

# REGAL

Valuers & Chartered Engineers

Ref. No.223105\_SBI\_AK

MR. SHIRISH VAIDYA

MRS. SHRUTI S. VAIDYA

Add: Flat No. 2101, 21<sup>st</sup> Floor, Sapphire Heights-4, Lokhandwala Township, Akurli  
Road, Kandivali (East), Mumbai-400101

**AMIT N. YERAM**

Mo.9405141318, 7083954948

Email: regalvaluers@gmail.com

Office Add: B2-102, Shree Pimpaleshwar, Mahadev Palav Marg, Currey Road, Mumbai-13.

Branch : 203, Paris Apartment, Bazarpeth, Kankavali, Sindhudurg-416602.

Branch : 325, Heena Arcade, Char Rasta, Vapi-396191.


**REGAL**

Valuers &amp; Chartered Engineers

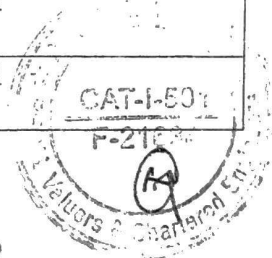
Ref. No.223106\_SBI\_AK

Date: 15.03.2022

 TO,  
STATE BANK OF INDIA  
BRANCH:

**ANNEXURE FORMAT - B**  
**(NAME OF VALUER: AMIT N. YERAM)**
**VALUATION REPORT (IN RESPECT OF UNITS)**

<b>I. GENERAL</b>			
1.	Purpose for which the valuation is made	:	To determine fair market value of Residential units
2.	a) Date of inspection	:	21.03.2022
	b) Date on which the valuation is made	:	21.03.2022
3.	List of documents produced for perusal Agreement for Sale dtd. 13.07.2009 between Lokhandwala Estate and Development Company Ltd. - The Transferor (One Part) and Mr. Shirish Vaidya & Mrs. Shruti S. Vaidya Vide Doc.No. BDR-1-5649-2009 Commencement Certificate issued by M.C.G.M. dated 28/12/2004 for building on plot HD-1, C.T.S. No. 171/1A/33, Village Akurli, Kandivali East, R/South Ward.		
4.	Name of the owner(s) and his/ their address(es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>MR. SHIRISH VAIDYA &amp; MRS. SHRUTI S. VAIDYA JOINT OWNERSHIP</b>
5.	Brief description of the property (Including leasehold/free hold etc)	:	The flat under valuation is 2BHK flat i.e. Hall + Passage + Kitchen with Bath & W.C. in the Building Sapphire Heights-4", comprising of Ground + 21 upper floors (Residential) with 03 lift. The said building is situated at Village - Akurli, Lokhandwala Township & 05 Kms from Kankavli Railway Station. Considered Freehold property [Refer legal opinion]
6.	Location of property		
	a)	Plot No./ Survey No.	: Plot no. HD-1, C.S. No. 171/1A/33, Sector-III
	b)	Door No.	: Flat No. 2101
	c)	T.S. No./Village	: Village-Akurli
	d)	Ward/Taluka	: Ward R/South
	e)	Mandal /District	: Mumbai Suburban
	f)	Date of issue and validity of layout of approved map/plan	:
g)	Approved map / plan issuing authority	:	Document not provided

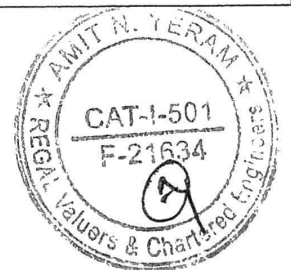


M: 9405141318 | C: 7083954948

F-2201, Sukhakarta chs., Mahadev Palav Marg, Currey Road, Mumbai - 400 012.

regalvaluers@gmail.com

	h) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	i) Any other comments by our empanelled Valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Flat No. 2101, 21 <sup>st</sup> Floor, Sapphire Heights-4, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai-400101
	Landmark	:	Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai
8.	City/Town	:	City)
	Residential Area	:	Yes
	Commercial Area	:	Yes
	Industrial Area	:	-
9.	Classification of the area	:	Middle class
	i) High/Middle/Poor	:	Urban Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Within Limits of M.C.G.M.
	Whether covered under any State / Central Govt. enactments (e.g. Urban L and Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	None
12.	Boundaries of the property	:	Flat Boundaries
	North	:	Passage Lobby
	South	:	Flat wall
	East	:	Lift
13.	Dimensions of the site	:	Flat 2102
			A B
			As per the Deed Actual
	North	:	D.P. Road Road & then orchid Tower
	South	:	Building No. 6 Sapphire Height
	East	:	D.P. Road Road & Open Land
	West	:	Building No. 5 Green Hill Complex
14.	Extent of the site	:	Carpet Area as per Agreement copy Flat:- 76.25 Sq. Mtrs. i.e. 821 Sq. Ft.
14.1	Latitude, Longitude & Co-ordinates of Unit	:	Latitude : 19°11'47.4"N Longitude : 72°52'38.9"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	Carpet Area as per Agreement copy Flat:- 821 Sq. Ft.
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied



<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	
2.	Location	: Residential
	T. S. No.	:
	Block No.	: Plot no. HD-1, C.S. No. 171/1A/33, Sector-III
	Ward No.	: Flat No.2101
	Village/Municipality/Corporation	: --
	Door No., Street or Road (Pin Code)	: M.C.G.M.
3.	Description of the locality Residential / Commercial / Mixed	: Flat No.2101, Pin Code - 400101. Residential
4.	Year of Construction	:
5.	Number of Floors	: 2004 Approx. (As per CC)
6.	Type of Structure	: 02 Basement + 21 Upper Floor
7.	Number of Dwelling units in the building	: RCC Structure 06 Flats on each floor
8.	Quality of Construction	:
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	: Good
	Lift	:
	Protected Water Supply	: 03 Lift
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Yes
	Does Compound wall exist?	: Basement Parking
	Is pavement laid around the Building	: Yes
<b>III</b>	<b>Unit</b>	:
1	The floor on which the Unit is situated	: 21 <sup>st</sup> Floor
2	Door No. of the Unit	: Flat No. 2101
3	Specifications of the Unit	:
	Roof	: RCC
	Flooring	: Vitrified tiles Flooring
	Doors	: Wooden Flush door
	Windows	: Aluminium framed Glass windows
	Kitchen	: Granite kitchen platform top
	Fittings	: Concealed
	Finishing	: Internally Cement Plastered with paint & Externally Sand Faced
4.	House Tax	: Not provided for perusal
	Assessment No.	: Not provided for perusal
	Tax paid in the name of	: Not provided for perusal
	Tax amount	: Not provided for perusal
5.	Electricity Service Connection no.	: Not provided for perusal
	Meter Card is in the name of	: Not provided for perusal
6.	How is the maintenance of the Unit?	: Good
7.	Sale Deed executed in the name of	: <b>MR. SHIRISH VAIDYA &amp; MRS. SHRUTI S. VAIDYA</b>
8.	What is the undivided area of land as per Sale Deed?	: Not applicable
9.	What is the plinth area of the Unit?	: Carpet Area as per Agreement copy Flat:- 821 Sq. Ft.
10.	What is the floor space index (app.)	: Not applicable
11.	What is the Carpet Area of the Unit?	: Carpet Area as per Agreement copy Flat:- 821 Sq. Ft.



12.	Is it Posh/ I class / Medium / Ordinary	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	Rs.32,000/- to Rs.35,000/- Per Month
<b>IV MARKETABILITY</b>			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Developing Area
3	Any negative factors are observed which affect the market value in general?	:	Nothing such observed
<b>V Rate</b>			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details / reference of at-least two latest deals / transactions with respect to adjacent properties in the areas)	:	As enquired with local brokers & real estate agent are transacted @ Rs.20,000/- to Rs.22,000/- per sq. ft. On Carpet Area  Hence Residential rate considered Rs.21,000/- on Carpet Area
2	Assuming it is a new construction what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	Market rates in the vicinity are in the range of Rs.23,000/- to Rs.25000/- per sq.ft. depending upon locality & amenities provided.
3	Break - up for the rate		
	i) Building + Services	:	Rs.2,500/- per sq.ft.
	ii) Land + Others	:	Rs.19,138/- per sq.ft.
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.1,47,720/-per sq.mtr. i.e. Rs.13,723/- sq.ft.
	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.		Market rate has been considered for the properties available in the vicinity and its potentiality of the premises. Potentiality of the particular premises may be higher than the guideline value provided in the vicinity.  <ul style="list-style-type: none"> <li>➤ Mode of transport is well developed; plot is accessible by Highway.</li> <li>➤ Local transport likes buses, Auto, etc. is easily available.</li> <li>➤ Area fully developed with its potential and will flourish in near future.</li> </ul>



VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate
	Replacement cost of Unit with Services {V (3)i} : Rs.2,500/-
	Age of the building : 17 years old
	Life of the building estimated : 43 years ( Subject to regular & proper maintenance)
	Depreciation percentage assuming the salvage value as 10% : $2500 \times 17 / 60 \times 0.90$
	Depreciated Ratio of the building : Rs.638/-
b.	Total composite rate arrived for valuation : Rs.1,862/-
	Depreciated building rate VI (a) : Rs.1,862/- per sq.ft.
	Rate for Land & other V (3)ii : Rs.19,138/- per sq.ft.
	Total Composite Rate : Rs.21,000/- per sq.ft.

### DETAILS OF VALUATION

SR. No.	Description	QTY	Rate per unit	Estimated Value Rs.
1	Carpet Area of Flat No.2101	821 Sq.ft.	Rs.21,000/-	Rs.1,72,41,000/-
2	Wardrobes			NA
3	Showcases			NA
4	Kitchen Arrangements			NA
5	Superfine Finish			NA
6	Interior Decorations			NA
7	Electricity deposits / electrical fittings, etc.,			NA
8	Extra collapsible gates / grill works etc.,			NA
9	Potential value, if any			NA
10	Others			NA
	<b>TOTAL</b>			<b>Rs.1,72,41,000/-</b>

(In Words: One Crore Seventy Two Lakhs Forty One Thousand only)

<b>REALIZABLE SALE VALUE</b>	<b>Rs.1,55,17,000/-</b>
<b>DISTRESS VALUE</b>	<b>Rs.1,37,93,000/-</b>
<b>INSURANCE VALUE</b>	<b>Rs.24,63,000/-</b>
<b>RENTAL VALUE</b>	<b>Rs.32,000/- to Rs.35,000/- Per Month</b>
<b>GUIDELINE VALUE</b>	<b>Rs.1,47,720/-per sq.mtr. i.e. Rs.13,723/- sq.ft.</b>

#### Remark :

As a result of my appraisal and analysis, it is my considered opinion that the fair and realizable value of the above property in the prevailing condition with aforesaid specification is Rs.1,55,17,000/- (Rs. One Crore Fifty Five Lakh Seventeen Thousand Only)

Date :21.03.2022



*(Signature)*

**AMIT N. YERAM.**

B.E. (Civil), Chartered Engg., FIV, IIV-RVO  
GOVT. APPROVED VALUER  
REG. NO. CAT-I-501/2017

The under signed has inspected the property through his competent person detailed in the Valuation Report dated 21.03.2022 on 21.03.2022. We are satisfied that the fair and reasonable market value of the property say value is Rs. /-(Rs.

)

**Date:**

**Signature**

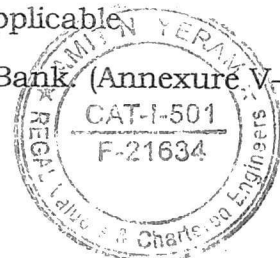
**(Name of the Branch Manager with office Seal)**



**DECLARATION- CUM- UNDERTAKING**

I, Amit N. Yeram son of Narayan Yeram 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 21.03.2022 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. My competent person inspected the property 21.03.2022. 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. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undercharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undercharged insolvent
- l. 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
- m. 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
- n. My PAN Card number/Service Tax number as applicable is ABRPY9332M
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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.
- s. 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)





- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor of the firm, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- x. Further, I hereby provide the following information.

Sr. No	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential purpose
2	Purpose of valuation and appointing authority	To Ascertain the Fair market value of the property
3	Identity of the valuer and any other experts involved in the valuation;	Amit N. Yeram
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	21.03.2022
6	Inspections and/or investigations undertaken;	Local Broker and on line sale instances available
7	Nature and sources of the information used or relied upon;	Through Real estate broker sites like 99 Acres and Magic bricks.
8	Procedures adopted in carrying out the valuation and valuation standards followed:	As per Bank norms
9	Restrictions on use of the report, if any;	Only for banking Purpose
10	Major factors that were taken into account during the valuation	Marketability of the property
11	Major factors that were not taken into account during the valuation	NA
12	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	Veracity of the documents should verify through its legal counsel.

Date :21.03.2022



*Amit N. Yeram*

AMIT N. YERAM.

B.E. (Civil), Chartered Engg., FIV, IIV-RVO  
GOVT. APPROVED VALUER  
REG. NO. CAT-I-501/2017

# MODEL CODE OF CONDUCT FOR VALUERS

(Annexure-II)

## 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, straight forward, and forth right 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-dated 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 off act 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 in so far as they are in compatible 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 rely in go not her valuers or professionals or for which the client can have a separate arrangement with other valuers.

## Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his /its professional dealings by ensuring that his /its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he /it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/ its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing un biased 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 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 un connected 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 alligator professional right or duty to disclose.

### **Information Management**

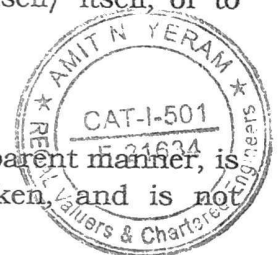
21. A valuer shall ensure that he /it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization 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 organization 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 under mines 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 areas on able 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 organization discredits the profession.

**Miscellaneous**

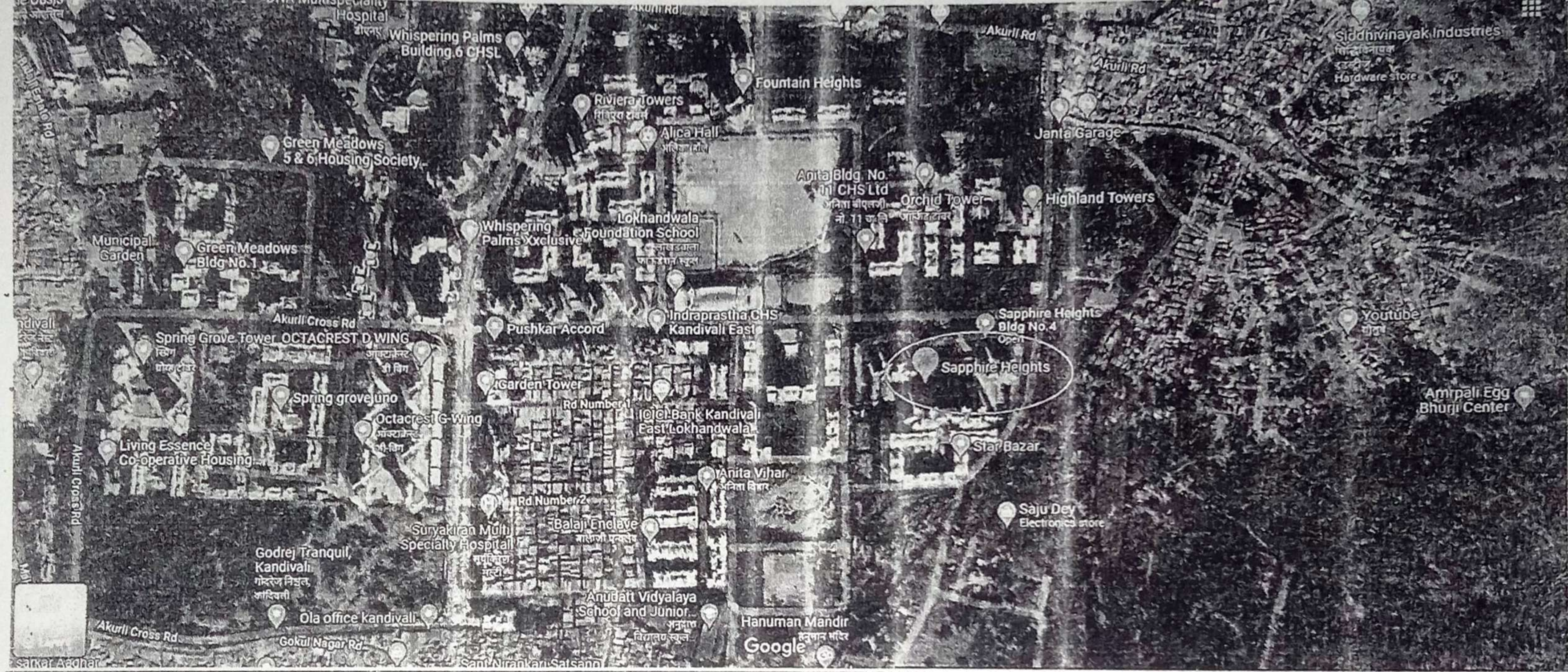
31. A valuer shall refrain from under taking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Date :21.03.2022



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Whispering Palms Building 6 CHSL

Fountain Heights

Siddhivinayak Industries  
सिद्धिविनायक इंडस्ट्रीज  
Hardware store

Green Meadows 5 & 6 Housing Society

Riviera Towers  
रिवीर टावर्स

Alica Hall  
अलिका हॉल

Janta Garage

Anita Bldg No 11 CHS Ltd  
अनिता बीएलडी नो 11 च.सि.

Orchid Tower  
ऑर्किड टावर

Highland Towers

Municipal Garden

Green Meadows Bldg No.1

Whispering Palms Xclusive  
Lokhandwala Foundation School  
लखडवाला फाउंडेशन स्कूल

Akurli Cross Rd

Pushkar Accord

Indraprastha CHS Kandivali East

Sapphire Heights Bldg No.4  
Open

Youtube  
यूट्यूब

Spring Grove Tower OCTACREST D WING  
स्प्रिंग ग्रोव टॉवर ऑक्टारेस्ट डी विंग

Spring grove Juno

Octacrest G-Wing  
ऑक्टारेस्ट जी विंग

Garden Tower

Rd Number 1

IOCI Bank Kandivali East Lokhandwala

Sapphire Heights

Amrpali Egg Bhurji Center

Living Essence Co-operative Housing

Rd Number 2

Anita Vihar  
अनिता विहार

Star Bazar

Saju Dey  
Saju Dey Electronics store

Godrej Tranquil Kandivali  
गोदरेज ट्रान्क्विल कान्दिवली

Suryakiran Multi Specialty Hospital  
सूर्यकिरण मल्टी स्पेशलिटी हॉस्पिटल

Balaji Enclave  
बालाजी एन्क्लेव

Anubhat Vidyalaya School and Junior  
अनुभट विद्यालय स्कूल

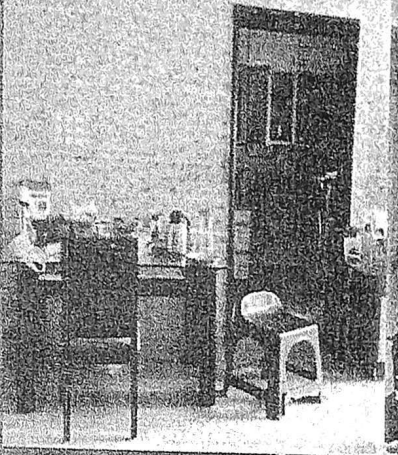
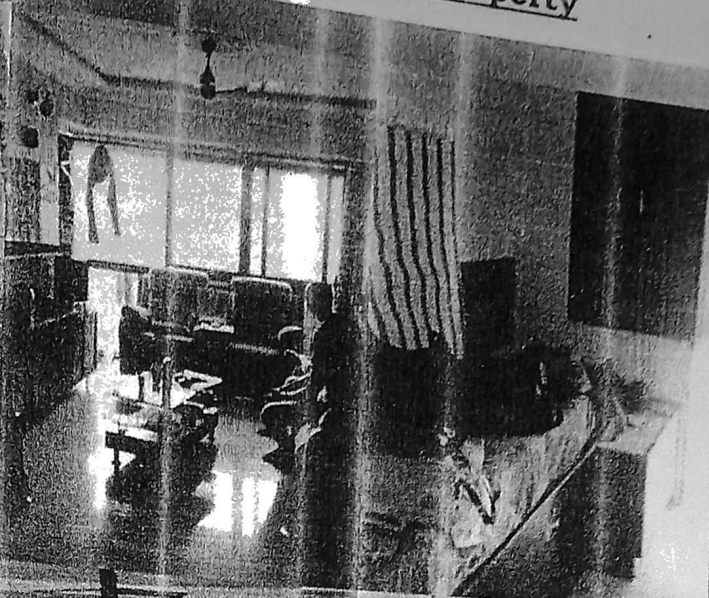
Hanuman Mandir  
हनुमान मंदिर

Ola office kandivali

Gokul Nagar Rd

Google

Photograph of the Property





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Year  
20212022

[Valuation Rules](#) [User Manual](#)

Close

Selected District: मुंबई (उपनगर)

Select Village: भाकुली (वोरीवर्ती)

Search By: Survey No Location

Enter Survey No: 171

Language: English

Search

771340-भूभाग: उत्तरम गावाची सीमा, पूर्वेत 36.60 मी. रुंद वि.श्री. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस हुतगती महामार्ग.	71150	147720	163980	178770	147720	चौरस मीटर	वि.टी.एम. नंबर
771342-भूभाग: उत्तरम अंशत: गावाची सीमा व राष्ट्रीय उद्यान, पूर्वेत व दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रुंद वि.श्री. रस्ता.	60100	127330	145140	169600	127330	चौरस मीटर	वि.टी.एम. नंबर

**Sale Instances as per Market trend**

**Sapphire Heights Price List**

Unit Types	Available Units	Super Area	Carpet Area	Starting Price	Bathrooms
2 BHK Flat	3	1250 Sq-ft	850 Sq-ft	₹ 1.70 Cr	2

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₹ 1.77 Cr 3 BHK 1250 Sq-ft Flat

For Sale at Sapphire Heights

30+ Buyers Enquired

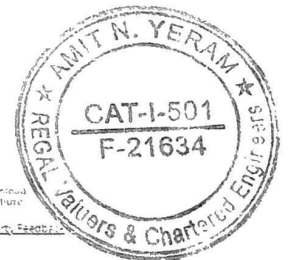
Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
<p>10 photos</p> <p>Floor Plan</p>	<p>3 BHK 1250 Sq-ft</p> <p>Ready to Move</p>	<p>3 Bed 2 Bathrooms</p> <p>850 sq-ft</p> <p>1250 sq-ft</p> <p>Lotusdwala Construction</p>	<p>2</p> <p>32%</p>	<p>SAROJINI RAJESH</p> <p>14 (Out of 26 Floors)</p> <p>1 Covered</p>

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Sandeep Nikam

Real Estate Agent





Agreement Pages

1078  
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1078  
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THIS AGREEMENT...  
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[Faint text at the top right of the page]

As per...  
[Text block in the middle right section]

THEY HEREBY...  
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