

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1706/23-24	Dated 25-Jul-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002473 / 2301760	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				₹ 12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

"Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali - Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country - India - M/s. Sanjeevani Vyapaar LLP (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Avante"

"Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali – Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country - India

Latitude Longitude: 19°07'48.4"N 72°55'36.6"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Avante"

"Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali – Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country - India

Latitude Longitude: 19°07'48.4"N 72°55'36.6"E

NAME OF DEVELOPER: M/s. Sanjeevani Vyapaar LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **14th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali – Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country – India. It is about 900.00 Mtr. travel distance from Kanjurmarg Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Sanjeevani Vyapaar LLP	
Project Registration Number	Project	RERA Project Number
	Avante	P51800001140
Register office address	M/s. Sanjeevani Vyapaar LLP Ground & 3 rd Floor, "Prius Infinity ", Paranjape B Scheme, Subhash Road, Near Garware Chowk, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ashok adep (Builder Person - Mobile No. 8879975782) Manisha (Sales Person – Mobile No. 8879619075)	
E – mail ID & Website	ashok.adep@shethdevelopers.com www.ashwinshethgroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Slum Area
On or towards South	Mahavir Majestic & D-Mart
On or towards East	Open Plot & Kanjurmarg Station
On or towards West	L.B.S. Marg



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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

To,

**The Branch Manager,
State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 14.07.2023
	b)	Date on which the valuation is made	: 25.07.2023
3.	List of documents produced for perusal		
	1. Copy of Report on Title No. SV / SS / 3909 date 20.06.2017 from Adv. Kanga & Co.		
	2. Copy of Conveyance Deed date 07.03.2015 b/w. Transmission Ltd. Liability Partnership (the Vendor) AND Sanjeevani Vyapaar LLP (the Purchaser)		
	3. Copy of Annual Report on Statement of Accounts Chartered Accountants Certificate date 20.10.2022 issued by M. B. Agrawal & Co. Chartered Accountants (As per RERA Certificate)		
	4. Copy of Engineers Certificate for Quality Assurance Certificate date 31.03.2022 issued by Vinayak Katwankar (As per RERA Certificate)		
	5. Copy of Report on Title No. SV / SS / 3909 date 20.06.2017 from Adv. Kanga & Co.		
	6. Copy of Fire Protection & Fire Fighting Safety requirement Letter date 11.03.2021 issued by MCGM		
	7. Copy of MAHARERA Registration Certificate of Project No. P51800001140 issued by Maharashtra Real Estate Regulatory Authority date 08.11.2021. Last Modified date 17.07.2023		
	8. Copy of Environment Clearance Certificate No. SEAC – 2015 / CR -136 / TC -1 date 03.12.2016 issued by State Level Environment Impact Assessment Authority		
	9. Copy of Amended Plan Approval Letter No. CHE / ES / 1869 / S / 337 (NEW) / 337 / 5 / Amended dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai		
	10. Copy of Commencement Certificate No. CHE / ES / 1869 / S / 337 (NEW) / FCC / 3 / Amended dated 18.12.2017 issued by Municipal Corporation of Greater Mumbai Full C.C. is granted for Wing -A, Wing – B and further CC upto 21st floor Wing – C (by restricting CC from 22nd floor upto 24th floor of Wing -C for amenity plot) is granted as per approved amended plan date 31.12.2021. This C.C. is valid upto 27.04.2023.		
	11. Copy of Approved Plan No. CHE / ES / 1869 / S / 337 dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Nineteen - Sheet No. 1/19) Approved upto:		
	Wing	Number of Floors	



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	Project Name (with address & phone nos.)	: "Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali – Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country - India														
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Sanjeevani Vyapaar LLP Address: Ground & 3 rd Floor, "Prius Infinity ", Paranjape B Scheme, Subhash Road, Near Garware Chowk, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India Contact Person : Mr. Ashok adep (Builder Person - Mobile No. 8879975782) Manisha (Sales Person - Mobile No. 8879619075)														
5.	Brief description of the property (Including Leasehold / freehold etc.)	:														
<p>About "Avante" Project: Sheth Avante Kanjurmarg West Codename 78 Central is a Project by Ashwin Sheth & Emami Group joint venture development situated in the most premium location of Kanjurmarg, at L.B.S. Road next to D-Mart, Ambedkar Nagar offers 1, 2 & 3 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Sheth Avante Kanjurmarg West.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed 2 Basements + Stilt / Ground + 1st to 3rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1st to 25th upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed 1 Basement + Stilt / Ground + 1st to 3rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1st to 24th upper floors.</td> </tr> <tr> <td>C</td> <td>Proposed 2 Basements + Stilt / Ground + 1st to 3rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1st to 24th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A, B & C</td> <td>RCC work upto 8th floor slab is completed.</td> <td>22%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2024 (As per MAHARERA Certificate)</p>			Wing	Number of Floors	A	Proposed 2 Basements + Stilt / Ground + 1 st to 3 rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1 st to 25 th upper floors.	B	Proposed 1 Basement + Stilt / Ground + 1 st to 3 rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1 st to 24 th upper floors.	C	Proposed 2 Basements + Stilt / Ground + 1 st to 3 rd floors (Podiums) + Service Floor + Upper Stilt Floor + 1 st to 24 th upper floors.	Wing	Present stage of Construction	Percentage of work completion	A, B & C	RCC work upto 8 th floor slab is completed.	22%
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Wing	Present stage of Construction	Percentage of work completion														
A, B & C	RCC work upto 8 th floor slab is completed.	22%														

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
PROPOSED PROJECT AMENITIES:				
➤ Italian Marble flooring in all rooms		➤ Skating Rink		
➤ Granite Kitchen platform with Stainless Steel Sink		➤ Box Office		
➤ Powder coated aluminum sliding windows with M.S. Grills		➤ Meditation Area		
➤ Laminated wooden flush doors with Safety door		➤ Health Care Center		
➤ Concealed wiring		➤ Library		
➤ Concealed plumbing		➤ Kids Play Area		
➤ Swimming Pool		➤ Tennis Court		
➤ Jogging Track		➤ Senior Citizen Corner Area		
➤ Gymnasium		➤ Fitness Centre		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.T.S. No. 118
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 118, Village – Hariyali
	d)	Ward / Taluka	:	S- Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Avante", Proposed Residential Building on Plot Bearing C.T.S. No. 118 of Hariyali – Village, L.B.S. Marg, Ambedkar Nagar, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, Country - India
8.	City / Town		:	Kanjurmarg (West), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	CTS No. 581 (pt)	CTS No. 581 (pt)	Internal Road & Slum Area
	South	CTS No. 117	CTS No. 117	Mahavir Majestic & D-Mart
	East	CTS No. 582	CTS No. 582	Open Plot & Kanjurmarg Station
	West	LBS Marg formely known	LBS Marg formely known as	LBS Marg

	as Agra Road	Agra Road							
14.1	Dimensions of the site		N. A. as the land is irregular in shape						
			A As per the Deed						
			B Actuals						
	North	:	-						
	South	:	-						
	East	:	-						
	West	:	-						
14.2	Latitude, Longitude & Co-ordinates of property		: 19°07'48.4"N 72°55'36.6"E						
14.	Extent of the site		: Plot area – 7306.60 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report						
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 7306.60 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report						
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress						
II	CHARACTERISTICS OF THE SITE								
1.	Classification of locality		: Middle class						
2.	Development of surrounding areas		: Good						
3.	Possibility of frequent flooding/ sub-merging		: No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by						
5.	Level of land with topographical conditions		: Plain						
6.	Shape of land		: Irregular						
7.	Type of use to which it can be put		: For residential purpose						
8.	Any usage restriction		: Residential						
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. CHE / ES / 1869 / S / 337 dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Nineteen - Sheet No. 1/19) Approved upto:						
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10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities,	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	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 of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 7306.60 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South.	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,61,200.00 per Sq. M. for Residential ₹ 84,640.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>7306.60</td> <td>84640</td> <td>61,84,30,624.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7306.60	84640	61,84,30,624.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
7306.60	84640	61,84,30,624.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									

d)	Number of floors and height of each floor including basement, if any	:									
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e)	Plinth area floor-wise	:	As per table attached to the report								
f)	Condition of the building	:									
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / ES / 1869 / S / 337 dated 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Nineteen - Sheet No. 1/19)								
h)	Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai (Number of Copies - Nineteen - Sheet No. 1/19) Approved upto:								
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes								
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress



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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.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	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	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:1) **A - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	546	601	24000	1,31,04,000.00	1,44,14,400.00	30000	18,01,800.00
2	102	1	1 BHK	443	487	24000	1,06,32,000.00	1,16,95,200.00	24500	14,61,900.00
3	103	1	1 BHK	445	490	24000	1,06,80,000.00	1,17,48,000.00	24500	14,68,500.00
4	104	1	2 BHK	554	609	24000	1,32,96,000.00	1,46,25,600.00	30500	18,28,200.00
5	105	1	1 BHK	443	487	24000	1,06,32,000.00	1,16,95,200.00	24500	14,61,900.00
6	201	2	2 BHK	546	601	24080	1,31,47,680.00	1,44,62,448.00	30000	18,01,800.00
7	202	2	1 BHK	443	487	24080	1,06,67,440.00	1,17,34,184.00	24500	14,61,900.00
8	203	2	1 BHK	445	490	24080	1,07,15,600.00	1,17,87,160.00	24500	14,68,500.00
9	204	2	2 BHK	554	609	24080	1,33,40,320.00	1,46,74,352.00	30500	18,28,200.00
10	205	2	1 BHK	443	487	24080	1,06,67,440.00	1,17,34,184.00	24500	14,61,900.00
11	206	2	2 BHK	545	600	24080	1,31,23,600.00	1,44,35,960.00	30000	17,98,500.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	301	3	2 BHK	546	601	24160	1,31,91,360.00	1,45,10,496.00	30000	18,01,800.00
13	302	3	1 BHK	443	487	24160	1,07,02,880.00	1,17,73,168.00	24500	14,61,900.00
14	303	3	1 BHK	445	490	24160	1,07,51,200.00	1,18,26,320.00	24500	14,68,500.00
15	304	3	2 BHK	554	609	24160	1,33,84,640.00	1,47,23,104.00	30500	18,28,200.00
16	305	3	1 BHK	443	487	24160	1,07,02,880.00	1,17,73,168.00	24500	14,61,900.00
17	306	3	2 BHK	545	600	24160	1,31,67,200.00	1,44,83,920.00	30000	17,98,500.00
18	401	4	2 BHK	546	601	24240	1,32,35,040.00	1,45,58,544.00	30500	18,01,800.00
19	402	4	1 BHK	443	487	24240	1,07,38,320.00	1,18,12,152.00	24500	14,61,900.00
20	403	4	1 BHK	445	490	24240	1,07,86,800.00	1,18,65,480.00	24500	14,68,500.00
21	404	4	2 BHK	554	609	24240	1,34,28,960.00	1,47,71,856.00	31000	18,28,200.00
22	405	4	1 BHK	443	487	24240	1,07,38,320.00	1,18,12,152.00	24500	14,61,900.00
23	406	4	2 BHK	545	600	24240	1,32,10,800.00	1,45,31,880.00	30500	17,98,500.00
24	501	5	2 BHK	546	601	24320	1,32,78,720.00	1,46,06,592.00	30500	18,01,800.00
25	502	5	1 BHK	443	487	24320	1,07,73,760.00	1,18,51,136.00	24500	14,61,900.00
26	503	5	1 BHK	445	490	24320	1,08,22,400.00	1,19,04,640.00	25000	14,68,500.00
27	504	5	2 BHK	554	609	24320	1,34,73,280.00	1,48,20,608.00	31000	18,28,200.00
28	505	5	1 BHK	443	487	24320	1,07,73,760.00	1,18,51,136.00	24500	14,61,900.00
29	506	5	2 BHK	545	600	24320	1,32,54,400.00	1,45,79,840.00	30500	17,98,500.00
30	601	6	2 BHK	546	601	24400	1,33,22,400.00	1,46,54,640.00	30500	18,01,800.00
31	602	6	1 BHK	443	487	24400	1,08,09,200.00	1,18,90,120.00	25000	14,61,900.00
32	603	6	1 BHK	445	490	24400	1,08,58,000.00	1,19,43,800.00	25000	14,68,500.00
33	604	6	2 BHK	554	609	24400	1,35,17,600.00	1,48,69,360.00	31000	18,28,200.00
34	605	6	1 BHK	443	487	24400	1,08,09,200.00	1,18,90,120.00	25000	14,61,900.00
35	606	6	2 BHK	545	600	24400	1,32,98,000.00	1,46,27,800.00	30500	17,98,500.00
36	701	7	2 BHK	546	601	24480	1,33,66,080.00	1,47,02,688.00	30500	18,01,800.00
37	702	7	1 BHK	443	487	24480	1,08,44,640.00	1,19,29,104.00	25000	14,61,900.00
38	703	7	1 BHK	445	490	24480	1,08,93,600.00	1,19,82,960.00	25000	14,68,500.00
39	704	7	2 BHK	554	609	24480	1,35,61,920.00	1,49,18,112.00	31000	18,28,200.00
40	705	7	1 BHK	443	487	24480	1,08,44,640.00	1,19,29,104.00	25000	14,61,900.00
41	706	7	2 BHK	545	600	24480	1,33,41,600.00	1,46,75,760.00	30500	17,98,500.00
42	801	8	2 BHK	546	601	24560	1,34,09,760.00	1,47,50,736.00	30500	18,01,800.00
43	802	8	1 BHK	443	487	24560	1,08,80,080.00	1,19,68,088.00	25000	14,61,900.00
44	803	8	1 BHK	445	490	24560	1,09,29,200.00	1,20,22,120.00	25000	14,68,500.00
45	804	8	2 BHK	554	609	24560	1,36,06,240.00	1,49,66,864.00	31000	18,28,200.00
46	805	8	1 BHK	443	487	24560	1,08,80,080.00	1,19,68,088.00	25000	14,61,900.00
47	901	9	2 BHK	546	601	24640	1,34,53,440.00	1,47,98,784.00	31000	18,01,800.00
48	902	9	1 BHK	443	487	24640	1,09,15,520.00	1,20,07,072.00	25000	14,61,900.00
49	903	9	1 BHK	445	490	24640	1,09,64,800.00	1,20,61,280.00	25000	14,68,500.00



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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
50	904	9	2 BHK	554	609	24640	1,36,50,560.00	1,50,15,616.00	31500	18,28,200.00
51	905	9	1 BHK	443	487	24640	1,09,15,520.00	1,20,07,072.00	25000	14,61,900.00
52	906	9	2 BHK	545	600	24640	1,34,28,800.00	1,47,71,680.00	31000	17,98,500.00
53	1001	10	2 BHK	546	601	24720	1,34,97,120.00	1,48,46,832.00	31000	18,01,800.00
54	1002	10	1 BHK	443	487	24720	1,09,50,960.00	1,20,46,056.00	25000	14,61,900.00
55	1003	10	1 BHK	445	490	24720	1,10,00,400.00	1,21,00,440.00	25000	14,68,500.00
56	1004	10	2 BHK	554	609	24720	1,36,94,880.00	1,50,64,368.00	31500	18,28,200.00
57	1005	10	1 BHK	443	487	24720	1,09,50,960.00	1,20,46,056.00	25000	14,61,900.00
58	1006	10	2 BHK	545	600	24720	1,34,72,400.00	1,48,19,640.00	31000	17,98,500.00
59	1101	11	2 BHK	546	601	24800	1,35,40,800.00	1,48,94,880.00	31000	18,01,800.00
60	1102	11	1 BHK	443	487	24800	1,09,86,400.00	1,20,85,040.00	25000	14,61,900.00
61	1103	11	1 BHK	445	490	24800	1,10,36,000.00	1,21,39,600.00	25500	14,68,500.00
62	1104	11	2 BHK	554	609	24800	1,37,39,200.00	1,51,13,120.00	31500	18,28,200.00
63	1105	11	1 BHK	443	487	24800	1,09,86,400.00	1,20,85,040.00	25000	14,61,900.00
64	1106	11	2 BHK	545	600	24800	1,35,16,000.00	1,48,67,600.00	31000	17,98,500.00
65	1201	12	2 BHK	546	601	24880	1,35,84,480.00	1,49,42,928.00	31000	18,01,800.00
66	1202	12	1 BHK	443	487	24880	1,10,21,840.00	1,21,24,024.00	25500	14,61,900.00
67	1203	12	1 BHK	445	490	24880	1,10,71,600.00	1,21,78,760.00	25500	14,68,500.00
68	1204	12	2 BHK	554	609	24880	1,37,83,520.00	1,51,61,872.00	31500	18,28,200.00
69	1205	12	1 BHK	443	487	24880	1,10,21,840.00	1,21,24,024.00	25500	14,61,900.00
70	1206	12	2 BHK	545	600	24880	1,35,59,600.00	1,49,15,560.00	31000	17,98,500.00
71	1301	13	2 BHK	546	601	24960	1,36,28,160.00	1,49,90,976.00	31000	18,01,800.00
72	1302	13	1 BHK	443	487	24960	1,10,57,280.00	1,21,63,008.00	25500	14,61,900.00
73	1303	13	1 BHK	445	490	24960	1,11,07,200.00	1,22,17,920.00	25500	14,68,500.00
74	1304	13	2 BHK	554	609	24960	1,38,27,840.00	1,52,10,624.00	31500	18,28,200.00
75	1305	13	1 BHK	443	487	24960	1,10,57,280.00	1,21,63,008.00	25500	14,61,900.00
76	1306	13	2 BHK	545	600	24960	1,36,03,200.00	1,49,63,520.00	31000	17,98,500.00
77	1401	14	2 BHK	546	601	25040	1,36,71,840.00	1,50,39,024.00	31500	18,01,800.00
78	1402	14	1 BHK	443	487	25040	1,10,92,720.00	1,22,01,992.00	25500	14,61,900.00
79	1403	14	1 BHK	445	490	25040	1,11,42,800.00	1,22,57,080.00	25500	14,68,500.00
80	1404	14	2 BHK	554	609	25040	1,38,72,160.00	1,52,59,376.00	32000	18,28,200.00
81	1405	14	1 BHK	443	487	25040	1,10,92,720.00	1,22,01,992.00	25500	14,61,900.00
82	1406	14	2 BHK	545	600	25040	1,36,46,800.00	1,50,11,480.00	31500	17,98,500.00
83	1501	15	2 BHK	546	601	25120	1,37,15,520.00	1,50,87,072.00	31500	18,01,800.00
84	1502	15	1 BHK	443	487	25120	1,11,28,160.00	1,22,40,976.00	25500	14,61,900.00
85	1503	15	1 BHK	445	490	25120	1,11,78,400.00	1,22,96,240.00	25500	14,68,500.00
86	1504	15	2 BHK	554	609	25120	1,39,16,480.00	1,53,08,128.00	32000	18,28,200.00
87	1505	15	1 BHK	443	487	25120	1,11,28,160.00	1,22,40,976.00	25500	14,61,900.00

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88	1601	16	2 BHK	546	601	25200	1,37,59,200.00	1,51,35,120.00	31500	18,01,800.00
89	1602	16	1 BHK	443	487	25200	1,11,63,600.00	1,22,79,960.00	25500	14,61,900.00
90	1603	16	1 BHK	445	490	25200	1,12,14,000.00	1,23,35,400.00	25500	14,68,500.00
91	1604	16	2 BHK	554	609	25200	1,39,60,800.00	1,53,56,880.00	32000	18,28,200.00
92	1605	16	1 BHK	443	487	25200	1,11,63,600.00	1,22,79,960.00	25500	14,61,900.00
93	1606	16	2 BHK	545	600	25200	1,37,34,000.00	1,51,07,400.00	31500	17,98,500.00
94	1701	17	2 BHK	546	601	25280	1,38,02,880.00	1,51,83,168.00	31500	18,01,800.00
95	1702	17	1 BHK	443	487	25280	1,11,99,040.00	1,23,18,944.00	25500	14,61,900.00
96	1703	17	1 BHK	445	490	25280	1,12,49,600.00	1,23,74,560.00	26000	14,68,500.00
97	1704	17	2 BHK	554	609	25280	1,40,05,120.00	1,54,05,632.00	32000	18,28,200.00
98	1705	17	1 BHK	443	487	25280	1,11,99,040.00	1,23,18,944.00	25500	14,61,900.00
99	1706	17	2 BHK	545	600	25280	1,37,77,600.00	1,51,55,360.00	31500	17,98,500.00
100	1801	18	2 BHK	546	601	25360	1,38,46,560.00	1,52,31,216.00	31500	18,01,800.00
101	1802	18	1 BHK	443	487	25360	1,12,34,480.00	1,23,57,928.00	25500	14,61,900.00
102	1803	18	1 BHK	445	490	25360	1,12,85,200.00	1,24,13,720.00	26000	14,68,500.00
103	1804	18	2 BHK	554	609	25360	1,40,49,440.00	1,54,54,384.00	32000	18,28,200.00
104	1805	18	1 BHK	443	487	25360	1,12,34,480.00	1,23,57,928.00	25500	14,61,900.00
105	1806	18	2 BHK	545	600	25360	1,38,21,200.00	1,52,03,320.00	31500	17,98,500.00
106	1901	19	2 BHK	546	601	25440	1,38,90,240.00	1,52,79,264.00	32000	18,01,800.00
107	1902	19	1 BHK	443	487	25440	1,12,69,920.00	1,23,96,912.00	26000	14,61,900.00
108	1903	19	1 BHK	445	490	25440	1,13,20,800.00	1,24,52,880.00	26000	14,68,500.00
109	1904	19	2 BHK	554	609	25440	1,40,93,760.00	1,55,03,136.00	32500	18,28,200.00
110	1905	19	1 BHK	443	487	25440	1,12,69,920.00	1,23,96,912.00	26000	14,61,900.00
111	1906	19	2 BHK	545	600	25440	1,38,64,800.00	1,52,51,280.00	32000	17,98,500.00
112	2001	20	2 BHK	546	601	25520	1,39,33,920.00	1,53,27,312.00	32000	18,01,800.00
113	2002	20	1 BHK	443	487	25520	1,13,05,360.00	1,24,35,896.00	26000	14,61,900.00
114	2003	20	1 BHK	445	490	25520	1,13,56,400.00	1,24,92,040.00	26000	14,68,500.00
115	2004	20	2 BHK	554	609	25520	1,41,38,080.00	1,55,51,888.00	32500	18,28,200.00
116	2005	20	1 BHK	443	487	25520	1,13,05,360.00	1,24,35,896.00	26000	14,61,900.00
117	2006	20	2 BHK	545	600	25520	1,39,08,400.00	1,52,99,240.00	32000	17,98,500.00
118	2101	21	2 BHK	546	601	25600	1,39,77,600.00	1,53,75,360.00	32000	18,01,800.00
119	2102	21	1 BHK	443	487	25600	1,13,40,800.00	1,24,74,880.00	26000	14,61,900.00
120	2103	21	1 BHK	445	490	25600	1,13,92,000.00	1,25,31,200.00	26000	14,68,500.00
121	2104	21	2 BHK	554	609	25600	1,41,82,400.00	1,56,00,640.00	32500	18,28,200.00
122	2105	21	1 BHK	443	487	25600	1,13,40,800.00	1,24,74,880.00	26000	14,61,900.00
123	2106	21	2 BHK	545	600	25600	1,39,52,000.00	1,53,47,200.00	32000	17,98,500.00
124	2201	22	2 BHK	546	601	25680	1,40,21,280.00	1,54,23,408.00	32000	18,01,800.00
125	2202	22	1 BHK	443	487	25680	1,13,76,240.00	1,25,13,864.00	26000	14,61,900.00



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126	2203	22	1 BHK	445	490	25680	1,14,27,600.00	1,25,70,360.00	26000	14,68,500.00
127	2204	22	2 BHK	554	609	25680	1,42,26,720.00	1,56,49,392.00	32500	18,28,200.00
128	2205	22	1 BHK	443	487	25680	1,13,76,240.00	1,25,13,864.00	26000	14,61,900.00
129	2301	23	2 BHK	546	601	25760	1,40,64,960.00	1,54,71,456.00	32000	18,01,800.00
130	2302	23	1 BHK	443	487	25760	1,14,11,680.00	1,25,52,848.00	26000	14,61,900.00
131	2303	23	1 BHK	445	490	25760	1,14,63,200.00	1,26,09,520.00	26500	14,68,500.00
132	2304	23	2 BHK	554	609	25760	1,42,71,040.00	1,56,98,144.00	32500	18,28,200.00
133	2305	23	1 BHK	443	487	25760	1,14,11,680.00	1,25,52,848.00	26000	14,61,900.00
134	2306	23	2 BHK	545	600	25760	1,40,39,200.00	1,54,43,120.00	32000	17,98,500.00
135	2401	24	2 BHK	546	601	25840	1,41,08,640.00	1,55,19,504.00	32500	18,01,800.00
136	2402	24	1 BHK	443	487	25840	1,14,47,120.00	1,25,91,832.00	26000	14,61,900.00
137	2403	24	1 BHK	445	490	25840	1,14,98,800.00	1,26,48,680.00	26500	14,68,500.00
138	2404	24	2 BHK	554	609	25840	1,43,15,360.00	1,57,46,896.00	33000	18,28,200.00
139	2405	24	1 BHK	443	487	25840	1,14,47,120.00	1,25,91,832.00	26000	14,61,900.00
140	2406	24	2 BHK	545	600	25840	1,40,82,800.00	1,54,91,080.00	32500	17,98,500.00
141	2501	25	2 BHK	546	601	25920	1,41,52,320.00	1,55,67,552.00	32500	18,01,800.00
142	2502	25	1 BHK	443	487	25920	1,14,82,560.00	1,26,30,816.00	26500	14,61,900.00
143	2503	25	1 BHK	445	490	25920	1,15,34,400.00	1,26,87,840.00	26500	14,68,500.00
144	2504	25	2 BHK	554	609	25920	1,43,59,680.00	1,57,95,648.00	33000	18,28,200.00
145	2505	25	1 BHK	443	487	25920	1,14,82,560.00	1,26,30,816.00	26500	14,61,900.00
146	2506	25	2 BHK	545	600	25920	1,41,26,400.00	1,55,39,040.00	32500	17,98,500.00
Total				72220	79442		1,80,28,72,800.00	1,98,31,60,080.00		23,83,26,000.00

2) B – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	547	602	24000	1,31,28,000.00	1,44,40,800.00	30000	18,05,100.00
2	102	1	1 BHK	444	488	24000	1,06,56,000.00	1,17,21,600.00	24500	14,65,200.00
3	103	1	2 BHK	555	611	24000	1,33,20,000.00	1,46,52,000.00	30500	18,31,500.00
4	104	1	2 BHK	736	810	24000	1,76,64,000.00	1,94,30,400.00	40500	24,28,800.00
5	106	1	1 BHK	449	494	24000	1,07,76,000.00	1,18,53,600.00	24500	14,81,700.00
6	201	2	2 BHK	547	602	24080	1,31,71,760.00	1,44,88,936.00	30000	18,05,100.00
7	202	2	1 BHK	444	488	24080	1,06,91,520.00	1,17,60,672.00	24500	14,65,200.00
8	203	2	2 BHK	555	611	24080	1,33,64,400.00	1,47,00,840.00	30500	18,31,500.00
9	204	2	2 BHK	736	810	24080	1,77,22,880.00	1,94,95,168.00	40500	24,28,800.00
10	205	2	1 BHK	443	487	24080	1,06,67,440.00	1,17,34,184.00	24500	14,61,900.00
11	206	2	1 BHK	449	494	24080	1,08,11,920.00	1,18,93,112.00	25000	14,81,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	301	3	2 BHK	547	602	24160	1,32,15,520.00	1,45,37,072.00	30500	18,05,100.00
13	302	3	1 BHK	444	488	24160	1,07,27,040.00	1,17,99,744.00	24500	14,65,200.00
14	303	3	2 BHK	555	611	24160	1,34,08,800.00	1,47,49,680.00	30500	18,31,500.00
15	304	3	2 BHK	736	810	24160	1,77,81,760.00	1,95,59,936.00	40500	24,28,800.00
16	305	3	1 BHK	443	487	24160	1,07,02,880.00	1,17,73,168.00	24500	14,61,900.00
17	306	3	1 BHK	449	494	24160	1,08,47,840.00	1,19,32,624.00	25000	14,81,700.00
18	401	4	2 BHK	547	602	24240	1,32,59,280.00	1,45,85,208.00	30500	18,05,100.00
19	402	4	1 BHK	444	488	24240	1,07,62,560.00	1,18,38,816.00	24500	14,65,200.00
20	403	4	2 BHK	555	611	24240	1,34,53,200.00	1,47,98,520.00	31000	18,31,500.00
21	404	4	2 BHK	736	810	24240	1,78,40,640.00	1,96,24,704.00	41000	24,28,800.00
22	405	4	1 BHK	443	487	24240	1,07,38,320.00	1,18,12,152.00	24500	14,61,900.00
23	406	4	1 BHK	449	494	24240	1,08,83,760.00	1,19,72,136.00	25000	14,81,700.00
24	501	5	2 BHK	547	602	24320	1,33,03,040.00	1,46,33,344.00	30500	18,05,100.00
25	502	5	1 BHK	444	488	24320	1,07,98,080.00	1,18,77,888.00	24500	14,65,200.00
26	503	5	2 BHK	555	611	24320	1,34,97,600.00	1,48,47,360.00	31000	18,31,500.00
27	504	5	2 BHK	736	810	24320	1,78,99,520.00	1,96,89,472.00	41000	24,28,800.00
28	505	5	1 BHK	443	487	24320	1,07,73,760.00	1,18,51,136.00	24500	14,61,900.00
29	506	5	1 BHK	449	494	24320	1,09,19,680.00	1,20,11,648.00	25000	14,81,700.00
30	601	6	2 BHK	547	602	24400	1,33,46,800.00	1,46,81,480.00	30500	18,05,100.00
31	602	6	1 BHK	444	488	24400	1,08,33,600.00	1,19,16,960.00	25000	14,65,200.00
32	603	6	2 BHK	555	611	24400	1,35,42,000.00	1,48,96,200.00	31000	18,31,500.00
33	604	6	2 BHK	736	810	24400	1,79,58,400.00	1,97,54,240.00	41000	24,28,800.00
34	605	6	1 BHK	443	487	24400	1,08,09,200.00	1,18,90,120.00	25000	14,61,900.00
35	606	6	1 BHK	449	494	24400	1,09,55,600.00	1,20,51,160.00	25000	14,81,700.00
36	701	7	2 BHK	547	602	24480	1,33,90,560.00	1,47,29,616.00	30500	18,05,100.00
37	702	7	1 BHK	444	488	24480	1,08,69,120.00	1,19,56,032.00	25000	14,65,200.00
38	703	7	2 BHK	555	611	24480	1,35,86,400.00	1,49,45,040.00	31000	18,31,500.00
39	704	7	2 BHK	736	810	24480	1,80,17,280.00	1,98,19,008.00	41500	24,28,800.00
40	705	7	1 BHK	443	487	24480	1,08,44,640.00	1,19,29,104.00	25000	14,61,900.00
41	706	7	1 BHK	449	494	24480	1,09,91,520.00	1,20,90,672.00	25000	14,81,700.00
42	801	8	2 BHK	547	602	24560	1,34,34,320.00	1,47,77,752.00	31000	18,05,100.00
43	802	8	1 BHK	444	488	24560	1,09,04,640.00	1,19,95,104.00	25000	14,65,200.00
44	803	8	2 BHK	555	611	24560	1,36,30,800.00	1,49,93,880.00	31000	18,31,500.00
45	804	8	2 BHK	736	810	24560	1,80,76,160.00	1,98,83,776.00	41500	24,28,800.00
46	806	8	1 BHK	449	494	24560	1,10,27,440.00	1,21,30,184.00	25500	14,81,700.00
47	901	9	2 BHK	547	602	24640	1,34,78,080.00	1,48,25,888.00	31000	18,05,100.00
48	902	9	1 BHK	444	488	24640	1,09,40,160.00	1,20,34,176.00	25000	14,65,200.00
49	903	9	2 BHK	555	611	24640	1,36,75,200.00	1,50,42,720.00	31500	18,31,500.00



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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
50	904	9	2 BHK	736	810	24640	1,81,35,040.00	1,99,48,544.00	41500	24,28,800.00
51	905	9	1 BHK	443	487	24640	1,09,15,520.00	1,20,07,072.00	25000	14,61,900.00
52	906	9	1 BHK	449	494	24640	1,10,63,360.00	1,21,69,696.00	25500	14,81,700.00
53	1001	10	2 BHK	547	602	24720	1,35,21,840.00	1,48,74,024.00	31000	18,05,100.00
54	1002	10	1 BHK	444	488	24720	1,09,75,680.00	1,20,73,248.00	25000	14,65,200.00
55	1003	10	2 BHK	555	611	24720	1,37,19,600.00	1,50,91,560.00	31500	18,31,500.00
56	1004	10	2 BHK	736	810	24720	1,81,93,920.00	2,00,13,312.00	41500	24,28,800.00
57	1005	10	1 BHK	443	487	24720	1,09,50,960.00	1,20,46,056.00	25000	14,61,900.00
58	1006	10	1 BHK	449	494	24720	1,10,99,280.00	1,22,09,208.00	25500	14,81,700.00
59	1101	11	2 BHK	547	602	24800	1,35,65,600.00	1,49,22,160.00	31000	18,05,100.00
60	1102	11	1 BHK	444	488	24800	1,10,11,200.00	1,21,12,320.00	25000	14,65,200.00
61	1103	11	2 BHK	555	611	24800	1,37,64,000.00	1,51,40,400.00	31500	18,31,500.00
62	1104	11	2 BHK	736	810	24800	1,82,52,800.00	2,00,78,080.00	42000	24,28,800.00
63	1105	11	1 BHK	443	487	24800	1,09,86,400.00	1,20,85,040.00	25000	14,61,900.00
64	1106	11	1 BHK	449	494	24800	1,11,35,200.00	1,22,48,720.00	25500	14,81,700.00
65	1201	12	2 BHK	547	602	24880	1,36,09,360.00	1,49,70,296.00	31000	18,05,100.00
66	1202	12	1 BHK	444	488	24880	1,10,46,720.00	1,21,51,392.00	25500	14,65,200.00
67	1203	12	2 BHK	555	611	24880	1,38,08,400.00	1,51,89,240.00	31500	18,31,500.00
68	1204	12	2 BHK	736	810	24880	1,83,11,680.00	2,01,42,848.00	42000	24,28,800.00
69	1205	12	1 BHK	443	487	24880	1,10,21,840.00	1,21,24,024.00	25500	14,61,900.00
70	1206	12	1 BHK	449	494	24880	1,11,71,120.00	1,22,88,232.00	25500	14,81,700.00
71	1301	13	2 BHK	547	602	24960	1,36,53,120.00	1,50,18,432.00	31500	18,05,100.00
72	1302	13	1 BHK	444	488	24960	1,10,82,240.00	1,21,90,464.00	25500	14,65,200.00
73	1303	13	2 BHK	555	611	24960	1,38,52,800.00	1,52,38,080.00	31500	18,31,500.00
74	1304	13	2 BHK	736	810	24960	1,83,70,560.00	2,02,07,616.00	42000	24,28,800.00
75	1305	13	1 BHK	443	487	24960	1,10,57,280.00	1,21,63,008.00	25500	14,61,900.00
76	1306	13	1 BHK	449	494	24960	1,12,07,040.00	1,23,27,744.00	25500	14,81,700.00
77	1401	14	2 BHK	547	602	25040	1,36,96,880.00	1,50,66,568.00	31500	18,05,100.00
78	1402	14	1 BHK	444	488	25040	1,11,17,760.00	1,22,29,536.00	25500	14,65,200.00
79	1403	14	2 BHK	555	611	25040	1,38,97,200.00	1,52,86,920.00	32000	18,31,500.00
80	1404	14	2 BHK	736	810	25040	1,84,29,440.00	2,02,72,384.00	42000	24,28,800.00
81	1405	14	1 BHK	443	487	25040	1,10,92,720.00	1,22,01,992.00	25500	14,61,900.00
82	1406	14	1 BHK	449	494	25040	1,12,42,960.00	1,23,67,256.00	26000	14,81,700.00
83	1501	15	2 BHK	547	602	25120	1,37,40,640.00	1,51,14,704.00	31500	18,05,100.00
84	1502	15	1 BHK	444	488	25120	1,11,53,280.00	1,22,68,608.00	25500	14,65,200.00
85	1503	15	2 BHK	555	611	25120	1,39,41,600.00	1,53,35,760.00	32000	18,31,500.00
86	1504	15	2 BHK	736	810	25120	1,84,88,320.00	2,03,37,152.00	42500	24,28,800.00
87	1506	15	1 BHK	449	494	25120	1,12,78,880.00	1,24,06,768.00	26000	14,81,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
88	1601	16	2 BHK	547	602	25200	1,37,84,400.00	1,51,62,840.00	31500	18,05,100.00
89	1602	16	1 BHK	444	488	25200	1,11,88,800.00	1,23,07,680.00	25500	14,65,200.00
90	1603	16	2 BHK	555	611	25200	1,39,86,000.00	1,53,84,600.00	32000	18,31,500.00
91	1604	16	2 BHK	736	810	25200	1,85,47,200.00	2,04,01,920.00	42500	24,28,800.00
92	1605	16	1 BHK	443	487	25200	1,11,63,600.00	1,22,79,960.00	25500	14,61,900.00
93	1606	16	1 BHK	449	494	25200	1,13,14,800.00	1,24,46,280.00	26000	14,81,700.00
94	1701	17	2 BHK	547	602	25280	1,38,28,160.00	1,52,10,976.00	31500	18,05,100.00
95	1702	17	1 BHK	444	488	25280	1,12,24,320.00	1,23,46,752.00	25500	14,65,200.00
96	1703	17	2 BHK	555	611	25280	1,40,30,400.00	1,54,33,440.00	32000	18,31,500.00
97	1704	17	2 BHK	736	810	25280	1,86,06,080.00	2,04,66,688.00	42500	24,28,800.00
98	1705	17	1 BHK	443	487	25280	1,11,99,040.00	1,23,18,944.00	25500	14,61,900.00
99	1706	17	1 BHK	449	494	25280	1,13,50,720.00	1,24,85,792.00	26000	14,81,700.00
100	1801	18	2 BHK	547	602	25360	1,38,71,920.00	1,52,59,112.00	32000	18,05,100.00
101	1802	18	1 BHK	444	488	25360	1,12,59,840.00	1,23,85,824.00	26000	14,65,200.00
102	1803	18	2 BHK	555	611	25360	1,40,74,800.00	1,54,82,280.00	32500	18,31,500.00
103	1804	18	2 BHK	736	810	25360	1,86,64,960.00	2,05,31,456.00	43000	24,28,800.00
104	1805	18	1 BHK	443	487	25360	1,12,34,480.00	1,23,57,928.00	25500	14,61,900.00
105	1806	18	1 BHK	449	494	25360	1,13,86,640.00	1,25,25,304.00	26000	14,81,700.00
106	1901	19	2 BHK	547	602	25440	1,39,15,680.00	1,53,07,248.00	32000	18,05,100.00
107	1902	19	1 BHK	444	488	25440	1,12,95,360.00	1,24,24,896.00	26000	14,65,200.00
108	1903	19	2 BHK	555	611	25440	1,41,19,200.00	1,55,31,120.00	32500	18,31,500.00
109	1904	19	2 BHK	736	810	25440	1,87,23,840.00	2,05,96,224.00	43000	24,28,800.00
110	1905	19	1 BHK	443	487	25440	1,12,69,920.00	1,23,96,912.00	26000	14,61,900.00
111	1906	19	1 BHK	449	494	25440	1,14,22,560.00	1,25,64,816.00	26000	14,81,700.00
112	2001	20	2 BHK	547	602	25520	1,39,59,440.00	1,53,55,384.00	32000	18,05,100.00
113	2002	20	1 BHK	444	488	25520	1,13,30,880.00	1,24,63,968.00	26000	14,65,200.00
114	2003	20	2 BHK	555	611	25520	1,41,63,600.00	1,55,79,960.00	32500	18,31,500.00
115	2004	20	2 BHK	736	810	25520	1,87,82,720.00	2,06,60,992.00	43000	24,28,800.00
116	2005	20	1 BHK	443	487	25520	1,13,05,360.00	1,24,35,896.00	26000	14,61,900.00
117	2006	20	1 BHK	449	494	25520	1,14,58,480.00	1,26,04,328.00	26500	14,81,700.00
118	2101	21	2 BHK	547	602	25600	1,40,03,200.00	1,54,03,520.00	32000	18,05,100.00
119	2102	21	1 BHK	444	488	25600	1,13,66,400.00	1,25,03,040.00	26000	14,65,200.00
120	2103	21	2 BHK	555	611	25600	1,42,08,000.00	1,56,28,800.00	32500	18,31,500.00
121	2104	21	2 BHK	736	810	25600	1,88,41,600.00	2,07,25,760.00	43000	24,28,800.00
122	2105	21	1 BHK	443	487	25600	1,13,40,800.00	1,24,74,880.00	26000	14,61,900.00
123	2106	21	1 BHK	449	494	25600	1,14,94,400.00	1,26,43,840.00	26500	14,81,700.00
124	2201	22	2 BHK	547	602	25680	1,40,46,960.00	1,54,51,656.00	32000	18,05,100.00
125	2202	22	1 BHK	444	488	25680	1,14,01,920.00	1,25,42,112.00	26000	14,65,200.00



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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
126	2203	22	2 BHK	555	611	25680	1,42,52,400.00	1,56,77,640.00	32500	18,31,500.00
127	2204	22	2 BHK	736	810	25680	1,89,00,480.00	2,07,90,528.00	43500	24,28,800.00
128	2206	22	1 BHK	449	494	25680	1,15,30,320.00	1,26,83,352.00	26500	14,81,700.00
129	2301	23	2 BHK	547	602	25760	1,40,90,720.00	1,54,99,792.00	32500	18,05,100.00
130	2302	23	1 BHK	444	488	25760	1,14,37,440.00	1,25,81,184.00	26000	14,65,200.00
131	2303	23	2 BHK	555	611	25760	1,42,96,800.00	1,57,26,480.00	33000	18,31,500.00
132	2304	23	2 BHK	736	810	25760	1,89,59,360.00	2,08,55,296.00	43500	24,28,800.00
133	2305	23	1 BHK	443	487	25760	1,14,11,680.00	1,25,52,848.00	26000	14,61,900.00
134	2306	23	1 BHK	449	494	25760	1,15,66,240.00	1,27,22,864.00	26500	14,81,700.00
135	2401	24	2 BHK	547	602	25840	1,41,34,480.00	1,55,47,928.00	32500	18,05,100.00
136	2402	24	1 BHK	444	488	25840	1,14,72,960.00	1,26,20,256.00	26500	14,65,200.00
137	2403	24	2 BHK	555	611	25840	1,43,41,200.00	1,57,75,320.00	33000	18,31,500.00
138	2404	24	2 BHK	736	810	25840	1,90,18,240.00	2,09,20,064.00	43500	24,28,800.00
139	2405	24	1 BHK	443	487	25840	1,14,47,120.00	1,25,91,832.00	26000	14,61,900.00
140	2406	24	1 BHK	449	494	25840	1,16,02,160.00	1,27,62,376.00	26500	14,81,700.00
Total				74404	81844		1,85,42,89,440.00	2,03,97,18,384.00		24,55,33,200.00

3) C - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	Upper Stilt	3	3 BHK	859	945	24000	2,06,16,000.00	2,26,77,600.00	47000	28,34,700.00
2	Upper Stilt	4	1 BHK	475	523	24000	1,14,00,000.00	1,25,40,000.00	26000	15,67,500.00
3	101	1	2 BHK	737	811	24000	1,76,88,000.00	1,94,56,800.00	40500	24,32,100.00
4	102	1	2 BHK	739	813	24000	1,77,36,000.00	1,95,09,600.00	40500	24,38,700.00
5	103	1	3.5 BHK	961	1057	24000	2,30,64,000.00	2,53,70,400.00	53000	31,71,300.00
6	201	2	2 BHK	737	811	24080	1,77,46,960.00	1,95,21,656.00	40500	24,32,100.00
7	202	2	2 BHK	739	813	24080	1,77,95,120.00	1,95,74,632.00	41000	24,38,700.00
8	203	2	3 BHK	859	945	24080	2,06,84,720.00	2,27,53,192.00	47500	28,34,700.00
9	204	2	3 BHK	859	945	24080	2,06,84,720.00	2,27,53,192.00	47500	28,34,700.00
10	301	3	2 BHK	737	811	24160	1,78,05,920.00	1,95,86,512.00	41000	24,32,100.00
11	302	3	2 BHK	739	813	24160	1,78,54,240.00	1,96,39,664.00	41000	24,38,700.00
12	303	3	3 BHK	859	945	24160	2,07,53,440.00	2,28,28,784.00	47500	28,34,700.00
13	304	3	3 BHK	859	945	24160	2,07,53,440.00	2,28,28,784.00	47500	28,34,700.00
14	401	4	2 BHK	737	811	24240	1,78,64,880.00	1,96,51,368.00	41000	24,32,100.00
15	402	4	2 BHK	739	813	24240	1,79,13,360.00	1,97,04,696.00	41000	24,38,700.00
16	403	4	3 BHK	859	945	24240	2,08,22,160.00	2,29,04,376.00	47500	28,34,700.00
17	404	4	3 BHK	859	945	24240	2,08,22,160.00	2,29,04,376.00	47500	28,34,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	501	5	2 BHK	737	811	24320	1,79,23,840.00	1,97,16,224.00	41000	24,32,100.00
19	502	5	2 BHK	739	813	24320	1,79,72,480.00	1,97,69,728.00	41000	24,38,700.00
20	503	5	3 BHK	859	945	24320	2,08,90,880.00	2,29,79,968.00	48000	28,34,700.00
21	504	5	3 BHK	859	945	24320	2,08,90,880.00	2,29,79,968.00	48000	28,34,700.00
22	601	6	2 BHK	737	811	24400	1,79,82,800.00	1,97,81,080.00	41000	24,32,100.00
23	602	6	2 BHK	739	813	24400	1,80,31,600.00	1,98,34,760.00	41500	24,38,700.00
24	603	6	3 BHK	859	945	24400	2,09,59,600.00	2,30,55,560.00	48000	28,34,700.00
25	604	6	3 BHK	859	945	24400	2,09,59,600.00	2,30,55,560.00	48000	28,34,700.00
26	701	7	2 BHK	737	811	24480	1,80,41,760.00	1,98,45,936.00	41500	24,32,100.00
27	702	7	2 BHK	739	813	24480	1,80,90,720.00	1,98,99,792.00	41500	24,38,700.00
28	703	7	3 BHK	859	945	24480	2,10,28,320.00	2,31,31,152.00	48000	28,34,700.00
29	704	7	3 BHK	859	945	24480	2,10,28,320.00	2,31,31,152.00	48000	28,34,700.00
30	801	8	2 BHK	737	811	24560	1,81,00,720.00	1,99,10,792.00	41500	24,32,100.00
31	802	8	2 BHK	739	813	24560	1,81,49,840.00	1,99,64,824.00	41500	24,38,700.00
32	803	8	3.5 BHK	961	1057	24560	2,36,02,160.00	2,59,62,376.00	54000	31,71,300.00
33	901	9	2 BHK	737	811	24640	1,81,59,680.00	1,99,75,648.00	41500	24,32,100.00
34	902	9	2 BHK	739	813	24640	1,82,08,960.00	2,00,29,856.00	41500	24,38,700.00
35	903	9	3 BHK	859	945	24640	2,11,65,760.00	2,32,82,336.00	48500	28,34,700.00
36	904	9	3 BHK	859	945	24640	2,11,65,760.00	2,32,82,336.00	48500	28,34,700.00
37	1001	10	2 BHK	737	811	24720	1,82,18,640.00	2,00,40,504.00	42000	24,32,100.00
38	1002	10	2 BHK	739	813	24720	1,82,68,080.00	2,00,94,888.00	42000	24,38,700.00
39	1003	10	3 BHK	859	945	24720	2,12,34,480.00	2,33,57,928.00	48500	28,34,700.00
40	1004	10	3 BHK	859	945	24720	2,12,34,480.00	2,33,57,928.00	48500	28,34,700.00
41	1101	11	2 BHK	737	811	24800	1,82,77,600.00	2,01,05,360.00	42000	24,32,100.00
42	1102	11	2 BHK	739	813	24800	1,83,27,200.00	2,01,59,920.00	42000	24,38,700.00
43	1103	11	3 BHK	859	945	24800	2,13,03,200.00	2,34,33,520.00	49000	28,34,700.00
44	1104	11	3 BHK	859	945	24800	2,13,03,200.00	2,34,33,520.00	49000	28,34,700.00
45	1201	12	2 BHK	737	811	24880	1,83,36,560.00	2,01,70,216.00	42000	24,32,100.00
46	1202	12	2 BHK	739	813	24880	1,83,86,320.00	2,02,24,952.00	42000	24,38,700.00
47	1203	12	3 BHK	859	945	24880	2,13,71,920.00	2,35,09,112.00	49000	28,34,700.00
48	1204	12	3 BHK	859	945	24880	2,13,71,920.00	2,35,09,112.00	49000	28,34,700.00
49	1301	13	2 BHK	737	811	24960	1,83,95,520.00	2,02,35,072.00	42000	24,32,100.00
50	1302	13	2 BHK	739	813	24960	1,84,45,440.00	2,02,89,984.00	42500	24,38,700.00
51	1303	13	3 BHK	859	945	24960	2,14,40,640.00	2,35,84,704.00	49000	28,34,700.00
52	1304	13	3 BHK	859	945	24960	2,14,40,640.00	2,35,84,704.00	49000	28,34,700.00
53	1401	14	2 BHK	737	811	25040	1,84,54,480.00	2,02,99,928.00	42500	24,32,100.00
54	1402	14	2 BHK	739	813	25040	1,85,04,560.00	2,03,55,016.00	42500	24,38,700.00
55	1403	14	3 BHK	859	945	25040	2,15,09,360.00	2,36,60,296.00	49500	28,34,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
56	1404	14	3 BHK	859	945	25040	2,15,09,360.00	2,36,60,296.00	49500	28,34,700.00
57	1501	15	2 BHK	737	811	25120	1,85,13,440.00	2,03,64,784.00	42500	24,32,100.00
58	1502	15	2 BHK	739	813	25120	1,85,63,680.00	2,04,20,048.00	42500	24,38,700.00
59	1503	15	3.5 BHK	961	1057	25120	2,41,40,320.00	2,65,54,352.00	55500	31,71,300.00
60	1601	16	2 BHK	737	811	25200	1,85,72,400.00	2,04,29,640.00	42500	24,32,100.00
61	1602	16	2 BHK	739	813	25200	1,86,22,800.00	2,04,85,080.00	42500	24,38,700.00
62	1603	16	3 BHK	859	945	25200	2,16,46,800.00	2,38,11,480.00	49500	28,34,700.00
63	1604	16	3 BHK	859	945	25200	2,16,46,800.00	2,38,11,480.00	49500	28,34,700.00
64	1701	17	2 BHK	737	811	25280	1,86,31,360.00	2,04,94,496.00	42500	24,32,100.00
65	1702	17	2 BHK	739	813	25280	1,86,81,920.00	2,05,50,112.00	43000	24,38,700.00
66	1703	17	3 BHK	859	945	25280	2,17,15,520.00	2,38,87,072.00	50000	28,34,700.00
67	1704	17	3 BHK	859	945	25280	2,17,15,520.00	2,38,87,072.00	50000	28,34,700.00
68	1801	18	2 BHK	737	811	25360	1,86,90,320.00	2,05,59,352.00	43000	24,32,100.00
69	1802	18	2 BHK	739	813	25360	1,87,41,040.00	2,06,15,144.00	43000	24,38,700.00
70	1803	18	3 BHK	859	945	25360	2,17,84,240.00	2,39,62,664.00	50000	28,34,700.00
71	1804	18	3 BHK	859	945	25360	2,17,84,240.00	2,39,62,664.00	50000	28,34,700.00
72	1901	19	2 BHK	737	811	25440	1,87,49,280.00	2,06,24,208.00	43000	24,32,100.00
73	1902	19	2 BHK	739	813	25440	1,88,00,160.00	2,06,80,176.00	43000	24,38,700.00
74	1903	19	3 BHK	859	945	25440	2,18,52,960.00	2,40,38,256.00	50000	28,34,700.00
75	1904	19	3 BHK	859	945	25440	2,18,52,960.00	2,40,38,256.00	50000	28,34,700.00
76	2001	20	2 BHK	737	811	25520	1,88,08,240.00	2,06,89,064.00	43000	24,32,100.00
77	2002	20	2 BHK	739	813	25520	1,88,59,280.00	2,07,45,208.00	43000	24,38,700.00
78	2003	20	3 BHK	859	945	25520	2,19,21,680.00	2,41,13,848.00	50000	28,34,700.00
79	2004	20	3 BHK	859	945	25520	2,19,21,680.00	2,41,13,848.00	50000	28,34,700.00
80	2101	21	2 BHK	737	811	25600	1,88,67,200.00	2,07,53,920.00	43000	24,32,100.00
81	2102	21	2 BHK	739	813	25600	1,89,18,400.00	2,08,10,240.00	43500	24,38,700.00
82	2103	21	3 BHK	859	945	25600	2,19,90,400.00	2,41,89,440.00	50500	28,34,700.00
83	2104	21	3 BHK	859	945	25600	2,19,90,400.00	2,41,89,440.00	50500	28,34,700.00
84	2201	22	2 BHK	737	811	25680	1,89,26,160.00	2,08,18,776.00	43500	24,32,100.00
85	2202	22	2 BHK	739	813	25680	1,89,77,520.00	2,08,75,272.00	43500	24,38,700.00
86	2203	22	5 BHK	1487	1636	25680	3,81,86,160.00	4,20,04,776.00	87500	49,07,100.00
87	2301	23	2 BHK	737	811	25760	1,89,85,120.00	2,08,83,632.00	43500	24,32,100.00
88	2302	23	2 BHK	739	813	25760	1,90,36,640.00	2,09,40,304.00	43500	24,38,700.00
89	2303	23	3 BHK	859	945	25760	2,21,27,840.00	2,43,40,624.00	50500	28,34,700.00
90	2304	23	3 BHK	859	945	25760	2,21,27,840.00	2,43,40,624.00	50500	28,34,700.00
91	2401	24	2 BHK	737	811	25840	1,90,44,080.00	2,09,48,488.00	43500	24,32,100.00
92	2402	24	2 BHK	739	813	25840	1,90,95,760.00	2,10,05,336.00	44000	24,38,700.00
93	2403	24	3 BHK	859	945	25840	2,21,96,560.00	2,44,16,216.00	51000	28,34,700.00

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
94	2404	24	3 BHK	859	945	25840	2,21,96,560.00	2,44,16,216.00	51000	28,34,700.00
Total				75488	83037		1,88,05,75,680.00	2,06,86,33,248.00		24,91,10,400.00

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 75 2 BHK - 71	146	72220	79442	1,80,28,72,800.00	1,98,31,60,080.00
B	1 BHK - 68 2 BHK - 72	140	74404	81844	1,85,42,89,440.00	2,03,97,18,384.00
C	1 BHK - 01 2 BHK - 48 3 BHK - 41 3.5 BHK - 03 5 BHK - 01	94	75488	83037	1,88,05,75,680.00	2,06,86,33,248.00
Total		380	222112	244323	5,53,77,37,920.00	6,09,15,11,712.00
Typical Refuge Floor – 1 st , 8 th 15 th & 22 nd floor - Flat No. 6 (Wing - A)						
Typical Refuge Floor – 1 st , 8 th 15 th & 22 nd floor - Flat No. 5 (Wing - B)						
Typical Refuge Floor – 1 st , 8 th 15 th & 22 nd floor - Flat No. 4 (Wing - C)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,53,77,37,920.00
Final Realizable Value After Completion in ₹	6,09,15,11,712.00
Cost of Construction (Total Built up area x Rate) 244323 Sq. Ft. x ₹ 3000.00	73,29,69,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to C	22	244323	73,29,69,000.00	16,12,53,180.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	

4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work is in progress
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	
Final Realizable Value After Completion in ₹		:	₹ 6,09,15,11,712.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 23,500 to ₹ 26,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 24,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



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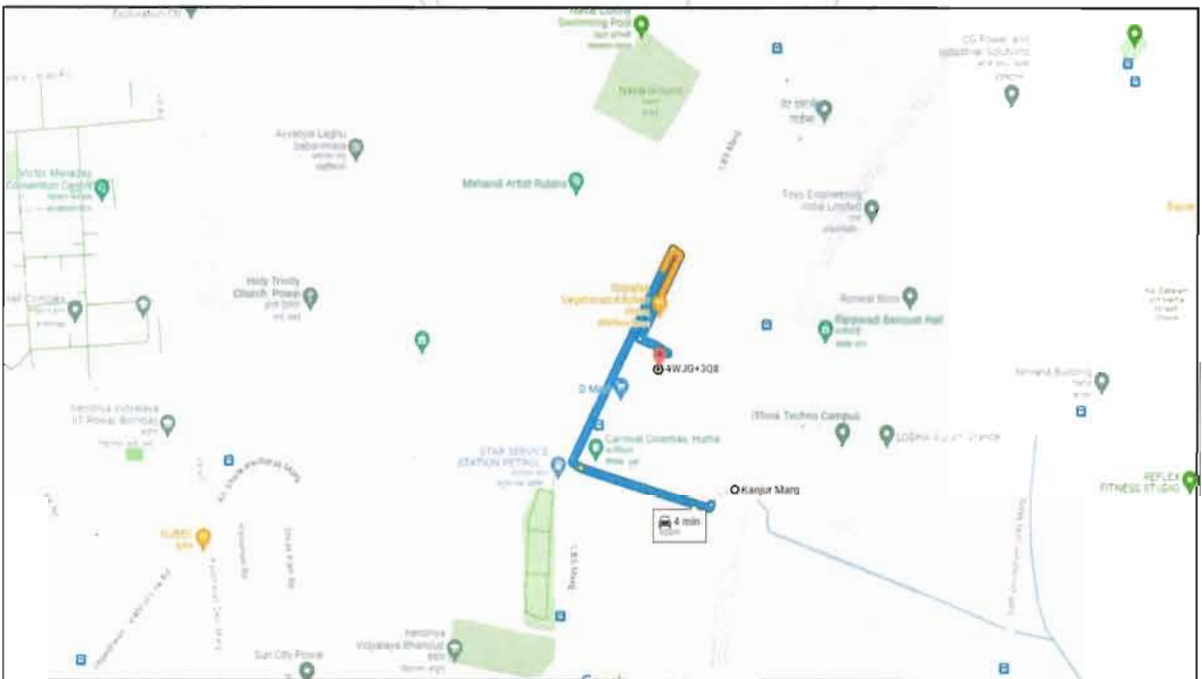
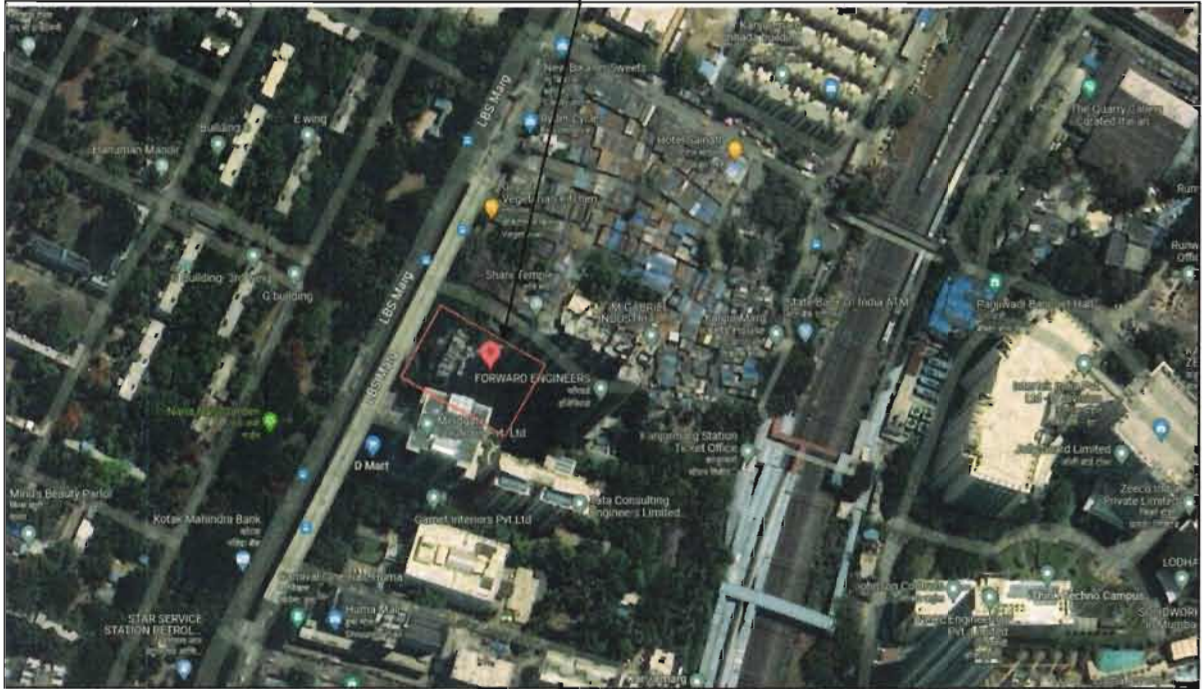
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Route Map of the property Site u/r



Latitude Longitude: 19°07'48.4"N 72°55'36.6"E


Note: The Blue line shows the route to site from nearest railway station (Kanjurmarg – 900 Mtr.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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Selected District मुंबई(उपनगर)

Select Village हरियाली - कुर्ली

Search By Survey No Location


Enter Survey No 118

उपविभाग	बुली जमीन	निवासी सदनिका	बॉडीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
112/538-रस्ता: लाल बहादुर शास्त्री मार्ग.	84640	161200	185380	236100	161200	चौरस मीटर	मि.टी.एम. नंबर



Department of Registration & Stamps
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Search By Survey No Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	बॉडीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	112/537 -पुंभाप: दुसऱ्या मार्गाच्या पूर्वेस अवलेल्या सर्व मिल्करी (कन्नमवार नगर)	58970	139830	160810	174790	139830	चौरस मीटर
SurveyNo	112/538A- 5 हेक्टर पेक्षा जास्त असलेल्या मिल्करी.	80410	163350	170690	236100	161430	चौरस मीटर
SurveyNo	112/538-रस्ता: लाल बहादुर शास्त्री मार्ग.	84640	161200	185380	236100	161200	चौरस मीटर

1 2

Survey Number 1, 2, 4A, 5, 7, 9, 12, 14, 14A, 14B, 15A, 15, 17, 18, 19, 21, 22, 24, 25, 26, 27, 28, 29, 31, 32, 33, 35C, 35, 36, 37, 38, 39, 40, 40A, 40B, 41, 42, 43, 45, 46, 47, 48, 7/1, 7/2A, 7/2B, 7/3, 7/3, 7/5, 7/6, 82A, 83, 86, 89, 90, 93, 94, 95, 97, 99, 99B, 101, 102, 108, 109, 110, 111, 112, 112B, 113, 116, 117, 118, 2/13A, 22/1, 22/2, 26/9, 48/1, 48A/1, 48B/1, 7/12, 93/7, 102/2, 104/1, 108/3, 109/1, 111A/1, 111A/2, 111A/3, 112A/1, 105/39, 115B/2/A/1



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1 BHK 660 Sq-ft Flat For Sale **Kanjurmarg West, Mumbai**



1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area
439 sqft
₹24,886/sqft

Floor
8 (Out of 25 Floors)

Lifts
5

Developer
Ashwin Sheth Group and Emami Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Sheth Avante

Facing
East

Car Parking
1 Covered

East Facing Property Nr station kanjur marg west Jbs road.

[Contact Agent](#) [Get Phone No.](#) Last contact made 81 days ago

More Details

Price Breakup ₹1.09 Cr | ₹5,46,250 Approx. Registration Charges

Booking Amount ₹2.0 Lac

REBA ID P51800001140

magicbricks Buy Rent Sell Home Loans

₹1.42 Cr [How much loan can I get?](#) ✓ ZERO BROKERAGE

2 BHK 555 Sq-ft Flat For Sale **Kanjurmarg West, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
555 sqft
₹25,586/sqft

Transaction Type
New Property

Car Parking
1 Covered

Developer
Ashwin Sheth Group and Emami Group

Status
Under Construction

Furnished Status
Unfurnished

Project
Sheth Avante

+10 Photos

Price Indicators

Sheth Avante
Kanjurmarg West, Mumbai
₹ 1.16 Cr to 2.32 Cr
Status: Mid Stage Construction
Project Size: 188 Units, 1.87 Acres
Configurations: 1, 2, 3 BHK Flats from 446 Sq. Ft. to 881 Sq. Ft. - Carpet
26 Properties for Sale in Sheth Avante

₹ 2.22 Cr | 1 BHK, 1200 Sq-ft Flat For Sale, Kanjurmarg West, Mumbai

Carpet Area: 891 sqft - F2-P1505A	Developer: Ashwin Sheth Group and Emami Group	Project: Sheth Avante	Floor: 15 (Out of 22 Floors)
Transaction Type: Resale	Facing: East	Lifts: 3	Furnished Status: Unfurnished

East Facing Property

More Details

Price Breakup	₹ 2.22 Cr ₹ 9 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
Address	Sheth Avante, near BMC Park, Ambedkar Nagar, Kanjurmarg West, Mumbai, Maharashtra 400078, Kanjurmarg West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Location Advantage EEEH - 5 mins SCLR - 10 mins JVLR - 3 mins Eastern Freeway - 15 mins Kanjurmarg Stn - 5 mins Bhandup Stn - 13 mins Vikhroli Stn - 12 mins Chhatrapati

Price Indicators

Sheth Avante
By Sheth Developers Ltd in Kanjurmarg

₹1.27 Cr onwards

OVERVIEW LOCATION BUY (19) RENT

Gallery

1, 2, 3 BHK 449 - 891 sq ft

Dec-2024 (Ongoing)

Apartment Jul-2017

REERA ID: P51820081146

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment <small>Availability: Yes</small>	NA	449 sq ft <small>(14.76 x 30.43)</small>	₹ 1.27 Cr	NA
2 BHK Apartment <small>Availability: Yes</small>	NA	555 - 715 sq ft <small>(17.43 x 30.12)</small>	₹ 1.55 Cr - 2.20 Cr	NA
3 BHK Apartment <small>Availability: Yes</small>	NA	891 sq ft <small>(27.75 x 32.11)</small>	₹ 2.49 Cr	NA

HOUSING.COM Buy in Mumbai

Kanjurmarg west

Avante

By ADWELL S&T GROUP

₹1.17 Cr - 2.32 Cr
EMI starts at ₹58.09 K

Contact Sellers

1, 2, 3 BHK Apartments Configurations

Jun. 2022 Possession Starts

Price on request Avg. Price

449.00 sq.ft. - 891.00 sq.ft. (Carpet Area) Size

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

₹1.11 Cr [How much loan can I get?](#)

1 BHK 446 Sq-ft Flat For Sale **Kanjurmarg West, Mumbai**

1 Bed 2 Baths Unfurnished

Carpet Area: 446 sqft - ₹24,888/sqft

Floor: 15 (Out of 30 Floors)

Lifts: 4

Developer: **Ashwin Sheth Group and Emami Group**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Sheth Avante**

Status: **Under Construction**

Contact Agent

Get Phone No.

Last contact made 16 days ago

More Details

Price Breakup	₹1.11 Cr
Address	Kanjurmarg West, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Granite, Marbonite
Water Availability	24 Hours Available
Status of Electricity	No/Rare Powercut

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kanjurmarg West > 2 BHK Flats for Sale in Kanjurmarg West > 800 Sq-ft

₹1.40 Cr [How much loan can I get?](#)

2 BHK 800 Sq-ft Flat For Sale **Kanjurmarg West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area: 555 sqft - ₹25,241/sqft

Floor: 4 (Out of 24 Floors)

Lifts: 4

Developer: **Ashwin Sheth Group and Emami Group**

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Project: **Sheth Avante**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

Contact Agent

Get Phone No.

Last contact made 25 days ago


More Details

Price Breakup	₹1.4 Cr ₹6,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800001140
Address	Sheth Avante, near BMC Park, Ambedkar Nagar, Kanjurmarg West, Mumbai, Maharashtra 400075, Kanjurmarg West, Mumbai - Central Mumbai, Maharashtra

Price Indicators Projects nearby Locality

₹1.32 Cr | 3 BHK 325 Sq-ft Flat For Sale - Kanjurmarg West, Mumbai

[Overview](#) [More Details](#) [About Project](#) [About Locality](#) [Property Services](#)



2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area: 555 sqft - ₹23,784/sqft

Floor: 20 (Out of 24 Floors)

Lifts: 5

Developer: Ashwin Sheth Group and Emami Group

Project: Sheth Avante

Transaction Type: New Property

Facing: East

Furnished Status: Unfurnished

Car Parking: 1 Covered

East Facing Property Near Kanjurmarg Railway Station

[Contact Agent](#) [Get Phone No.](#) Last contact made 26 days ago

More Details

Price Breakup: ₹1.32 Cr | ₹6,60,000 Approx. Registration Charges | ₹4,500 Monthly

Booking Amount: ₹20 Lac

RERA ID: PS1700003655


Address: Kanjurmarg West, Mumbai, Kanjurmarg West, Mumbai - Central Mumbai, Maharashtra

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kanjurmarg West > 2 BHK Flats for Sale in Kanjurmarg West > 1135 Sq-ft

₹1.85 Cr [How much loan can I get?](#)

2 BHK 1135 Sq-ft Flat For Sale - Kanjurmarg West, Mumbai



2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area: 740 sqft - ₹25,000/sqft

Floor: 18 (Out of 25 Floors)

Lifts: 4

Developer: Ashwin Sheth Group and Emami Group

Project: Sheth Avante

Transaction Type: New Property

Facing: North - West

Furnished Status: Unfurnished

Car Parking: 1 Covered

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

More Details

Price Breakup: ₹1.85 Cr | ₹9,25,000 Approx. Registration Charges

Booking Amount: ₹5.0 Lac

RERA ID: AS1800005341

Price Indicators Projects nearby Locality

99acres Buy - Enter Locality | Project | Society | Landmark

₹1.63 Cr 2BHK 2Baths
Estimated EMI ₹ 1,30,189

NEW LISTING REGISTERED Registration No: P190200438 Website: <https://maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Property (12) **Society (62)**

Area
Super Built up area 950 sq.ft.
Bulk Up area 760 sq.ft.
Carpet area 661 sq.ft.

Price
₹ 1.63 Cr+ Govt Charges & Tax @ 24,659 per sq.ft. [View Price Details](#)

Floor Number
7th of 38 Floors

Overlooking
Main Road Club, Pool, Others, Park/Garden

Property Age
1 to 5 Year Old [View Construction Status](#)

Bedrooms
2 Bedrooms, 2 Bathrooms, No Balcony with Study Room

Location
Rural/ Forests
Kanjurmarg west, Central Mumbai suburbs

Facing
North-East

99acres Buy - Enter Locality | Project | Society | Landmark

₹1.25 Cr 2BHK 2Baths
Estimated EMI ₹ 99,838

NEW LISTING REGISTERED Registration No: P1918000438 Website: <https://maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Property (9) **Society (62)**

Area
Carpet area: 471 sq.ft.

Price
₹ 1.25 Cr+ Govt Charges & Tax @ 26,539 per sq.ft. [View Price Details](#)

Floor Number
15th of 33 Floors

Overlooking
Main Road

Property Age
5 to 10 Year Old [View Construction Status](#)

Bedrooms
2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room, Servant Room

Location
Rural/ Forests
Kanjurmarg west, Central Mumbai suburbs

Facing
East

Price Indicators Projects nearby Locality

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

Posted on Jul 15, 2023 / Ready to move

₹1.32 Cr (Estimated) **₹1,05,620** (per sq.ft.) **2BHK 2Baths**

REGISTRATION: NOT AVAILABLE Website: <https://maharashtra.nahanidm.gov.in/>

Registration No. P1180001931 Website: <https://maharashtra.nahanidm.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (11) Society (62)

Carpet area: 495 sq.ft.

Price: ₹ 1.32 Crore+ Govt Charges & Tax @ 28,664 per sq.ft.

Floor location: 30th of 34 Floors

Checkmate: Post, Park/Garden, Club

Configuration: 2 Bedrooms : 2 Bathrooms : 2 Balconies

Address: Runwal Forests Karpurwarg west, Central Mumbai suburbs

Age: 1 to 5 Year Old

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

Posted on May 02, 2023 / Ready to move

₹1.85 Cr (Estimated) **₹1,47,760** (per sq.ft.) **2BHK 2Baths**

REGISTRATION: NOT AVAILABLE Website: <https://maharashtra.nahanidm.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (16) Society (15)

Carpet area: 752 sq.ft.

Price: ₹ 1.85 Crore @ 24,601 per sq.ft.

Floor location: 14th of 18 Floors

Photos (1/13)

Configuration: 2 Bedrooms : 2 Bathrooms : No Balcony

Address: Gundecha Alkura Ambedkar Nagar, Central Mumbai suburbs

Age: 10+ Year Old

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

Posted on Apr 18, 2023 / Under Construction

₹2.35 Cr (Estimated) **₹1,87,680** (per sq.ft.) **3BHK 3Baths**

REGISTRATION: NOT AVAILABLE Website: <https://maharashtra.nahanidm.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (12) Society (10)

Carpet area: 844 sq.ft.

Price: ₹ 2.35 Crore @ 24,276 per sq.ft.

Floor location: 1st of 18 Floors

By 2023

Configuration: 3 Bedrooms : 3 Bathrooms : 1 Balcony

Address: Gundecha Alkura Ambedkar Nagar, Central Mumbai suburbs

Sales Instance nearby

सूची क्र.2		दस्तावेज संख्या सह दुनि कुर्ता :
25-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office		दस्तावेज संख्या सह दुनि कुर्ता : 9999 2023 पंजीर Regn 63n
गावाचे नाव : हरियाली		
(1) विविक्तता प्रकार	करारनामा	
(2) मालकी	17300000	
(3) बंधनधारी/अर्धव्यावसायिक बंधनधारी/अर्धव्यावसायिक अडवली देणे वी घटवणे हे सुद्धा करावे	15236615.6	
(4) भूभाग क्षेत्रफळ व परावर्तक अडवणक	1) पाकिस्थे नाव Masha Ma na ps इतर जमीन सधुनिका नं 1604, माला नं 16 वी मजला एक विंग विविक्तता नं 1 इमारतीचे नाव राज लेगसी ; वी ओप होउसिंग सो लि बंधीक नं एल वी एम्, मार्ग विकसनी पश्चिम, रोड मुंबई 400 083, इतर माहिती सोबात एक बेसमेंट कार पावोिंग न वी 149 (C T S Number 95A part & 95B part .)	
(5) क्षेत्रफळ	71.48 चौ मीटर	
(6) अडवणकी किंवा दृष्टी देणारा अडवण लेख		
(7) इमारतीचे कालन देण, वी विपुन देण, वी घडवणारे नाव किंवा विपुनी मालकाच्या हक्काच्या किंवा अडवण अडवणक प्रतिबंधिते नाव व देण	1) नाव राज. डेव एल 43 परा. वरिचे न एल 1604, माला नं एल विंग सोबात माला, इमारतीचे नाव राज लेगसी ; सोबाती बंधीक नं एल वी एम्, मार्ग विकसनी पश्चिम, रोड न मुंबई माला M.C.B.A.I विन कोड 400083 विन नं .AJXP091730 2) नाव ओपनी बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम, रोड मुंबई 400 083, इतर माहिती सोबात एक बेसमेंट कार पावोिंग न वी 149 (C T S Number 95A part & 95B part .)	
(8) इमारतीचे कालन देण, वी घडवणारे व किंवा विपुनी मालकाच्या हक्काच्या किंवा अडवण अडवणक प्रतिबंधिते नाव व देण	1) नाव विपुनीकुमार मालायायक मालीयाय डी 76 परा. वरिचे न एल 3022, माला नं एल विंग किंवा माला, इमारतीचे नाव राज लेगसी ; सोबाती बंधीक नं एल वी एम्, मार्ग विकसनी पश्चिम, रोड न मुंबई माला मुंबई विन कोड 400083 विन नं .AAKPG737E 2) नाव ओपनी बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम, रोड मुंबई 400 083, इतर माहिती सोबात एक बेसमेंट कार पावोिंग न वी 149 (C T S Number 95A part & 95B part .)	
(9) इमारतीचे कालन दिव्याच विषयक	23-01-2023	
(10) दस्त नीदारी किंवाच विषयक	23-01-2023	
(11) अडवणक देण व देण	1353 2023	
(12) बंधनधारी/अर्धव्यावसायिक मुदल मुदल	1038000	
(13) बंधनधारी/अर्धव्यावसायिक नीदारी मुदल	30000	
(14) टीप		
मुदलधारी/अर्धव्यावसायिक देणक अडवणक		
मुदल मुदल अडवणक विपुनीय अडवणक	(i) within the limits of any Municipal Corporation or any Cantonment area assessed to it	

सूची क्र.2		दस्तावेज संख्या सह दुनि कुर्ता :
25-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office		दस्तावेज संख्या सह दुनि कुर्ता : 9999 2023 पंजीर Regn 63n
गावाचे नाव : हरियाली		
(1) विविक्तता प्रकार	करारनामा	
(2) मालकी	18500000	
(3) बंधनधारी/अर्धव्यावसायिक बंधनधारी/अर्धव्यावसायिक अडवली देणे वी घटवणे हे सुद्धा करावे	11621660.8	
(4) भूभाग क्षेत्रफळ व परावर्तक अडवणक	1) पाकिस्थे नाव मुंबई मंगळदून जमीन सधुनिका नं पुरीय नं 404, माला नं चौथ मजला एक विंग राज स्वेट्टर, इमारतीचे नाव राज स्वेट्टर का ओप होउसिंग सोबाती लिमिटेड, बंधीक नं एल वी एम्, मार्ग विकसनी पश्चिम मुंबई 400083, इतर माहिती सधुनिकेचे एका क्षेत्रफळ 704 चौ फुट कारपेट सोबात दोन कार पावोिंग स्वस पाकिंग स्वस न वी 103 आणि एस-111 (C T S Number 92 92 1 to 15 .)	
(5) क्षेत्रफळ	78 51 चौ मीटर	
(6) अडवणकी किंवा दृष्टी देणारा अडवण लेख		
(7) इमारतीचे कालन देण, वी विपुन देण, वी घडवणारे नाव किंवा विपुनी मालकाच्या हक्काच्या किंवा अडवण अडवणक प्रतिबंधिते नाव व देण	1) नाव मीरियम लीलाय एप्टिमे वुडीबडीचे लीलाय लीलाय एप्टिमे डी 41 परा. वरिचे न एल न वी 1202, माला नं इमारतीचे नाव एप्लीकी मेट्रीन 2, बंधीक नं डोंडकाम्पु रोड, एलवणक, रोड न सोबाती मॉर्न बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम BANGALORE विन कोड 560084 विन नं .AKT2994290 2) नाव ओपनी बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम मुंबई 400 083, इतर माहिती सोबात एक बेसमेंट कार पावोिंग न वी 103, माला नं इमारतीचे नाव एप्लीकी मेट्रीन 2, बंधीक नं डोंडकाम्पु रोड, एलवणक, रोड न सोबाती मॉर्न बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम BANGALORE विन कोड 560084 विन नं .AJ.097118Q	
(8) इमारतीचे कालन देण, वी घडवणारे व किंवा विपुनी मालकाच्या हक्काच्या किंवा अडवण अडवणक प्रतिबंधिते नाव व देण	1) नाव इतर ओपनी देणामुडल डी 40, परा. वरिचे न एल न वी 110, माला नं डी परा. इमारतीचे नाव राज स्वेट्टर अडवणक, बंधीक न एप्लीकी मॉर्न, मुंबई माला रोड न विकसनी पश्चिम मुंबई माला M.C.B.A.I विन कोड 400078 विन नं .ABMPO6903V 2) नाव ओपनी बंधीक/सो लि वी एम्, मार्ग विकसनी पश्चिम मुंबई 400 083, इतर माहिती सोबात एक बेसमेंट कार पावोिंग न वी 103, माला नं डी परा. इमारतीचे नाव राज स्वेट्टर अडवणक, बंधीक न एप्लीकी मॉर्न, मुंबई माला रोड न विकसनी पश्चिम मुंबई माला M.C.B.A.I विन कोड 400078 विन नं .AJ.AJPD1543B	
(9) इमारतीचे कालन दिव्याच विषयक	01-06-2023	
(10) दस्त नीदारी किंवाच विषयक	01-06-2023	
(11) अडवणक देण व देण	9999 2023	
(12) बंधनधारी/अर्धव्यावसायिक मुदल मुदल	1110000	
(13) बंधनधारी/अर्धव्यावसायिक नीदारी मुदल	30000	
(14) टीप		
मुदलधारी/अर्धव्यावसायिक देणक अडवणक		
मुदल मुदल अडवणक विपुनीय अडवणक	(i) within the limits of any Municipal Corporation or any Cantonment area assessed to it	

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 : 25.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No.: CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9822804f4e25dc03e0f36e2685913496c3e3384133
311527f617a1805012, postalCode=400001, st=Maharashtra,
serialNumber=41128a56a58a6c98802a5a80a3c8a11e311322
e#94a3f82e28a3270a238c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.25 12:32:43 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 25.07.2023 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 14.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Sanjeevani Vyapaar LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Officer
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 - 14.07.2023 Valuation Date - 25.07.2023 Date of Report - 25.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.07.2023
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 responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th July 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.

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Sanjeevani Vyapaar 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

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

(Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.org, postalCode=411004, serialNumber=1, c=IN
[Date: 2026.07.25 12:33:11 +05:30]

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3