

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "NICCO Residency"

"NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, State – Maharashtra, Country – India

Latitude Longitude: 19°08'19.0"N 72°52'15.7"E

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Valuation Done for:

State Bank of India

Diamond Garden Chembur Branch

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.



Our Pan India Presence at :

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Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
email : mumbai@vastukala.org



Vastu/SBI/Mumbai/05/2023/31536/2300696
20/13-307-PY
Date: 20.05.2023

To,
The Branch Manager,
State Bank of India
Diamond Garden Chembur Branch
Unit No. 11, Building No. 11,
Ground Floor, Corporate Park,
Sion Trombay Road, Chembur,
Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Project Valuation for "NICCO Residency" at Jogeshwari (East) Mumbai, Pin Code – 400 093.

Ref: Your mail dated 28.02.2023.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, State – Maharashtra, Country – India.

Neelkamal Realty & Construction LLP is a real estate development company in Mumbai. It is committed to providing spectacular projects that deliver the best value for customer's money. The developer aims to transform the property dreams of the customers into reality. It ensures that its projects emanate meticulous planning, quality material, and excellent workmanship. The company strives to be a front runner in the realm of real estate development by providing feature-rich projects that offer comfortable living.

M/s. Neelkamal Realty and Construction LLP is redeveloping a S. R. Scheme Residential Building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential & Rehab cum Sale Building.



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Commercial cum Residential Rehab Building No. 1 is proposed of Ground Floor + 1st to 23rd Upper Residential Floors, Amenity Building No. 2 is proposed of Ground Floor + 1st to 3rd Upper Floors and Commercial cum Residential Sale Building No. 3 (Wing A, B & C) is proposed of Ground Floor + 1st to 23rd Upper Residential Floors with total RERA carpet area of 1,98,364.00 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK, 4 BHK, Office and Shops units with 198 nos. of Sell flats, 19 nos. of Shops and 5 nos. of Offices providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Diamond Garden Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 559.16 Cr. and Net Present Value of the project as on date is ₹ 200.80 Cr.

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For Vastukala Consultants (I) Pvt. Ltd.

**MANOJ
BABURAO
CHALIKWAR**

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
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PROJECT VALUATION REPORT OF "NICCO Residency"

"NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, State – Maharashtra, Country – India

Latitude Longitude: 19°08'19.0"N 72°52'15.7"E

NAME OF DEVELOPER: M/s. Neelkamal Realty & Construction LLP.

Pursuant to instructions from State Bank of India, Diamond Garden Chembur 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 **26th April 2023** for approval of project finance purpose.

1. Location Details:

Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093. It is about 2.10 Km. travelling distance from Santacruz (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Neelkamal Realty & Construction LLP
Project Registration Number	P51800050433
Register office address	M/s. Neelkamal Realty & Construction LLP Office No. 201A, 2 nd Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mrs. Mona Mehta Mobile No. 7977952834
E – mail ID and Website	

3. Boundaries of the Property:




Direction	Sale Building
On or towards North	Jogeshwari – Vikhroli Link Road
On or towards South	Slum Area
On or towards East	Slum Area
On or towards West	Vallabhai Patel Road



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121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
Diamond Garden Chembur Branch
 Unit No. 11, Building No. 11, Ground Floor,
 Corporate Park, Sion Trombay Road,
 Chembur, Mumbai – 400 071,
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Diamond Garden Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 26.04.2023
	b)	Date on which the valuation is made : 20.05.2023
3.	List of documents produced for perusal	
	1.	Copy of Development Agreement dated 21.12.2018 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-13205-2018 dated 24.12.2018.
	2.	Copy of Rectification Deed dated 22.07.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-9088-2019 dated 08.08.2019.
	3.	Copy of Confirmation Deed dated 03.04.2019 between M/s. Advaita Estate & Development Private Limited (The Vendor) and M/s. Neelkamal Realty & Construction LLP (The Purchasers) through registered agreement vide No. BDR-18-3868-2019 dated 05.04.2019.
	4.	Copy of Indenture Agreement dated 26.05.1998 between M/s. Madhu Fantasy Land Pvt. Ltd. (The Vendor) and M/s. Advaita Estate & Development Private Limited (The Purchasers)
	5.	Copy of Letter of Intent (LOI) No. KE/PVT/0250/20201009/LOI dated 04.08.2021 issued by Slum Rehabilitation Authority (SRA).
	6.	Copy of Rehab Building No. 1 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/R – 1 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	7.	Copy of Amenity Building No. 2 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	8.	Copy of Sale Building No. 3 IOA Letter No. SRA/ENG/KE/PVT/0250/20201009/AP/S/3 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA).
	9.	Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0250/2020/009/AP/R – 1 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Ground Floor + 1st to 23rd Upper Residential Floor
	10.	Copy of Amenity Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0250/2020/009/AP/A – 2 dated 18.08.2021 issued by Slum Rehabilitation Authority (SRA). Approved upto: Ground Floor + 1st to 3rd Upper Residential Floor
	11.	Copy of Sale Building No. 3 Approved Plan No. SRA/ENG/KE/PVT/0250/2020/009/AP/S/3 dated 30.09.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Ground Floor + 1st to 19th Upper Residential Floor



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	12. Copy of Rehab Building No. 1 Commencement Certificate No. KE/PVT/0250/20201009/AP/R-1 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Level by excluding portion of religious structure)
	13. Copy of Amenity Building No. 2 Commencement Certificate No. KE/PVT/0250/20201009/AP/A-2 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Level)
	14. Copy of Sale Building No. 3 Commencement Certificate No. KE/PVT/0250/20201009/AP/S-3 dated 17.01.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Level)
	15. Copy of Annexure II Letter No. Sub-District/AT-Nasaka/Andheri-2/Office - 1/S. R. 6/2020/No.573/2021 dated 05.03.2021 issued by Subdistrict Collector of Andheri - 2.
	16. Copy of No Objection Certificate for Height Clearance NOC ID. SNCR/WEST/B/120421/639260 dated 07.02.2022 valid upto 06.02.2030 issued by Airports Authority of India.
	17. Copy of DP Remark Plan No. CHE/DP34202109111346644/DP/K/E dated 27.09.2021 issued by Municipal Corporation of Greater Mumbai (MCGM).
	18. Copy of Engineer Certificate dated 22.02.2023 issued by Dhaval H. Shah.
	19. Copy of CA Certificate (Form 3) dated 22.02.2023 issued by Rajan Menda.
	20. Copy of CA Certificate dated 03.05.2023 issued by M/s. Varma & Associates
	21. Copy of RERA Certificate No. P51800050433 dated 12.04.2023 issued by Maharashtra Real Estate Regulatory Authority.
	22. Copy of Property Card
	23. Copy of Approval Cost / Premium Charges Estimation Letter dated 11.05.2023 issued by M/s. Jiyani Consultancy LLP
	Project Name (with address & phone nos.) : "NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village - Majas - III, Jogeshwari (East), Mumbai - 400 093, State - Maharashtra, Country - India
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) : M/s. Neelkamal Realty & Construction LLP Office No. 201A, 2 nd Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India <u>Contact Person:</u> Mrs. Mona Mehta Mobile No. 7977952834
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land About Project: Nicco Residency is a well-planned project that is ideally positioned in Jogeshwari East, Mumbai. This precisely planned Nicco Residency project's prices are available in the range of Rs. 1. 90 Cr - 4. 32 Cr. It is spread over a sprawling area of 1 Acre. The entire project consists of over 252 residential units. It is a wonderfully crafted Residential property that is likely to impress you. The residential dwellings are in Under Construction state. Flat are the various types of units available, each of which has been created to provide total satisfaction. The residential units offered are spacious and available in different sizes as 2 BHK Flat (772. 0 Sq. Ft. - 826. 0 Sq. Ft.), 3 BHK Flat (1002. 0 Sq. Ft. - 1228. 0 Sq. Ft.), 4 BHK Flat (1671. 0 Sq. Ft. - 1671. 0 Sq. Ft.). The project comprises of 3 well-executed towers which offer a nice view of the surroundings. This sought-after project is already commissioned in 01 April 2023. The project is available for

possession from 01 December 2026.

This world class Nicco Residency has been granted. its commencement certificate. The project's occupancy certificate not granted. The well-known builder Neelkamal Realty & Construction LLP has developed Nicco Residency project. Nicco Residency is creating a benchmark with top-in-class amenities including Earth quake resistant, Grand Entrance lobby, Multipurpose Hall, Meditation Area, Fire Fighting Equipment, Indoor Games Room, Kids play area, CCTV Camera, Swimming Pool, Garden View. Planning to invest in this exclusive property? You can visit the property at MMRDA Colony, Kranti Nagar, Jogeshwari East, Mumbai, Maharashtra. This project comes under the pincode of 400060. Nicco Residency is where fine living meets seamless connectivity to provide you comfort living.

TYPE OF THE BUILDING:

Building	Number of Floors
"NICCO Residency"	Proposed Rehab Building no. 1 of Ground Floor + 1st to 23rd Upper Residential Floor & Amenity Building no. 2 (Wing A & B) of Ground Floor + 1st to 3rd Upper Floor and Sale Building (Wing A, B & C) of Ground Floor + 1st to 19th Upper Residential Floor as per approved plan.

LEVEL OF COMPLETEION:

Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 31.03.2023
Rehab Building No. 1	Work is not started yet	0%	1.00%
Amenity Building No. 2	Excavation work is in completed & foundation work is in progress	5%	
Sale Building (Wing A, B & C)	Excavation work is in completed & foundation work is in progress	5%	

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **31.12.2026 (As per RERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

Vitrified flooring tiles 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
Fire Fighting System
Car Parking
Gymnasium
Indoor Games Room

6.	Location of property	:	
a)	Plot No. / Survey No.	:	-
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	C. T.S. No. 190 A/6/2(pt), Village Majas - III

	d) Ward / Taluka	:	Taluka – Andheri		
	e) Mandal / District	:	District – Mumbai Suburban		
7.	Postal address of the property	:	"NICCO Residency", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 190 A/6/2(pt), Poonam Nagar, MMRDA Colony, JVLR Road, Village – Majas – III, Jogeshwari (East), Mumbai – 400 093, State – Maharashtra, Country – India		
8.	City / Town	:	Jogeshwari (East), Mumbai		
	Residential area	:	Yes		
	Commercial area	:	Yes		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Higher Middle Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Jogeshwari (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	Boundaries of the property		As per Agreement	As per RERA Certificate	As per Site
	North		Jogeshwari – Vikhroli Link Road	Jogeshwari – Vikhroli Link Road	Jogeshwari – Vikhroli Link Road
	South		CTS No. 190A (Part)	CTS 190 A By 5 of Village Majas	Slum Area
	East		CTS No. 190A (Part)	CTS No 188	Slum Area
	West		S. V. P. Road	Vallabhai Patel Road	Vallabhai Patel Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A (As per the Deed)		B (Actuals)
	North	:	-	-	-
	South	:	-	-	-
	East	:	-	-	-
	West	:	-	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'19.0"N 72°52'15.7"E		
14.	Extent of the site	:	Net Plot area = 4,281.80 Sq. M. Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 4,281.80 Sq. M.		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress		
II	CHARACTERSTICS OF THE SITE				



Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		
Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per below table attached in the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	

(I)	AREA STATEMENT	SLUM	NON - SLUM	TOTAL IN SQ. FT.
	III) 15			
c	REQUIREMENTS OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27			
D)	TENEMENT STATEMENT			
	I) PROPOSED BUILT UP AREA (13 ABOVE)			
	II) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC)			
	III) AREA AVAILABLE FOR TENEMENTS [(I) MINIMUM (II)]			
	IV) TENEMENTS PERMISSIBLE OF TENEMENTS PROPOSED ON THE PLOT			
	V) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT			
e)	PARKING STATEMENTS			
	I) PARKING REQUIRED BY REGULATION FOR			
	CAR			
	SCOOTER/MOTOR CYCLE			
	II) COVERED GARBAGE PERMISSIBLE			
	III) COVERED GARBAGE PROPOSED			
	CAR			
	SCOOTER / MOTOR CYCLE			
	OUTSIDER (VISITORS)			
	IV)TOTAL PARKING PROPOSED			
	TRANSPORT VEHICLES PARKING			
	I) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION			
	II) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE PROVIDED			

CA Certificate dated 03.05.2023 till 31.03.2023 issued by M/s. Varma & Associates

Cost of Project	Incurred Cost till 31.03.2023 (Amount in ₹ Cr.)
Land Cost & Stamp Duty	36.80
Approval Cost (FSI + Premium Charges)	11.43
Construction Cost	0.94
Architect & Consultancy Expenses	1.04
Administrative, Marketing & Selling & Marketing Expenses	0.06
Rent Cost	1.38
Interest on Unsecured Loan	19.32
Total	70.97

Sale Building No. 3 (Wing A, B & C):

Sr. No.	Floor	Net Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Chhajja	Duct / Terrace Area	Amenities Area	
1	Ground	470.64	309.31	-	993.93	-	1.88	101.30	1,877.06
2	1st	701.62	246.63	-	841.10	85.83	1.88	-	1,877.06
3	2nd	701.62	246.63	-	841.10	85.83	1.88	-	1,877.06
4	3rd	822.18	245.43	-	604.12	97.52	1.88	-	1,771.12
5	4th	822.18	242.74	-	-	97.52	1.88	490.34	1,654.66
6	5th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
7	6th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
8	7th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
9	8th	796.65	244.20	313.90	-	111.77	1.88	-	1,468.40
10	9th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
11	10th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
12	11th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
13	12th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
14	13th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
15	14th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
16	15th	741.10	241.22	402.50	-	111.77	1.88	-	1,498.47
17	16th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
18	17th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
19	18th	1,128.30	242.74	-	-	111.77	1.88	-	1,484.69
20	19th	518.46	242.74	-	-	61.23	168.16	-	990.59
21	OHT / LMR	-	160.32	-	-	-	-	-	160.32
Total Area in Sq. M.		19,114.05	5,092.10	716.40	3,280.26	1,992.62	203.88	591.64	30,990.95
STACK PARKING Nos.									300.00

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The floor wise Area Statement of the Project is as table below:**Rehab Building No. 1:**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
1	Ground		Temple	32.35	348.00	383.00	Temple
2	Ground		Mandal	17.61	190.00	209.00	Mandal
3	Ground	1	Office	32.25	347.00	382.00	Unsold
4	Ground	2	Office	56.29	606.00	667.00	Unsold
5	Ground	3	Office	61.74	665.00	732.00	Unsold
6	Ground		Meter room	11.20	121.00	133.00	Meter Room
7	Ground		Pump room	7.00	75.00	83.00	Pump Room
8	1st Floor	101	Office	139.75	1,504.00	1,654.00	Unsold
9	1st Floor	102	Society Office	20.22	218.00	240.00	Society Office
10	1st Floor	104	Bal wadi	28.59	308.00	339.00	Bal wadi
11	1st Floor	105	Welfare Centre	28.59	308.00	339.00	Welfare Centre
12	2nd Floor	201	Office	139.75	1,504.00	1,654.00	Unsold
13	2nd Floor	202	1BHK	28.04	302.00	332.00	Tenant
14	2nd Floor	204	Aagan wadi	28.59	308.00	339.00	Aagan wadi
15	2nd Floor	205	Health Centre	28.59	308.00	339.00	Health Centre
16	3rd Floor	301	1BHK	27.88	300.00	330.00	Tenant
17	3rd Floor	302	1BHK	28.04	302.00	332.00	Tenant
18	3rd Floor	303	1BHK	27.88	300.00	330.00	Tenant
19	3rd Floor	304	1BHK	28.09	302.00	332.00	Tenant
20	3rd Floor	305	1BHK	28.09	302.00	332.00	Tenant
21	3rd Floor	306	1BHK	28.09	302.00	332.00	Tenant
22	3rd Floor	307	1BHK	27.98	301.00	331.00	Tenant
23	4th Floor	401	1BHK	27.88	300.00	330.00	Tenant
24	4th Floor	402	1BHK	28.04	302.00	332.00	Tenant
25	4th Floor	403	1BHK	27.88	300.00	330.00	Tenant
26	4th Floor	404	1BHK	28.09	302.00	332.00	Tenant
27	4th Floor	405	1BHK	28.09	302.00	332.00	Tenant
28	4th Floor	406	1BHK	28.09	302.00	332.00	Tenant
29	4th Floor	407	1BHK	27.98	301.00	331.00	Tenant
30	5th Floor	501	1BHK	27.88	300.00	330.00	Tenant
31	5th Floor	502	1BHK	28.04	302.00	332.00	Tenant
32	5th Floor	503	1BHK	27.88	300.00	330.00	Tenant
33	5th Floor	504	1BHK	28.09	302.00	332.00	Tenant
34	5th Floor	505	1BHK	28.09	302.00	332.00	Tenant
35	5th Floor	506	1BHK	28.09	302.00	332.00	Tenant
36	5th Floor	507	1BHK	27.98	301.00	331.00	Tenant
37	6th Floor	601	1BHK	27.88	300.00	330.00	Tenant
38	6th Floor	602	1BHK	28.04	302.00	332.00	Tenant
39	6th Floor	603	1BHK	27.88	300.00	330.00	Tenant
40	6th Floor	604	1BHK	28.09	302.00	332.00	Tenant
41	6th Floor	605	1BHK	28.09	302.00	332.00	Tenant
42	6th Floor	606	1BHK	28.09	302.00	332.00	Tenant
43	6th Floor	607	1BHK	27.98	301.00	331.00	Tenant
44	7th Floor	701	1BHK	27.88	300.00	330.00	Tenant

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
45	7th Floor	702	1BHK	28.04	302.00	332.00	Tenant
46	7th Floor	703	1BHK	27.88	300.00	330.00	Tenant
47	7th Floor	704	1BHK	28.09	302.00	332.00	Tenant
48	7th Floor	705	1BHK	28.09	302.00	332.00	Tenant
49	7th Floor	706	1BHK	28.09	302.00	332.00	Tenant
50	7th Floor	707	1BHK	27.98	301.00	331.00	Tenant
51	8th Floor	801	1BHK	27.88	300.00	330.00	Tenant
52	8th Floor	802	1BHK	28.04	302.00	332.00	Tenant
53	8th Floor	803	1BHK	27.88	300.00	330.00	Tenant
54	8th Floor	804	1BHK	28.09	302.00	332.00	Tenant
55	8th Floor	805	1BHK	28.09	302.00	332.00	Tenant
56	8th Floor	806	Refuge	-	-	-	Refuge
57	8th Floor	807	Refuge	-	-	-	Refuge
58	9th Floor	901	1BHK	27.88	300.00	330.00	Tenant
59	9th Floor	902	1BHK	28.04	302.00	332.00	Tenant
60	9th Floor	903	1BHK	27.88	300.00	330.00	Tenant
61	9th Floor	904	1BHK	28.09	302.00	332.00	Tenant
62	9th Floor	905	1BHK	28.09	302.00	332.00	Tenant
63	9th Floor	906	1BHK	28.09	302.00	332.00	Tenant
64	9th Floor	907	1BHK	27.98	301.00	331.00	Tenant
65	10th Floor	1001	1BHK	27.88	300.00	330.00	Tenant
66	10th Floor	1002	1BHK	28.04	302.00	332.00	Tenant
67	10th Floor	1003	1BHK	27.88	300.00	330.00	Tenant
68	10th Floor	1004	1BHK	28.09	302.00	332.00	Tenant
69	10th Floor	1005	1BHK	28.09	302.00	332.00	Tenant
70	10th Floor	1006	1BHK	28.09	302.00	332.00	Tenant
71	10th Floor	1007	1BHK	27.98	301.00	331.00	Tenant
72	11th Floor	1101	1BHK	27.88	300.00	330.00	Tenant
73	11th Floor	1102	1BHK	28.04	302.00	332.00	Tenant
74	11th Floor	1103	1BHK	27.88	300.00	330.00	Tenant
75	11th Floor	1104	1BHK	28.09	302.00	332.00	Tenant
76	11th Floor	1105	1BHK	28.09	302.00	332.00	Tenant
77	11th Floor	1106	1BHK	28.09	302.00	332.00	Tenant
78	11th Floor	1107	1BHK	27.98	301.00	331.00	Tenant
79	12th Floor	1201	1BHK	27.88	300.00	330.00	Tenant
80	12th Floor	1202	1BHK	28.04	302.00	332.00	Tenant
81	12th Floor	1203	1BHK	27.88	300.00	330.00	Tenant
82	12th Floor	1204	1BHK	28.09	302.00	332.00	Tenant
83	12th Floor	1205	1BHK	28.09	302.00	332.00	Tenant
84	12th Floor	1206	1BHK	28.09	302.00	332.00	Tenant
85	12th Floor	1207	1BHK	27.98	301.00	331.00	Tenant
86	13th Floor	1301	1BHK	27.88	300.00	330.00	Tenant
87	13th Floor	1302	1BHK	28.04	302.00	332.00	Tenant
88	13th Floor	1303	1BHK	27.88	300.00	330.00	Tenant
89	13th Floor	1304	1BHK	28.09	302.00	332.00	Tenant
90	13th Floor	1305	1BHK	28.09	302.00	332.00	Tenant
91	13th Floor	1306	1BHK	28.09	302.00	332.00	Tenant
92	13th Floor	1307	1BHK	27.98	301.00	331.00	Tenant
93	14th Floor	1401	1BHK	27.88	300.00	330.00	Tenant
94	14th Floor	1402	1BHK	28.04	302.00	332.00	Tenant



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Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
95	14th Floor	1403	1BHK	27.88	300.00	330.00	Tenant
96	14th Floor	1404	1BHK	28.09	302.00	332.00	Tenant
97	14th Floor	1405	1BHK	28.09	302.00	332.00	Tenant
98	14th Floor	1406	1BHK	28.09	302.00	332.00	Tenant
99	14th Floor	1407	1BHK	27.98	301.00	331.00	Tenant
100	15th Floor	1501	1BHK	27.88	300.00	330.00	Tenant
101	15th Floor	1502	1BHK	28.04	302.00	332.00	Tenant
102	15th Floor	1503	1BHK	27.88	300.00	330.00	Tenant
103	15th Floor	1504	1BHK	28.09	302.00	332.00	Tenant
104	15th Floor	1505	1BHK	28.09	302.00	332.00	Tenant
105	15th Floor	1506	Refuge	-	-	-	Refuge
106	15th Floor	1507	Refuge	-	-	-	Refuge
107	16th Floor	1601	1BHK	27.88	300.00	330.00	Tenant
108	16th Floor	1602	1BHK	28.04	302.00	332.00	Tenant
109	16th Floor	1603	1BHK	27.88	300.00	330.00	Tenant
110	16th Floor	1604	1BHK	28.09	302.00	332.00	Tenant
111	16th Floor	1605	1BHK	28.09	302.00	332.00	Tenant
112	16th Floor	1606	1BHK	28.09	302.00	332.00	Tenant
113	16th Floor	1607	1BHK	27.98	301.00	331.00	Tenant
114	17th Floor	1701	1BHK	27.88	300.00	330.00	Tenant
115	17th Floor	1702	1BHK	28.04	302.00	332.00	Tenant
116	17th Floor	1703	1BHK	27.88	300.00	330.00	Tenant
117	17th Floor	1704	1BHK	28.09	302.00	332.00	Tenant
118	17th Floor	1705	1BHK	28.09	302.00	332.00	Tenant
119	17th Floor	1706	1BHK	28.09	302.00	332.00	Tenant
120	17th Floor	1707	1BHK	27.98	301.00	331.00	Tenant
121	18th Floor	1801	1BHK	27.88	300.00	330.00	Tenant
122	18th Floor	1802	1BHK	28.04	302.00	332.00	Tenant
123	18th Floor	1803	1BHK	27.88	300.00	330.00	Tenant
124	18th Floor	1804	1BHK	28.09	302.00	332.00	Tenant
125	18th Floor	1805	1BHK	28.09	302.00	332.00	Tenant
126	18th Floor	1806	1BHK	28.09	302.00	332.00	Tenant
127	18th Floor	1807	1BHK	27.98	301.00	331.00	Tenant
128	19th Floor	1901	1BHK	27.88	300.00	330.00	Tenant
129	19th Floor	1902	1BHK	28.04	302.00	332.00	Tenant
130	19th Floor	1903	1BHK	27.88	300.00	330.00	Tenant
131	19th Floor	1904	1BHK	28.09	302.00	332.00	Tenant
132	19th Floor	1905	1BHK	28.09	302.00	332.00	Tenant
133	19th Floor	1906	1BHK	28.09	302.00	332.00	Tenant
134	19th Floor	1907	1BHK	27.98	301.00	331.00	Tenant
135	20th Floor	2001	1BHK	27.88	300.00	330.00	Tenant
136	20th Floor	2002	1BHK	28.04	302.00	332.00	Tenant
137	20th Floor	2003	1BHK	27.88	300.00	330.00	Tenant
138	20th Floor	2004	1BHK	28.09	302.00	332.00	Tenant
139	20th Floor	2005	1BHK	28.09	302.00	332.00	Tenant
140	20th Floor	2006	1BHK	28.09	302.00	332.00	Tenant
141	20th Floor	2007	1BHK	27.98	301.00	331.00	Tenant
142	21st Floor	2101	1BHK	27.88	300.00	330.00	Tenant
143	21st Floor	2102	1BHK	28.04	302.00	332.00	Tenant
144	21st Floor	2103	1BHK	27.88	300.00	330.00	Tenant



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Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
145	21st Floor	2104	1BHK	28.09	302.00	332.00	Tenant
146	21st Floor	2105	1BHK	28.09	302.00	332.00	Tenant
147	21st Floor	2106	1BHK	28.09	302.00	332.00	Tenant
148	21st Floor	2107	1BHK	27.98	301.00	331.00	Tenant
149	22nd Floor	2201	1BHK	27.88	300.00	330.00	Tenant
150	22nd Floor	2202	1BHK	28.04	302.00	332.00	Tenant
151	22nd Floor	2203	1BHK	27.88	300.00	330.00	Tenant
152	22nd Floor	2204	1BHK	28.09	302.00	332.00	Tenant
153	22nd Floor	2205	1BHK	28.09	302.00	332.00	Tenant
154	22nd Floor	2206	1BHK	28.09	302.00	332.00	Tenant
155	22nd Floor	2207	Refuge	-	-	-	Refuge
156	23rd Floor	2301	1BHK	27.88	300.00	330.00	Tenant
157	23rd Floor	2302	1BHK	28.04	302.00	332.00	Tenant
158	23rd Floor	2303	1BHK	27.88	300.00	330.00	Tenant
159	23rd Floor	2304	1BHK	28.09	302.00	332.00	Tenant
160	23rd Floor	2305	1BHK	28.09	302.00	332.00	Tenant
161	23rd Floor	2306	1BHK	28.09	302.00	332.00	Tenant
162	23rd Floor	2307	1BHK	27.98	301.00	331.00	Tenant
TOTAL				4,637.49	49,894.00	54,867.00	

Amenity Building No. 2 (Wing A & B):

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
1	Ground	G1	Parking	-	-	-	Parking
2	Ground	G2	1 BHK	28.05	302.00	332.00	Tenant
3	Ground	G3	1 BHK	28.05	302.00	332.00	Tenant
4	Ground	G4	1 BHK	28.05	302.00	332.00	Tenant
5	Ground	G5	1 BHK	28.05	302.00	332.00	Tenant
6	Ground	G6	1 BHK	28.05	302.00	332.00	Tenant
7	Ground	G7	Parking	-	-	-	Parking
8	Ground	G8	1 BHK	28.21	304.00	334.00	Tenant
9	Ground	G9	1 BHK	28.05	302.00	332.00	Tenant
10	Ground	G10	1 BHK	28.05	302.00	332.00	Tenant
11	Ground	G11	1 BHK	28.05	302.00	332.00	Tenant
12	1st Floor	101	1 BHK	28.22	304.00	334.00	Tenant
13	1st Floor	102	1 BHK	28.05	302.00	332.00	Tenant
14	1st Floor	103	1 BHK	28.05	302.00	332.00	Tenant
15	1st Floor	104	1 BHK	28.05	302.00	332.00	Tenant
16	1st Floor	105	1 BHK	28.05	302.00	332.00	Tenant
17	1st Floor	106	1 BHK	28.05	302.00	332.00	Tenant
18	1st Floor	107	1 BHK	28.05	302.00	332.00	Tenant
19	1st Floor	108	1 BHK	28.21	304.00	334.00	Tenant
20	1st Floor	109	1 BHK	28.05	302.00	332.00	Tenant
21	1st Floor	1010	1 BHK	28.05	302.00	332.00	Tenant
22	1st Floor	1011	1 BHK	28.05	302.00	332.00	Tenant
23	2nd Floor	201	1 BHK	28.22	304.00	334.00	Tenant
24	2nd Floor	202	1 BHK	28.05	302.00	332.00	Tenant
25	2nd Floor	203	1 BHK	28.05	302.00	332.00	Tenant
26	2nd Floor	204	1 BHK	28.05	302.00	332.00	Tenant
27	2nd Floor	205	1 BHK	28.05	302.00	332.00	Tenant

Sr. No.	Shop / Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
28	603	6th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
29	604	6th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
30	701	7th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
31	702	7th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
32	703	7th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
33	704	7th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
34	801	8th Floor	A	2 BHK	79.78	859.00	945.00	Unsold
35	802	8th Floor	A	Refuge	-	-	-	Refuge
36	803	8th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
37	804	8th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
38	901	9th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
39	902	9th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
40	903	9th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
41	904	9th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
42	1001	10th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
43	1002	10th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
44	1003	10th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
45	1004	10th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
46	1101	11th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
47	1102	11th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
48	1103	11th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
49	1104	11th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
50	1201	12th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
51	1202	12th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
52	1203	12th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
53	1204	12th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
54	1301	13th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
55	1302	13th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
56	1303	13th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
57	1304	13th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
58	1401	14th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
59	1402	14th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
60	1403	14th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
61	1404	14th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
62	1501	15th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
63	1502	15th Floor	A	Refuge	-	-	-	Refuge
64	1503	15th Floor	A	2 BHK	73.62	792.00	871.00	Unsold
65	1504	15th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
66	1601	16th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
67	1602	16th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
68	1603	16th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
69	1604	16th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
70	1701	17th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
71	1702	17th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
72	1703	17th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
73	1704	17th Floor	A	2 BHK	72.92	785.00	864.00	Unsold
74	1801	18th Floor	A	2 BHK	76.78	826.00	909.00	Unsold
75	1802	18th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
76	1803	18th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold

Sr. No.	Shop / Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
39	804	8th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
40	901	9th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
41	902	9th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
42	903	9th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
43	904	9th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
44	1001	10th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
45	1002	10th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
46	1003	10th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
47	1004	10th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
48	1101	11th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
49	1102	11th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
50	1103	11th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
51	1104	11th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
52	1201	12th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
53	1202	12th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
54	1203	12th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
55	1204	12th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
56	1301	13th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
57	1302	13th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
58	1303	13th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
59	1304	13th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
60	1401	14th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
61	1402	14th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
62	1403	14th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
63	1404	14th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
64	1501	15th Floor	B	Refuge	-	-	-	Refuge
65	1502	15th Floor	B	2 BHK	76.86	827.00	910.00	Unsold
66	1503	15th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
67	1504	15th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
68	1601	16th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
69	1602	16th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
70	1603	16th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
71	1604	16th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
72	1701	17th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
73	1702	17th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
74	1703	17th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
75	1704	17th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
76	1801	18th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
77	1802	18th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
78	1803	18th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
79	1804	18th Floor	B	2 BHK	71.74	772.00	849.00	Unsold
80	1901	19th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
81	1902	19th Floor	B	2 BHK	76.78	826.00	909.00	Unsold
82	1903	19th Floor	B	Terrace	-	-	-	Terrace
83	1904	19th Floor	B	Terrace	-	-	-	Terrace
TOTAL					4,923.98	52,979.00	58,285.00	

Sr. No.	Shop / Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
49	1102	11th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
50	1103	11th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
51	1104	11th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
52	1201	12th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
53	1202	12th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
54	1203	12th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
55	1204	12th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
56	1301	13th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
57	1302	13th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
58	1303	13th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
59	1304	13th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
60	1401	14th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
61	1402	14th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
62	1403	14th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
63	1404	14th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
64	1501	15th Floor	C	Refuge	-	-	-	Refuge
65	1502	15th Floor	C	1 BHK	62.49	673.00	740.00	Unsold
66	1503	15th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
67	1504	15th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
68	1601	16th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
69	1602	16th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
70	1603	16th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
71	1604	16th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
72	1701	17th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
73	1702	17th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
74	1703	17th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
75	1704	17th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
76	1801	18th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
77	1802	18th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
78	1803	18th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
79	1804	18th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
80	1901	19th Floor	C	Terrace	-	-	-	Terrace
81	1902	19th Floor	C	Terrace	-	-	-	Terrace
82	1903	19th Floor	C	Terrace	-	-	-	Terrace
83	1904	19th Floor	C	Terrace	-	-	-	Terrace
TOTAL					6,874.65	73,985.00	81,398.00	

Tenant Inventory List**Rehab Building No. 1:**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	2nd Floor	202	1BHK	28.04	302.00	332.00
2	3rd Floor	301	1BHK	27.88	300.00	330.00
3	3rd Floor	302	1BHK	28.04	302.00	332.00
4	3rd Floor	303	1BHK	27.88	300.00	330.00
5	3rd Floor	304	1BHK	28.09	302.00	332.00
6	3rd Floor	305	1BHK	28.09	302.00	332.00
7	3rd Floor	306	1BHK	28.09	302.00	332.00
8	3rd Floor	307	1BHK	27.98	301.00	331.00
9	4th Floor	401	1BHK	27.88	300.00	330.00
10	4th Floor	402	1BHK	28.04	302.00	332.00
11	4th Floor	403	1BHK	27.88	300.00	330.00
12	4th Floor	404	1BHK	28.09	302.00	332.00
13	4th Floor	405	1BHK	28.09	302.00	332.00
14	4th Floor	406	1BHK	28.09	302.00	332.00
15	4th Floor	407	1BHK	27.98	301.00	331.00
16	5th Floor	501	1BHK	27.88	300.00	330.00
17	5th Floor	502	1BHK	28.04	302.00	332.00
18	5th Floor	503	1BHK	27.88	300.00	330.00
19	5th Floor	504	1BHK	28.09	302.00	332.00
20	5th Floor	505	1BHK	28.09	302.00	332.00
21	5th Floor	506	1BHK	28.09	302.00	332.00
22	5th Floor	507	1BHK	27.98	301.00	331.00
23	6th Floor	601	1BHK	27.88	300.00	330.00
24	6th Floor	602	1BHK	28.04	302.00	332.00
25	6th Floor	603	1BHK	27.88	300.00	330.00
26	6th Floor	604	1BHK	28.09	302.00	332.00
27	6th Floor	605	1BHK	28.09	302.00	332.00
28	6th Floor	606	1BHK	28.09	302.00	332.00
29	6th Floor	607	1BHK	27.98	301.00	331.00
30	7th Floor	701	1BHK	27.88	300.00	330.00
31	7th Floor	702	1BHK	28.04	302.00	332.00
32	7th Floor	703	1BHK	27.88	300.00	330.00
33	7th Floor	704	1BHK	28.09	302.00	332.00
34	7th Floor	705	1BHK	28.09	302.00	332.00
35	7th Floor	706	1BHK	28.09	302.00	332.00
36	7th Floor	707	1BHK	27.98	301.00	331.00
37	8th Floor	801	1BHK	27.88	300.00	330.00
38	8th Floor	802	1BHK	28.04	302.00	332.00
39	8th Floor	803	1BHK	27.88	300.00	330.00
40	8th Floor	804	1BHK	28.09	302.00	332.00
41	8th Floor	805	1BHK	28.09	302.00	332.00
42	9th Floor	901	1BHK	27.88	300.00	330.00
43	9th Floor	902	1BHK	28.04	302.00	332.00
44	9th Floor	903	1BHK	27.88	300.00	330.00
45	9th Floor	904	1BHK	28.09	302.00	332.00
46	9th Floor	905	1BHK	28.09	302.00	332.00
47	9th Floor	906	1BHK	28.09	302.00	332.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
48	9th Floor	907	1BHK	27.98	301.00	331.00
49	10th Floor	1001	1BHK	27.88	300.00	330.00
50	10th Floor	1002	1BHK	28.04	302.00	332.00
51	10th Floor	1003	1BHK	27.88	300.00	330.00
52	10th Floor	1004	1BHK	28.09	302.00	332.00
53	10th Floor	1005	1BHK	28.09	302.00	332.00
54	10th Floor	1006	1BHK	28.09	302.00	332.00
55	10th Floor	1007	1BHK	27.98	301.00	331.00
56	11th Floor	1101	1BHK	27.88	300.00	330.00
57	11th Floor	1102	1BHK	28.04	302.00	332.00
58	11th Floor	1103	1BHK	27.88	300.00	330.00
59	11th Floor	1104	1BHK	28.09	302.00	332.00
60	11th Floor	1105	1BHK	28.09	302.00	332.00
61	11th Floor	1106	1BHK	28.09	302.00	332.00
62	11th Floor	1107	1BHK	27.98	301.00	331.00
63	12th Floor	1201	1BHK	27.88	300.00	330.00
64	12th Floor	1202	1BHK	28.04	302.00	332.00
65	12th Floor	1203	1BHK	27.88	300.00	330.00
66	12th Floor	1204	1BHK	28.09	302.00	332.00
67	12th Floor	1205	1BHK	28.09	302.00	332.00
68	12th Floor	1206	1BHK	28.09	302.00	332.00
69	12th Floor	1207	1BHK	27.98	301.00	331.00
70	13th Floor	1301	1BHK	27.88	300.00	330.00
71	13th Floor	1302	1BHK	28.04	302.00	332.00
72	13th Floor	1303	1BHK	27.88	300.00	330.00
73	13th Floor	1304	1BHK	28.09	302.00	332.00
74	13th Floor	1305	1BHK	28.09	302.00	332.00
75	13th Floor	1306	1BHK	28.09	302.00	332.00
76	13th Floor	1307	1BHK	27.98	301.00	331.00
77	14th Floor	1401	1BHK	27.88	300.00	330.00
78	14th Floor	1402	1BHK	28.04	302.00	332.00
79	14th Floor	1403	1BHK	27.88	300.00	330.00
80	14th Floor	1404	1BHK	28.09	302.00	332.00
81	14th Floor	1405	1BHK	28.09	302.00	332.00
82	14th Floor	1406	1BHK	28.09	302.00	332.00
83	14th Floor	1407	1BHK	27.98	301.00	331.00
84	15th Floor	1501	1BHK	27.88	300.00	330.00
85	15th Floor	1502	1BHK	28.04	302.00	332.00
86	15th Floor	1503	1BHK	27.88	300.00	330.00
87	15th Floor	1504	1BHK	28.09	302.00	332.00
88	15th Floor	1505	1BHK	28.09	302.00	332.00
89	16th Floor	1601	1BHK	27.88	300.00	330.00
90	16th Floor	1602	1BHK	28.04	302.00	332.00
91	16th Floor	1603	1BHK	27.88	300.00	330.00
92	16th Floor	1604	1BHK	28.09	302.00	332.00
93	16th Floor	1605	1BHK	28.09	302.00	332.00
94	16th Floor	1606	1BHK	28.09	302.00	332.00
95	16th Floor	1607	1BHK	27.98	301.00	331.00
96	17th Floor	1701	1BHK	27.88	300.00	330.00
97	17th Floor	1702	1BHK	28.04	302.00	332.00



Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
98	17th Floor	1703	1BHK	27.88	300.00	330.00
99	17th Floor	1704	1BHK	28.09	302.00	332.00
100	17th Floor	1705	1BHK	28.09	302.00	332.00
101	17th Floor	1706	1BHK	28.09	302.00	332.00
102	17th Floor	1707	1BHK	27.98	301.00	331.00
103	18th Floor	1801	1BHK	27.88	300.00	330.00
104	18th Floor	1802	1BHK	28.04	302.00	332.00
105	18th Floor	1803	1BHK	27.88	300.00	330.00
106	18th Floor	1804	1BHK	28.09	302.00	332.00
107	18th Floor	1805	1BHK	28.09	302.00	332.00
108	18th Floor	1806	1BHK	28.09	302.00	332.00
109	18th Floor	1807	1BHK	27.98	301.00	331.00
110	19th Floor	1901	1BHK	27.88	300.00	330.00
111	19th Floor	1902	1BHK	28.04	302.00	332.00
112	19th Floor	1903	1BHK	27.88	300.00	330.00
113	19th Floor	1904	1BHK	28.09	302.00	332.00
114	19th Floor	1905	1BHK	28.09	302.00	332.00
115	19th Floor	1906	1BHK	28.09	302.00	332.00
116	19th Floor	1907	1BHK	27.98	301.00	331.00
117	20th Floor	2001	1BHK	27.88	300.00	330.00
118	20th Floor	2002	1BHK	28.04	302.00	332.00
119	20th Floor	2003	1BHK	27.88	300.00	330.00
120	20th Floor	2004	1BHK	28.09	302.00	332.00
121	20th Floor	2005	1BHK	28.09	302.00	332.00
122	20th Floor	2006	1BHK	28.09	302.00	332.00
123	20th Floor	2007	1BHK	27.98	301.00	331.00
124	21st Floor	2101	1BHK	27.88	300.00	330.00
125	21st Floor	2102	1BHK	28.04	302.00	332.00
126	21st Floor	2103	1BHK	27.88	300.00	330.00
127	21st Floor	2104	1BHK	28.09	302.00	332.00
128	21st Floor	2105	1BHK	28.09	302.00	332.00
129	21st Floor	2106	1BHK	28.09	302.00	332.00
130	21st Floor	2107	1BHK	27.98	301.00	331.00
131	22nd Floor	2201	1BHK	27.88	300.00	330.00
132	22nd Floor	2202	1BHK	28.04	302.00	332.00
133	22nd Floor	2203	1BHK	27.88	300.00	330.00
134	22nd Floor	2204	1BHK	28.09	302.00	332.00
135	22nd Floor	2205	1BHK	28.09	302.00	332.00
136	22nd Floor	2206	1BHK	28.09	302.00	332.00
137	23rd Floor	2301	1BHK	27.88	300.00	330.00
138	23rd Floor	2302	1BHK	28.04	302.00	332.00
139	23rd Floor	2303	1BHK	27.88	300.00	330.00
140	23rd Floor	2304	1BHK	28.09	302.00	332.00
141	23rd Floor	2305	1BHK	28.09	302.00	332.00
142	23rd Floor	2306	1BHK	28.09	302.00	332.00
143	23rd Floor	2307	1BHK	27.98	301.00	331.00
TOTAL				4,004.97	43,084.00	47,374.00

Amenity Building No. 2:

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	Ground	G2	1 BHK	28.05	302.00	332.00
2	Ground	G3	1 BHK	28.05	302.00	332.00
3	Ground	G4	1 BHK	28.05	302.00	332.00
4	Ground	G5	1 BHK	28.05	302.00	332.00
5	Ground	G6	1 BHK	28.05	302.00	332.00
6	Ground	G8	1 BHK	28.21	304.00	334.00
7	Ground	G9	1 BHK	28.05	302.00	332.00
8	Ground	G10	1 BHK	28.05	302.00	332.00
9	Ground	G11	1 BHK	28.05	302.00	332.00
10	1st Floor	101	1 BHK	28.22	304.00	334.00
11	1st Floor	102	1 BHK	28.05	302.00	332.00
12	1st Floor	103	1 BHK	28.05	302.00	332.00
13	1st Floor	104	1 BHK	28.05	302.00	332.00
14	1st Floor	105	1 BHK	28.05	302.00	332.00
15	1st Floor	106	1 BHK	28.05	302.00	332.00
16	1st Floor	107	1 BHK	28.05	302.00	332.00
17	1st Floor	108	1 BHK	28.21	304.00	334.00
18	1st Floor	109	1 BHK	28.05	302.00	332.00
19	1st Floor	110	1 BHK	28.05	302.00	332.00
20	1st Floor	111	1 BHK	28.05	302.00	332.00
21	2nd Floor	201	1 BHK	28.22	304.00	334.00
22	2nd Floor	202	1 BHK	28.05	302.00	332.00
23	2nd Floor	203	1 BHK	28.05	302.00	332.00
24	2nd Floor	204	1 BHK	28.05	302.00	332.00
25	2nd Floor	205	1 BHK	28.05	302.00	332.00
26	2nd Floor	206	1 BHK	28.05	302.00	332.00
27	2nd Floor	207	1 BHK	28.05	302.00	332.00
28	2nd Floor	208	1 BHK	28.21	304.00	334.00
29	2nd Floor	209	1 BHK	28.05	302.00	332.00
30	2nd Floor	210	1 BHK	28.05	302.00	332.00
31	2nd Floor	211	1 BHK	28.05	302.00	332.00
32	3rd Floor	301	1 BHK	28.22	304.00	334.00
33	5th Floor	302	1 BHK	28.05	302.00	332.00
34	5th Floor	303	1 BHK	28.05	302.00	332.00
35	6th Floor	304	1 BHK	28.05	302.00	332.00
36	6th Floor	305	1 BHK	28.05	302.00	332.00
37	6th Floor	306	1 BHK	28.05	302.00	332.00
38	6th Floor	307	1 BHK	28.05	302.00	332.00
39	6th Floor	308	1 BHK	28.21	304.00	334.00
40	6th Floor	309	1 BHK	28.05	302.00	332.00
41	6th Floor	310	1 BHK	28.05	302.00	332.00
42	6th Floor	311	1 BHK	28.05	302.00	332.00
TOTAL				1,179.25	12,698.00	13,958.00



Unsold Flats Inventory**Sale Building (Wing A):**

Sr. No.	Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	101	1st Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
2	102	1st Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
3	103	1st Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
4	201	2nd Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
5	202	2nd Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
6	203	2nd Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
7	301	3rd Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
8	302	3rd Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
9	303	3rd Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
10	401	4th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
11	402	4th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
12	403	4th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
13	501	5th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
14	502	5th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
15	503	5th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
16	504	5th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
17	601	6th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
18	602	6th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
19	603	6th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
20	604	6th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
21	701	7th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
22	702	7th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
23	703	7th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
24	704	7th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
25	801	8th Floor	A	2 BHK	859.00	945.00	28,000.00	2,40,52,000.00
26	803	8th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
27	804	8th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
28	901	9th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
29	902	9th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
30	903	9th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
31	904	9th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
32	1001	10th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
33	1002	10th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
34	1003	10th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
35	1004	10th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
36	1101	11th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
37	1102	11th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
38	1103	11th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
39	1104	11th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
40	1201	12th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
41	1202	12th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
42	1203	12th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
43	1204	12th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
44	1301	13th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
45	1302	13th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
46	1303	13th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
47	1304	13th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00



Sr. No.	Flat No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
48	1401	14th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
49	1402	14th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
50	1403	14th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
51	1404	14th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
52	1501	15th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
53	1503	15th Floor	A	2 BHK	792.00	871.00	28,000.00	2,21,76,000.00
54	1504	15th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
55	1601	16th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
56	1602	16th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
57	1603	16th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
58	1604	16th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
59	1701	17th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
60	1702	17th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
61	1703	17th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
62	1704	17th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
63	1801	18th Floor	A	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
64	1802	18th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
65	1803	18th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
66	1804	18th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
67	1901	19th Floor	A	2 BHK	829.00	912.00	28,000.00	2,32,12,000.00
68	1902	19th Floor	A	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
69	1903	19th Floor	A	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
70	1904	19th Floor	A	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
TOTAL					65,543.00	72,108.00		1,83,52,04,000.00

Sale Building (Wing B):

Sr. No.	Flat No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	101	1st Floor	B	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
2	102	1st Floor	B	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
3	201	2nd Floor	B	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
4	202	2nd Floor	B	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
5	301	3rd Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
6	302	3rd Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
7	401	4th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
8	402	4th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
9	501	5th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
10	502	5th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
11	503	5th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
12	504	5th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
13	601	6th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
14	602	6th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
15	603	6th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
16	604	6th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
17	701	7th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
18	702	7th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
19	703	7th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
20	704	7th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00

Sr. No.	Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
21	802	8th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
22	803	8th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
23	804	8th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
24	901	9th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
25	902	9th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
26	903	9th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
27	904	9th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
28	1001	10th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
29	1002	10th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
30	1003	10th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
31	1004	10th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
32	1101	11th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
33	1102	11th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
34	1103	11th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
35	1104	11th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
36	1201	12th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
37	1202	12th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
38	1203	12th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
39	1204	12th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
40	1301	13th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
41	1302	13th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
42	1303	13th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
43	1304	13th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
44	1401	14th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
45	1402	14th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
46	1403	14th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
47	1404	14th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
48	1502	15th Floor	B	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
49	1503	15th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
50	1504	15th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
51	1601	16th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
52	1602	16th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
53	1603	16th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
54	1604	16th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
55	1701	17th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
56	1702	17th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
57	1703	17th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
58	1704	17th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
59	1801	18th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
60	1802	18th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
61	1803	18th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
62	1804	18th Floor	B	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
63	1901	19th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
64	1902	19th Floor	B	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
TOTAL					51,357.00	56,501.00		1,43,79,96,000.00



Sr. No.	Flat No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
49	1404	14th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
50	1502	15th Floor	C	1 BHK	673.00	740.00	28,000.00	1,88,44,000.00
51	1503	15th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
52	1504	15th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
53	1601	16th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
54	1602	16th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
55	1603	16th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
56	1604	16th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
57	1701	17th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
58	1702	17th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
59	1703	17th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
60	1704	17th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
61	1801	18th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
62	1802	18th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
63	1803	18th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
64	1804	18th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
TOTAL					72,164.00	79,393.00		2,02,05,92,000.00

Unsold Shop Inventory

Sale Building (Wing A):

Sr. No.	Shop No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	15	Ground	A	Shop	192.00	211.00	36,000.00	69,12,000.00
2	16	Ground	A	Shop	410.00	451.00	36,000.00	1,47,60,000.00
3	17	Ground	A	Shop	251.00	276.00	36,000.00	90,36,000.00
4	18	Ground	A	Shop	190.00	209.00	36,000.00	68,40,000.00
5	19	Ground	A	Shop	188.00	207.00	36,000.00	67,68,000.00
TOTAL					1,231.00	1,354.00		4,43,16,000.00

Sale Building (Wing B):

Sr. No.	Shop No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	8	Ground	B	Shop	207.00	228.00	36,000.00	74,52,000.00
2	9	Ground	B	Shop	188.00	207.00	36,000.00	67,68,000.00
3	10	Ground	B	Shop	421.00	463.00	36,000.00	1,51,56,000.00
4	11	Ground	B	Shop	233.00	256.00	36,000.00	83,88,000.00
5	12	Ground	B	Shop	193.00	212.00	36,000.00	69,48,000.00
6	13	Ground	B	Shop	192.00	211.00	36,000.00	69,12,000.00
7	14	Ground	B	Shop	188.00	207.00	36,000.00	67,68,000.00
TOTAL					1,622.00	1,784.00		5,83,92,000.00



Sale Building (Wing C):

Sr. No.	Shop No.	Floor No.	Wing No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1	Ground	C	Shop	195.00	215.00	36,000.00	70,20,000.00
2	2	Ground	C	Shop	290.00	319.00	36,000.00	1,04,40,000.00
3	3	Ground	C	Shop	248.00	273.00	36,000.00	89,28,000.00
4	4	Ground	C	Shop	275.00	303.00	36,000.00	99,00,000.00
5	5	Ground	C	Shop	418.00	460.00	36,000.00	1,50,48,000.00
6	6	Ground	C	Shop	190.00	209.00	36,000.00	68,40,000.00
7	7	Ground	C	Shop	205.00	226.00	36,000.00	73,80,000.00
TOTAL					1,821.00	2,005.00		6,55,56,000.00

Unsold Office Inventory**Rehab Building No. 1:**

Sr. No.	Floor No.	Unit No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	Ground	1	Office	347.00	382.00	28,000.00	97,16,000.00
2	Ground	2	Office	606.00	667.00	28,000.00	1,69,68,000.00
3	Ground	3	Office	665.00	732.00	28,000.00	1,86,20,000.00
4	1st Floor	101	Office	1,504.00	1,654.00	28,000.00	4,21,12,000.00
5	2nd Floor	201	Office	1,504.00	1,654.00	28,000.00	4,21,12,000.00
TOTAL				4,626.00	5,089.00		12,95,28,000.00

TOTAL SUMMARY

Particulars	No. of Unit	RERA Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹
Unsold Flat of Wing A	70.00	65,543.00	28,000.00	1,83,52,04,000.00
Unsold Flat of Wing B	64.00	51,357.00	28,000.00	1,43,79,96,000.00
Unsold Flat of Wing C	64.00	72,164.00	28,000.00	2,02,05,92,000.00
Unsold Shop of Wing A	5.00	1,231.00	36,000.00	4,43,16,000.00
Unsold Shop of Wing B	7.00	1,622.00	36,000.00	5,83,92,000.00
Unsold Shop of Wing C	7.00	1,821.00	36,000.00	6,55,56,000.00
Unsold Office in Rehab Building	5.00	4,626.00	28,000.00	12,95,28,000.00
Total	222.00	1,98,364.00		5,59,15,84,000.00
Total Income from Sale in Cr.				559.16

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land Stamp Duty Cost	36.80	-	36.80
Payment payable to Rehab Tenants (Rent Cost)	2.43	4.28	3.85
Construction Cost of Rehab Building No. 1 & Amenity Building No. 2	-	-	48.50
Construction Cost of Sale Building No. 3 (Wing A, B & C)	0.94	116.33	117.27
Approval Cost of Fungible Cost & Development charges	11.43	21.00	32.43
Architect Cost, RCC & other Professional fees	1.04	7.25	8.29
Administrative Expenses	0.06	6.57	6.63
Marketing Expenses	-	16.77	16.77
Interest Cost	19.32	30.68	50.00
Contiguous Cost	-	4.97	4.97
TOTAL COST	70.97	254.55	325.52

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 28.36 Cr. considering Land Rate @ ₹ 66,240.00 per Sq. M. & Net Plot Area of 4,281.80 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 36,79,56,900.00 i.e., ₹ 36.80 Cr. which is 11.33% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Conveyance Deed	21.12.2018	Purchase Cost	35,04,00,000.00	35,04,00,000.00
2			Stamp Duty	1,75,20,000.00	1,75,20,000.00
3			Reg. Fees	30,000.00	30,000.00
4				1,900.00	1,900.00
5	Confirmation Deed	03.04.2019	Stamp Duty	500.00	500.00
6			Reg. Fees	1,900.00	1,900.00
7				100.00	100.00
5	Rectification Deed	22.06.2019	Stamp Duty	500.00	500.00
6			Reg. Fees	1,900.00	1,900.00
7				100.00	100.00
	TOTAL			36,79,56,900.00	36,79,56,900.00

➤ Payment Payable to Rehab Tenants (Rent Cost):

Since it is a having some redevelopment flat from the date of shifting of 58 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing ₹ 1,000.00 each year. The existing Tenants has to be given total rental of ₹ 3,85,14,000.00 i.e., ₹ 3.85 Cr. Builder has paid ₹ 1.38 Cr. which is 1.19 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr. No.	Particulars		
1	No. of Tenants	58.00	Nos
2	No. of Half Loft Tenant	38.00	Nos
3	No. of Full Loft Tenant	6.00	Nos
4	Rent Per Month (Jan 22 to Dec 22) Per Tenant	16,000.00	Rupees
5	Rent per Year (Jan to Dec 22)	1,11,36,000.00	Rupees
6	Rent per Month (Jan 23 to Dec 23)	17,000.00	Rupees
7	Rent per Year (Jan to Dec 23)	1,18,32,000.00	Rupees
8	Rent per Month (Jan 24 to Jun 24)	18,000.00	Rupees
9	Rent per Year (Jan to Jun 24)	1,25,28,000.00	Rupees

10	Rent for Full Loft per Tenant	60,000.00	Rupees
11	Rent for Full Loft	3,60,000.00	Rupees
12	Rent for Half Loft per tenant	15,000.00	Rupees
13	Rent for Half Loft	5,70,000.00	Rupees
14	Shifting Cost per Tenant	20,000.00	Rupees
15	Shifting Cost	11,60,000.00	Rupees
16	Brokerage Cost	9,28,000.00	Rupees
17	TOTAL RENT COST	3,85,14,000.00	Rupees

➤ **Building Cost of Construction for Rehab Building No. 1 & Amenity Building No. 2:**

Construction Area of Rehab Building No. 1 = 12,066.94 Sq. M. i.e., 1,29,888.49 Sq. Ft.

Construction Area of Amenity Building No. 2 = 2,057.05 Sq. M. i.e., 22,142.09 Sq. Ft.

Total Construction area of Building No. 1 & 2 = 14,123.99 Sq. M. i.e., 1,52,030.58 Sq. Ft.

No. of Stack Parking in Rehab Building No. 1 = 131 Nos.

No. of Stack Parking in Amenity Building No. 2 = 0 No.

Total No. of Stack Parking in Building No. 1 & 2 = 131 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹38,13,47,611.00 i.e., ₹38.13 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹3,81,34,761.00 i.e., ₹3.81 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹6,55,00,000.00 i.e., ₹6.55 Cr. which comes ₹5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹38,13,47,611.00 + ₹3,81,34,761.00 + ₹6,55,00,000.00) is ₹48,49,82,372.00 i.e., ₹48.50Cr.

The total construction area is 14,123.99 Sq. M., projected cost of ₹48.50 Cr is 14.90% of total project cost
VC IPL opinion the construction cost of 27,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	13,500.00
Final Finishing Work	6,500.00
Other Work	5,500.00
Cost of Construction	27,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

➤ **Building Cost of Construction:**

Total Construction area of Sale Building No. 3 = 30,990.95 Sq. M. i.e., 3,33,586.56 Sq. Ft.

No. of Stack Parking = 300 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹92,97,28,425.00 i.e., ₹92.97 Cr. which comes ₹30,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹9,29,72,843.00 i.e., ₹9.30 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹15,00,00,000.00 i.e., ₹15.00 Cr. which comes ₹5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹92,97,28,425.00 + ₹9,29,72,843.00 + ₹15,00,00,000.00) is ₹117,27,01,268.00 i.e., ₹117.27Cr.

The total construction area is 30,990.95 Sq. M., projected cost of ₹117.27 Cr is 36.03% of total project cost
VC IPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

PROFIT FROM THE PROJECT:

Articulars	Amount (₹ in Cr.)
Gross Estimated Revenue	559.16
Less: Total projected Expenses	325.52
Estimated Surplus	233.64
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	70.09
Net Surplus (3-4)	163.55
PV (discounted @ 8% for 3 years)	Rs. 129.83
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	70.97
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 200.80
The realizable value of the property	Rs. 180.72
Distress value of the property	Rs. 160.64

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Actual Site Photographs



Actual Site Photographs



Ready Reckoner 2023 – 2024



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 20232024

Language: English

Selected District: मुंबई (उपनगर)

Select Village: मन्नास (संश्रेणी)

Search By: Survey No Location

Select	वर्णिकरण	पूजा वकील	विभागा व्यवस्था	खंडीय	कुल	वैयक्तिक	एकक (Rs.)
Survey No	53/253-धुमास: उत्तर, पूर्व व दक्षिण बाबाजी हट व पश्चिम बाबाजी दुकावले.	68240	129100	148460	176100	129100	शौर्य मंदिर

123

190 A/1A/1, 190A/6/2

Survey Number

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Registered Sales Instances

6495322 20-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. अंधेरी । दस्तऐवज क्रमांक :6495/2023 नोंदणी: Regn:63m
गाव: मजास		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मौबदला	27098371	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	15131271.033	
(4) भूमापन ,घोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे मजास,जोगेश्वरी,ता. अंधेरी,मुंबई उपनगर येथील सि. टी. एस. नं. 33A,62,आणि 76 या मिळकतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत या गृह संकुल मधील नॉर्थ विंग B मधील 9व्या मजल्यावरील 88.95 चौ. मी. ररा कारपेट आणि 3.19 चौ. मी. क्षेत्रफळाच्या ओपन बाल्कनी सह निवासी सदनिका क्र. 93 तसेच दोन व्हेइकल पार्किंग स्पेसेस सह हा या कराराचा विषय आहे.मुंबई मनपा	
(5)क्षेत्रफळ	88.95चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑथोराईज सिन्ड्रेटरी सचिन गोंधळी तर्फे कबुली जबाबाकारिता कु. यु. म्हणून गौतम मालवणकर 43 प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: कल्पतरू सिनर्जी, ब्लॉक नं: -, रोड नं: ग्रँड हयात समोर, सांताक्रुझ (पूर्व), मुंबई, महाराष्ट्र. मुंबई. 400055 AAHCA1405F	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सौरभ सिन्हा 44 प्लॉट नं: ए 706, माळा नं: -, इमारतीचे नाव: जॉय वॅलेन्सिया, ब्लॉक नं: -, रोड नं: ऑफ जोगेश्वरी विक्रोळी लिंक रोड, मजास बस डेप जवळ, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. 400060 BCQPS0635C 1) शोभिता मार्गलिक 44 प्लॉट नं: ए 706, माळा नं: -, इमारतीचे नाव: जॉय वॅलेन्सिया, ब्लॉक नं: -, रोड नं: ऑफ जोगेश्वरी विक्रोळी लिंक रोड, मजास बस डेप जवळ, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI 400060 AFWPM9256K	
(9)दस्तऐवज करून दिल्याचा दिनांक	10/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6495/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1626000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

Registered Sales Instances

6478322	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. अंधेरी ।
20-05-2023		दस्तावेज क्रमांक .6478/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn.63m
गाव: मजास		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	21172965	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	11261139.57	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे मजास,जोगेश्वरी,ता. अंधेरी,मुंबई उपनगर येथील सि. टी. एस. नं. 33A,62,आणि 76 या मिळकतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत या गृह संकुल मधील नॉर्थ विंग B मधील 9व्या मजल्यावरील 67.50 चौ. मी. रेरा कारपेट आणि 2.85 चौ. मी. क्षेत्रफळाच्या ओपन बाल्कनी सह निवासी सदनिका क्र. 92 तसेच एक व्हेइकल पार्किंग स्पेस सह हा या कराराचा विषय आहे.मुंबई मनपा	
(5)क्षेत्रफळ	67.50चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑंधोराईज सिग्रेटरी सचिन गोंधळी तर्फे कबुली जबाबाकरिता कु. मु. म्हणून गौतम मालवणकर 43 प्लॉट नं: 101, माळा नं: -. इमारतीचे नाव: कल्पतरू सिनर्जी, ब्लॉक नं: -. रोड नं: ग्रॅंड हयात समोर, सांताक्रुझ (पूर्व), मुंबई, महाराष्ट्र, मुंबई, 400055 AAHCA1405F	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) शशिकांत गंगाराम तादगे 51 प्लॉट नं: ए-603, माळा नं: -. इमारतीचे नाव: सुखसागर क्लासिक सीएचएस, ब्लॉक नं: -. रोड नं: समर्थ नगर, मजासवाडी, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुंबई, 400060 AEQPT1104C 1) अंजली शशिकांत तादगे 50 प्लॉट नं: ए-603, माळा नं: -. इमारतीचे नाव: सुखसागर क्लासिक सीएचएस, ब्लॉक नं: -. रोड नं: समर्थ नगर, मजासवाडी, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुंबई, 400060 AHBPT8364J	
(9)दस्तावेज करून दिल्याचा दिनांक	10/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6478/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1270500	

Registered Sales Instances

4670322 20-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. अंधेरी 1 दस्तऐवज क्रमांक :4670/2023 नोंदणी: Regn:63m
गाव: मजास		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	29956221	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	16387738.119	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे मजास,जोगेश्वरी,ता. अंधेरी,मुंबई उपनगर येथील सि. टी. एस. नं. 33A,62 आणि 76 या मिळकतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत या गृह संकुल मधील नॉर्थ विंग B मधील 8व्या मजल्यावरील 97.05 चौ. मी. रेरा कारपेट आणि 2.87 चौ. मी. क्षेत्रफळाच्या ओपन बाल्कनी सह निवासी सदनिका क्र. 84 तसेच दोन व्हेइकल पार्किंग स्पेसेस सह हा या कराराचा विषय आहे.मुंबई मनपा	
(5)क्षेत्रफळ	97.05चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑथोराईज सिमेंटरी सचिन गोधळी तर्फे कबुली जबाबाकरिता कु. मु. म्हणून गौतम मालवणकर 42 प्लॉट नं. 101, माळा नं. -, इमारतीचे नाव: कल्पतरू सिनर्जी, ब्लॉक नं. -, रोड नं. ग्रँड ह्यात समोर, सांताक्रुझ (पूर्व), मुंबई, महाराष्ट्र, मुंबई, 400055 AAHCA1405F	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) वर्षा भार्गव 47 प्लॉट नं: 1805-1806, माळा नं: -, इमारतीचे नाव: ओर्चीड टॉवर, ब्लॉक नं: -, रोड नं: आकुर्ली रोड, लोखंडवाला टाउनशीप, कादिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई, 400101 AIHPB4507E 1) अमित भार्गव 49 प्लॉट नं: 1805-1806, माळा नं: -, इमारतीचे नाव: ओर्चीड टॉवर, ब्लॉक नं: -, रोड नं: आकुर्ली रोड, लोखंडवाला टाउनशीप, कादिवली पूर्व, मुंबई, महाराष्ट्र, मुंबई, 400101 AEJPB9910M	
(9)दस्तऐवज करून दिल्याचा दिनांक	05/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4670/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1797500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	


Price Indicators for Flats

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Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jogeshwari Vikhroli Link Road > 2 BHK Flats for sale in Jogeshwari Vikhroli Link Road > 1023 Sq-ft

₹2.08 Cr [Get ₹ 62,400 cashback on Home Loan](#)

2 BHK 1023 Sq-ft Flat For Sale **Jogeshwari Vikhroli Link Road, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished Jogging area Outdoor Tennis

Carpet Area 620 sqft ~ ₹33.5-48/sqft	Developer Kalpataru Ltd.	Project Kalpataru Vivant	Floor 10 (Out of 21 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished


East Facing Property

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Marol Maroshi > 2 BHK Flats for sale in Marol Maroshi > 1000 Sq-ft

₹1.65 Cr [Get ₹ 49,500 cashback on Home Loan](#)

2 BHK 1000 Sq-ft Flat For Sale **Marol Maroshi, Mumbai**



2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area 600 sqft ~ ₹27,500/sqft	Developer Atul Projects	Project Atul Blue Fortuna
Floor 4 (Out of 13 Floors)	Transaction Type Resale	Status Ready to Move
Facing South	Lifts 3	Furnished Status Semi-Furnished

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

Price Indicators for Flats

Ghar.tv Select City Search Post Property Post Requirement

New Projects in Mumbai New Projects in Andhra East New Projects in JVLR Kalpataru Vivant North Ridge Wing B

Kalpataru Vivant North Ridge Wing B

By Kalpataru Group
JVLR, Andhra East, Mumbai - 400093

₹ 1.25 Cr* Onwards
Price See Offers & Deals
Connect Now

Disclaimer: *Prices are indicative.

Investor / Resale Options Available.

BEDA

Configuration: 1 BHK, 2 BHK & 3 BHK Flats
View Listings

Carpet Area: 424 Sq.ft - 1076 Sq.ft
View Floor Plan

Possession: December 2026

Construction Status: Under Construction

BEDA No: PS1800045409

magicbricks Buy Rent Sell Home Loans

₹ 4.60 Cr Get ₹ 1,38,000 cashback on Home Loan

4 BHK 1450 Sq-ft Flat For Sale Jogeshwari Vikhroli Link Road, Mumbai

4 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area: 1450 sqft - ₹ 31,724/sqft

Developer: Kalpataru Ltd.

Project: Kalpataru Vivant

Transaction Type: New Property

Status: Under Construction

Furnished Status: Unfurnished

Car Parking: 1 Covered


OFFER: PAY JUST Rs.22,222* PRE-EMI TILL POSSESSION

Price Indicators for Flats

Jiraj Hill View CHSL ₹1.0 Cr - 1.58 Cr | ₹26.00 K/sq.ft
 EMI starts at ₹49,30 X

By **SHRI DEVELOPERS**
 (Apartment) Western Suburban Mumbai

Contact Developer




1, 2 BHK Apartments Configurations Under Construction Possession Status ₹26.00 K/sq.ft Avg. Price 585.00 sq.ft. - 608.00 sq.ft. Carpet Area Sizes

Kalpataru Vivant South Wing B ₹1.99 Cr - 5.6 Cr | ₹32.20 K/sq.ft
 EMI starts at ₹98,80 X

By **KALPATARU GROUP**
 (Apartment) Western Suburban Mumbai

Contact Sellers




2, 3, 4 BHK Apartments Configurations Dec. 2026 Possession Starts ₹32.20 K/sq.ft Avg. Price 678.00 sq.ft. - 1740.00 sq.ft. Carpet Area Sizes

33 more

Avant Heritage II ₹1.69 Cr - 1.94 Cr
 EMI starts at ₹85,00 X

By **AVANT GROUP**
 (Apartment) Western Suburban Mumbai

Contact Sellers



2 BHK Apartment Configuration Sep. 2022 Possession Starts Price on request Avg. Price 590.00 sq.ft. - 677.00 sq.ft. Carpet Area Sizes

13 more

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.05.2023 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 26.04.2023. 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



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 - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **20th May 2023**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, email=manojbaburaochalikwar@vastukala.com, c=IN
2.5.4.20=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, email=manojbaburaochalikwar@vastukala.com, c=IN
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Auth. Sign.



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