

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.	Dated
	PG-1769/23-24	29-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	2807 / 2301825	
	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**

Remarks:
 "Westwood", Proposed SRA Scheme on Plot Bearing C. T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound 2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, State - Maharashtra, Country - India - M/s. Dimple Realtors Pvt. Ltd. (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

Think. Innovate. Create

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

for Vastukala Consultants (I) Pvt Ltd

Signature
 Authorised Signatory

This is a Computer Generated Invoice



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Westwood"

"Westwood", Proposed SRA Scheme on Plot Bearing C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound 2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°12'14.5"N 72°49'57.6"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

MASTER VALUATION REPORT OF "Westwood"

"Westwood", Proposed SRA Scheme on Plot Bearing C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound 2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, State - Maharashtra, Country – India

Latitude Longitude: 19°12'14.5"N 72°49'57.6"E

NAME OF DEVELOPER: M/s. Dimple Realtors Pvt. Ltd.

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 **21st July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Westwood"**, Proposed SRA Scheme on Plot Bearing C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound 2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, State - Maharashtra, Country - India. It is about 600 Mtr. travel distance from Dahanukar Wadi Metro Station of Western 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 area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Dimple Realtors Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Westwood	P51800034338
Register office address	M/s. Dimple Realtors Pvt. Ltd. Office at S – 2, Ground Floor, M. G. Road, Maharashtra Nagar, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mrs. Sanny D'souza (Builder Person - Mobile No. 9920096818)	
E – mail ID And Website	accounts@dimplesgroup.com www.dimplesgroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area & Road
On or towards South	Slum Area
On or towards East	Slum Area & K D Compound 2 nd Lane
On or towards West	Road & Slum Area



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	: 21.07.2023
	b)	Date on which the valuation is made	: 29.07.2023
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 28.03.2022 issued by ASD Associates Advocate		
	2. Copy of Declaration about Commencement Certificate date 16.02.2022 (As per RERA Site)		
	3. Copy of Affidavit Cum Declaration of Mr. Nitin Patel of M/s. Dimple Realtors Pvt. Ltd. date 28.01.2022		
	4. Copy of Revised LOI No. SRA / ENG / 2774 / RS / ML / LOI date 2022 issued by Slum Rehabilitation Authority (As per RERA Certificate)		
	5. Copy of Architect's Certificate date 10.04.2023 issued by Rathin Patel (As per RERA Certificate)		
	6. Copy of Engineer's Certificate date 10.04.2023 issued by Jayesh N. Rawal (As per RERA Certificate)		
	7. Copy of MAHARERA Registration Certificate of Project No. P51800034338 issued by Maharashtra Real Estate Regulatory Authority date 04.04.2022. Last Modified date 17.07.2023		
	8. Copy of Commencement Certificate No. R-S / MCGM / 0028 / 20140210 dated 16.02.2022 issued by Slum Rehabilitation Authority (for Sale Building No. 2) This CC is granted for work upto Plinth Level. This CC is re-endorsed as per amended approved plans date 30.08.2022		
	9. Copy of Amended plans of proposed Sale Building No. 2 Letter No. R-S / MCGM / 0028 / 20140210 / Sale - 2 dated 30.8.2022 issued by Slum Rehabilitation Authority.		
	10. Copy of Approved Plan No. SRA / ENG / R-S / MCGM / 0028 / 20140210 / S - 2 dated 30.08.2022 issued by Slum Rehabilitation Authority (Number of Copies - Ten - Sheet No. 1/10 to 10/10) Approved upto:		
	Building No. / Wing	Number of Floors	
	2 / A to D	Basement + Ground + 1st to 23rd Upper Floors.	
	Project Name (With address & phone nos.)	:	"Westwood", Proposed SRA Scheme on Plot Bearing C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound

		2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, 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)	<p>M/s. Dimple Realtors Pvt. Ltd.</p> <p>Address: Office at S - 2, Ground Floor, M. G. Road, Maharashtra Nagar, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India</p> <p>Contact Person: Mrs. Sanny D'souza (Builder Person - Mobile No. 9920096818)</p>																			
5.	Brief description of the property (Including Leasehold / freehold etc.)																				
<p>About "Westwood ": Dimples Westwood by Dimples Group is one of the most sought after new projects in Kandivali (West) for those who are looking for low-cost apartments. It is a new launch project. The possession will begin in Dec, 2027. There are 1 BHK, 2 BHK and 3BHK Apartments for sale, coming up in this project. Dimples Westwood Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800034338. With all the basic amenities available, Dimples Westwood fits into your budget and your lifestyle.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A to D</td> <td>Proposed Basement + Ground + 1st to 23rd Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2 / A to D</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) (Wing – A to D)</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr> <td>> Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>> Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>> Powder coated aluminum sliding windows with Mosquito Net</td> </tr> <tr> <td>> Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>> Concealed wiring</td> </tr> <tr> <td>> Concealed plumbing</td> </tr> <tr> <td>> Kids Play Area</td> </tr> <tr> <td>> Sports Facility</td> </tr> <tr> <td>> Garden</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	2 / A to D	Proposed Basement + Ground + 1 st to 23 rd Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	2 / A to D	Plinth work is in progress.	05%	> Vitrified tiles flooring in all rooms	> Granite Kitchen platform with Stainless Steel Sink	> Powder coated aluminum sliding windows with Mosquito Net	> Laminated wooden flush doors with Safety door	> Concealed wiring	> Concealed plumbing	> Kids Play Area	> Sports Facility	> Garden
Building No. / Wing	Number of Floors																				
2 / A to D	Proposed Basement + Ground + 1 st to 23 rd Upper Floors.																				
Building No. / Wing	Present stage of Construction	Percentage of work completion																			
2 / A to D	Plinth work is in progress.	05%																			
> Vitrified tiles flooring in all rooms																					
> Granite Kitchen platform with Stainless Steel Sink																					
> Powder coated aluminum sliding windows with Mosquito Net																					
> Laminated wooden flush doors with Safety door																					
> Concealed wiring																					
> Concealed plumbing																					
> Kids Play Area																					
> Sports Facility																					
> Garden																					

	<ul style="list-style-type: none"> ➤ Gymnasium ➤ Swimming Pool ➤ Fitness Centre ➤ Indoor Games 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali
	d)	Ward / Taluka	:	R/ S -Ward, Taluka - Borivali
	e)	Mandal / District	:	Mumbai Suburban
7.	Postal address of the property		:	"Westwood", Proposed SRA Scheme on Plot Bearing C.T.S. No. 751 (Part), 787 (Part), 791, 792 (Part) & 793 (Part) of Village – Kandivali, Sai Azad CHSL. (Proposed), K D Compound 2nd Lane, M. G. Road, Off Link Road, Kandivali (West), Mumbai, Pin Code - 400 067, State - Maharashtra, Country - India
8.	City / Town		:	Kandivali (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		:	Slum Rehabilitation Authority
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 MAHARERA	As per Site
	North	CTS No. 751 (Part), 752, 749A, 754	751(Pt), 752, 749A, 754	Slum Area & Road
	South	CTS No. 786, 792 (Part) & 18.30 mt D.P. Road	786, 792 (Pt) 18, 30 DP road	Slum Area
	East	CTS No. 793 (Part), 749 E Linking Road	793 (Pt) Linking Road 749 E	Slum Area & K D Compound 2 nd Lane
	West	CTS No. 751 (Part), 790, 789, 787 (Part)	751(Pt), 790, 789, 787(Pt)	Road & Slum Area
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°12'14.5"N 72°49'57.6"E					
14.	Extent of the site	:	Total Plot area – 8231.54 Sq. M. (As per Approved Plan) Total Plot area - 2023.24 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 8231.54 Sq. M. (As per Approved Plan) Total Plot area - 2023.24 Sq. M. (As per RERA Certificate)					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started					
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. SRA / ENG / R-S / MCGM / 0028 / 20140210 / S - 2 dated 30.08.2022 issued by Slum Rehabilitation Authority (Number of Copies - Ten - Sheet No. 1/10 to 10/10) Approved upto:					
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A to D</td> <td>Basement + Ground + 1st to 23rd Upper Floors.</td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	2 / A to D	Basement + Ground + 1 st to 23 rd Upper Floors.
Building No. / Wing	Number of Floors							
2 / A to D	Basement + Ground + 1 st to 23 rd Upper Floors.							
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 Mtr. Wide Existing D. P. 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	:	Total Plot area – 8231.54 Sq. M. (As per Approved Plan) Total Plot area - 2023.24 Sq. M. (As per 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)	:	₹ 1,33,460.00 per Sq. M. for Residential ₹ 57,970.00 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</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>8231.54</td> <td>57970</td> <td>47,71,82,374.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2023.24</td> <td>57970</td> <td>11,72,87,223.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8231.54	57970	47,71,82,374.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2023.24	57970	11,72,87,223.00
As per Approved Plan																					
Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
8231.54	57970	47,71,82,374.00																			
As per RERA Certificate																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
2023.24	57970	11,72,87,223.00																			
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	:																			
	Building No. / Wing		Number of Floors																		
	2 / A to D		Proposed Basement + Ground + 1 st to 23 rd Upper Floors.																		
	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																		

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1. Building No. 2, Wing - A:**

Sr. No.	Flet No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	643	707	22000	1,41,46,000.00	1,52,77,680.00	32000	21,21,900.00
2	102	1	1 BHK	447	492	22000	98,34,000.00	1,06,20,720.00	22000	14,75,100.00
3	103	1	2 BHK	612	673	22000	1,34,64,000.00	1,45,41,120.00	30500	20,19,600.00
4	104	1	1 BHK	418	460	22000	91,96,000.00	99,31,680.00	20500	13,79,400.00
5	201	2	2 BHK	643	707	22090	1,42,03,870.00	1,53,40,180.00	32000	21,21,900.00
6	202	2	1 BHK	447	492	22090	98,74,230.00	1,06,64,168.00	22000	14,75,100.00
7	203	2	2 BHK	612	673	22090	1,35,19,080.00	1,46,00,606.00	30500	20,19,600.00
8	204	2	1 BHK	418	460	22090	92,33,620.00	99,72,310.00	21000	13,79,400.00
9	301	3	2 BHK	643	707	22180	1,42,61,740.00	1,54,02,679.00	32000	21,21,900.00
10	302	3	1 BHK	447	492	22180	99,14,460.00	1,07,07,617.00	22500	14,75,100.00
11	303	3	2 BHK	612	673	22180	1,35,74,160.00	1,46,60,093.00	30500	20,19,600.00
12	304	3	1 BHK	418	460	22180	92,71,240.00	1,00,12,939.00	21000	13,79,400.00
13	401	4	2 BHK	643	707	22270	1,43,19,610.00	1,54,65,179.00	32000	21,21,900.00
14	402	4	1 BHK	447	492	22270	99,54,690.00	1,07,51,065.00	22500	14,75,100.00
15	403	4	2 BHK	612	673	22270	1,36,29,240.00	1,47,19,579.00	30500	20,19,600.00
16	404	4	1 BHK	418	460	22270	93,08,860.00	1,00,53,569.00	21000	13,79,400.00
17	501	5	2 BHK	643	707	22360	1,43,77,480.00	1,55,27,678.00	32500	21,21,900.00
18	502	5	1 BHK	447	492	22360	99,94,920.00	1,07,94,514.00	22500	14,75,100.00
19	503	5	2 BHK	612	673	22360	1,36,84,320.00	1,47,79,066.00	31000	20,19,600.00
20	504	5	1 BHK	418	460	22360	93,46,480.00	1,00,94,198.00	21000	13,79,400.00
21	601	6	2 BHK	643	707	22450	1,44,35,350.00	1,55,90,178.00	32500	21,21,900.00
22	602	6	1 BHK	447	492	22450	1,00,35,150.00	1,08,37,962.00	22500	14,75,100.00
23	603	6	2 BHK	612	673	22450	1,37,39,400.00	1,48,38,552.00	31000	20,19,600.00
24	604	6	1 BHK	418	460	22450	93,84,100.00	1,01,34,828.00	21000	13,79,400.00
25	701	7	2 BHK	643	707	22540	1,44,93,220.00	1,56,52,678.00	32500	21,21,900.00
26	702	7	1 BHK	447	492	22540	1,00,75,380.00	1,08,81,410.00	22500	14,75,100.00
27	703	7	2 BHK	612	673	22540	1,37,94,480.00	1,48,98,038.00	31000	20,19,600.00
28	704	7	1 BHK	418	460	22540	94,21,720.00	1,01,75,458.00	21000	13,79,400.00
29	801	8	2 BHK	643	707	22630	1,45,51,090.00	1,57,15,177.00	32500	21,21,900.00
30	803	8	2 BHK	612	673	22630	1,38,49,560.00	1,49,57,525.00	31000	20,19,600.00
31	804	8	1 BHK	418	460	22630	94,59,340.00	1,02,16,087.00	21500	13,79,400.00
32	901	9	2 BHK	643	707	22720	1,46,08,960.00	1,57,77,677.00	33000	21,21,900.00
33	902	9	1 BHK	447	492	22720	1,01,55,840.00	1,09,68,307.00	23000	14,75,100.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	903	9	2 BHK	612	673	22720	1,39,04,640.00	1,50,17,011.00	31500	20,19,600.00
35	904	9	1 BHK	418	460	22720	94,96,960.00	1,02,56,717.00	21500	13,79,400.00
36	1001	10	2 BHK	643	707	22810	1,46,66,830.00	1,58,40,176.00	33000	21,21,900.00
37	1002	10	1 BHK	447	492	22810	1,01,96,070.00	1,10,11,756.00	23000	14,75,100.00
38	1003	10	2 BHK	612	673	22810	1,39,59,720.00	1,50,76,498.00	31500	20,19,600.00
39	1004	10	1 BHK	418	460	22810	95,34,580.00	1,02,97,346.00	21500	13,79,400.00
40	1101	11	2 BHK	643	707	22900	1,47,24,700.00	1,59,02,676.00	33000	21,21,900.00
41	1102	11	1 BHK	447	492	22900	1,02,36,300.00	1,10,55,204.00	23000	14,75,100.00
42	1103	11	2 BHK	612	673	22900	1,40,14,800.00	1,51,35,984.00	31500	20,19,600.00
43	1104	11	1 BHK	418	460	22900	95,72,200.00	1,03,37,976.00	21500	13,79,400.00
44	1201	12	2 BHK	643	707	22990	1,47,82,570.00	1,59,65,176.00	33500	21,21,900.00
45	1202	12	1 BHK	447	492	22990	1,02,76,530.00	1,10,98,652.00	23000	14,75,100.00
46	1203	12	2 BHK	612	673	22990	1,40,69,880.00	1,51,95,470.00	31500	20,19,600.00
47	1204	12	1 BHK	418	460	22990	96,09,820.00	1,03,78,606.00	21500	13,79,400.00
48	1301	13	2 BHK	643	707	23080	1,48,40,440.00	1,60,27,675.00	33500	21,21,900.00
49	1302	13	1 BHK	447	492	23080	1,03,16,760.00	1,11,42,101.00	23000	14,75,100.00
50	1303	13	2 BHK	612	673	23080	1,41,24,960.00	1,52,54,957.00	32000	20,19,600.00
51	1304	13	1 BHK	418	460	23080	96,47,440.00	1,04,19,235.00	21500	13,79,400.00
52	1401	14	2 BHK	643	707	23170	1,48,98,310.00	1,60,90,175.00	33500	21,21,900.00
53	1402	14	1 BHK	447	492	23170	1,03,56,990.00	1,11,85,549.00	23500	14,75,100.00
54	1403	14	2 BHK	612	673	23170	1,41,80,040.00	1,53,14,443.00	32000	20,19,600.00
55	1404	14	1 BHK	418	460	23170	96,85,060.00	1,04,59,865.00	22000	13,79,400.00
56	1501	15	2 BHK	643	707	23260	1,49,56,180.00	1,61,52,674.00	33500	21,21,900.00
57	1503	15	2 BHK	612	673	23260	1,42,35,120.00	1,53,73,930.00	32000	20,19,600.00
58	1504	15	1 BHK	418	460	23260	97,22,680.00	1,05,00,494.00	22000	13,79,400.00
59	1601	16	2 BHK	643	707	23350	1,50,14,050.00	1,62,15,174.00	34000	21,21,900.00
60	1602	16	1 BHK	447	492	23350	1,04,37,450.00	1,12,72,446.00	23500	14,75,100.00
61	1603	16	2 BHK	612	673	23350	1,42,90,200.00	1,54,33,416.00	32000	20,19,600.00
62	1604	16	1 BHK	418	460	23350	97,60,300.00	1,05,41,124.00	22000	13,79,400.00
63	1701	17	2 BHK	643	707	23440	1,50,71,920.00	1,62,77,674.00	34000	21,21,900.00
64	1702	17	1 BHK	447	492	23440	1,04,77,680.00	1,13,15,894.00	23500	14,75,100.00
65	1703	17	2 BHK	612	673	23440	1,43,45,280.00	1,54,92,902.00	32500	20,19,600.00
66	1704	17	1 BHK	418	460	23440	97,97,920.00	1,05,81,754.00	22000	13,79,400.00
67	1801	18	2 BHK	643	707	23530	1,51,29,790.00	1,63,40,173.00	34000	21,21,900.00
68	1802	18	1 BHK	447	492	23530	1,05,17,910.00	1,13,59,343.00	23500	14,75,100.00
69	1803	18	2 BHK	612	673	23530	1,44,00,360.00	1,55,52,389.00	32500	20,19,600.00
70	1804	18	1 BHK	418	460	23530	98,35,540.00	1,06,22,383.00	22000	13,79,400.00
71	1901	19	2 BHK	643	707	23620	1,51,87,660.00	1,64,02,673.00	34000	21,21,900.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	1902	19	1 BHK	447	492	23620	1,05,58,140.00	1,14,02,791.00	24000	14,75,100.00
73	1903	19	2 BHK	612	673	23620	1,44,55,440.00	1,56,11,875.00	32500	20,19,600.00
74	1904	19	1 BHK	418	460	23620	98,73,160.00	1,06,63,013.00	22000	13,79,400.00
75	2001	20	2 BHK	643	707	23710	1,52,45,530.00	1,64,65,172.00	34500	21,21,900.00
76	2002	20	1 BHK	447	492	23710	1,05,98,370.00	1,14,46,240.00	24000	14,75,100.00
77	2003	20	2 BHK	612	673	23710	1,45,10,520.00	1,56,71,362.00	32500	20,19,600.00
78	2004	20	1 BHK	418	460	23710	99,10,780.00	1,07,03,642.00	22500	13,79,400.00
79	2101	21	2 BHK	643	707	23800	1,53,03,400.00	1,65,27,672.00	34500	21,21,900.00
80	2102	21	1 BHK	447	492	23800	1,06,38,600.00	1,14,89,688.00	24000	14,75,100.00
81	2103	21	2 BHK	612	673	23800	1,45,65,600.00	1,57,30,848.00	33000	20,19,600.00
82	2104	21	1 BHK	418	460	23800	99,48,400.00	1,07,44,272.00	22500	13,79,400.00
83	2201	22	3 BHK	959	1055	23890	2,29,10,510.00	2,47,43,351.00	51500	31,64,700.00
84	2203	22	2 BHK	612	673	23890	1,46,20,680.00	1,57,90,334.00	33000	20,19,600.00
85	2204	22	1 BHK	418	460	23890	99,86,020.00	1,07,84,902.00	22500	13,79,400.00
86	2301	23	2 BHK	643	707	23980	1,54,19,140.00	1,66,52,671.00	34500	21,21,900.00
87	2302	23	1 BHK	447	492	23980	1,07,19,060.00	1,15,76,585.00	24000	14,75,100.00
88	2303	23	2 BHK	612	673	23980	1,46,75,760.00	1,58,49,821.00	33000	20,19,600.00
89	2304	23	1 BHK	418	460	23980	1,00,23,640.00	1,08,25,531.00	22500	13,79,400.00
Total				47735	52509		1,09,73,49,980.00	1,18,51,37,978.00		15,75,25,500.00

2. Building No. 2, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	604	664	22000	1,32,88,000.00	1,43,51,040.00	30000	19,93,200.00
2	102	1	1 BHK	434	477	22000	95,48,000.00	1,03,11,840.00	21500	14,32,200.00
3	103	1	1 BHK	386	425	22000	84,92,000.00	91,71,360.00	19000	12,73,800.00
4	201	2	2 BHK	604	664	22090	1,33,42,360.00	1,44,09,749.00	30000	19,93,200.00
5	202	2	1 BHK	434	477	22090	95,87,060.00	1,03,54,025.00	21500	14,32,200.00
6	203	2	1 BHK	386	425	22090	85,26,740.00	92,08,879.00	19000	12,73,800.00
7	301	3	2 BHK	604	664	22180	1,33,96,720.00	1,44,68,458.00	30000	19,93,200.00
8	302	3	1 BHK	434	477	22180	96,26,120.00	1,03,96,210.00	21500	14,32,200.00
9	303	3	1 BHK	386	425	22180	85,61,480.00	92,46,398.00	19500	12,73,800.00
10	401	4	2 BHK	604	664	22270	1,34,51,080.00	1,45,27,166.00	30500	19,93,200.00
11	402	4	1 BHK	434	477	22270	96,65,180.00	1,04,38,394.00	21500	14,32,200.00
12	403	4	1 BHK	386	425	22270	85,96,220.00	92,83,918.00	19500	12,73,800.00
13	501	5	2 BHK	604	664	22360	1,35,05,440.00	1,45,85,875.00	30500	19,93,200.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	502	5	1 BHK	434	477	22360	97,04,240.00	1,04,80,579.00	22000	14,32,200.00
15	503	5	1 BHK	386	425	22360	86,30,960.00	93,21,437.00	19500	12,73,800.00
16	601	6	2 BHK	604	664	22450	1,35,59,800.00	1,46,44,584.00	30500	19,93,200.00
17	602	6	1 BHK	434	477	22450	97,43,300.00	1,05,22,764.00	22000	14,32,200.00
18	603	6	1 BHK	386	425	22450	86,65,700.00	93,58,956.00	19500	12,73,800.00
19	701	7	2 BHK	604	664	22540	1,36,14,160.00	1,47,03,293.00	30500	19,93,200.00
20	702	7	1 BHK	434	477	22540	97,82,360.00	1,05,64,949.00	22000	14,32,200.00
21	703	7	1 BHK	386	425	22540	87,00,440.00	93,96,475.00	19500	12,73,800.00
22	801	8	2 BHK	604	664	22630	1,36,68,520.00	1,47,62,002.00	31000	19,93,200.00
23	803	8	1 BHK	386	425	22630	87,35,180.00	94,33,994.00	19500	12,73,800.00
24	901	9	2 BHK	604	664	22720	1,37,22,880.00	1,48,20,710.00	31000	19,93,200.00
25	902	9	1 BHK	434	477	22720	98,60,480.00	1,06,49,318.00	22000	14,32,200.00
26	903	9	1 BHK	386	425	22720	87,69,920.00	94,71,514.00	19500	12,73,800.00
27	1001	10	2 BHK	604	664	22810	1,37,77,240.00	1,48,79,419.00	31000	19,93,200.00
28	1002	10	1 BHK	434	477	22810	98,99,540.00	1,06,91,503.00	22500	14,32,200.00
29	1003	10	1 BHK	386	425	22810	88,04,660.00	95,09,033.00	20000	12,73,800.00
30	1101	11	2 BHK	604	664	22900	1,38,31,600.00	1,49,38,128.00	31000	19,93,200.00
31	1102	11	1 BHK	434	477	22900	99,38,600.00	1,07,33,688.00	22500	14,32,200.00
32	1103	11	1 BHK	386	425	22900	88,39,400.00	95,46,552.00	20000	12,73,800.00
33	1201	12	2 BHK	604	664	22990	1,38,85,960.00	1,49,96,837.00	31000	19,93,200.00
34	1202	12	1 BHK	434	477	22990	99,77,660.00	1,07,75,873.00	22500	14,32,200.00
35	1203	12	1 BHK	386	425	22990	88,74,140.00	95,84,071.00	20000	12,73,800.00
36	1301	13	2 BHK	604	664	23080	1,39,40,320.00	1,50,55,546.00	31500	19,93,200.00
37	1302	13	1 BHK	434	477	23080	1,00,16,720.00	1,08,18,058.00	22500	14,32,200.00
38	1303	13	1 BHK	386	425	23080	89,08,880.00	96,21,590.00	20000	12,73,800.00
39	1401	14	2 BHK	604	664	23170	1,39,94,680.00	1,51,14,254.00	31500	19,93,200.00
40	1402	14	1 BHK	434	477	23170	1,00,55,780.00	1,08,60,242.00	22500	14,32,200.00
41	1403	14	1 BHK	386	425	23170	89,43,620.00	96,59,110.00	20000	12,73,800.00
42	1501	15	2 BHK	604	664	23260	1,40,49,040.00	1,51,72,963.00	31500	19,93,200.00
43	1503	15	1 BHK	386	425	23260	89,78,360.00	96,95,629.00	20000	12,73,800.00
44	1601	16	2 BHK	604	664	23350	1,41,03,400.00	1,52,31,672.00	31500	19,93,200.00
45	1602	16	1 BHK	434	477	23350	1,01,33,900.00	1,09,44,612.00	23000	14,32,200.00
46	1603	16	1 BHK	386	425	23350	90,13,100.00	97,34,148.00	20500	12,73,800.00
47	1701	17	2 BHK	604	664	23440	1,41,57,760.00	1,52,90,381.00	32000	19,93,200.00
48	1702	17	1 BHK	434	477	23440	1,01,72,960.00	1,09,86,797.00	23000	14,32,200.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
49	1703	17	1 BHK	386	425	23440	90,47,840.00	97,71,667.00	20500	12,73,800.00
50	1801	18	2 BHK	604	664	23530	1,42,12,120.00	1,53,49,090.00	32000	19,93,200.00
51	1802	18	1 BHK	434	477	23530	1,02,12,020.00	1,10,28,982.00	23000	14,32,200.00
52	1803	18	1 BHK	386	425	23530	90,82,580.00	98,09,186.00	20500	12,73,800.00
53	1901	19	2 BHK	604	664	23620	1,42,66,480.00	1,54,07,798.00	32000	19,93,200.00
54	1902	19	1 BHK	434	477	23620	1,02,51,080.00	1,10,71,166.00	23000	14,32,200.00
55	1903	19	1 BHK	386	425	23620	91,17,320.00	98,46,706.00	20500	12,73,800.00
56	2001	20	2 BHK	604	664	23710	1,43,20,840.00	1,54,66,507.00	32000	19,93,200.00
57	2002	20	1 BHK	434	477	23710	1,02,90,140.00	1,11,13,351.00	23000	14,32,200.00
58	2003	20	1 BHK	386	425	23710	91,52,060.00	98,84,225.00	20500	12,73,800.00
59	2101	21	2 BHK	604	664	23800	1,43,75,200.00	1,55,25,216.00	32500	19,93,200.00
60	2102	21	1 BHK	434	477	23800	1,03,29,200.00	1,11,55,536.00	23000	14,32,200.00
61	2103	21	1 BHK	386	425	23800	91,86,800.00	99,21,744.00	20500	12,73,800.00
62	2201	22	2 BHK	604	664	23890	1,44,29,560.00	1,55,83,925.00	32500	19,93,200.00
63	2203	22	2 BHK	564	620	23890	1,34,73,960.00	1,45,51,877.00	30500	18,61,200.00
64	2301	23	2 BHK	604	664	23980	1,44,83,920.00	1,56,42,634.00	32500	19,93,200.00
65	2302	23	1 BHK	434	477	23980	1,04,07,320.00	1,12,39,906.00	23500	14,32,200.00
66	2303	23	1 BHK	386	425	23980	92,56,280.00	99,96,782.00	21000	12,73,800.00
Total				31628	34791		72,69,36,380.00	78,50,91,291.00		10,43,72,400.00

3. Building No. 2, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	420	462	22000	92,40,000.00	99,79,200.00	21000	13,86,000.00
2	102	1	1 BHK	420	462	22000	92,40,000.00	99,79,200.00	21000	13,86,000.00
3	103	1	1 BHK	422	464	22000	92,84,000.00	1,00,26,720.00	21000	13,92,600.00
4	201	2	1 BHK	420	462	22090	92,77,800.00	1,00,20,024.00	21000	13,86,000.00
5	202	2	1 BHK	420	462	22090	92,77,800.00	1,00,20,024.00	21000	13,86,000.00
6	203	2	1 BHK	422	464	22090	93,21,980.00	1,00,67,738.00	21000	13,92,600.00
7	301	3	1 BHK	420	462	22180	93,15,600.00	1,00,60,848.00	21000	13,86,000.00
8	302	3	1 BHK	420	462	22180	93,15,600.00	1,00,60,848.00	21000	13,86,000.00
9	303	3	1 BHK	422	464	22180	93,59,960.00	1,01,08,757.00	21000	13,92,600.00
10	401	4	1 BHK	420	462	22270	93,53,400.00	1,01,01,672.00	21000	13,86,000.00
11	402	4	1 BHK	420	462	22270	93,53,400.00	1,01,01,672.00	21000	13,86,000.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	403	4	1 BHK	422	464	22270	93,97,940.00	1,01,49,775.00	21000	13,92,600.00
13	501	5	1 BHK	420	462	22360	93,91,200.00	1,01,42,496.00	21000	13,86,000.00
14	502	5	1 BHK	420	462	22360	93,91,200.00	1,01,42,496.00	21000	13,86,000.00
15	503	5	1 BHK	422	464	22360	94,35,920.00	1,01,90,794.00	21000	13,92,600.00
16	601	6	1 BHK	420	462	22450	94,29,000.00	1,01,83,320.00	21000	13,86,000.00
17	602	6	1 BHK	420	462	22450	94,29,000.00	1,01,83,320.00	21000	13,86,000.00
18	603	6	1 BHK	422	464	22450	94,73,900.00	1,02,31,812.00	21500	13,92,600.00
19	701	7	1 BHK	420	462	22540	94,66,800.00	1,02,24,144.00	21500	13,86,000.00
20	702	7	1 BHK	420	462	22540	94,66,800.00	1,02,24,144.00	21500	13,86,000.00
21	703	7	1 BHK	422	464	22540	95,11,880.00	1,02,72,830.00	21500	13,92,600.00
22	801	8	1 BHK	420	462	22630	95,04,600.00	1,02,64,968.00	21500	13,86,000.00
23	803	8	1 BHK	422	464	22630	95,49,860.00	1,03,13,849.00	21500	13,92,600.00
24	901	9	1 BHK	420	462	22720	95,42,400.00	1,03,05,792.00	21500	13,86,000.00
25	902	9	1 BHK	420	462	22720	95,42,400.00	1,03,05,792.00	21500	13,86,000.00
26	903	9	1 BHK	422	464	22720	95,87,840.00	1,03,54,867.00	21500	13,92,600.00
27	1001	10	1 BHK	420	462	22810	95,80,200.00	1,03,46,616.00	21500	13,86,000.00
28	1002	10	1 BHK	420	462	22810	95,80,200.00	1,03,46,616.00	21500	13,86,000.00
29	1003	10	1 BHK	422	464	22810	96,25,820.00	1,03,95,886.00	21500	13,92,600.00
30	1101	11	1 BHK	420	462	22900	96,18,000.00	1,03,87,440.00	21500	13,86,000.00
31	1102	11	1 BHK	420	462	22900	96,18,000.00	1,03,87,440.00	21500	13,86,000.00
32	1103	11	1 BHK	422	464	22900	96,63,800.00	1,04,36,904.00	21500	13,92,600.00
33	1201	12	1 BHK	420	462	22990	96,55,800.00	1,04,28,264.00	21500	13,86,000.00
34	1202	12	1 BHK	420	462	22990	96,55,800.00	1,04,28,264.00	21500	13,86,000.00
35	1203	12	1 BHK	422	464	22990	97,01,780.00	1,04,77,922.00	22000	13,92,600.00
36	1301	13	1 BHK	420	462	23080	96,93,600.00	1,04,69,088.00	22000	13,86,000.00
37	1302	13	1 BHK	420	462	23080	96,93,600.00	1,04,69,088.00	22000	13,86,000.00
38	1303	13	1 BHK	422	464	23080	97,39,760.00	1,05,18,941.00	22000	13,92,600.00
39	1401	14	1 BHK	420	462	23170	97,31,400.00	1,05,09,912.00	22000	13,86,000.00
40	1402	14	1 BHK	420	462	23170	97,31,400.00	1,05,09,912.00	22000	13,86,000.00
41	1403	14	1 BHK	422	464	23170	97,77,740.00	1,05,59,959.00	22000	13,92,600.00
42	1501	15	1 BHK	420	462	23260	97,69,200.00	1,05,50,736.00	22000	13,86,000.00
43	1503	15	1 BHK	422	464	23260	98,15,720.00	1,06,00,978.00	22000	13,92,600.00
44	1601	16	1 BHK	420	462	23350	98,07,000.00	1,05,91,560.00	22000	13,86,000.00
45	1602	16	1 BHK	420	462	23350	98,07,000.00	1,05,91,560.00	22000	13,86,000.00
46	1603	16	1 BHK	422	464	23350	98,53,700.00	1,06,41,996.00	22000	13,92,600.00
47	1701	17	1 BHK	420	462	23440	98,44,800.00	1,06,32,384.00	22000	13,86,000.00
48	1702	17	1 BHK	420	462	23440	98,44,800.00	1,06,32,384.00	22000	13,86,000.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
49	1703	17	1 BHK	422	464	23440	98,91,680.00	1,06,83,014.00	22500	13,92,600.00
50	1801	18	1 BHK	420	462	23530	98,82,600.00	1,06,73,208.00	22000	13,86,000.00
51	1802	18	1 BHK	420	462	23530	98,82,600.00	1,06,73,208.00	22000	13,86,000.00
52	1803	18	1 BHK	422	464	23530	99,29,660.00	1,07,24,033.00	22500	13,92,600.00
53	1901	19	1 BHK	420	462	23620	99,20,400.00	1,07,14,032.00	22500	13,86,000.00
54	1902	19	1 BHK	420	462	23620	99,20,400.00	1,07,14,032.00	22500	13,86,000.00
55	1903	19	1 BHK	422	464	23620	99,67,640.00	1,07,65,051.00	22500	13,92,600.00
56	2001	20	1 BHK	420	462	23710	99,58,200.00	1,07,54,856.00	22500	13,86,000.00
57	2002	20	1 BHK	420	462	23710	99,58,200.00	1,07,54,856.00	22500	13,86,000.00
58	2003	20	1 BHK	422	464	23710	1,00,05,620.00	1,08,06,070.00	22500	13,92,600.00
59	2101	21	1 BHK	420	462	23800	99,96,000.00	1,07,95,680.00	22500	13,86,000.00
60	2102	21	1 BHK	420	462	23800	99,96,000.00	1,07,95,680.00	22500	13,86,000.00
61	2103	21	1 BHK	422	464	23800	1,00,43,600.00	1,08,47,088.00	22500	13,92,600.00
62	2201	22	2 BHK	710	781	23890	1,69,61,900.00	1,83,18,852.00	38000	23,43,000.00
63	2203	22	1 BHK	422	464	23890	1,00,81,580.00	1,08,88,106.00	22500	13,92,600.00
64	2301	23	1 BHK	420	462	23980	1,00,71,600.00	1,08,77,328.00	22500	13,86,000.00
65	2302	23	1 BHK	420	462	23980	1,00,71,600.00	1,08,77,328.00	22500	13,86,000.00
66	2303	23	1 BHK	422	464	23980	1,01,19,560.00	1,09,29,125.00	23000	13,92,600.00
Total				28056	30862		64,49,28,240.00	69,65,22,499.00		9,25,84,800.00

4. Building No. 2, Wing - D:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	415	457	22000	91,30,000.00	98,60,400.00	20500	13,69,500.00
2	102	1	1 BHK	418	460	22000	91,96,000.00	99,31,680.00	20500	13,79,400.00
3	103	1	1 BHK	418	460	22000	91,96,000.00	99,31,680.00	20500	13,79,400.00
4	104	1	1 RK	275	303	22000	60,50,000.00	65,34,000.00	13500	9,07,500.00
5	201	2	1 BHK	415	457	22090	91,67,350.00	99,00,738.00	20500	13,69,500.00
6	202	2	1 BHK	418	460	22090	92,33,620.00	99,72,310.00	21000	13,79,400.00
7	203	2	1 BHK	418	460	22090	92,33,620.00	99,72,310.00	21000	13,79,400.00
8	204	2	1 BHK	378	416	22090	83,50,020.00	90,18,022.00	19000	12,47,400.00
9	301	3	1 BHK	415	457	22180	92,04,700.00	99,41,076.00	20500	13,69,500.00
10	302	3	1 BHK	418	460	22180	92,71,240.00	1,00,12,939.00	21000	13,79,400.00
11	303	3	1 BHK	418	460	22180	92,71,240.00	1,00,12,939.00	21000	13,79,400.00
12	304	3	1 BHK	378	416	22180	83,84,040.00	90,54,763.00	19000	12,47,400.00
13	401	4	1 BHK	415	457	22270	92,42,050.00	99,81,414.00	21000	13,69,500.00

Sr. No.	Flat No.	Floor No.	Comp	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	402	4	1 BHK	418	460	22270	93,08,860.00	1,00,53,569.00	21000	13,79,400.00
15	403	4	1 BHK	418	460	22270	93,08,860.00	1,00,53,569.00	21000	13,79,400.00
16	404	4	1 BHK	378	416	22270	84,18,060.00	90,91,505.00	19000	12,47,400.00
17	501	5	1 BHK	415	457	22360	92,79,400.00	1,00,21,752.00	21000	13,69,500.00
18	502	5	1 BHK	418	460	22360	93,46,480.00	1,00,94,198.00	21000	13,79,400.00
19	503	5	1 BHK	418	460	22360	93,46,480.00	1,00,94,198.00	21000	13,79,400.00
20	504	5	1 BHK	378	416	22360	84,52,080.00	91,28,246.00	19000	12,47,400.00
21	601	6	1 BHK	415	457	22450	93,16,750.00	1,00,62,090.00	21000	13,69,500.00
22	602	6	1 BHK	418	460	22450	93,84,100.00	1,01,34,828.00	21000	13,79,400.00
23	603	6	1 BHK	418	460	22450	93,84,100.00	1,01,34,828.00	21000	13,79,400.00
24	604	6	1 BHK	378	416	22450	84,86,100.00	91,64,988.00	19000	12,47,400.00
25	701	7	1 BHK	415	457	22540	93,54,100.00	1,01,02,428.00	21000	13,69,500.00
26	702	7	1 BHK	418	460	22540	94,21,720.00	1,01,75,458.00	21000	13,79,400.00
27	703	7	1 BHK	418	460	22540	94,21,720.00	1,01,75,458.00	21000	13,79,400.00
28	704	7	1 BHK	378	416	22540	85,20,120.00	92,01,730.00	19000	12,47,400.00
29	801	8	1 BHK	415	457	22630	93,91,450.00	1,01,42,766.00	21000	13,69,500.00
30	802	8	1 BHK	418	460	22630	94,59,340.00	1,02,16,087.00	21500	13,79,400.00
31	804	8	1 BHK	378	416	22630	85,54,140.00	92,38,471.00	19000	12,47,400.00
32	901	9	1 BHK	415	457	22720	94,28,800.00	1,01,83,104.00	21000	13,69,500.00
33	902	9	1 BHK	418	460	22720	94,96,960.00	1,02,56,717.00	21500	13,79,400.00
34	903	9	1 BHK	418	460	22720	94,96,960.00	1,02,56,717.00	21500	13,79,400.00
35	904	9	1 BHK	378	416	22720	85,88,160.00	92,75,213.00	19500	12,47,400.00
36	1001	10	1 BHK	415	457	22810	94,66,150.00	1,02,23,442.00	21500	13,69,500.00
37	1002	10	1 BHK	418	460	22810	95,34,580.00	1,02,97,346.00	21500	13,79,400.00
38	1003	10	1 BHK	418	460	22810	95,34,580.00	1,02,97,346.00	21500	13,79,400.00
39	1004	10	1 BHK	378	416	22810	86,22,180.00	93,11,954.00	19500	12,47,400.00
40	1101	11	1 BHK	415	457	22900	95,03,500.00	1,02,63,780.00	21500	13,69,500.00
41	1102	11	1 BHK	418	460	22900	95,72,200.00	1,03,37,976.00	21500	13,79,400.00
42	1103	11	1 BHK	418	460	22900	95,72,200.00	1,03,37,976.00	21500	13,79,400.00
43	1104	11	1 BHK	378	416	22900	86,56,200.00	93,48,696.00	19500	12,47,400.00
44	1201	12	1 BHK	415	457	22990	95,40,850.00	1,03,04,118.00	21500	13,69,500.00
45	1202	12	1 BHK	418	460	22990	96,09,820.00	1,03,78,606.00	21500	13,79,400.00
46	1203	12	1 BHK	418	460	22990	96,09,820.00	1,03,78,606.00	21500	13,79,400.00
47	1204	12	1 BHK	378	416	22990	86,90,220.00	93,85,438.00	19500	12,47,400.00
48	1301	13	1 BHK	415	457	23080	95,78,200.00	1,03,44,456.00	21500	13,69,500.00
49	1302	13	1 BHK	418	460	23080	96,47,440.00	1,04,19,235.00	21500	13,79,400.00
50	1303	13	1 BHK	418	460	23080	96,47,440.00	1,04,19,235.00	21500	13,79,400.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
51	1304	13	1 BHK	378	416	23080	87,24,240.00	94,22,179.00	19500	12,47,400.00
52	1401	14	1 BHK	415	457	23170	96,15,550.00	1,03,84,794.00	21500	13,69,500.00
53	1402	14	1 BHK	418	460	23170	96,85,060.00	1,04,59,865.00	22000	13,79,400.00
54	1403	14	1 BHK	418	460	23170	96,85,060.00	1,04,59,865.00	22000	13,79,400.00
55	1404	14	1 BHK	378	416	23170	87,58,260.00	94,58,921.00	19500	12,47,400.00
56	1501	15	1 BHK	415	457	23260	96,52,900.00	1,04,25,132.00	21500	13,69,500.00
57	1502	15	1 BHK	418	460	23260	97,22,680.00	1,05,00,494.00	22000	13,79,400.00
58	1504	15	1 BHK	378	416	23260	87,92,280.00	94,95,662.00	20000	12,47,400.00
59	1601	16	1 BHK	415	457	23350	96,90,250.00	1,04,65,470.00	22000	13,69,500.00
60	1602	16	1 BHK	418	460	23350	97,60,300.00	1,05,41,124.00	22000	13,79,400.00
61	1603	16	1 BHK	418	460	23350	97,60,300.00	1,05,41,124.00	22000	13,79,400.00
62	1604	16	1 BHK	378	416	23350	88,26,300.00	95,32,404.00	20000	12,47,400.00
63	1701	17	1 BHK	415	457	23440	97,27,600.00	1,05,05,808.00	22000	13,69,500.00
64	1702	17	1 BHK	418	460	23440	97,97,920.00	1,05,81,754.00	22000	13,79,400.00
65	1703	17	1 BHK	418	460	23440	97,97,920.00	1,05,81,754.00	22000	13,79,400.00
66	1704	17	1 BHK	378	416	23440	88,60,320.00	95,69,146.00	20000	12,47,400.00
67	1801	18	1 BHK	415	457	23530	97,64,950.00	1,05,46,146.00	22000	13,69,500.00
68	1802	18	1 BHK	418	460	23530	98,35,540.00	1,06,22,383.00	22000	13,79,400.00
69	1803	18	1 BHK	418	460	23530	98,35,540.00	1,06,22,383.00	22000	13,79,400.00
70	1804	18	1 BHK	378	416	23530	88,94,340.00	96,05,887.00	20000	12,47,400.00
71	1901	19	1 BHK	415	457	23620	98,02,300.00	1,05,86,484.00	22000	13,69,500.00
72	1902	19	1 BHK	418	460	23620	98,73,160.00	1,06,63,013.00	22000	13,79,400.00
73	1903	19	1 BHK	418	460	23620	98,73,160.00	1,06,63,013.00	22000	13,79,400.00
74	1904	19	1 BHK	378	416	23620	89,28,360.00	96,42,629.00	20000	12,47,400.00
75	2001	20	1 BHK	415	457	23710	98,39,650.00	1,06,26,822.00	22000	13,69,500.00
76	2002	20	1 BHK	418	460	23710	99,10,780.00	1,07,03,642.00	22500	13,79,400.00
77	2003	20	1 BHK	418	460	23710	99,10,780.00	1,07,03,642.00	22500	13,79,400.00
78	2004	20	1 BHK	378	416	23710	89,62,380.00	96,79,370.00	20000	12,47,400.00
79	2101	21	1 BHK	415	457	23800	98,77,000.00	1,06,67,160.00	22000	13,69,500.00
80	2102	21	1 BHK	418	460	23800	99,48,400.00	1,07,44,272.00	22500	13,79,400.00
81	2103	21	1 BHK	418	460	23800	99,48,400.00	1,07,44,272.00	22500	13,79,400.00
82	2104	21	1 BHK	378	416	23800	89,96,400.00	97,16,112.00	20000	12,47,400.00
83	2201	22	1 BHK	415	457	23890	99,14,350.00	1,07,07,498.00	22500	13,69,500.00
84	2202	22	1 BHK	418	460	23890	99,86,020.00	1,07,84,902.00	22500	13,79,400.00
85	2204	22	2 BHK	551	606	23890	1,31,63,390.00	1,42,16,461.00	29500	18,18,300.00
86	2301	23	1 BHK	415	457	23980	99,51,700.00	1,07,47,836.00	22500	13,69,500.00
87	2302	23	1 BHK	418	460	23980	1,00,23,640.00	1,08,25,531.00	22500	13,79,400.00
88	2303	23	1 BHK	418	460	23980	1,00,23,640.00	1,08,25,531.00	22500	13,79,400.00

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA 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 GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
89	2304	23	1 BHK	378	416	23980	90,64,440.00	97,89,595.00	20500	12,47,400.00
Total				36283	39911		83,40,65,260.00	90,07,90,481.00		11,97,33,900.00

Summary of the Project:

Building No. / 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 - 43 2 BHK - 45 3 BHK - 01	89	47735	52509	1,09,73,49,980.00	1,18,51,37,978.00
B	1 BHK - 42 2 BHK - 24	66	31628	34791	72,69,36,380.00	78,50,91,291.00
C	1 BHK - 65 2 BHK - 01	66	28056	30862	64,49,28,240.00	69,65,22,499.00
D	1 RK - 01 1 BHK - 87 2 BHK - 01	89	36283	39911	83,40,65,260.00	90,07,90,481.00
Total		310	143702	158073	3,30,32,79,860.00	3,56,75,42,249.00
Typical Refuge floors - 8, 15 & 22 nd floors - Flat Nos. 2 (Wing - A)						
Typical Refuge floors - 8, 15 & 22 nd floors - Flat Nos. 2 (Wing - B & C)						
Typical Refuge floors - 8, 15 & 22 nd floors - Flat Nos. 3 (Wing - D)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,30,32,79,860.00
Final Realizable Value After Completion in ₹	3,56,75,42,249.00
Cost of Construction (Total Built up area x Rate) 158073 Sq. Ft. x ₹ 3000.00	47,42,19,000.00

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 ₹		:	₹ 3,30,32,79,860.00
Final Realizable Value After Completion in ₹		:	₹ 3,56,75,42,249.00

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 ₹ 21,500 to ₹ 24,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 22,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

Actual Site Photographs



Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Gaothan Boundary to the North, New Link Road to the East, Gaothan Boundary to the West, Bandar Pakhadi Marg, Shri Shevantilal Khandwala Marg and Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/354B	57970	133460	153460	166830	133460
<p>689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749A, 749B, 749C, 749D, 749E, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 795, 796A, 796B, 1, 797A, 797B, 797D, 801A, 805, 816, 820, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 836, 837, 838, 839, 840.</p>						
≡ Compare With Previous Year						



Think, Innovate, Create

Sales Instance

गावाचे नाव : कांदिवली	
1648367 28-07-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुययम निबंधक: सह दु नि बोरीवली 2 दरत क्रमांक 1648/2023 नोंदणी Regn.63m
गावाचे नाव : कांदिवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	8755000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6452991.19
(4) भू.मापन पोटहिसस व धरकनमांक,असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन. सदनिका नं फ्लॅट नं 1004, माळा नं 10 वा हॅंबिटेबल मजला ए विंग सेल बिल्डिंग नं 2, इमारतीचे नाव. वेस्टवुड, ब्लॉक नं लिक रोड, रोड कांदिवली प मुंबई 400067, इतर माहिती: सदनिका चे क्षेत्रफळ 418 चौ फिट रेरा कार्पेट,सौबत । भौकेतिकल कार पाकिंग स्पेस । कार करिता,करारनामा चे दस्तात नमूद केल्याप्रमाणे ((C T S Number 751(P.T),787(P.T),791,792(P.T) & 793(P.T) .))
(5) क्षेत्रफळ	42.73 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या विद्दून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रिचे नाव व पत्ता	1) नाव -डिपल रियल्टर्स प्राईवेट लीमिटेड चे संचालिका जिनिश पटेल तर्फे मुखल्यार केवल -अकवाला वय-33 पत्ता -प्लॉट नं ऑफिस एस-2 माळा नं लड मजला इमारतीचे नाव- 73 इरट ब्लॉक नं एम जी रोड ऑफ लिक रोड, रोड नं कांदिवली प, महाराष्ट्र, MUMBAI पिन कोड -400067 पिन नं -AAACD4136E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रिचे नाव व पत्ता	1) नाव -धर्मद के भावसार वय -41, पत्ता -प्लॉट नं रुम नं एफ 701 माळा नं 7 इमारतीचे नाव वेस्ट वुड सीएचएस, ब्लॉक नं धारकोप पोलीस स्टेशन जवळ, रोड नं धारकोप रोक्टर नं 2 कांदिवली प महाराष्ट्र, MUMBAI पिन कोड -400067 पिन नं -AJWPB3526B 2) नाव -पूनम धर्मद भावसार वय -43, पत्ता -प्लॉट नं रुम नं एफ 701 माळा नं 7 इमारतीचे नाव वेस्ट वुड सीएचएस, ब्लॉक नं धारकोप पोलीस स्टेशन जवळ, रोड नं धारकोप रोक्टर नं 2, कांदिवली प, महाराष्ट्र, MUMBAI पिन कोड -400067 पिन नं -E11PB9482E
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/02/2023
(11) अनुक्रमांक खंड व पृष्ठ	1648/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	525500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

1648167	सूची क्र.2	दुधयम निबंधक सह दु नि बोरीवली 2
28-07-2023		दस्ता क्रमांक 1648/2023
Note -Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी Regn.63m
गावाचे नाव : कांदिवली		
(1)पिनकोडा प्रकार	करारनामा	
(2)मौबदला	8755000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे।	6452991 19	
(4) भू-मापन प्लॅटहिसा व धरणीमांक असाव्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन :सदनिका नं फ्लॅट नं 1004, माळा नं 10 वा हॅबिटेबल मजला ए विंग सेल बिल्डिंग नं 2, इमारतीचे नाव वेस्टवुड, ब्लॉक नं: लिंक रोड, रोड कांदिवली प मुंबई 400067, इतर माहिती: सदनिका चे क्षेत्रफळ 418 चौ फिट रेरा कार्पेट सोबत । मॅकेनिकल कार पाकिंग स्पेस । कार करिता,करारनामा चे टस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 751(P1),787(P1),791,792(P1) & 793(P1) : 1)	
(5) क्षेत्रफळ	42.73 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या सिटून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यास प्रतिवादिचे नाव व पत्ता	1) नाव -डिपल रिवलन्टसे प्राईवेट लीमिटेड चे संपादिका जिनिसा पटेल लर्क मुखत्यार केवल - मरुवाला वय -33 पत्ता -प्लॉट नं ऑफिस एस-2, माळा नं लक मजला, इमारतीचे नाव 73 ईस्ट, ब्लॉक नं. एम जी रोड ऑफ लिंक रोड रोड नं कांदिवली प, महाराष्ट्र, MUMBAI पिन कोड -400067 पॅन नं -AAAUDM136।	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यास प्रतिवादिचे नाव व पत्ता	1) नाव -धर्म के भावसार वय -47 पत्ता -प्लॉट नं. रुम नं एफ/701, माळा नं. 7, इमारतीचे नाव वेस्ट वू सीएचएस, ब्लॉक नं. धारकोप पोलीस स्टेशन जवळ, रोड नं. धारकोप रोक्टर नं 2 कांदिवली प, महाराष्ट्र, MUMBAI पिन कोड -400067 पॅन नं -AJWPR35268 2) नाव -पुनम धर्म के भावसार वय -43 पत्ता -प्लॉट नं. रुम नं एफ/701, माळा नं. 7, इमारतीचे नाव वेस्ट वू सीएचएस, ब्लॉक नं. धारकोप पोलीस स्टेशन जवळ, रोड नं. धारकोप रोक्टर नं 2 कांदिवली प, महाराष्ट्र, MUMBAI पिन कोड -400067 पॅन नं -EITPB9482E	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2023	
(11)अनुक्रमिक खंड व पृष्ठ	1648/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंद		


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale » Mumbai » Flat for Sale » Mumbai » Flat for Sale » Dahanukar Wadi » 2 BHK Flat for Sale » 1028 Sq-ft

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

2 BHK 1028 Sq-ft Flat For Sale **Dahanukar Wadi, Mumbai**



2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 643 sqft • 22,770/sqft	Developer Dimples Group	Project Dimple Westwood
Floor 4 (Out of 21 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open


+3 Photos

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flat for Sale in Mumbai » Flat for Sale in Kandivali West » 2 BHK Flat for Sale in Kandivali West » 604 Sq-ft

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

2 BHK 604 Sq-ft Flat For Sale **Kandivali West, Mumbai**



2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 604 sqft • 22,682/sqft	Developer Dimples Group	Project Dimple Westwood
Floor 12 (Out of 23 Floors)	Transaction Type New Property	Facing West
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

+9 Photos

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 2 BHK Flats for Sale in Kandivali West > 810 Sq-ft

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

2 BHK 810 Sq-ft Flat For Sale **Kandivali West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

2 Photos

Carpet Area 604 sqft ~ ± 12.15% sqft	Developer Dimples Group	Project Dimple Westwood
Floor 19 (Out of 22 Floors)	Transaction Type New Property	Facing East
Units 4	Furnished Status Unfurnished	Car Parking 1 Covered

magicbricks Buy Rent Sell Home Loans

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar Wadi > 2 BHK Flats for Sale in Dahisar Wadi > 850 Sq-ft

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

2 BHK 850 Sq-ft Flat For Sale **Dahisar Wadi, Mumbai**

2 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area 604 sqft ~ ± 24.33% sqft	Developer Dimples Group	Project Dimple Westwood
Transaction Type New Property	Facing West	Units 2
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Co-operative Society


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahanukar Wadi > 1 BHK Flats for Sale in Dahanukar Wadi - 89.0 Lac

89.0 Lac [View More Details](#)

1 BHK 650 Sq.ft Flat For Sale [Dahanukar Wadi, Mumbai](#)




1 Bed 2 Baths Unfurnished

Carpet Area 418 sqft ~ 451.992sqft	Developer Dimples Group	Project Dimple Westwood
Floor 18 (Out of 23 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 3	Furnished Status Unfurnished

2.35 Cr | 3 BHK 1200 Sq.ft Flat For Sale [Kandivali West, Mumbai](#)

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



3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area 1096 sqft ~ 1214.592sqft	Developer Dimples Group	Project Dimple Westwood	Floor 17 (Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished








Price Indicators

1.35 Cr | 2BHK 872 sq-ft Flat For Sale Kandivali West, Mumbai


Overview | More Details | About Project | Property Services

2 BHK 872 sq-ft Flat for sale Kandivali West, Mumbai



 2 Beds |
  2 Baths |
  1 Covered Parking |
  Unfurnished

Carpet Area 604 sqft (62.38 sqft)	Developer Dimples Group	Project Dimple Westwood
Floor 19 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

 East Facing Property

99acres Buy | All Keralas | Top Localities | Projects | Regions | **SEARCH**

3BHK Flat/Apartment
Dimples Westwood
 Kandivali West, Mumbai Andheri-Gafoor, Mumbai

Why choose this project ?

- Euro on concept of this project
- Located at prime location which gives
- Beautifully designed across garden

2.16 Crore | 959 sq ft | New Launch

[View Details](#) | [View Floor Plan](#)

[View Photos](#) | [View Reviews](#) | [View Amenities](#) | [View Location](#) | [View Floor Plan](#) | [View Project](#)

[Floor Plan](#) | [Project Details](#) | [Society Reviews](#) | [Explore Locality](#) | [Recommendations](#) | [Details](#) | [Details](#)

Project Name	Area (sq ft)	Price (Rs.)	Price (Cr)
Dimple Westwood	959 sq ft	2.16 Cr	2.16 Crores

Price Indicators Projects nearby Locality

Hiranandani Castalia
 ₹2.5 Cr - 3.5 Cr | 22.12 K/sq.ft
 138 Units left | 1.34 Cr/Unit

2, 3 BHK Apartments Configurations | Dec. 2025 Possession Starts | 22.12 K/sq.ft Avg. Price | 750.00 sq.ft. - 1055.00 sq.ft. (Cover Area) | 5 BHK

Shreeji SkyRise Tower
 ₹1.68 Cr - 2.59 Cr | 23.50 K/sq.ft
 246 Units left | 63.42 Cr

2, 3 BHK Apartments Configurations | Dec. 2026 Possession Starts | 23.50 K/sq.ft Avg. Price | 715.00 sq.ft. - 1102.00 sq.ft. (Cover Area) | 5 BHK

Price Indicators Projects nearby Locality

99acres Buy - 1.75 Cr - 2BHK 2Baths - 840 sq ft - 20,833 per sq ft

1.75 Cr **2BHK 2Baths**

Carpet Area: 840 sq ft

2 Bedrooms, 2 Bathrooms, 1 Balcony

₹ 20,833 per sq ft

100% RERA, 100% Possession, 100% Completion

Project Name: [Name obscured]

Location: [Name obscured]

Price Trend: [Name obscured]

Explore Locality: [Name obscured]

Featured Dealers: [Name obscured]

Keynote: [Name obscured]

99acres Buy - 1.42 Cr - 2BHK 2Baths - 900 sq ft - 24,555 per sq ft

1.42 Cr **2BHK 2Baths**

Carpet Area: 900 sq ft

2 Bedrooms, 2 Bathrooms, No Balcony

₹ 24,555 per sq ft

100% RERA, 100% Possession, 100% Completion

Project Name: [Name obscured]

Location: [Name obscured]

Price Trend: [Name obscured]

Explore Locality: [Name obscured]

Recommendations: [Name obscured]

Analytics: [Name obscured]

99acres Buy - 80 Lac - 1BHK 1Bath - 363 sq ft - 21,977 per sq ft

80 Lac **1BHK 1Bath**

Carpet Area: 363 sq ft

1 Bedroom, 1 Bathroom

₹ 21,977 per sq ft

100% RERA, 100% Possession, 100% Completion

Project Name: [Name obscured]

Location: [Name obscured]

Price Trend: [Name obscured]

Explore Locality: [Name obscured]

Registry Records: [Name obscured]

Society Records: [Name obscured]

Price Indicators Projects nearby Locality

Dem Cygnus
₹89.44 L - 1.68 Cr | 21.70 K/sq.ft
Avg. Price

1, 2, 3 BHK Apartments Configuration

Mar 2025 Possession Starts

452.00 sq.ft. - 866.00 sq.ft. Carpet Area

8 more photos

3 BHK Flat
₹2.25 Cr | 110 Units left
Avg. Price

920 sq.ft. Built Up Area

24.45 K/sq.ft. Avg. Price

3 BHK Configuration

7th Oct. 2023 Possession Status

Higher of 22 Floors

East facing Facing

Semi-Furnished Furnishing

26 more photos

Price Indicators Projects nearby Locality

99acres Buy - Property - Project - Details - Location

1.45 Cr **2BHK 2Baths**

Carpet area: 429 sq ft

1.4% OMRG (Govt Charges & Tax) @ 23,428 per sq ft (approx)

40 Floors

2 Bedrooms, 2 Bathrooms, 10 balconies, 1MR Store Room

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors

2 Bedrooms, 2 Bathrooms, 10 Balconies

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors

99acres Buy - Property - Project - Details - Location

1.3 Cr **2BHK 2Baths**

Carpet area: 429 sq ft

1.2% OMRG @ 19,082 per sq ft

40 Floors

2 Bedrooms, 2 Bathrooms, 10 Balconies

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors

2 Bedrooms, 2 Bathrooms, 10 Balconies

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors

99acres Buy - Property - Project - Details - Location

1 Cr **1BHK 1Bath**

Carpet area: 322 sq ft

0.7% OMRG (Govt Charges & Tax) @ 23,046 per sq ft (approx)

40 Floors

1 Bedroom, 1 Bathroom, 10 balconies, 1MR Store Room

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors

1 Bedroom, 1 Bathroom, 10 Balconies

Project Sky Green: Kankwadi West, Mumbai Western District

40 Floors



Price Indicators Projects nearby Locality

This screenshot shows a property listing on the 99acres website. The main listing is for a 1.1 Cr property, 1BHK 2Baths. Below the price, there are several key features and details:

- Project Name:** (partially obscured)
- Location:** (partially obscured)
- Configuration:** 1 Bedroom, 2 Bathrooms, 1 Balcony
- Area:** 430 sq.ft.
- Price per sq.ft.:** 25,581
- Project Status:** Under Construction
- Developer:** (partially obscured)

This screenshot shows a project listing on HOUSING.COM for 'Skylon Suburbia'. The project is located in Suburbia and is priced at ₹91.96 L - 1.89 Cr. Key details include:

- Configuration:** 1.2 BHK Apartment
- Area:** 470 sq.ft. - 840 sq.ft.
- Price per sq.ft. (Avg. Price):** ₹22,00
- Project Status:** Possession Starts Dec. 2025
- Developer:** (partially obscured)

This screenshot shows a project listing on HOUSING.COM for 'Modirealty Wisteria'. The project is located in Wisteria and is priced at ₹95.91 L - 2.87 Cr. Key details include:

- Configuration:** 1.2 BHK Apartment
- Area:** 470 sq.ft. - 1249 sq.ft.
- Price per sq.ft. (Avg. Price):** ₹28,00
- Project Status:** Possession Starts Mar. 2026
- Developer:** (partially obscured)



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: 29.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.29 15:17:35 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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)

Think.Innovate.Create

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, Sharadkumar 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 29.07.2023 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 21.07.2023. 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 AEAPC0117Q
- 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. Dimple Realtors Pvt. Ltd.
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;	Sharadkumar B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 27.07.2023 Valuation Date - 29.07.2023 Date of Report - 29.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.07.2023
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



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th 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 advice 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. Dimple Realtors Pvt. Ltd.** 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. Dimple Realtors Pvt. Ltd.** 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.29 15:18:21 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13