CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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

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.



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

mumbai@vastukala.org

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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.



mumbai@vastukala.org

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.

Think.Innovate.Create

For Vastukala Consultants (I) Pvt. Ltd.

MANOJ BABURAO CHALIKWAR Digitally signed by MANDI BABURAO CHALIKWAR DNC orlin, os (RESTURALIA CONSULTIANTS (I) PROVATE LIMITED, examined to the consultation of the crast of the consultation of the consultation

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





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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







Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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)

1	General	1	1
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		
3.	 Copy of Development Agreement dat Private Limited (The Vendor) and M/s. I registered agreement vide No. BDR-18- Copy of Rectification Deed dated 22.0 Limited (The Vendor) and M/s. Neell registered agreement vide No. BDR-18- Copy of Confirmation Deed dated 03. Limited (The Vendor) and M/s. Neell registered agreement vide No. BDR-18- Copy of Indenture Agreement dated 2 Vendor) and M/s. Advaita Estate & Development Development (LOI) No. K Rehabilitation Authority (SRA). Copy of Rehab Building No. 1 IOA 18.08.2021 issued by Slum Rehabilitatio Copy of Sale Building No. 3 IOA Letter N issued by Slum Rehabilitation Authority 	Neelkam: 13205-20 07.2019 kamal R 9088-20 04.2019 kamal R 3868-20 26.05.199 elopment E/PVT/03 Letter Non Author Non SRA/ (SRA). ed Plan N (SRA).	between M/s. Advaita Estate & Development Private ealty & Construction LLP (The Purchasers) through 19 dated 08.08.2019. between M/s. Advaita Estate & Development Private ealty & Construction LLP (The Purchasers) through 19 dated 05.04.2019. 88 between M/s. Madhu Fantasy Land Pvt. Ltd. (The Private Limited (The Purchasers) 250/20201009/LOI dated 04.08.2021 issued by Slum o. SRA/ENG/KE/PVT/0250/20201009/AP/R - 1 dated rity (SRA). Io. SRA/ENG/KE/PVT/0250/20201009/AP/A - 2 dated rity (SRA). VENG/KE/PVT/0250/20201009/AP/S/3 dated 18.08.2021 No. KE/PVT/0250/2020/009/AP/R - 1 dated 30.09.2022
			No. SRA/ENG/KE/PVT/0250/2020/009/AP/A - 2 dated
	18.08.2021 issued by Slum Rehabilitation	n Autho	rity (SRA).
	Approved upto: Ground Floor + 1st to 3rd		
	11. Copy of Sale Building No. 3 Approv 30.09.2022 issued by Slum Rehabilitation Approved upto: Ground Floor + 1st to 19th	n Autho	



	13. Copy of Amenity Building No. 2 Commencer	evel	by excluding portion of religious structure)			
	13. Copy of Amenity Building No. 2 Commencer					
		men	(This CC is endorsed for the work for Plinth Level by excluding portion of religious structure)			
	17.01.2023 issued by Slum Rehabilitation Au	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 L					
			Certificate No. KE/PVT/0250/20201009/AP/S-3 dated			
	17.01.2023 issued by Slum Rehabilitation Au					
	(This CC is endorsed for the work for Plinth Le					
	dated 05.03.2021 issued by Subdistrict Collection	ctor				
	07.02.2022 valid upto 06.02.2030 issued by A	Airpo				
	Municipal Corporation of Greater Mumbai (Mo	CGI				
	18. Copy of Engineer Certificate dated 22.02.202	3 is	sued by Dhaval H. Shah.			
	19. Copy of CA Certificate (Form 3) dated 22.02.3	202	3 issued by Rajan Menda.			
	20. Copy of CA Certificate dated 03.05.2023 issu					
-		_	dated 12.04.2023 issued by Maharashtra Real Estate			
	Regulatory Authority.	00	dated 12.01.2020 10000 by Manarashira Noar Estate			
	22. Copy of Property Card					
		Fst	timation Letter dated 11.05.2023 issyed by M/s. Jiyani			
	Consultancy LLP	LOI				
	Project Name	:	"NICCO Residency", Proposed S. R. Scheme			
	(with address & phone nos.)		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	:	M/s. Neelkamal Realty & Construction LLP			
	(es) with Phone no. (details of share of each					
	owner in case of joint ownership)		Office No. 201A, 2nd Floor, Wing No. A, Vikas Vertex,			
			Behind Andheri Police Station, Andheri (East),			
			Mumbai - 400 069, State - Maharashtra, Country -			
			India			
	Think.Innov	10	ite Create			
			Contact Person:			
			Mrs. Mona Mehta			
	Drief description of the ground of the leading land	- 1-1	Mobile No. 7977952834			
5.	Brief description of the property (Including Leaseh	ola	/ 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.					
	Under Construction state. Flat are the various tyl provide total satisfaction. The residential units offer Flat (772. 0 Sq. Fl 826. 0 Sq. Ft.), 3 BHK Flat (Ft 1671. 0 Sq. Ft.). The project comprises of	pes ered 100 of 3	s likely to impress you. The residential dwellings are in of units available, each of which has been created to drare spacious and available in different sizes as 2 BHK 12. 0 Sq. Ft 1228. 0 Sq. Ft.), 4 BHK Flat (1671. 0 Sq. well-executed towers which offer a nice view of the mmissioned 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	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
Residency"	

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%	
Amenity Building No. 2	Excavation work is in completed & foundation work is in progress	5%	1.00%
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: Innovate. Create

ROI COLD I NOCEOT FUNE INTINES	
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





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 8 of 64

Valuatio		: SBI / Diamond Garden Chembur Br	anc		696)Page 8 of 64	
	d) Ward / Taluka		:	Taluka – Andheri		
	e) Mandal / District		:	District – Mumbai Suburban		
7.	Postal address of the property			"NICCO Residency", Pro Residential building on Plot A/6/2(pt), Poonam Nagar, Road, Village – Majas – Mumbai – 400 093, State – India	bearing C.T.S. No. 190 MMRDA Colony, JVLR III, Jogeshwari (East),	
8.	City / Town		:	Jogeshwari (East), Mumbai		
	Residential area		:	Yes		
	Commercial area	/ 1	:	Yes		
	Industrial area	/	:	No (R)		
9.	Classification of th	ne area	1			
	i) High / Middle / F	Poor	:	Higher Middle Class		
	ii) Urban / Semi U		10	Urban		
10.	Coming under Panchayat / Munic		-	Jogeshwari (East), Mumbai Municipal Corporation of Gre	ater Mumbai (MCGM)	
11.		under any State / Central		No		
	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area					
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 Lini Road	k	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 i	n shape	
		Inink.inno	10	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 of 14A& 14B)	considered for Valuation (least		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 wo	ork is in progress	
II	CHARACTERSTI	CS OF THE SITE				





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 9 of 64

1.	n Report Prepared For: SBI / Diamond Garden Chembur Br		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School,	:	All available near by
	Hospital, Bus Stop, Market etc.		
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?		 Copy of 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 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 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
10.	Corner plot or intermittent plot?	. :	Intermittent Plot
11.	Road facilities	1	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20	:	North Side – 30 M wide road
	ft.		West Side – 15 M wide road
14.	Is it a Land - Locked land?		No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	1.0	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition	:	No
	of land for publics service purposes, road		
1	widening or applicability of CRZ provisions etc.		
	(Distance from sea-cost / tidal level must be		
Part -	(Distance from sea-cost / tidal level must be		
Part -	(Distance from sea-cost / tidal level must be incorporated)	:	Net Plot area = 4,281.80 Sq. M.
	(Distance from sea-cost / tidal level must be incorporated) - A (Valuation of land)	:	Net Plot area = 4,281.80 Sq. M.
	(Distance from sea-cost / tidal level must be incorporated) - A (Valuation of land) Size of plot	:	Net Plot area = 4,281.80 Sq. M
	(Distance from sea-cost / tidal level must be incorporated) - A (Valuation of land) Size of plot North & South	:	Net Plot area = 4,281.80 Sq. M. As per table attached to the report





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 10 of 64 Details of recent transactions/online listings are reference of at least two latest deals / transactions with respect to adjacent properties attached with the report. in the areas) 4 Guideline rate obtained from the Register's ₹ 66,240.00 per Sq. M. for Land Office (evidence thereof to be enclosed) ₹ 1,29,100.00 per Sq. M. for Residential Flat ₹ 1,76,100.00 per Sq. M. for Commercial Shop ₹ 1,48,460.00 per Sq. M. for Commercial Shop 5 As per table attached to the report Assessed / adopted rate of valuation 6 As per table attached to the report Estimated value of land Part - B (Valuation of Building) Technical details of the building Type of Building (Residential / Commercial Residential cum Commercial / Industrial) b) Type of construction (Load bearing / RCC / R.C.C. Framed structure Steel Framed) c) Year of construction Building Construction work is in progress d) Number of floors and height of each floor including basement, if any Building **Number of Floors** Proposed Rehab Building no. 1 of Ground Floor + 1st to 23rd Upper Residential Floor & "NICCO 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 Residency" approved plan. Plinth area floor-wise As per table attached to the report e) f) Condition of the building N.A. Building Construction work is in progress i) Exterior - Excellent, Good, Normal, Poor ii) Interior - Excellent, Good, Normal, Poor N.A. Building Construction work is in progress Date of issue and validity of layout of 1. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0250/2020/009/AP/R - 1 dated approved map 30.09.2022 issued by Slum Rehabilitation Authority (SRA). Approved upto: Ground Floor + 1st to 23rd Upper Residential Floor Think.Inno 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 3. 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 4. 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





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 11 of 64 by excluding portion of religious structure) 5. 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) 6. 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) Municipal Corporation of Greater Mumbai Approved map / plan issuing authority Verified Whether genuineness or authenticity of approved map / plan is verified

N.A.

Specifications of construction (floor-wise) in respect of

valuers on authentic of approved plan

Any other comments by our empanelled :

Sr. No.	Description		
1.	Foundation	123	Proposed R.C.C. Footing
2.	Basement		Yes, Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	3	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	2	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	7
	Height		N.A. Building Construction work is in progress
	Length		
	Type of construction	V.	ate Create
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	7
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	1	
	Spare plug points	:_	
_	Any other item	:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	IN.A. building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Remarks:

1. We have referenced approved plan for construction area statement.





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

Total abstract of the entire property

			O Y G I C . C I C G I C
Part – A	Land		
Part - B	Building		
	Land development	T.	
Part – C	Compound wall	:	As per below table attached in the report
Part - D	Amenities		
Part – E	Pavement		
Part - F	Services		



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Area Statement as per Approved Plan

(1)		ATEMENT			SLUM	NON - SLUM	TOTAL IN SQ. FT.
1	GROSS AR	EA OF PLOT			2,200.00	3,469.67	5,669.67
a)	AREA OF REHABILITATI			NT	2,200.00	3,469.67	3,469.67
2		ION FOR				0,100.07	0,100.07
A)	FOR RESERVAT		AREA	-			
a)	PROPOSED REHABILITATION 2.1) (3469.67)			NT (RR		1,387.87	1,387.87
B)	FOR AME						
a)	AREA OF AMENITY PLOT/PL PER DO	OT TO BE H CR 14(A)	ANDED O	/ER AS		9/8 6-	
b)	AREA OF AMENITY PLOT/PL PER DO	/ER AS	R				
c)		OCR 15					
d)	The second secon	OCR 32					
c)	Control Contro	D IF ANY					
a)	LAND COMPONENT OF REGULATION UNDER WI	HICH THE DE	EVELOPME				
3	TOTAL DEDUCTION	I[2(A) + 2(B)]) + 2(C)]			1,387.87	1,387.87
4	BALANCE AREA O	F PLOT (1 M	INUS 3)		2,200.00	2,081.80	4,281.80
4(i)		ON FOR	Contract of				
A)	FOR RESERV				/_		
b)	PROPOSED REHABILITATIO 2.1) (3469.67)	< 40% = 138.	87			1,387.87	1,387.87
5	PLOT AREA UNDER DEVEL ABO	OPMENT (A: DVE)	S PER SR.	NO. 4	2,200.00	3,469.67	5,669.67
6	ZONAL (BASIC)	FSI (1 OR 1	.33)		4.00 OR MORE	1.00	
7	PERMISSIBLE BUILT-UP ARE (5*6) (IN CASE OF MILL LAND KEPT IN A					3,469.67	3,469.67
8	BUILT UP AREA EQUAL TO A AS PER 3(A) OF R	EGULATION	1 30 (A)				
9	BUILT UP AREA IN LIEU OF (BUILT-UP AMENITY	O BE HAND	ED OVER		(1)		
10	PREMIUM AS PER TABLE NO.					1,734.84	1,734.84
11	BUILT UP AREA DUE TO ADM NO.	IISSIBLE TO 12 OF	R AS PER	TABLE			
	REGULATION NO. 30 (A) SUB						
12	PERMISSIBLE BUILT-UP	AREA (7 + 8	+9+10+	11)		5,204.51	5,204.51
13	PROPOSED B						ASSESSMENT OF THE PARTY OF
	BLDGS	AMENITY	REHAB	SALE			
	REHAB BLDG. NO. 1		4876.3	548.76			
	AMENITY BLDG. NO. 2	1734.36					
	SALE BLDG NO. 3			14361.			





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(1)	AREA STATEMENT			SLUM	NON - SLUM	TOTAL IN SQ. FT.
			61			
14	TOTAL REHAB BUA	4876.3		4,876.30		4,876.30
15	TOTAL REHAB COMPONENT		8,317.99		8,317.99	
16	INCENTIVE SALE AREA (15 X	8,317.99	E 00 / E /	8,317.99		
17	SALE AREA PERMISSIBLE ON NON-	10.101.00	5,204.51	5,204.51		
18	TOTAL AREA PERMISSIBL	E		13,194.29	5,204.51	18,398.80
19	SANCTIONED FSI			6.00	1.50	-
20 a	SALE BUA PERMISSIBLE		8,317.99	5,204.21	13,522.50	
20 b	BUILT UP AREA EQUAL TO AREA OF LAN AS PER (REGULATION NO.		OVER		1,387.87	1,387.87
20 c	TOTAL SALE BUA PERMISSI	BLE		8,317.99	6,592.38	14,910.37
20	TOTAL SALE BUA PROPOS	ED		8,317.99	6,592.38	14,910.37
21	TOTAL PROPOSED BUA (REHAB + SA	-	20)	13,194.29	6,592.25	19,786.67
22	TDR GENERATED IF ANY AS PER REGI (3469.67 X 50% = 1734.84 [(1743.36 X 30.250) / 65,040] X 1.50 + 12	1 216.25 SQ.	MT.		1,216.25	1,216.25
23	FUNGIBLE COMPENSATORY AREA AS PI NO. 31 (3)	ER REGUL	ATION			
a)	 I) PERMISSIBLE FUNGIBLE COMPENSAT REHAB COMPONENT WITHOUT CHARC 					1,706.70
	II) FUNGIBLE COMPENSATORY AREA AVA COMPONENT WITHOUT CHARGING			1	N 50	95.28
b)	I)BASIC SALE COMMERCIAL	BUA				735.14
	II)BASIC SALE RESIDENTIAL	BUA	/	1	V-1-11	14,175.23
c)	I) PERMISSIBLE COMMERCIAL FUNGIBLE BY CHARGING PREMIUM		ATORY			257.30
	II) PROPOSED SALE COMMERCIAL COMPENSATORY AREA ALREADY PAID W 53535 DATED 13/08/2021	IDE RECEI				227.50
d)	I) PERMISSIBLE COMMERCIAL FUNGIBLE BY CHARGING PREMIUM		ATORY			4,961.33
	II) PROPOSED SALE COMMERCIAL COMPENSATORY AREA ALREADY PAID W 53535 DATED 13/08/2021	IDE RECEI		reate		4,937.24
e)	TOTAL PROPOSED SALE COMMERCIAL A FUNGIBLE AREA 23 (C) II + 23		ENTIAL			5,164.74
f)	TOTAL PROPOSED SALE COMMERCIAL A FUNGIBLE AREA 23 (B)(F) II +	ND RESIDE	NTIAL			20,075.11
25	FSI CONSUMED ON NET PLOT	[21/4]		6.00	1.90	
11	OTHERS REQUIREMENTS	S				
A)	RESERVATION / DESIGNMENT					164
a)	NAME OF RESERVATION			11		
b)	AREA OF RESERVATION AFFECTING					
	AREA OF RESERVATION LAND TO BE HA OVER AS PER REGULATION N	NO. 17_			1,387.87	1,387.87
B)	PLOT AREA/BUILT UP TO AMENITY TO BE AS PER REGULATION	EHANDED	OVER			
	I) 14 (A)					
	II) 14 (B)					7.10





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(1)	tion Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Re	SLUM	NON - SLUM	TOTAL IN SQ. FT.		
	III) 15					
С	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) AERA AVAILABLE FOR TENEMENTS ((I) MINIMUM (II))					
	IV) TENEMENTS PERMISSIBLE OF TENEMENTS PROPOSED ON THE PLOT	REFFER ABOVE STATEMENTS				
	V) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT					
e)	PARKING STATEMENTS					
	I) PARKING REQUIRED BY REGULATION FOR					
	CAR	1				
	SCOOTER/MOTOR CYCLE					
	II) COVERED GARBAGE PERMISSIBLE					
	III) COVERED GARBAGE PROPOSED	DEFEED	ADOVE CTA	TEMENTO		
	CAR	KEFFER	ABOVE STA	(TEMENTS		
	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		





Construction Area as per Approved Plan

Rehab Building No. 1:

Kell	ab Building	The same of the same of	THE REAL PROPERTY.	Free FS	/ Premiun	n FSI Area in	Sa M	STATE OF				
Sr. No.	Floor	Net Built Up Area in Sq. M.	Staircase / Lift / Lobby Area	Refuge Area	Parking Area	Common Passage	Other Area	Amenities Area	Total Construction Area in Sq. M.			
1	Ground	236.54	63.63	-	86.26	56.11	21.93	-	464.47			
2	1st	165.78	56.64		86.26	75.09	28.19	66.06	478.02			
3	2nd	198.75	56.38		86.26	75.09	4.10	66.06	486.64			
4	3rd	237.53	30.93	-	86.26	146.27	4.10	-	505.09			
5	4th	237.53	30.93		86.26	146.27	4.10		505.09			
6	5th	237.53	30.93	-	86.26	146.27	4.10	-	505.09			
7	6th	237.53	30.93	-	86.26	146.27	4.10		505.09			
8	7th	237.53	30.93		86.26	146.27	4.10	11 -	505.09			
9	8th	171.46	30.93	66.07	86.26	146.27	4.10	-	505.09			
10	9th	237.53	30.93	C T ST	86.26	146.27	4.10		505.09			
11	10th	237.53	30.93	37	86.26	146.27	4.10		505.09			
12	11th	237.53	30.93	1 1 -	86.26	146.27	4.10		505.09			
13	12th	237.53	30.93	-	86.26	146.27	4.10	-	505.09			
14	13th	237.53	30.93		86.26	146.27	4.10	-	505.09			
15	14th	237.53	30.93		86.26	146.27	4.10	-	505.09			
16	15th	171.46	30.93	66.07	86.26	146.27	4.10		505.09			
17	16th	237.53	30.93	-	86.26	146.27	4.10	-	505.09			
18	17th	237.53	30.93	-	86.26	146.27	4.10		505.09			
19	18th	237.53	30.93		86.26	146.27	4.10	-	505.09			
20	19th	237.53	30.93		86.26	146.27	4.10	-	505.09			
21	20th	237.53	30.93		86.26	146.27	4.10		505.09			
22	21st	237.53	30.93	1	86.26	146.27	4.10		505.09			
23	22nd	205.33	30.93	32.20	86.26	146.27	4.10		505.09			
24	23rd	237.53	30.93		86.26	146.27	4.10		505.09			
25	OHT / LMR	-	30.93	V-0	1	-	-	-	30.93			
Total	Area in Sq. M.	5,424.86	857.11	164.34	2,070.23	3,277.96	140.32	132.12	12,066.94			
	STACK PARKING Nos.											

Amenity Building No. 2:

		Net		ree FSI/	Premiun	n FSI Area	in Sq. I	VI.	Total	
Sr. No.	Floor		Built Up Area in Sq. M.	Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Servant Toilet	Duct Area	Amenities Area	Construction Area in Sq. M.
1	Ground	385.74	55.69	-	31.26	-	0.77	2.98	476.44	
2	1st	452.54	55.17	-	-		0.77	-	508.48	
3	2nd	452.54	55.17	-	-	-	0.77	7.5	508.48	
4	3rd	452.54	55.17		-		0.77		508.48	
5	OHT/LMR	-	55.17	-	-		-	-	55.17	
Total A	Area in Sq. M.	1,743.36	276.37	-	31.26		3.08	2.98	2,057.05	



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

C THE	Building NC				I / Premiur	n FSI Area	in Sq. M.		Total
Sr. No.	Floor	Net Built Up Area in Sq. M.	Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Chhajja	Duct / Terrace Area	Amenities Area	Total Construction Area in Sq. M.
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 3	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		Ψ.	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	-	1/2	111.77	1.88		1,484.69
20	19th	518.46	242.74		-	61.23	168.16		990.59
21	OHT / LMR	-	160.32	-	/ -	1	<u> </u>		160.32
	rea in Sq. M.	19,114.05	5,092.10	716.40	3,280.26	1,992.62	203.88	591.64	30,990.95
		- den		PARKING		1		177	300.00

Think.Innovate.Create





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The floor wise Area Statement of the Project is as table below:

Rehab Building No. 1:

Name and Address of the Owner, where	ab Buildin	Indiana de la constitución de la	1:		DEDA A		11 117
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





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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			
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	20.00	- 002.00	002.00	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	1002	1BHK	27.88	300.00	330.00	Tenant			
68	10th Floor	1003	1BHK	28.09	302.00	332.00	Tenant			
69	10th Floor	1004	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				
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			





Valuat	ion Report Prep	ared For:	SBI / Diamond Ga	arden Chembur Branc	h / NICCO Residency	(31536/2300696)Pa	
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	20.00	002.00	002.00	Refuge
106	15th Floor	1507	Refuge	177	7 7 9		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	
113	16th Floor	1607	1BHK	27.98	301.00	331.00	Tenant Tenant
114	17th Floor	1701	1BHK	27.88	300.00	330.00	
115	17th Floor	1702	1BHK	28.04	302.00	332.00	Tenant
116		1702	1BHK	27.88			Tenant
117	17th Floor				300.00	330.00	Tenant
118	17th Floor 17th Floor	1704 1705	1BHK 1BHK	28.09	302.00	332.00	Tenant
119	17th Floor	1705	1BHK	28.09	302.00	332.00	Tenant
120	17th Floor	1707		28.09	302.00	332.00	Tenant
121		1801	1BHK	27.98	301.00	331.00	Tenant
122	18th Floor 18th Floor	1802	1BHK 1BHK	27.88 28.04	300.00 302.00	330.00	Tenant
123		1803		27.88		332.00	Tenant
124	18th Floor	1804	1BHK 1BHK	28.09	300.00	330.00	Tenant
125	18th Floor	1805	1BHK		302.00	332.00	Tenant
126	18th Floor	1806	1BHK	28.09	302.00	332.00	Tenant
127	18th Floor	1807	1BHK	28.09 27.98	302.00 301.00	332.00	Tenant
128	19th Floor	1901		27.88		331.00	Tenant
129	19th Floor	1902	1BHK 1BHK	28.04	300.00	330.00	Tenant
130	19th Floor	1903	1BHK	27.88		332.00	Tenant
131	19th Floor	1903	1BHK	28.09	300.00 302.00	330.00 332.00	Tenant
132	19th Floor	1905	1BHK	28.09			Tenant
133	19th Floor	1905	1BHK	28.09	302.00 302.00	332.00	Tenant
134	19th Floor	1907	1BHK	27.98	302.00	332.00	Tenant
135	20th Floor	2001	1BHK	27.88	300.00	331.00	Tenant
136	20th Floor	2002	1BHK	28.04	302.00	330.00 332.00	Tenant Tenant
137	20th Floor	2002	1BHK	27.88	300.00	332.00	Tenant
138	20th Floor	2003	1BHK	28.09	302.00	332.00	
139	20th Floor	2004	1BHK	28.09	302.00	332.00	Tenant
140		2005	1BHK	28.09	302.00		Tenant
141	20th Floor 20th Floor	2006	1BHK	27.98	301.00	332.00 331.00	Tenant
141	21st Floor	2101	1BHK	27.88	300.00	331.00	Tenant Tenant
143	21st Floor	2102	1BHK	28.04	302.00	332.00	Tenant
144	21st Floor	2102	1BHK	27.88	300.00	332.00	Tenant
144	213(1100)	2100	ווועו	21.00		330.00	renant





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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





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Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in \$q. Ft.	Built-up Area in Sq. Ft.	Unsold / Tenant Inventory
28	2nd Floor	206	1 BHK	28.05	302.00	332.00	Tenant
29	2nd Floor	207	1 BHK	28.05	302.00	332.00	Tenant
30	2nd Floor	208	1 BHK	28.21	304.00	334.00	Tenant
31	2nd Floor	209	1 BHK	28.05	302.00	332.00	Tenant
32	2nd Floor	2010	1 BHK	28.05	302.00	332.00	Tenant
33	2nd Floor	2011	1 BHK	28.05	302.00	332.00	Tenant
34	3rd Floor	301	1 BHK	28.22	304.00	334.00	Tenant
35	5th Floor	302	1 BHK	28.05	302.00	332.00	Tenant
36	5th Floor	303	1 BHK	28.05	302.00	332.00	Tenant
37	6th Floor	304	1 BHK	28.05	302.00	332.00	Tenant
38	6th Floor	305	1 BHK	28.05	302.00	332.00	Tenant
39	6th Floor	306	1 BHK	28.05	302.00	332.00	Tenant
40	6th Floor	307	1 BHK	28.05	302.00	332.00	Tenant
41	6th Floor	308	1 BHK	28.21	304.00	334.00	Tenant
42	6th Floor	309	1 BHK	28.05	302.00	332.00	Tenant
43	6th Floor	3010	1 BHK	28.05	302.00	332.00	Tenant
44	6th Floor	3011	1 BHK	28.05	302.00	332.00	Tenant
	TC	TAL	2.120	1,179.25	12,698.00	13,958.00	

Sale Building No. 3 (Wing A):

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
1	15	Ground	Α	Shop	17.80	192.00	211.00	Unsold
2	16	Ground	Α	Shop	38.08	410.00	451.00	Unsold
3	17	Ground	Α	Shop	23.30	251.00	276.00	Unsold
4	18	Ground	Α	Shop	17.62	190.00	209.00	Unsold
5	19	Ground	Α	Shop	17.42	188.00	207.00	Unsold
6	101	1st Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
7	102	1st Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
8	103	1st Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
9	104	1st Floor	Α	Podium				Podium
10	201	2nd Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
11	202	2nd Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
12	203	2nd Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
13	204	2nd Floor	Α	Podium				Podium
14	301	3rd Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
15	302	3rd Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
16	303	3rd Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
17	304	3rd Floor	Α	Podium	-			Podium
18	401	4th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
19	402	4th Floor	A	3 BHK	105.00	1,130.00	1,243.00	Unsold
20	403	4th Floor	Α	3 BHK	93.06	1,002.00	1.102.00	Unsold
21	404	4th Floor	A	Fitness				Fitness
22	501	5th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
23	502	5th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
24	503	5th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
25	504	5th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
26	601	6th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
27	602	6th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold





Valua	tion Report P	repared For: SE	31 / Diamo	nd Garden (Chembur Branch / NIC	CO Residency (31536)	(2300696)Page 23 of	64
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	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
29	604	6th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
30	701	7th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
31	702	7th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
32	703	7th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
33	704	7th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
34	801	8th Floor	Α	2 BHK	79.78	859.00	945.00	Unsold
35	802	8th Floor	Α	Refuge				Refuge
36	803	8th Floor	A	3 BHK	93.06	1,002.00	1,102.00	Unsold
37	804	8th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
38	901	9th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
39	902	9th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
40	903	9th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
41	904	9th Floor	Α	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	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
44	1003	10th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
45	1004	10th Floor	Α	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	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
48	1103	11th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
49	1104	11th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
50	1201	12th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
51	1202	12th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
52	1203	12th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
53	1204	12th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
54	1301	13th Floor	Α	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	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
57	1304	13th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
58	1401	14th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
59	1402	14th Floor	Α	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	Α	2 BHK	72.92	785.00	864.00	Unsold
62	1501	15th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
63	1502	15th Floor	Α	Refuge		-	-	Refuge
64	1503	15th Floor	Α	2 BHK	73.62	792.00	871.00	Unsold
65	1504	15th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
66	1601	16th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
67	1602	16th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
68	1603	16th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
69	1604	16th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
70	1701	17th Floor	Α	2 BHK	76.78	826.00	909.00	Unsold
71	1702	17th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
72	1703	17th Floor	Α	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	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold





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Sr. No.	Shop / Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Afea in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
77	1804	18th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
78	1901	19th Floor	Α	2 BHK	76.98	829.00	912.00	Unsold
79	1902	19th Floor	Α	3 BHK	105.00	1,130.00	1,243.00	Unsold
80	1903	19th Floor	Α	3 BHK	93.06	1,002.00	1,102.00	Unsold
81	1904	19th Floor	Α	2 BHK	72.92	785.00	864.00	Unsold
-		TOTAL			6,203.74	66,774.00	73,462.00	

Sale Building No. 3 (Wing B):

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
1	8	Ground	В	Shop	19.22	207.00	228.00	Unsold
2	9	Ground	В	Shop	17.50	188.00	207.00	Unsold
3	10	Ground	В	Shop	39.09	421.00	463.00	Unsold
4	11	Ground	В	Shop	21.67	233.00	256.00	Unsold
5	12	Ground	В	Shop	17.93	193.00	212.00	Unsold
6	13	Ground	В	Shop	17.87	192.00	211.00	Unsold
7	14	Ground	В	Shop	17.50	188.00	207.00	Unsold
8	101	1st Floor	В	2 BHK	76.86	827.00	910.00	Unsold
9	102	1st Floor	В	2 BHK	76.86	827.00	910.00	Unsold
10	103	1st Floor	В	Podium	-		-1	Podium
11	104	1st Floor	В	Podium		15 15-15-1		Podium
12	201	2nd Floor	В	2 BHK	76.86	827.00	910.00	Unsold
13	202	2nd Floor	В	2 BHK	76.86	827.00	910.00	Unsold
14	203	2nd Floor	В	Podium	/		-	Unsold
15	204	2nd Floor	В	Podium				Podium
16	301	3rd Floor	В	2 BHK	76.78	826.00	909.00	Unsold
17	302	3rd Floor	В	2 BHK	76.78	826.00	909.00	Unsold
18	303	3rd Floor	В	Podium			-	Podium
19	304	3rd Floor	В	Podium				Podium
20	401	4th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
21	402	4th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
22	403	4th Floor	В	Fitness	phovate	Create		Fitness
23	404	4th Floor	В	Fitness				Fitness
24	501	5th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
25	502	5th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
26	503	5th Floor	В	2 BHK	71.74	77.2.00	849.00	Unsold
27	504	5th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
28	601	6th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
29	602	6th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
30	603	6th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
31	604	6th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
32	701	7th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
33	702	7th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
34	703	7th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
35	704	7th Floor	В	2 BHK	71,74	772.00	849.00	Unsold
36	801	8th Floor	В	Refuge	-	-	-	Refuge
37	802	8th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
38	803	8th Floor	В	2 BHK	71.74	772.00	849.00	Unsold





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Sr. No.	Shop / Flat No.	Floor No	Wing No.	Comp	RERA Carpet Area in Sq. M.	CO Residency (31536) RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
39	804	8th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
40	901	9th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
41	902	9th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
42	903	9th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
43	904	9th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
44	1001	10th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
45	1002	10th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
46	1003	10th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
47	1004	10th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
48	1101	11th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
49	1102	11th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
50	1103	11th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
51	1104	11th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
52	1201	12th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
53	1202	12th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
54	1203	12th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
55	1204	12th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
56	1301	13th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
57	1302	13th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
58	1303	13th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
59	1304	13th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
60	1401	14th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
61	1402	14th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
62	1403	14th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
63	1404	14th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
64	1501	15th Floor	В	Refuge	(1.17	112.00	- 010.00	Refuge
65	1502	15th Floor	В	2 BHK	76.86	827.00	910.00	Unsold
66	1503	15th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
67	1504	15th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
68	1601	16th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
69	1602	16th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
70	1603	16th Floor		2 BHK	71.74	772.00	849.00	Unsold
71	1604	16th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
72	1701	17th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
73	1701	17th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
74	1702	17th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
75	1703	17th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
76	1801	18th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
77	1802	18th Floor	В	2 BHK	76.78	826.00	909.00	Unsold
	1803	18th Floor	В	2 BHK	71.74	772.00	849.00	Unsold
78			В	2 BHK	71.74	772.00	849.00	Unsold
79	1804	18th Floor			76.78	826.00	909.00	Unsold
80	1901	19th Floor	В	2 BHK		826.00	909.00	
81	1902	19th Floor	В	2 BHK	76.78	020.00	309.00	Unsold
82	1903	19th Floor	В	Terrace	,-	-	-	Terrace
83	1904	19th Floor TOTAL	В	Terrace	4,923.98	52,979.00	58,285.00	Terrace





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Sale Building No. 3 (Wing C):

Sr. No.	Shop / Flat No.	g No. 3 (V	Wing No.	Comp	RERA Carpet Area in Sq. M.	RÉRA Carpet Aréa in Sq. Ft.	Built-up Area in Sq. Ft.	Unsold / Sold Inventory
1	1	Ground	С	Shop	18.07	195.00	215.00	Unsold
2	2	Ground	С	Shop	26.94	290.00	319.00	Unsold
3	3	Ground	С	Shop	23.04	248.00	273.00	Unsold
4	4	Ground	С	Shop	25.56	275.00	303.00	Unsold
5	5	Ground	C	Shop	38.86	418.00	460.00	Unsold
6	6	Ground	С	Shop	17.68	190.00	209.00	Unsold
7	7	Ground	C	Shop	19.03	205.00	226.00	Unsold
8	101	1st Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
9	102	1st Floor	C	2 BHK	76.78	826.00	909.00	Unsold
10	103	1st Floor	C	Podium	- /	-	-	Podium
11	104	1st Floor	C	Podium	26		-	Podium
12	201	2nd Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
13	202	2nd Floor	C	2 BHK	76.78	826.00	909.00	Unsold
14	203	2nd Floor	C	Podium	10.70	-	-	Podium
15	204	2nd Floor	C	Podium		and the second		Podium
16	301	3rd Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
17	302	3rd Floor	C	2 BHK	76.78	826.00	909.00	Unsold
18	303	3rd Floor	C	Podium	10.10	020.00	303.00	Podium
19	304	3rd Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
20	401	4th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
21	402	4th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
22	403	4th Floor	C	-	10.70	020.00	909.00	
	404		C	Fitness	114.10	1 220 00	1 252 00	Fitness
23		4th Floor	C	3 BHK	114.19 155.62	1,229.00	1,352.00	Unsold
24	501	5th Floor		4 BHK		1,675.00	1,843.00	Unsold
25	502	5th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
26	503	5th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
27	504	5th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
28	601	6th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
29	602	6th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
30	603	6th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
31	604	6th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
32	701	7th Floor	C	4 BHK	155.62	1,675.00	1,843.00	Unsold
33	702	7th Floor	C	2 BHK	76.78	826.00	909.00	Unsold
34	703	7th Floor	C	2 BHK	71.74	772.00	849.00	Unsold
35	704	7th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
36	801	8th Floor	C	Refuge	-	100100	1 101 00	Refuge
37	802	8th Floor	C	3 BHK	93.27	1,004.00	1,104.00	Unsold
38	803	8th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
39	804	8th Floor	C	3 BHK	114.10	1,228.00	1,351.00	Unsold
40	901	9th Floor	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
41	902	9th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
42	903	9th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
43	904	9th Floor	C	3 BHK	114.19	1,229.00	1,352.00	Unsold
44	1001	10th Floor	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
45	1002	10th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
46	1003	10th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
47	1004	10th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
48	1101	11th Floor	С	4 BHK '	155.62	1,675.00	1,843.00	Unsold





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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	С	2 BHK	76.78	826.00	909.00	Unsold
50	1103	11th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
51	1104	11th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
52	1201	12th Floor	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
53	1202	12th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
54	1203	12th Floor	С	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	O	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	С	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	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
61	1402	14th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
62	1403	14th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
63	1404	14th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
64	1501	15th Floor	С	Refuge	-	-		Refuge
65	1502	15th Floor	С	1 BHK	62.49	673.00	740.00	Unsold
66	1503	15th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
67	1504	15th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
68	1601	16th Floor	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
69	1602	16th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
70	1603	16th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
71	1604	16th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
72	1701	17th Floor	С	4 BHK	155.62	1,675.00	1,843.00	Unsold
73	1702	17th Floor	С	2 BHK	76.78	826.00	909.00	Unsold
74	1703	17th Floor	С	2 BHK	71.74	772.00	849.00	Unsold
75	1704	17th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
76	1801	18th Floor	С	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	С	2 BHK	71.74	772.00	849.00	Unsold
79	1804	18th Floor	С	3 BHK	114.19	1,229.00	1,352.00	Unsold
80	1901	19th Floor	С	Terrace	-	-	-	Terrace
81	1902	19th Floor	С	Terrace	-	-		Terrace
82	1903	19th Floor	С	Terrace	1110101	0.0.0001	-	Terrace
83	1904	19th Floor	С	Terrace				Terrace
		TOTAL			6,874.65	73,985.00	81,398.00	



Tenant Inventory List

Rehab Building No. 1:

-	b Building			DEDA Comet	DEDA Cornet	Built-up Area in
Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	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	C 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





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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.
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	18HK	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





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The second second second	on Report Prepare	Commence of the Park Street, Square, or other park Street, Square, Squ	Diamond Garden Ch	embur Branch / NICCO Re		
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	4 <u>7</u> ,374.00





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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
		TAL		1,179.25	12,698.00	13,958.00





Unsold Flats Inventory

Sale Building (Wing A):

Sale	Build	ling (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	Α	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	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
5	202	2nd Floor	Α	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	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
8	302	3rd Floor	Α	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	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
11	402	4th Floor	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
12	403	4th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
13	501	5th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
14	502	5th Floor	Α	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	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
17	601	6th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
18	602	6th Floor	Α	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	Α	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	Α	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	Α	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	Α	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	Α	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	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
38	1103	11th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
39	1104	11th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
40	1201	12th Floor	Α	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	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
43	1204	12th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
44	1301	13th Floor	Α	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	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
47	1304	13th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00





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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	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
49	1402	14th Floor	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
50	1403	14th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
51	1404	14th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
52	1501	15th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
53	1503	15th Floor	Α	2 BHK	792.00	871.00	28,000.00	2,21,76,000.00
54	1504	15th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
55	1601	16th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
56	1602	16th Floor	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
57	1603	16th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
58	1604	16th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
59	1701	17th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
60	1702	17th Floor	Α	3 BHK	1,130.00	1,243.00	28,000:00	3,16,40,000.00
61	1703	17th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
62	1704	17th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
63	1801	18th Floor	Α	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
64	1802	18th Floor	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
65	1803	18th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
66	1804	18th Floor	Α	2 BHK	785.00	864.00	28,000.00	2,19,80,000.00
67	1901	19th Floor	Α	2 BHK	829.00	912.00	28,000.00	2,32,12,000.00
68	1902	19th Floor	Α	3 BHK	1,130.00	1,243.00	28,000.00	3,16,40,000.00
69	1903	19th Floor	Α	3 BHK	1,002.00	1,102.00	28,000.00	2,80,56,000.00
70	1904	19th Floor	Α	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	В	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
2	102	1st Floor	В	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
3	201	2nd Floor	В	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
4	202	2nd Floor	ВТ	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
5	301	3rd Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
6	302	3rd Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
7	401	4th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
8	402	4th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
9	501	5th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
10	502	5th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
11	503	5th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
12	504	5th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
13	601	6th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
14	602	6th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
15	603	6th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
16	604	6th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
17	701	7th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
18	702	7th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
19	703	7th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
20	704	7th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00





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Sr. No.	Flat No.	Floor No	Wing		RERA	Built-up	Rate / Sq. Ft.	
21		FIGUR NO	No.	Comp	Carpet Area in Sq. Ft.	Area in Sq. Ft.	on Carpet Area	Value in ₹
41	802	8th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
22	803	8th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
23	804	8th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
24	901	9th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
25	902	9th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
26	903	9th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
27	904	9th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
28	1001	10th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
29	1002	10th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
30	1003	10th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
31	1004	10th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
32	1101	11th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
33	1102	11th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
34	1103	11th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
35	1104	11th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
36	1201	12th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
37	1202	12th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
38	1203	12th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
39	1204	12th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
40	1301	13th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
41	1302	13th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
42	1303	13th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
43	1304	13th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
44	1401	14th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
45	1402	14th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
46	1403	14th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
47	1404	14th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
48	1502	15th Floor	В	2 BHK	827.00	910.00	28,000.00	2,31,56,000.00
49	1503	15th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
50	1504	15th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
51	1601	16th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
52		16th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
53	1603	16th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
54	1604	16th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
55	1701	17th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
56	1702	17th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
57	1703	17th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
58	1704	17th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
59	1801	18th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
60	1802	18th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
61	1803	18th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
62	1804	18th Floor	В	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
63	1901	19th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
64	1902	19th Floor	В	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
	.002	TOTAL		201110	51,357.00	56,501.00	20,000.00	1,43,79,96,000.00





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Sale Building (Wing C)

Sale	Bulla	ing (Wing	C).					
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	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
2	102	1st Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
3	201	2nd Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
4	202	2nd Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
5	301	3rd Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
6	302	3rd Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
7	304	3rd Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
8	401	4th Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
9	402	4th Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
10	404	4th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
11	501	5th Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
12	502	5th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
13	503	5th Floor	С	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
14	504	5th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
15	601	6th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
16	602	6th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
17	603	6th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
18	604	6th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
19	701	7th Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
20	702	7th Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
21	703	7th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
22	704	7th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
23	802	8th Floor	C	3 BHK	1,004.00	1,104.00	28,000.00	2,81,12,000.00
24	803	8th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
25	804	8th Floor	С	3 BHK	1,228.00	1,351.00	28,000.00	3,43,84,000.00
26	901	9th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
27	902	9th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
28	903	9th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
29	904	9th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
30	1001	10th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
31	1002	10th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
32	1003	10th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
33	1004	10th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
34	1101	11th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
35	1102	11th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
36	1103	11th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
37	1104	11th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
38	1201	12th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
39	1202	12th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
40	1203	12th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
41	1204	12th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
42	1301	13th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
43	1302	13th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
44	1303	13th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
45	1304	13th Floor	C	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
46	1401	14th Floor	C	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
47	1402	14th Floor	C	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
48	1403	14th Floor	C	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
40	1400	141111001	U	Z DITI	112.00	040.00	20,000.00	۵, ۱۵, ۱۵,۵۵۵،۵۵





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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	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
50	1502	15th Floor	С	1 BHK	673.00	740.00	28,000.00	1,88,44,000.00
51	1503	15th Floor	С	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
52	1504	15th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
53	1601	16th Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
54	1602	16th Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
55	1603	16th Floor	С	2 BHK	772.00	849.00	28,000.00	2,16.16,000.00
56	1604	16th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
57	1701	17th Floor	С	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	С	2 BHK	772.00	849.00	28,000.00	2,16,16,000.00
60	1704	17th Floor	С	3 BHK	1,229.00	1,352.00	28,000.00	3,44,12,000.00
61	1801	18th Floor	С	4 BHK	1,675.00	1,843.00	28,000.00	4,69,00,000.00
62	1802	18th Floor	С	2 BHK	826.00	909.00	28,000.00	2,31,28,000.00
63	1803	18th Floor	С	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	Α	Shop	192.00	211.00	36,000.00	69,12,000.00
2	16	Ground	Α	Shop	410.00	451.00	36,000.00	1,47,60,000.00
3	17	Ground	Α	Shop	251.00	276.00	36,000.00	90,36,000.00
4	18	Ground	Α	Shop	190.00	209.00	36,000.00	68,40,000.00
5	19	Ground	Α	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	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	В	Shop	207.00	228.00	36,000.00	74,52,000.00
2	9	Ground	В	Shop	188.00	207.00	36,000.00	67,68,000.00
3	10	Ground	В	Shop	421.00	463.00	36,000.00	1,51,56,000.00
4	11	Ground	В	Shop	233.00	256.00	36,000.00	83,88,000.00
5	12	Ground	В	Shop	193.00	212.00	36,000.00	69,48,000.00
6	13	Ground	В	Shop	192.00	211.00	36,000.00	69,12,000.00
7	14	Ground	В	Shop	188.00	207.00	36,000.00	67,68,000.00
	11	TOTAL	A		1,622.00	1,784.00		5,83,92,000.00





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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	С	Shop	195.00	215.00	36,000.00	70,20,000.00
2	2	Ground	С	Shop	290.00	319.00	36,000.00	1,04,40,000.00
3	3	Ground	С	Shop	248.00	273.00	36,000.00	89,28,000.00
4	4	Ground	С	Shop	275.00	303.00	36,000.00	99,00,000.00
5	5	Ground	С	Shop	418.00	460.00	36,000.00	1,50,48,000.00
6	6	Ground	С	Shop	190.00	209.00	36,000.00	68,40,000.00
7	7	Ground	С	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
	TO	TAL		4,626.00	5,089.00		12,95,28,000.00

TOTAL SUMMARY

TOTAL COMMINANT					
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				



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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	/ G	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.

1 2					
			Purchase Cost	35,04,00,000.00	35,04,00,000.00
	Canusianas Dand	21 12 2010	Stamp Duty	1,75,20,000.00	1,75,20,000.00
3	Conveyance Deed	21.12.2018	Dog Food	30,000.00	30,000.00
4			Reg. Fees	1,900.00	1,900.00
5			Stamp Duty	500.00	500.00
6 (Confirmation Deed	tion Deed 03.04.2019	Reg. Fees	1,900.00	1,900.00
7				100.00	100.00
5			Stamp Duty	500.00	500.00
6	Rectification Deed	22.06.2019	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	AND RESERVED TO SERVED TO	
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





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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 $\[Tilde{\tilde{\tilde{7}}}38,13,47,611.00\]$ i.e., $\[Tilde{\tilde{7}}38.13\]$ Cr. which comes. $\[Tilde{\tilde{7}}27,000.00\]$ per Sq. M. on construction area for building and deep excavation & piling cost is $\[Tilde{Tilde{7}}3,81,34,761.00\]$ i.e., $\[Tilde{Tilde{7}}3.81\]$ Cr. which comes 10% of cost of construction and cost for construction of stack car parking is $\[Tilde{Tilde{7}}6,55,00,000.00\]$ i.e., $\[Tilde{Tilde{7}}6.55\]$ Cr. which comes $\[Tilde{Tilde{7}}5,00,000.00\]$ 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 VCIPL 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 Think Innovate Cr	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 $\[\] 10,00,000.00 \]$ i.e., $\[\] 10,000.00 \]$ i.e., $\[\] 10,000.$

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 VCIPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.





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Particulars	Rate per Sq. M.
Excavation Work	2,000.00
Total RCC Work	15,000.00
Final Finishing Work	7,000.00
Other Work	6,000.00
Cost of Construction	30,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

> Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹32,43,31,741.00 i.e., ₹32.43 Cr. which is 9.96% of Total Project Cost. Builder has paid ₹11.43 Cr. As per information provided by the Architect of the project.

> Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹8,28,84,182.00 i.e., ₹8.29 Cr. is 5% of total construction cost (Rehab Building no. 1, Amenity Building No. 2 & Sale Building No. 3) & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 3% - 6% of Total Construction cost of the project.

Administrative Expenses:

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of total cost of construction (Rehab Building no. 1, Amenity Building No. 2 & Sale Building No. 3) which comes to ₹6,63,07,346.00 i.e., ₹6.63 Cr.

The admin charges which in market is in the range of 2% - 4% of Total Construction cost of the project.

Marketing Expenses:

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹16,77,47,520.00 i.e., ₹16.77 Cr. The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

> Interest Costs:

The Interest cost for the term loan is $\stackrel{<}{<}$ 50,00,00,000.00 i.e., $\stackrel{<}{<}$ 50.00 Cr., which is 15.36% of total project cost. As per information provided by the client.

> Contingency Costs:

The contingency charges estimated at 3% of total cost of construction (Rehab Building no. 1, Amenity Building No. 2 & Sale Building No. 3) which comes to ₹4,97,30,509.00 i.e., ₹4.97 Cr.



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	70.97
(As per the certified Trial Balance Sheet of the project)	
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







Actual Site Photographs



























Actual Site Photographs

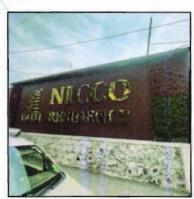


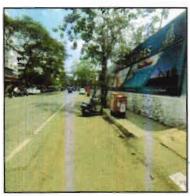












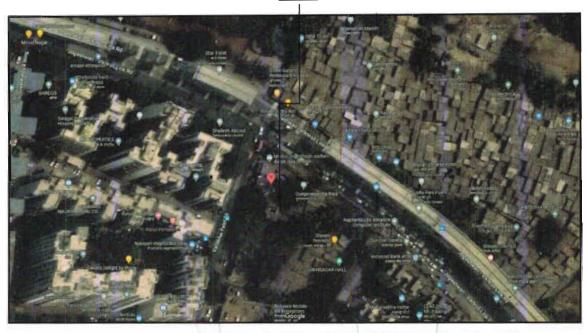






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Route Map of the property Site u/r





 $\underline{\text{Latitude Longitude: 19°08'19.0"N 72°52'15.7"E}} \\ \textbf{Note: } \text{The Blue line shows the route to site from nearest railway station (Jogeshwari – 2.10 Km.)} \\$





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Ready Reckoner 2023 - 2024





Think, Innovate. Create







Registered Sales Instances

6789322 20-05-2023 Note:-Generated Through eSearch Module,For original report please	सूची क्र. २	दुष्यम निबंधक :सह दु.नि. अंधेरी । दस्तऐका क्रमांक::6789/2023 नोंदणी:
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(5)क्षेत्रफळ	57.41चौ.मीटर	Maria de la companya
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(७)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्याघालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता		च्यातर्फे ऑधोराईज सिग्नेटरी सचिन गॉधळी तर्फे कबुली हर 47 प्लॉट ने: 101, माळा ने: -, इमारतीचे नाव: कल्पतर मोर, स्रोताकूझ (पूर्व), सुंबई , महाराष्ट्र.
(४)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादींचे नाव व पत्ता	विराज कों-ऑप. होसिंग सोसायटी महाकाली कॅवेस रोड, चकाला, ए मुम्बई. 400093 AISPB7481N 1) उमिला नरेश भट्ट 37 प्लॉट ने: 7-बी/10	्बी/102, माळा नं: -, इमारतीचे नाव: साई ो, ब्लॉक नं: -, रोड नं: न्यू म्हाडा कॉलोनी, मआयडीसी, अंधेरी पूर्व, मुंबई, महाराष्ट्र, 12, माळा नं: -, इमारतीचे नाव: साई विराज को-ऑप, महाडा कॉलोनी, महाकाली कॅवेस रोड, चकाला, मुग्बई, 400093 AOCPB2326N
(१)दस्तऐवज करून दिल्याचा दिनांक	18/05/2023	The state of the s
(10)दस्त नोंदणी केल्याचा दिनांक	18/05/2023	
(11)अनुक्रमांक,खंड व पृष्ट	6789/2023	32/ /4/ /
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1032500	



(13)बाजारभावाप्रमाणे नोंदणी शत्क

100



Registered Sales Instances

6495322 20-05-2023 Note:-Generated Through eSearch Module,For original report please	सूची क्र. २	दुव्यम निबंधक :सह दु.नि. अंधेरी । दस्तऐवज क्रमांक::6495/2023 नोंदणी:
contact concern SRO office.		Regn:63m
	गाव: मजास	
(1)दस्तएकज प्रकार	करारनामा	-
(2)मोबदला	27098371	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	15131271.033	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असत्यास)	एस. नं. 33A,62,आणि 76 या मिळव या गृह संकुल मधील नॉर्थ विंग B मध कारपेट आणि 3.19 चौ. मी. क्षेत्रफळ	ो,ता. अंधेरी,मुंबई उपनगर येथील सि. टी. कतीवर बांधण्यात येणाऱ्या कल्पतरू विवांत धील 9व्या मजल्यावरील 88.95 चौ. मी. रेरा अच्या ओपन बाल्कनी सह निवासी सदनिका स्पेसेस सह हा या कराराचा विषय आहे.मुंबई
(5)क्षेत्रफळ	88.95चो.मीटर	THE PROPERTY OF THE PROPERTY O
(६)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(७)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी ऱ्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	जबाबाकरिता कु. मु. म्हणून गौतम मालवणव	शतर्फे ऑधोराईज सिग्नेटरी सचिन गाँधळी तर्फे कबुली कर 43 प्लॉट ने: 101, माळा ने: -, इमारतीचे नाव: हयात समोर, सांताकूझ (पूर्व), मुंबई , महाराष्ट्र.
(४)दस्तऐवज करून घेणाऱ्या पक्षकारचि नाव किंवा दिवाणी ऱ्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	ब्लॉक नं: -, रोड नं: ऑफ जोगेश्वरी व जोगेश्वरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई 1) शोभिता मांगतिक ४४ प्लॉट नं: ए ७०६, म	, माळा नं: -, इमारतीचे नाव: जॉय वॅलेन्सिया विक्रोळी लिंक रोड, मजास बस डेप जवळ, ई. 400060 BCQPS0635C गळा नं: , इमारतीचे नाव: जॉय वॅलेन्सिया . ब्लॉक नं: मजास बस डेप जवळ. जोगेश्वरी पूर्व, मुंबई . महाराष्ट्र.
(१)दस्तऐवज करून दिल्याचा दिनांक	10/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6495/2023	AVA VALUE
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1626000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 48 of 64

Registered Sales Instances

6478322 20-05-2023

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दुव्यम निबंधक :सह दु.नि. अंधेरी । दस्तऐवज क्रमांक::6478/2023 नोंटणी:

नादणाः Regn:63m

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•	ıu:	HU	1

गाव: मजास		
(।)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	21172965	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	11261139.57	
(4) भूमापन ,पोटहिस्सा व घरक्रमोक (असत्यास)	, 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 सदिनिका क्र. 92 तसेच एक व्हेइकल पार्किंग स्पेस सह हा या कराराचा विषय आहे.मुंबई मनपा	
(5)क्षेत्रफळ	67.50चौ.मीटर	
(6) <mark>आकारणी किं</mark> वा जुडी देण्यात असेल तेव्हा		
(७)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी ऱ्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादींचे नाव व पत्ता	1) एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑधोराईज सिग्नेटरी सचिन गोंधळी तर्फे कबुली जबाबाकरिता कु. मु. म्हणून गौतम मालवणकर 43 प्लॉट ने: 101, माळा ने: , इमारतीचे नाव: कत्यतरू सिनर्जी, ब्लॉक ने: , रोड ने: ग्रॅड हयात समोर, सांताकूझ (पूर्व), मुंबई, महाराष्ट्र, मुम्बई, 400055 AAHCA1405F	
(४)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असत्यास प्रतिवादींचे नाव व पत्ता	2) शशिकांत गंगाराम तादगे 51 प्लॉट नं: ए-603, माळा नं: -, इमारतीचे नाव: सुखसागर क्लांसिक सीएचएस , ब्लॉक नं: -, रोड नं: समर्थ नगर, मजासवाडी, जोगेश्वरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई. 400060 AEQPT1104C 1) अंजली शशिकांत तादगे 50 प्लॉट नं: ए-603, माळा नं: -, इमारतीचे नाव: सुखसागर क्लांसिक सीएचएस , ब्लॉक नं: -, रोड नं: समर्थ नगर, मजासवाडी, जोगेश्वरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई. 400060 AHBPT8364J	
(१)दस्तऐवज 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

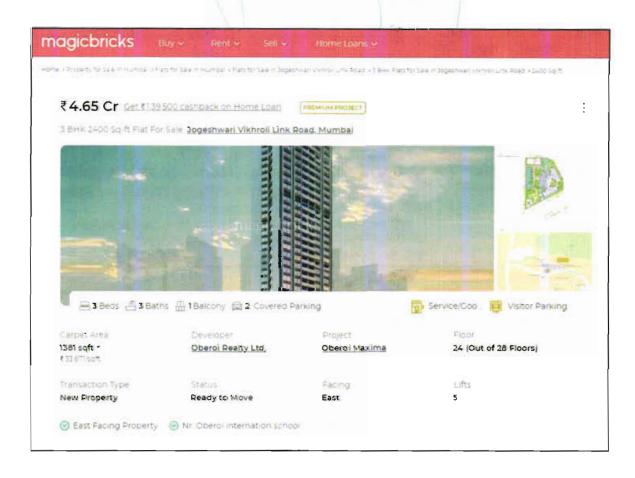
4670322	सूची क्र. २	दुय्यम निबंधक :सह दु.नि. अंधेरी 1	
20-05-2023		दस्तऐवज क्रमांक.:4670/2023	
Note:-Generated Through eSearch Module, For original report please		नोंदणी:	
sontact concern SRO office.		Regn:63m	
	गाव: मजास		
(1)दस्तऐवज प्रकार	करारनामा		
(2)मोबदला	29956221		
(3)बाजारभाव (भाडेपह्याच्या बाबतीतपहकार आकारणी देतो कि पहेंदार ते नमूद करावे)	16387738.119		
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असत्यास)	, 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	97.05चो.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(७)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी ऱ्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	 एल्डर रेसिडेन्सी प्रायव्हेट लिमिटेड यांच्यातर्फे ऑथोराईज सिग्नेटरी सचिन गोधळी तर्फे कबुली जबाबाकरिता कु. मु. म्हणून गौतम मालवणकर 42 प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: कल्पतरू सिनर्जी, ब्लॉक नं: -, रोड नं: ग्रॅंड हयात समोर, सांताकूझ (पूर्व), मुंबई, महाराष्ट्र, मुम्बई, 400055 AAHCA1405F 		
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी ऱ्यायालयाचा हुकूमनामा किंवा आदेश असत्यास प्रतिवादीचे नाव व पत्ता	टॉवर , ब्लॉक नं: -, रोड नं: आकुर्ली मुंबई , महाराष्ट्र, मुम्बई , 400101 Al	गळा ने: -, इमारतीचे नाव: ओचीड टॉवर, ब्लॉक ने: -,	
(१)दस्तऐवज करून दिल्याचा दिनांक	05/04/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	4670/2023	5.000.41.6371.46.14.14.14.14.14.14.14.14.14.14.14.14.14.	
(12)बाजारभावाप्रमाणे मुद्रोक शुत्क	1797500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		





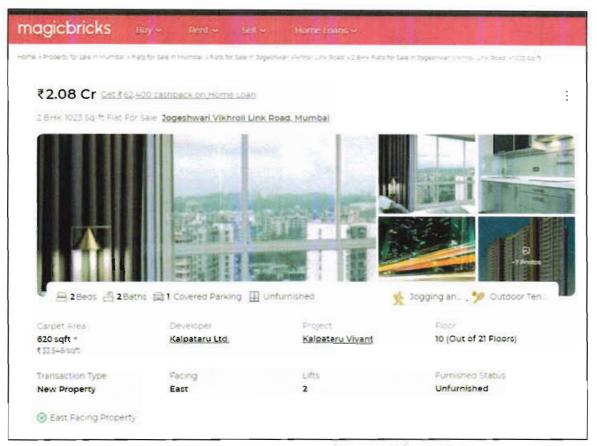
Price Indicators for Flats

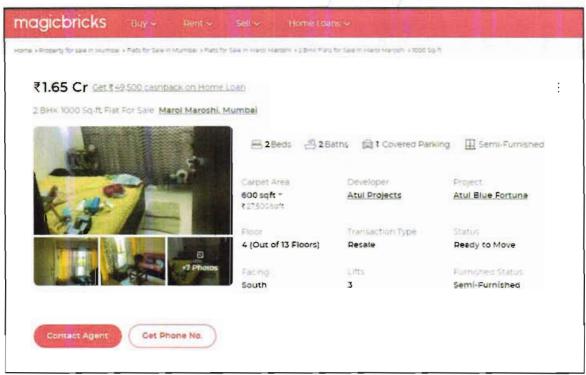
Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Maxima	Oberoi Constructions Ltd.	P51800017154	1,381.00	4,65,00,000.00	33,671.00
2	Kalpataru Vivant North C	Alder Residency Pvt. Ltd.	P51800047621	620.00	2,08,00,000.00	33,548.00
3	Blue Fortuna Phase II	Atul Projects India Pvt. Ltd.	P51800026518	600.00	1,65,00,000.00	27,500.00
4	Kalpataru Vivant North B	Alder Residency Pvt. Ltd.	P51800045409	424.00	1,25,00,000.00	29,481.00
5	Hill View CHS Ltd.	Jiraj Developers LLP	P51800007100	608.00	1,58,00,000.00	25,987.00
6	Kalpataru Vivant South B	Alder Residency Pvt. Ltd.	P51800034531	618.00	1,99,00,000.00	32,200.00
7	Avant Heritage	Aishwarya Avant Builders LLP	P51800009299	590.00	1,69,00,000.00	28,644.00
8	Kalpataru Vivant South A	Alder Residency Pvt. Ltd.	P51800045360	1,450.00	4,60,00,000.00	31,724.00





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 51 of 64 Price Indicators for Flats

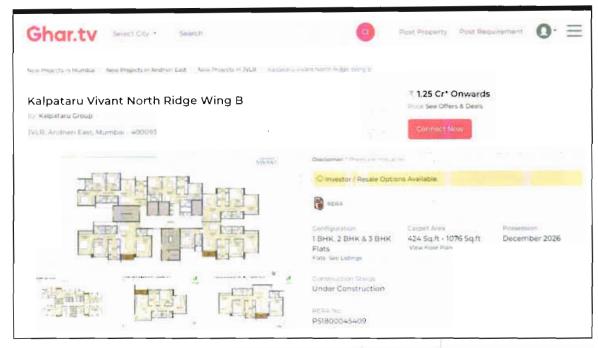


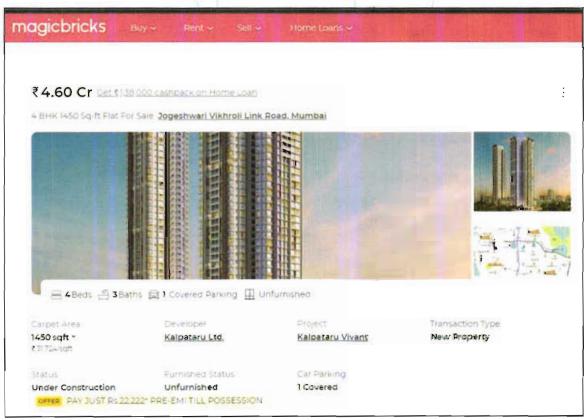






Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 52 of 64 Price Indicators for Flats



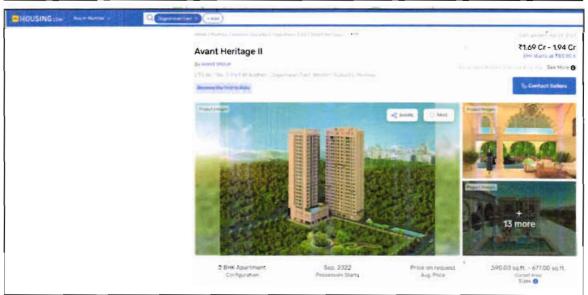




Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 53 of 64 Price Indicators for Flats











Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 54 of 64

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 55 of 64 As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is (As per table attached to the report)

Place: Mumbai Date: 20.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

Director

Auth. Sign.

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

	Enclosures		
		Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
1		Model code of conduct for valuer - (Annexure - II)	Attached

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 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 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;
- I. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for





- Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 57 of 64 valuation in the Part B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Neelkamal Realty and Construction LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Diamond Garden Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.04.2023 Valuation Date – 20.05.2023 Date of Report – 20.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.04.2023
7.	Nature and sources of the information used or relied upon;	 Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No



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valuation	Report Frepared For. 361 / Diamond Garden Chembur Branch	17 NICOC (Coldelle) (C1000/2000000), ago se o, o :
		responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 20th May 2023 and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 59 of 64 Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of M/s. Neelkamal Realty and Construction LLP. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

M/s. Neelkamal Realty and Construction LLP. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 60 of 64 express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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





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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.
- 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.





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11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
- A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

- 21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
- 22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by





- Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 63 of 64 the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

- 25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- 26. 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).
- 27. 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.

- 28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 29. 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.

- 30. 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.
- 31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

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





Valuation Report Prepared For: SBI / Diamond Garden Chembur Branch / NICCO Residency (31536/2300696)Page 64 of 64 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:

- 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 Opinity reporting MAYOLISHIE AND CHALDRING
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Director

Auth. Sign

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



