq.m.	Base Price: ₹ 2.06 Crores

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	728.00	2,32,00,000.00	31,975.00

magicbricks
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Posted on: Feb 28, 25

₹2.32 Cr EMI - ₹1.05L | [Get pre-approved loan](#)

2 BHK 728 Sq-ft Flat For Sale **Kandivali West, Mumbai**



2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area 728 sqft ₹ 31,975/sqft	Developer Shreeji Sharan Group of Companies	Project Shreeji Aikyam	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.


Contact Agent

-91-86XXXXXXX

Get Phone

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Kalpesh Valia
Kalpesh Valia Re

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More Details

Price Breakup	₹ 2.32 Cr
Address	Kandivali West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kandivali West, Mumbai. Covered area is 728.0 Sq-ft. This property belongs to "Shreeji Aikyam".

Price Indicators

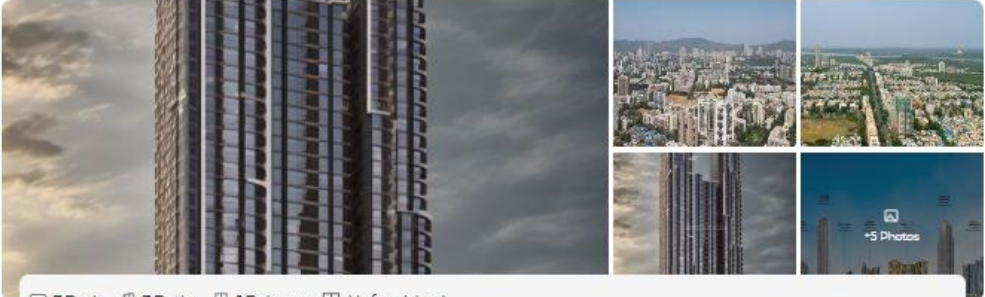
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1127.00	3,60,00,000.00	31,975.00

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Posted on: Feb 27, 25

₹3.60 Cr EMI - ₹1.63L | [Get pre-approved loan](#)

3 BHK 1127 Sq-ft Flat For Sale [Kandivali West, Mumbai](#)



3 Beds 3 Baths 1 Balcony Unfurnished

Carpet Area 1127 sqft ₹31,975/sqft	Developer Shreeji Sharan Group of Companies	Project Shreeji Aikyam	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.6 Cr
Address	Kandivali West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kandivali West, Mumbai. Covered area is 1127.0 Sq-ft. This property belongs to "Shreeji Aikyam".

Contact Agent


Contact Agent

-91-86XXXXXXX

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Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1288.00	3,94,00,000.00	30,598.00

magicbricks
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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Kandivali West » 3 BHK Flats for Sale in Kandivali West » 1400 Sq-ft
Posted on: Feb 20, 25

₹3.94 Cr EMI - ₹1.78L | [Get Loan offers from 34+ banks](#)

3 BHK 1400 Sq-ft Flat For Sale **Kandivali West, Mumbai**



3 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 1288 sqft ₹ 30,598/sqft	Developer Shreeji Sharan Group of Companies	Project Shreeji Aikyam	Floor 9(Out of 40 Floors)
Transaction Type New Property	Furnished Status Unfurnished	Car Parking 1 Covered	Age Of Construction Under Construction

Contact Agent
Get Phone No.


Contact Agent

Dinesh Chhangan
-91-93XXXXXXX

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Karan Urban Space R
RERA ID : A5180

99 PROPERTIES FOR SALE

5 PROPER FOR REN

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More Details

Price Breakup ₹3.94 Cr | ₹19,70,500 Approx. Registration Charges | ₹12 Monthly

Booking Amount ₹10.0 Lac

Address Off New Link Road, Near Kandivali West Metro Station, Mahavir Nagar, Kandivali West, Mumbai - 400067, Kandivali West, Mumbai - Western Mumbai, Maharashtra

Furnishing Unfurnished

Age of Construction Under Construction

Floors allowed for 20

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	magicbricks.com	1553.00	4,96,00,000.00	31,976.00

magicbricks


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Posted on: Feb 24, 25

₹ 4.96 Cr [EMI - ₹ 2,24L](#) | [Can I afford it?](#)

4 BHK 1553 Sq-ft Flat For Sale [Kandivali West, Mumbai](#)



4 Beds
4 Baths
2 Balconies
Unfurnished

Carpet Area
1553 sqft ~
₹ 31,976/sqft

Furnished Status
Unfurnished

Developer
[Shreeji Sharan Group of Companies](#)

Age Of Construction
Under Construction

Project
[Shreeji Aikyam](#)

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 4.96 Cr
Address	Kandivali West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kandivali West, Mumbai. Covered area is 1553.0 Sq-ft. This property belongs to "Shreeji Aikyam".

Contact Agent

Contact Agent


-91-86XXXXXXX

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Top Agent in this Locality



Anup Singh

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74

PROPERTIES FOR SALE

3

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	978.00	2,93,00,000.00	30,000.00

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

Home Loans Dashboard Menu

3BHK Flat/Apartment Shreeji Aikyam

Kandivali West, Western Mumbai, Mumbai

- Kandivali West Metro Station only 550 meters away
- Phoenix Hospitals PVT.LTD. at the distance of 1.2 km
- Kandivli EMU shed railway station at 2.4 km only

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Kandivali West > 3 BHK Flats in Kandivali West

Posted on Feb 21, 2025 by Mumbai Realty Under Construction

₹2.93 - 3.86 Crore 978 - 1288 sq.ft. ▾ Under Construction

Base Price: ₹30000 Per Sq.Ft. Possession: April 2028

Carpet Area [View Floor Plans](#) [Construction photos](#)

[View Phone number](#)

[Shortlist](#)

NO BROKERAGE **RERA STATUS** REGISTERED | Registration No: P51800051233 [View QR Code](#) | Website: <https://maharera.maharashtra.gov.in/>

Floor Plan Project Details Society Reviews Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	3 bedrooms	Carpet Area : 978 sq.ft. 90.86 sq.m.	Base Price: ₹ 2.93 Crores
	3 bedrooms	Carpet Area : 1127 sq.ft. 104.7 sq.m.	Base Price: ₹ 3.38 Crores
	3 bedrooms	Carpet Area : 1288 sq.ft. 119.66 sq.m.	Base Price: ₹ 3.86 Crores

Price Indicators




Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	700.00	2,10,00,000.00	30,000.00

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₹2.10 Cr EMI - ₹95k | [How much loan can I get?](#)

2 BHK 700 Sq-ft Flat For Sale [Kandivali East, Mumbai](#)

2 Beds
2 Baths
Unfurnished

Carpet Area 700 sqft - ₹30,009/sqft	Developer SD Corporation Pvt. Ltd.	Project SD Siennaa	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		


Contact Agent
Get Phone No.

Posted on: Mar 02, 25

Contact Agent

-91-70XXXXXXX

Get Phone No.

 Download Brochure

Top Agent in this Locality

R



Rahul
Carpet Area

41
PROPERTIES
FOR SALE

13
PROPERTIES
FOR RENT

[View Profile](#)
View Pro

More Details

Price Breakup	₹21 Cr
Address	Kandivali East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹94740 ⓘ Apply for Home Loan <div style="display: flex; justify-content: space-around; margin-top: 5px;">   </div>
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kandivali East, Mumbai. Covered area is 700.0 Sq-ft. This property belongs to "Siennaa".



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2.5 BHK	99acres.com	766.00	2,50,00,000.00	32,637.00

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Kandivali West > 2 BHK Flats in Kandivali West Posted on Feb 07, 2025 | Under Construction

₹2.5 Cr @ 32,637 per sq.ft.
Estimated EMI ₹ 1,99,676

2BHK 2Baths
Flat/Apartment for Sale
in Ashray Jaswanti Jewel, Kandivali West, Mumbai

[Contact Dealer FREE](#)

[Shortlist](#)

RERA STATUS REGISTERED Registration No: P51800048817 Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (1)

Area
Carpet area: 766 sq.ft.
(71.16 sq.m.)

Price
₹ 2.5 Crore+ Govt Charges & Tax
@ 32,637 per sq.ft. (All inclusive, Negotiable)
[View Price Details](#)

Floor Number
18th of 37 Floors

Overlooking
Club, Park/Garden

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room

Address
Ashray Jaswanti Jewel
Kandivali West, Mumbai

Facing
East

Possession in
Apr 2027

Send Feedback

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 Valuers & Appraisers
 Architects &
 Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Lender's Engineer
 UY 1/20 MH2010 PTC23789

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	434.00	1,18,00,000.00	27,188.00
1 BHK	99acres.com	457.00	1,25,00,000.00	27,350.00

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

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

₹1.18 Cr

@ 27,188 per sq.ft.

Estimated EMI ₹ 94,247

1BHK 1Bath

Flat/Apartment for Sale

in Tamos Square/Kandivali West, Kandivali West, Mumbai

Contact Owner FREE
Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr >

Property (3)

Photos (1/3)

Area
Carpet area: 434 sq.ft.
(40.32 sq.m.)

Price
₹ 1.18 Crore+ Govt Charges & Tax
@ 27,188 per sq.ft. (Negotiable)

Floor Number
5th of 9 Floors

Overlooking
Main Road, Park/Garden

Configuration
1 Bedroom , 1 Bathroom, No Balcony

Address
Tamos Square/Kandivali West
Kandivali West, Mumbai

Facing
West

Possession in
Jun 2026

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Charkop > 1 BHK Flats in Charkop

₹1.25 Cr

@ 27,352 per sq.ft.

Estimated EMI ₹ 99,838

1BHK 2Baths

Flat/Apartment for Sale

in Gauri Excellency, Charkop, Kandivali West

Contact Owner FREE
Shortlist

RERA STATUS REGISTERED Registration No: P51800004832 Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (2) Society (24)

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

Price
₹ 1.25 Crore
@ 27,352 per sq.ft. (All inclusive, Negotiable)

Floor Number
17th of 48 Floors

Possession in
Within 3 months [View Construction Status](#)

Configuration
1 Bedroom , 2 Bathrooms, 1 Balcony
[View Floor Plan](#)

Address
Gauri Excellency
Charkop, Kandivali West

Overlooking
Pool, Park/Garden, Club, Main Road

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	650.00	1,67,00,000.00	25,692.00
2 BHK	99acres.com	685.00	1,98,00,000.00	28,905.00

99acres
Post property FREE

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

Posted on Jan 09, 2025 | Under Construction

₹1.67 Cr @ 25,692 per sq.ft.
Estimated EMI ₹1,33,384

2BHK 2Baths

Flat/Apartment for Sale
in Westin Radhakrishna CHS Ltd, Kandivali West, Mumbai


RERA STATUS REGISTERED Registration No: P51800018207 Website: <https://maharera.maharashtra.gov.in/>

Contact Owner FREE

Shortlist

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (15)



Photos (1/15)

Area
Carpet area: 650 sq.ft. (60.39 sq.m.)

Price
₹1.67 Crore+ Govt Charges & Tax @ 25,692 per sq.ft. (Negotiable)

Floor Number
2nd of 9 Floors

Property Age
Under Construction

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony

Address
Westin Radhakrishna CHS Ltd
Kandivali West, Mumbai

Facing
East

Send Feedback

99acres
Post property FREE

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

Posted on Jan 10, 2025 | Under Construction

₹1.98 Cr @ 28,905 per sq.ft.
Estimated EMI ₹1,58,143

2BHK 2Baths

Flat/Apartment for Sale
in Ambit Ever Rich , Kandivali West, Mumbai


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

Contact Dealer FREE

Shortlist

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm.

Property (2)



Area
Carpet area: 685 sq.ft. (63.64 sq.m.)

Price
₹1.98 Crore+ Govt Charges & Tax @ 28,905 per sq.ft. (Negotiable)

Floor Number
15th of 22 Floors

Overlooking
Park/Garden, Main Road, Others

Configuration
2 Bedrooms , 2 Bathrooms, 1 Balcony
[View Floor Plan](#)

Address
Ambit Ever Rich
Kandivali West, Mumbai

Facing
West

Possession in
Dec 2027

Send Feedback

(Annexure-III)**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 04.03.2025 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 03.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Rushabh Developers
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 Ajay Rewale – Valuation Engineer 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 – 03.03.2025 Valuation Date – 04.03.2025 Date of Report – 04.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.03.2025
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 **04th March 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. Rushabh Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/38/IBBI/3



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