

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No. <b>PG-2161/23-24</b>	Dated <b>25-Aug-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> 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 <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002947 / 2302225</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>MASTER VALUATION</b>		18 %	<b>10,500.00</b>
	<b>CGST</b>			<b>945.00</b>
	<b>SGST</b>			<b>945.00</b>
<b>Total</b>				<b>12,390.00</b>

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
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

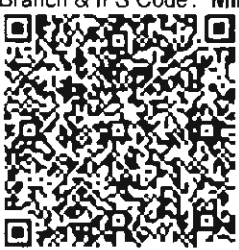
Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

**Remarks:**  
 "Orchid, Iris & Acacia" Proposed Residential Building Project Known as "Orchid, Iris & Acacia" in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ- 02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka – Panvel, Dist – Raigad, PIN – 410 221, State - Maharashtra, Country – India - M/s. Persipina Developers 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

**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](mailto:vastukala@icici)

**for Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
 Authorised Signatory

This is a Computer Generated Invoice



# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Orchid, Iris & Acacia"**

Proposed Residential Building Project Known as "Orchid, Iris & Acacia" in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ- 02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka – Panvel, Dist. – Raigad, PIN – 410 221, State - Maharashtra, Country – India.

Latitude Longitude: 18°54'50.4"N 73°12'06.4"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 "Orchid, Iris & Acacia"

Proposed Residential Building Project Known as "Orchid, Iris & Acacia" in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ- 02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka – Panvel, Dist. – Raigad, PIN – 410 221, State - Maharashtra, Country – India.

Latitude Longitude: 18°54'50.4"N 73°12'06.4"E

NAME OF DEVELOPER: M/s. Persipina Developers 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 09<sup>th</sup> August 2023 for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at Proposed Residential Building Project Known as "Orchid, Iris & Acacia" in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ- 02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka – Panvel, Dist. – Raigad, PIN – 410 221, State - Maharashtra, Country – India. It is about 15.8 Km. travel distance from Panvel Railway Station Harbur Railway line. Surface transport to the property is by buses, Auto, & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

### 2. Developer Details:

Name of builder	M/s. Persipina Developers Pvt. Ltd.	
Project Registration Number	Project Name	RERA Project Number
	Orchid	P52000050193
	Iris	P52000050194
	Acacia	P52000050196
Register office address	M/s. Persipina Developers Pvt. Ltd Office No. 514, "Dalama Towers", Nariman Point, Mumbai- 400 021, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Sameer Pradhan (Builder person- Mobile No. 9930888911) Mr. Amit Kumar (Sales Person – Mobile No. 9870685041) Tel: 22876060 / 22876061 Fax: 22832010	
E – mail ID & Website	<a href="mailto:pradhan.sameer@hiranandani.net">pradhan.sameer@hiranandani.net</a> <a href="http://www.hiranandani.com">www.hiranandani.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Road



#### 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 28371323/24  
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	: 09.08.2023
	b) Date on which the valuation is made	: 25.08.2023
3.	List of documents produced for perusal	
	1. Copy of Legal title report issued by Adv. S.M. Karnik date 17.02.2023	
	2. Copy of Search Report date 10.02.2023 issued by Adv. S. M. Karnik	
	3. Copy of Addendum to Legal Scrutiny Report date 20.03.2015 issued by Adv. Chaphekar & Co.	
	4. Copy of Registration Certificate of No. 27AAECP3315L1ZC from Persipina Developers Pvt. Ltd dated 22.09.2017	
	5. Copy of Grant of Environmental Clearance to the proposed project activity issued by SEIAA, Maharashtra File No. SIA/MH/MIS/80997/2021 date 30.05.2023	
	6. Copy of Legal scrutiny report dated 08.06.2017 to M/s. Persipina Developers Pvt. Ltd.	
	7. Copy of Architect Certificate for project Acacia date 27.02.2023 issued by Ar. Gunisha Sanyal (As per RERA Certificate) <b>(Acacia)</b>	
	8. Copy of Architect Certificate for project Iris date 27.02.2023 issued by Ar. Gunisha Sanyal (As per RERA Certificate) <b>(Iris)</b>	
	9. Copy of Architect Certificate for project Acacia date 27.02.2023 issued by Ar. Gunisha Sanyal (As per RERA Certificate) <b>(Orchid)</b>	
	10. Copy of MAHARERA Registration Certificate of Project No. P52000050193 issued by Maharashtra Real Estate Regulatory Authority date 21.03.2023 <b>(Orchid)</b>	
	11. Copy of MAHARERA Registration Certificate of Project No. P52000050194 issued by Maharashtra Real Estate Regulatory Authority date 21.03.2023 <b>(Iris)</b>	
	12. Copy of MAHARERA Registration Certificate of Project No. P52000050196 issued by Maharashtra Real Estate Regulatory Authority date 21.03.2023 <b>(Acacia)</b>	
	13. Copy of NOC for Height Clearance Certificate date 09.12.2019 issued by Airports Authority of India	
	14. Copy of Fire NOC No. MSRDC / FIRE / R-PFA / 04122 / 2426 date 21.04.2023 issued by M.V. Deshmukh Fire Advisor, MSRDC	
	15. Copy of Sanction of Building Commencement Certificate No. No. MSRDC/ SPA/ ITP- 1/ RZ- 02/ CC/ 2023/ 333 dated 21.02.2023 issued by Chief Planner, SPA, MSRDC Ltd., Navi Mumbai..	
	16. Copy of Approved Plan No. MSRDC/ SPA / ITP- 1/ RZ- 02/ CC/ 2023/ 333 dated 21.02.2023 issued by	

**Vastukala Consultants (I) Pvt. Ltd.**

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Chief Planner, SPA, MSRDC Ltd., Navi Mumbai (Number of Copies – Sheet No 1 to 53 to 53/53)	
<b>Approved upto:</b>	
<b>Building</b>	<b>Number of Floors</b>
Iris	Ground Floor Parking + 1 <sup>st</sup> to 2 <sup>nd</sup> floors (Podiums) + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.
Orchid	Ground Floor Parking + 1 <sup>st</sup> to 2 <sup>nd</sup> floors (Podiums) + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.
Acacia	Ground Floor Parking + 1 <sup>st</sup> to 2 <sup>nd</sup> floors (Podiums) + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.
Project Name (with address & phone nos.)	: Proposed Residential Building Project Known as "Orchid, Iris & Acacia" in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ-02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka - Panvel, Dist. - Raigad, PIN - 410 221, 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)	: <b>M/s. Persipina Developers Pvt. Ltd</b>  <b>Address:</b> Office No. 514, "Dalamal Towers", Nariman Point, Mumbai- 400 021, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Sameer Pradhan (Builder person- Mobile No. 9930888911) Mr. Amit Kumar (Sales Person - Mobile No. 9870685041) Tel.: 22876060 / 22876061 Fax: 22832010
5. Brief description of the property (Including Leasehold / freehold etc.)	:
<b>About "Golden Willows" Project:</b> Hiranandani Fortune City, Golden Willows in Panvel is an exceptional premium project that offers 1, 2, and 3 BHK apartments with balcony and breathtaking views. The 38-storey tower is thoughtfully designed with the theme of being ahead of its time, offering an ideal blend of style and sophistication. Golden Willows is spread across 11+ acres, with 5.2 acres of open space and 70+ amenities. The project is divided into 9 distinct utopian zones, each with its unique set of amenities, providing a range of experiences to its residents. From a peaceful environment to relax to an active lifestyle with plenty of amenities, Golden Willows caters to the preferences of all kinds of residents. The project Hiranandani fortune city is an integrated township located in Panvel and has easy access to essential amenities such as a ready Hiranandani School, Healthcare, Retail, Commercial, and more. Golden Willows Rera Id: Orchid: P52000050193, Acacia: P52000050196, Iris: P52000050194 Golden Willows is RERA-compliant and all necessary approvals are in place.	



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<b>TYPE OF THE BUILDING</b>		
Building	Number of Floors	
Iris	Proposed Ground Floor Parking + 1 <sup>st</sup> to 2 <sup>nd</sup> floors (Podiums) + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.	
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<b>LEVEL OF COMPLETEION:</b>		
Building	Present stage of Construction	Percentage of work completion
Iris, Orchid & Acacia	Excavation work is in progress	0%

**DATE OF COMPLETION & FUTURE LIFE:**  
 Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**  
 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Gymnasium
- Yoga Area
- Garden
- Club House
- Swimming Pool
- Senior Citizen Corner Area
- Jogging Track
- Fitness Centre
- Banquet Hall
- Multipurpose Court
- Kids Play Area
- Tennis Court
- Zumba Room
- Business Centre
- Banquet Hall

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. RZ- 02 on ( Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part)
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Bhokarpada

	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.		Postal address of the property	:	Proposed Residential Building Project Known as “Orchid, Iris & Acacia” in Complex Golden Willows Hiranandani Fortune City on Plot No. RZ-02 on (Survey No. 58/1A Part, 58/1/B Part, 59 Part, 60/1 Part, 60/2 Part, 60/3, 60/4 Part, 61/2 Part, 62/1 Part, 62/2 Part), Village- Bhokarpada, Old Pune Highway, Taluka – Panvel, Dist. – Raigad, PIN – 410 221, State - Maharashtra, Country – India
8.		City / Town	:	Panvel
		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	:	Semi Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhokarpada, Special Planning Authority Maharashtra State Road Development Corporation Ltd. (MSRDC Ltd.)
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.
13a.		Boundaries of the property		As per Documents      As per RERA Certificate      As per Site
		North		15 m wide road      15 m wide road      Road
		South		40 m wide road      40 m wide road      Open Plot
		East		Plot No. 1      Plot No. 1      Open Plot
		West		15 m wide road      15 m wide road      Road
13b.		Boundaries of the property		Iris      Acacia      Orchid
		North		Internal Driveway      Internal Driveway      Iris Building
		South		Orchid Building      Future Development      Future Development
		East		Acacia Building      Internal Road      Future Development
		West		Internal Driveway      Orchid and Iris Buildings      Internal Driveway
14.1		Dimensions of the site		N. A. as the land is irregular in shape
				A      B
				As per the Deed      Actuals



	South	:	-	-										
	East	:	-	-										
	West	:	-	-										
14.2	Latitude, Longitude & Co-ordinates of property	:	18°54'50.4"N 73°12'06.4"E											
14.	Extent of the site	:	<table border="1"> <thead> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <th>Project</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Orchid</td> <td>891.00</td> </tr> <tr> <td>Iris</td> <td>680.00</td> </tr> <tr> <td>Acacia</td> <td>725.00</td> </tr> </tbody> </table>		As per RERA Certificate		Project	Area in Sq. M.	Orchid	891.00	Iris	680.00	Acacia	725.00
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15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<table border="1"> <thead> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <th>Project</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Orchid</td> <td>891.00</td> </tr> <tr> <td>Iris</td> <td>680.00</td> </tr> <tr> <td>Acacia</td> <td>725.00</td> </tr> </tbody> </table>		As per RERA Certificate		Project	Area in Sq. M.	Orchid	891.00	Iris	680.00	Acacia	725.00
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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											
<b>II CHARACTERISTICS OF THE SITE</b>														
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?	:	<p>Copy of Approved Plan No. MSRDC/ SPA/ ITP-1/ RZ- 02/ CC/ 2023/ 333 dated 21.02.2023 issued by Chief Planner, SPA, MSRDC Ltd., Navi Mumbai.</p> <p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Iris</td> <td>Ground Floor Parking + 1<sup>st</sup> and 2<sup>nd</sup> floor Podium + 3<sup>rd</sup> to 38<sup>th</sup> Residential Upper floors.</td> </tr> <tr> <td>Orchid</td> <td>Ground Floor Parking + 1<sup>st</sup> and 2<sup>nd</sup> floor Podium + 3<sup>rd</sup> to 38<sup>th</sup> Residential Upper floors.</td> </tr> <tr> <td>Acacia</td> <td>Ground Floor Parking + 1<sup>st</sup> and 2<sup>nd</sup> floor Podium + 3<sup>rd</sup> to 38<sup>th</sup> Residential Upper floors.</td> </tr> </tbody> </table>		Building	Number of Floors	Iris	Ground Floor Parking + 1 <sup>st</sup> and 2 <sup>nd</sup> floor Podium + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.	Orchid	Ground Floor Parking + 1 <sup>st</sup> and 2 <sup>nd</sup> floor Podium + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.	Acacia	Ground Floor Parking + 1 <sup>st</sup> and 2 <sup>nd</sup> floor Podium + 3 <sup>rd</sup> to 38 <sup>th</sup> Residential Upper floors.		
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10.	Corner plot or intermittent plot?	:	Intermittent																					
11.	Road facilities	:	Yes																					
12.	Type of road available at present	:	Old Mumbai Pune Highway																					
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 Mtr. 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 developing 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-coast / tidal level must be incorporated)	:	No																					
<b>Part – A (Valuation of land)</b>																								
1	Size of plot	:	<table border="1"> <thead> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <th>Project</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Orchid</td> <td>891.00</td> </tr> <tr> <td>Iris</td> <td>680.00</td> </tr> <tr> <td>Acacia</td> <td>725.00</td> </tr> </tbody> </table>	As per RERA Certificate		Project	Area in Sq. M.	Orchid	891.00	Iris	680.00	Acacia	725.00											
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	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)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 5,060.00 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="4">As per RERA Certificate</th> </tr> <tr> <th>Project</th> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>Orchid</td> <td>891</td> <td rowspan="4">5060</td> <td>45,08,460.00</td> </tr> <tr> <td>Iris</td> <td>680</td> <td>34,40,800.00</td> </tr> <tr> <td>Acacia</td> <td>725</td> <td>36,68,500.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>2296</b></td> <td><b>1,16,17,760.00</b></td> </tr> </tbody> </table>	As per RERA Certificate				Project	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	Orchid	891	5060	45,08,460.00	Iris	680	34,40,800.00	Acacia	725	36,68,500.00	<b>Total</b>	<b>2296</b>	<b>1,16,17,760.00</b>
As per RERA Certificate																								
Project	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																					
Orchid	891	5060	45,08,460.00																					
Iris	680		34,40,800.00																					
Acacia	725		36,68,500.00																					
<b>Total</b>	<b>2296</b>		<b>1,16,17,760.00</b>																					
<b>Part – B (Valuation of Building)</b>																								
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	:																						





9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	<b>Electrical installation</b>	:	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.	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

1) Iris:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	301	3	3 BHK	1064	68	18	1150	1265	14600	1,67,88,540	1,72,92,196	36000	32,88,714
2	302	3	3 BHK	1064	68	18	1150	1265	14600	1,67,88,540	1,72,92,196	36000	32,88,714
3	303	3	3 BHK	1064	68	18	1150	1265	14600	1,67,88,540	1,72,92,196	36000	32,88,714
4	304	3	3 BHK	1064	68	18	1150	1265	14600	1,67,88,540	1,72,92,196	36000	32,88,714
5	401	4	3 BHK	1064	68	18	1150	1265	14650	1,68,46,035	1,73,51,416	36000	32,88,714
6	402	4	3 BHK	1064	68	18	1150	1265	14650	1,68,46,035	1,73,51,416	36000	32,88,714
7	403	4	3 BHK	1064	68	18	1150	1265	14650	1,68,46,035	1,73,51,416	36000	32,88,714
8	404	4	3 BHK	1064	68	18	1150	1265	14650	1,68,46,035	1,73,51,416	36000	32,88,714
9	501	5	3 BHK	1064	68	18	1150	1265	14700	1,69,03,530	1,74,10,636	36500	32,88,714
10	502	5	3 BHK	1064	68	18	1150	1265	14700	1,69,03,530	1,74,10,636	36500	32,88,714
11	503	5	3 BHK	1064	68	18	1150	1265	14700	1,69,03,530	1,74,10,636	36500	32,88,714
12	504	5	3 BHK	1064	68	18	1150	1265	14700	1,69,03,530	1,74,10,636	36500	32,88,714
13	601	6	4 BHK	1652	96	18	1766	1942	14750	2,60,43,338	2,68,24,638	56000	50,49,759
14	603	6	3 BHK	1064	68	18	1150	1265	14750	1,69,61,025	1,74,69,856	36500	32,88,714
15	604	6	3 BHK	1064	68	18	1150	1265	14750	1,69,61,025	1,74,69,856	36500	32,88,714
16	701	7	3 BHK	1064	68	18	1150	1265	14800	1,70,18,520	1,75,29,076	36500	32,88,714



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
17	702	7	3 BHK	1064	68	18	1150	1265	14800	1,70,18,520	1,75,29,076	36500	32,88,714
18	703	7	3 BHK	1064	68	18	1150	1265	14800	1,70,18,520	1,75,29,076	36500	32,88,714
19	704	7	3 BHK	1064	68	18	1150	1265	14800	1,70,18,520	1,75,29,076	36500	32,88,714
20	801	8	3 BHK	1064	68	18	1150	1265	14850	1,70,76,015	1,75,88,295	36500	32,88,714
21	802	8	3 BHK	1064	68	18	1150	1265	14850	1,70,76,015	1,75,88,295	36500	32,88,714
22	803	8	3 BHK	1064	68	18	1150	1265	14850	1,70,76,015	1,75,88,295	36500	32,88,714
23	804	8	3 BHK	1064	68	18	1150	1265	14850	1,70,76,015	1,75,88,295	36500	32,88,714
24	901	9	3 BHK	1064	68	18	1150	1265	14900	1,71,33,510	1,76,47,515	37000	32,88,714
25	902	9	3 BHK	1064	68	18	1150	1265	14900	1,71,33,510	1,76,47,515	37000	32,88,714
26	903	9	3 BHK	1064	68	18	1150	1265	14900	1,71,33,510	1,76,47,515	37000	32,88,714
27	904	9	3 BHK	1064	68	18	1150	1265	14900	1,71,33,510	1,76,47,515	37000	32,88,714
28	1001	10	3 BHK	1064	68	18	1150	1265	14950	1,71,91,005	1,77,06,735	37000	32,88,714
29	1002	10	3 BHK	1064	68	18	1150	1265	14950	1,71,91,005	1,77,06,735	37000	32,88,714
30	1003	10	3 BHK	1064	68	18	1150	1265	14950	1,71,91,005	1,77,06,735	37000	32,88,714
31	1004	10	3 BHK	1064	68	18	1150	1265	14950	1,71,91,005	1,77,06,735	37000	32,88,714
32	1101	11	4 BHK	1652	96	18	1766	1942	15000	2,64,84,750	2,72,79,293	57000	50,49,759
33	1103	11	3 BHK	1064	68	18	1150	1265	15000	1,72,48,500	1,77,65,955	37000	32,88,714
34	1104	11	3 BHK	1064	68	18	1150	1265	15000	1,72,48,500	1,77,65,955	37000	32,88,714
35	1201	12	3 BHK	1064	68	18	1150	1265	15050	1,73,05,995	1,78,25,175	37000	32,88,714
36	1202	12	3 BHK	1064	68	18	1150	1265	15050	1,73,05,995	1,78,25,175	37000	32,88,714
37	1203	12	3 BHK	1064	68	18	1150	1265	15050	1,73,05,995	1,78,25,175	37000	32,88,714
38	1204	12	3 BHK	1064	68	18	1150	1265	15050	1,73,05,995	1,78,25,175	37000	32,88,714
39	1301	13	3 BHK	1064	68	18	1150	1265	15100	1,73,63,490	1,78,84,395	37500	32,88,714
40	1302	13	3 BHK	1064	68	18	1150	1265	15100	1,73,63,490	1,78,84,395	37500	32,88,714
41	1303	13	3 BHK	1064	68	18	1150	1265	15100	1,73,63,490	1,78,84,395	37500	32,88,714
42	1304	13	3 BHK	1064	68	18	1150	1265	15100	1,73,63,490	1,78,84,395	37500	32,88,714
43	1401	14	3 BHK	1064	68	18	1150	1265	15150	1,74,20,985	1,79,43,615	37500	32,88,714
44	1402	14	3 BHK	1064	68	18	1150	1265	15150	1,74,20,985	1,79,43,615	37500	32,88,714
45	1403	14	3 BHK	1064	68	18	1150	1265	15150	1,74,20,985	1,79,43,615	37500	32,88,714
46	1404	14	3 BHK	1064	68	18	1150	1265	15150	1,74,20,985	1,79,43,615	37500	32,88,714
47	1501	15	3 BHK	1064	68	18	1150	1265	15200	1,74,78,480	1,80,02,834	37500	32,88,714
48	1502	15	3 BHK	1064	68	18	1150	1265	15200	1,74,78,480	1,80,02,834	37500	32,88,714
49	1503	15	3 BHK	1064	68	18	1150	1265	15200	1,74,78,480	1,80,02,834	37500	32,88,714
50	1504	15	3 BHK	1064	68	18	1150	1265	15200	1,74,78,480	1,80,02,834	37500	32,88,714
51	1601	16	4 BHK	1652	96	18	1766	1942	15250	2,69,26,163	2,77,33,947	58000	50,49,759

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
52	1603	16	3 BHK	1064	68	18	1150	1265	15250	1,75,35,975	1,80,62,054	37500	32,88,714
53	1604	16	3 BHK	1064	68	18	1150	1265	15250	1,75,35,975	1,80,62,054	37500	32,88,714
54	1701	17	3 BHK	1064	68	18	1150	1265	15300	1,75,93,470	1,81,21,274	38000	32,88,714
55	1702	17	3 BHK	1064	68	18	1150	1265	15300	1,75,93,470	1,81,21,274	38000	32,88,714
56	1703	17	3 BHK	1064	68	18	1150	1265	15300	1,75,93,470	1,81,21,274	38000	32,88,714
57	1704	17	3 BHK	1064	68	18	1150	1265	15300	1,75,93,470	1,81,21,274	38000	32,88,714
58	1801	18	3 BHK	1064	68	18	1150	1265	15350	1,76,50,965	1,81,80,494	38000	32,88,714
59	1802	18	3 BHK	1064	68	18	1150	1265	15350	1,76,50,965	1,81,80,494	38000	32,88,714
60	1803	18	3 BHK	1064	68	18	1150	1265	15350	1,76,50,965	1,81,80,494	38000	32,88,714
61	1804	18	3 BHK	1064	68	18	1150	1265	15350	1,76,50,965	1,81,80,494	38000	32,88,714
62	1901	19	3 BHK	1064	68	18	1150	1265	15400	1,77,08,460	1,82,39,714	38000	32,88,714
63	1902	19	3 BHK	1064	68	18	1150	1265	15400	1,77,08,460	1,82,39,714	38000	32,88,714
64	1903	19	3 BHK	1064	68	18	1150	1265	15400	1,77,08,460	1,82,39,714	38000	32,88,714
65	1904	19	3 BHK	1064	68	18	1150	1265	15400	1,77,08,460	1,82,39,714	38000	32,88,714
66	2001	20	3 BHK	1064	68	18	1150	1265	15450	1,77,65,955	1,82,98,934	38000	32,88,714
67	2002	20	3 BHK	1064	68	18	1150	1265	15450	1,77,65,955	1,82,98,934	38000	32,88,714
68	2003	20	3 BHK	1064	68	18	1150	1265	15450	1,77,65,955	1,82,98,934	38000	32,88,714
69	2004	20	3 BHK	1064	68	18	1150	1265	15450	1,77,65,955	1,82,98,934	38000	32,88,714
70	2101	21	4 BHK	1652	96	18	1766	1942	15500	2,73,67,575	2,81,88,602	58500	50,49,759
71	2103	21	3 BHK	1064	68	18	1150	1265	15500	1,78,23,450	1,83,58,154	38000	32,88,714
72	2104	21	3 BHK	1064	68	18	1150	1265	15500	1,78,23,450	1,83,58,154	38000	32,88,714
73	2201	22	3 BHK	1064	68	18	1150	1265	15550	1,78,80,945	1,84,17,373	38500	32,88,714
74	2202	22	3 BHK	1064	68	18	1150	1265	15550	1,78,80,945	1,84,17,373	38500	32,88,714
75	2203	22	3 BHK	1064	68	18	1150	1265	15550	1,78,80,945	1,84,17,373	38500	32,88,714
76	2204	22	3 BHK	1064	68	18	1150	1265	15550	1,78,80,945	1,84,17,373	38500	32,88,714
77	2301	23	3 BHK	1064	68	18	1150	1265	15600	1,79,38,440	1,84,76,593	38500	32,88,714
78	2302	23	3 BHK	1064	68	18	1150	1265	15600	1,79,38,440	1,84,76,593	38500	32,88,714
79	2302	23	3 BHK	1064	68	18	1150	1265	15600	1,79,38,440	1,84,76,593	38500	32,88,714
80	2304	23	3 BHK	1064	68	18	1150	1265	15600	1,79,38,440	1,84,76,593	38500	32,88,714
81	2401	24	3 BHK	1064	68	18	1150	1265	15650	1,79,95,935	1,85,35,813	38500	32,88,714
82	2402	24	3 BHK	1064	68	18	1150	1265	15650	1,79,95,935	1,85,35,813	38500	32,88,714
83	2403	24	3 BHK	1064	68	18	1150	1265	15650	1,79,95,935	1,85,35,813	38500	32,88,714
84	2404	24	3 BHK	1064	68	18	1150	1265	15650	1,79,95,935	1,85,35,813	38500	32,88,714
85	2501	25	3 BHK	1064	68	18	1150	1265	15700	1,80,53,430	1,85,95,033	38500	32,88,714
86	2502	25	3 BHK	1064	68	18	1150	1265	15700	1,80,53,430	1,85,95,033	38500	32,88,714



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Sr. No.	Flat No.	Floor No.	Comp	A& per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
87	2503	25	3 BHK	1064	68	18	1150	1265	15700	1,80,53,430	1,85,95,033	38500	32,88,714
88	2504	25	3 BHK	1064	68	18	1150	1265	15700	1,80,53,430	1,85,95,033	38500	32,88,714
89	2601	26	4 BHK	1652	96	18	1766	1942	15750	2,78,08,988	2,86,43,257	59500	50,49,759
90	2603	26	3 BHK	1064	68	18	1150	1265	15750	1,81,10,925	1,86,54,253	39000	32,88,714
91	2604	26	3 BHK	1064	68	18	1150	1265	15750	1,81,10,925	1,86,54,253	39000	32,88,714
92	2701	27	3 BHK	1064	68	18	1150	1265	15800	1,81,68,420	1,87,13,473	39000	32,88,714
93	2702	27	3 BHK	1064	68	18	1150	1265	15800	1,81,68,420	1,87,13,473	39000	32,88,714
94	2703	27	3 BHK	1064	68	18	1150	1265	15800	1,81,68,420	1,87,13,473	39000	32,88,714
95	2704	27	3 BHK	1064	68	18	1150	1265	15800	1,81,68,420	1,87,13,473	39000	32,88,714
96	2801	28	3 BHK	1064	68	18	1150	1265	15850	1,82,25,915	1,87,72,692	39000	32,88,714
97	2802	28	3 BHK	1064	68	18	1150	1265	15850	1,82,25,915	1,87,72,692	39000	32,88,714
98	2803	28	3 BHK	1064	68	18	1150	1265	15850	1,82,25,915	1,87,72,692	39000	32,88,714
99	2804	28	3 BHK	1064	68	18	1150	1265	15850	1,82,25,915	1,87,72,692	39000	32,88,714
100	2901	29	3 BHK	1064	68	18	1150	1265	15900	1,82,83,410	1,88,31,912	39000	32,88,714
101	2902	29	3 BHK	1064	68	18	1150	1265	15900	1,82,83,410	1,88,31,912	39000	32,88,714
102	2903	29	3 BHK	1064	68	18	1150	1265	15900	1,82,83,410	1,88,31,912	39000	32,88,714
103	2904	29	3 BHK	1064	68	18	1150	1265	15900	1,82,83,410	1,88,31,912	39000	32,88,714
104	3001	30	3 BHK	1064	68	18	1150	1265	15950	1,83,40,905	1,88,91,132	39500	32,88,714
105	3002	30	3 BHK	1064	68	18	1150	1265	15950	1,83,40,905	1,88,91,132	39500	32,88,714
106	3003	30	3 BHK	1064	68	18	1150	1265	15950	1,83,40,905	1,88,91,132	39500	32,88,714
107	3004	30	3 BHK	1064	68	18	1150	1265	15950	1,83,40,905	1,88,91,132	39500	32,88,714
108	3101	31	4 BHK	1652	96	18	1766	1942	16000	2,82,50,400	2,90,97,912	60500	50,49,759
109	3103	31	3 BHK	1064	68	18	1150	1265	16000	1,83,98,400	1,89,50,352	39500	32,88,714
110	3104	31	3 BHK	1064	68	18	1150	1265	16000	1,83,98,400	1,89,50,352	39500	32,88,714
111	3201	32	3 BHK	1064	68	18	1150	1265	16050	1,84,55,895	1,90,09,572	39500	32,88,714
112	3202	32	3 BHK	1064	68	18	1150	1265	16050	1,84,55,895	1,90,09,572	39500	32,88,714
113	3203	32	3 BHK	1064	68	18	1150	1265	16050	1,84,55,895	1,90,09,572	39500	32,88,714
114	3204	32	3 BHK	1064	68	18	1150	1265	16050	1,84,55,895	1,90,09,572	39500	32,88,714
115	3301	33	3 BHK	1064	68	18	1150	1265	16100	1,85,13,390	1,90,68,792	39500	32,88,714
116	3302	33	3 BHK	1064	68	18	1150	1265	16100	1,85,13,390	1,90,68,792	39500	32,88,714
117	3303	33	3 BHK	1064	68	18	1150	1265	16100	1,85,13,390	1,90,68,792	39500	32,88,714
118	3304	33	3 BHK	1064	68	18	1150	1265	16100	1,85,13,390	1,90,68,792	39500	32,88,714
119	3401	34	3 BHK	1064	68	18	1150	1265	16150	1,85,70,885	1,91,28,012	40000	32,88,714
120	3402	34	3 BHK	1064	68	18	1150	1265	16150	1,85,70,885	1,91,28,012	40000	32,88,714
121	3403	34	3 BHK	1064	68	18	1150	1265	16150	1,85,70,885	1,91,28,012	40000	32,88,714

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
122	3404	34	3 BHK	1064	68	18	1150	1265	16150	1,85,70,885	1,91,28,012	40000	32,88,714
123	3501	35	3 BHK	1064	68	18	1150	1265	16200	1,86,28,380	1,91,87,231	40000	32,88,714
124	3502	35	3 BHK	1064	68	18	1150	1265	16200	1,86,28,380	1,91,87,231	40000	32,88,714
125	3503	35	3 BHK	1064	68	18	1150	1265	16200	1,86,28,380	1,91,87,231	40000	32,88,714
126	3504	35	3 BHK	1064	68	18	1150	1265	16200	1,86,28,380	1,91,87,231	40000	32,88,714
127	3601	36	4 BHK	1652	96	18	1766	1942	16250	2,86,91,813	2,95,52,567	61500	50,49,759
128	3603	36	3 BHK	1064	68	18	1150	1265	16250	1,86,85,875	1,92,46,451	40000	32,88,714
129	3604	36	3 BHK	1064	68	18	1150	1265	16250	1,86,85,875	1,92,46,451	40000	32,88,714
130	3701	37	3 BHK	1064	68	18	1150	1265	16300	1,87,43,370	1,93,05,671	40000	32,88,714
131	3702	37	3 BHK	1064	68	18	1150	1265	16300	1,87,43,370	1,93,05,671	40000	32,88,714
132	3703	37	3 BHK	1064	68	18	1150	1265	16300	1,87,43,370	1,93,05,671	40000	32,88,714
133	3704	37	3 BHK	1064	68	18	1150	1265	16300	1,87,43,370	1,93,05,671	40000	32,88,714
134	3801	38	3 BHK	1064	68	18	1150	1265	16350	1,88,00,865	1,93,64,891	40500	32,88,714
135	3802	38	3 BHK	1064	68	18	1150	1265	16350	1,88,00,865	1,93,64,891	40500	32,88,714
136	3803	38	3 BHK	1064	68	18	1150	1265	16350	1,88,00,865	1,93,64,891	40500	32,88,714
137	3804	38	3 BHK	1064	68	18	1150	1265	16350	1,88,00,865	1,93,64,891	40500	32,88,714
<b>Total</b>				<b>149893</b>	<b>9534</b>	<b>2419</b>	<b>161847</b>	<b>178031</b>		<b>2,50,44,81,885</b>	<b>2,57,96,16,342</b>		<b>46,28,81,133</b>

## 2) Acacia:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	301	3	2 BHK	566	26	20	612	673	14600	89,35,200	92,03,256	19000	17,50,320
2	302	3	2 BHK	566	26	20	612	673	14600	89,35,200	92,03,256	19000	17,50,320
3	303	3	1 BHK	451	22	19	492	541	14600	71,83,200	73,98,696	15500	14,07,120
4	304	3	1 BHK	451	22	19	492	541	14600	71,83,200	73,98,696	15500	14,07,120
5	305	3	2 BHK	566	26	20	612	673	14600	89,35,200	92,03,256	19000	17,50,320
6	306	3	2 BHK	566	26	20	612	673	14600	89,35,200	92,03,256	19000	17,50,320
7	307	3	1 BHK	451	22	19	492	541	14600	71,83,200	73,98,696	15500	14,07,120
8	308	3	1 BHK	451	22	19	492	541	14600	71,83,200	73,98,696	15500	14,07,120
9	401	4	2 BHK	566	26	20	612	673	14650	89,65,800	92,34,774	19000	17,50,320
10	402	4	2 BHK	566	26	20	612	673	14650	89,65,800	92,34,774	19000	17,50,320
11	403	4	1 BHK	451	22	19	492	541	14650	72,07,800	74,24,034	15500	14,07,120
12	404	4	1 BHK	451	22	19	492	541	14650	72,07,800	74,24,034	15500	14,07,120
13	405	4	2 BHK	566	26	20	612	673	14650	89,65,800	92,34,774	19000	17,50,320



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
14	406	4	2 BHK	566	26	20	612	673	14650	89,65,800	92,34,774	19000	17,50,320
15	407	4	1 BHK	451	22	19	492	541	14650	72,07,800	74,24,034	15500	14,07,120
16	408	4	1 BHK	451	22	19	492	541	14650	72,07,800	74,24,034	15500	14,07,120
17	501	5	2 BHK	566	26	20	612	673	14700	89,96,400	92,66,292	19500	17,50,320
18	502	5	2 BHK	566	26	20	612	673	14700	89,96,400	92,66,292	19500	17,50,320
19	503	5	1 BHK	451	22	19	492	541	14700	72,32,400	74,49,372	15500	14,07,120
20	504	5	1 BHK	451	22	19	492	541	14700	72,32,400	74,49,372	15500	14,07,120
21	505	5	2 BHK	566	26	20	612	673	14700	89,96,400	92,66,292	19500	17,50,320
22	506	5	2 BHK	566	26	20	612	673	14700	89,96,400	92,66,292	19500	17,50,320
23	507	5	1 BHK	451	22	19	492	541	14700	72,32,400	74,49,372	15500	14,07,120
24	508	5	1 BHK	451	22	19	492	541	14700	72,32,400	74,49,372	15500	14,07,120
25	601	6	2 BHK	566	26	20	612	673	14750	90,27,000	92,97,810	19500	17,50,320
26	602	6	2 BHK	566	26	20	612	673	14750	90,27,000	92,97,810	19500	17,50,320
27	603	6	1 BHK	451	22	19	492	541	14750	72,57,000	74,74,710	15500	14,07,120
28	604	6	1 BHK	451	22	19	492	541	14750	72,57,000	74,74,710	15500	14,07,120
29	605	6	2 BHK	566	26	20	612	673	14750	90,27,000	92,97,810	19500	17,50,320
30	607	6	1 BHK	451	22	19	492	541	14750	72,57,000	74,74,710	15500	14,07,120
31	608	6	1 BHK	451	22	19	492	541	14750	72,57,000	74,74,710	15500	14,07,120
32	701	7	2 BHK	566	26	20	612	673	14800	90,57,600	93,29,328	19500	17,50,320
33	702	7	2 BHK	566	26	20	612	673	14800	90,57,600	93,29,328	19500	17,50,320
34	703	7	1 BHK	451	22	19	492	541	14800	72,81,600	75,00,048	15500	14,07,120
35	704	7	1 BHK	451	22	19	492	541	14800	72,81,600	75,00,048	15500	14,07,120
36	705	7	2 BHK	566	26	20	612	673	14800	90,57,600	93,29,328	19500	17,50,320
37	706	7	2 BHK	566	26	20	612	673	14800	90,57,600	93,29,328	19500	17,50,320
38	707	7	1 BHK	451	22	19	492	541	14800	72,81,600	75,00,048	15500	14,07,120
39	708	7	1 BHK	451	22	19	492	541	14800	72,81,600	75,00,048	15500	14,07,120
40	801	8	2 BHK	566	26	20	612	673	14850	90,88,200	93,60,846	19500	17,50,320
41	802	8	2 BHK	566	26	20	612	673	14850	90,88,200	93,60,846	19500	17,50,320
42	803	8	1 BHK	451	22	19	492	541	14850	73,06,200	75,25,386	15500	14,07,120
43	804	8	1 BHK	451	22	19	492	541	14850	73,06,200	75,25,386	15500	14,07,120
44	805	8	2 BHK	566	26	20	612	673	14850	90,88,200	93,60,846	19500	17,50,320
45	806	8	2 BHK	566	26	20	612	673	14850	90,88,200	93,60,846	19500	17,50,320
46	807	8	1 BHK	451	22	19	492	541	14850	73,06,200	75,25,386	15500	14,07,120
47	808	8	1 BHK	451	22	19	492	541	14850	73,06,200	75,25,386	15500	14,07,120



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
48	901	9	2 BHK	566	26	20	612	673	14900	91,18,800	93,92,364	19500	17,50,320
49	902	9	2 BHK	566	26	20	612	673	14900	91,18,800	93,92,364	19500	17,50,320
50	903	9	1 BHK	451	22	19	492	541	14900	73,30,800	75,50,724	15500	14,07,120
51	904	9	1 BHK	451	22	19	492	541	14900	73,30,800	75,50,724	15500	14,07,120
52	905	9	2 BHK	566	26	20	612	673	14900	91,18,800	93,92,364	19500	17,50,320
53	906	9	2 BHK	566	26	20	612	673	14900	91,18,800	93,92,364	19500	17,50,320
54	907	9	1 BHK	451	22	19	492	541	14900	73,30,800	75,50,724	15500	14,07,120
55	908	9	1 BHK	451	22	19	492	541	14900	73,30,800	75,50,724	15500	14,07,120
56	1001	10	2 BHK	566	26	20	612	673	14950	91,49,400	94,23,882	19500	17,50,320
57	1002	10	2 BHK	566	26	20	612	673	14950	91,49,400	94,23,882	19500	17,50,320
58	1003	10	1 BHK	451	22	19	492	541	14950	73,55,400	75,76,062	16000	14,07,120
59	1004	10	1 BHK	451	22	19	492	541	14950	73,55,400	75,76,062	16000	14,07,120
60	1005	10	2 BHK	566	26	20	612	673	14950	91,49,400	94,23,882	19500	17,50,320
61	1006	10	2 BHK	566	26	20	612	673	14950	91,49,400	94,23,882	19500	17,50,320
62	1007	10	1 BHK	451	22	19	492	541	14950	73,55,400	75,76,062	16000	14,07,120
63	1008	10	1 BHK	451	22	19	492	541	14950	73,55,400	75,76,062	16000	14,07,120
64	1101	11	2 BHK	566	26	20	612	673	15000	91,80,000	94,55,400	19500	17,50,320
65	1102	11	2 BHK	566	26	20	612	673	15000	91,80,000	94,55,400	19500	17,50,320
66	1103	11	1 BHK	451	22	19	492	541	15000	73,80,000	76,01,400	16000	14,07,120
67	1104	11	1 BHK	451	22	19	492	541	15000	73,80,000	76,01,400	16000	14,07,120
68	1105	11	2 BHK	566	26	20	612	673	15000	91,80,000	94,55,400	19500	17,50,320
69	1107	11	1 BHK	451	22	19	492	541	15000	73,80,000	76,01,400	16000	14,07,120
70	1108	11	1 BHK	451	22	19	492	541	15000	73,80,000	76,01,400	16000	14,07,120
71	1201	12	2 BHK	566	26	20	612	673	15050	92,10,600	94,86,918	20000	17,50,320
72	1202	12	2 BHK	566	26	20	612	673	15050	92,10,600	94,86,918	20000	17,50,320
73	1203	12	1 BHK	451	22	19	492	541	15050	74,04,600	76,26,738	16000	14,07,120
74	1204	12	1 BHK	451	22	19	492	541	15050	74,04,600	76,26,738	16000	14,07,120
75	1205	12	2 BHK	566	26	20	612	673	15050	92,10,600	94,86,918	20000	17,50,320
76	1206	12	2 BHK	566	26	20	612	673	15050	92,10,600	94,86,918	20000	17,50,320
77	1207	12	1 BHK	451	22	19	492	541	15050	74,04,600	76,26,738	16000	14,07,120
78	1208	12	1 BHK	451	22	19	492	541	15050	74,04,600	76,26,738	16000	14,07,120
79	1301	13	2 BHK	566	26	20	612	673	15100	92,41,200	95,18,436	20000	17,50,320
80	1302	13	2 BHK	566	26	20	612	673	15100	92,41,200	95,18,436	20000	17,50,320
81	1303	13	1 BHK	451	22	19	492	541	15100	74,29,200	76,52,076	16000	14,07,120
82	1304	13	1 BHK	451	22	19	492	541	15100	74,29,200	76,52,076	16000	14,07,120



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
83	1305	13	2 BHK	566	26	20	612	673	15100	92,41,200	95,18,436	20000	17,50,320
84	1306	13	2 BHK	566	26	20	612	673	15100	92,41,200	95,18,436	20000	17,50,320
85	1307	13	1 BHK	451	22	19	492	541	15100	74,29,200	76,52,076	16000	14,07,120
86	1308	13	1 BHK	451	22	19	492	541	15100	74,29,200	76,52,076	16000	14,07,120
87	1401	14	2 BHK	566	26	20	612	673	15150	92,71,800	95,49,954	20000	17,50,320
88	1402	14	2 BHK	566	26	20	612	673	15150	92,71,800	95,49,954	20000	17,50,320
89	1403	14	1 BHK	451	22	19	492	541	15150	74,53,800	76,77,414	16000	14,07,120
90	1404	14	1 BHK	451	22	19	492	541	15150	74,53,800	76,77,414	16000	14,07,120
91	1405	14	2 BHK	566	26	20	612	673	15150	92,71,800	95,49,954	20000	17,50,320
92	1406	14	2 BHK	566	26	20	612	673	15150	92,71,800	95,49,954	20000	17,50,320
93	1407	14	1 BHK	451	22	19	492	541	15150	74,53,800	76,77,414	16000	14,07,120
94	1408	14	1 BHK	451	22	19	492	541	15150	74,53,800	76,77,414	16000	14,07,120
95	1501	15	2 BHK	566	26	20	612	673	15200	93,02,400	95,81,472	20000	17,50,320
96	1502	15	2 BHK	566	26	20	612	673	15200	93,02,400	95,81,472	20000	17,50,320
97	1503	15	1 BHK	451	22	19	492	541	15200	74,78,400	77,02,752	16000	14,07,120
98	1504	15	1 BHK	451	22	19	492	541	15200	74,78,400	77,02,752	16000	14,07,120
99	1505	15	2 BHK	566	26	20	612	673	15200	93,02,400	95,81,472	20000	17,50,320
100	1506	15	2 BHK	566	26	20	612	673	15200	93,02,400	95,81,472	20000	17,50,320
101	1507	15	1 BHK	451	22	19	492	541	15200	74,78,400	77,02,752	16000	14,07,120
102	1508	15	1 BHK	451	22	19	492	541	15200	74,78,400	77,02,752	16000	14,07,120
103	1601	16	2 BHK	566	26	20	612	673	15250	93,33,000	96,12,990	20000	17,50,320
104	1602	16	2 BHK	566	26	20	612	673	15250	93,33,000	96,12,990	20000	17,50,320
105	1603	16	1 BHK	451	22	19	492	541	15250	75,03,000	77,28,090	16000	14,07,120
106	1604	16	1 BHK	451	22	19	492	541	15250	75,03,000	77,28,090	16000	14,07,120
107	1605	16	2 BHK	566	26	20	612	673	15250	93,33,000	96,12,990	20000	17,50,320
108	1607	16	1 BHK	451	22	19	492	541	15250	75,03,000	77,28,090	16000	14,07,120
109	1608	16	1 BHK	451	22	19	492	541	15250	75,03,000	77,28,090	16000	14,07,120
110	1701	17	2 BHK	566	26	20	612	673	15300	93,63,600	96,44,508	20000	17,50,320
111	1702	17	2 BHK	566	26	20	612	673	15300	93,63,600	96,44,508	20000	17,50,320
112	1703	17	1 BHK	451	22	19	492	541	15300	75,27,600	77,53,428	16000	14,07,120
113	1704	17	1 BHK	451	22	19	492	541	15300	75,27,600	77,53,428	16000	14,07,120
114	1705	17	2 BHK	566	26	20	612	673	15300	93,63,600	96,44,508	20000	17,50,320
115	1706	17	2 BHK	566	26	20	612	673	15300	93,63,600	96,44,508	20000	17,50,320
116	1707	17	1 BHK	451	22	19	492	541	15300	75,27,600	77,53,428	16000	14,07,120
117	1708	17	1 BHK	451	22	19	492	541	15300	75,27,600	77,53,428	16000	14,07,120

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
118	1801	18	2 BHK	566	26	20	612	673	15350	93,94,200	96,76,026	20000	17,50,320
119	1802	18	2 BHK	566	26	20	612	673	15350	93,94,200	96,76,026	20000	17,50,320
120	1803	18	1 BHK	451	22	19	492	541	15350	75,52,200	77,78,766	16000	14,07,120
121	1804	18	1 BHK	451	22	19	492	541	15350	75,52,200	77,78,766	16000	14,07,120
122	1805	18	2 BHK	566	26	20	612	673	15350	93,94,200	96,76,026	20000	17,50,320
123	1806	18	2 BHK	566	26	20	612	673	15350	93,94,200	96,76,026	20000	17,50,320
124	1807	18	1 BHK	451	22	19	492	541	15350	75,52,200	77,78,766	16000	14,07,120
125	1808	18	1 BHK	451	22	19	492	541	15350	75,52,200	77,78,766	16000	14,07,120
126	1901	19	2 BHK	566	26	20	612	673	15400	94,24,800	97,07,544	20000	17,50,320
127	1902	19	2 BHK	566	26	20	612	673	15400	94,24,800	97,07,544	20000	17,50,320
128	1903	19	1 BHK	451	22	19	492	541	15400	75,76,800	78,04,104	16500	14,07,120
129	1904	19	1 BHK	451	22	19	492	541	15400	75,76,800	78,04,104	16500	14,07,120
130	1905	19	2 BHK	566	26	20	612	673	15400	94,24,800	97,07,544	20000	17,50,320
131	1906	19	2 BHK	566	26	20	612	673	15400	94,24,800	97,07,544	20000	17,50,320
132	1907	19	1 BHK	451	22	19	492	541	15400	75,76,800	78,04,104	16500	14,07,120
133	1908	19	1 BHK	451	22	19	492	541	15400	75,76,800	78,04,104	16500	14,07,120
134	2001	20	2 BHK	566	26	20	612	673	15450	94,55,400	97,39,062	20500	17,50,320
135	2002	20	2 BHK	566	26	20	612	673	15450	94,55,400	97,39,062	20500	17,50,320
136	2003	20	1 BHK	451	22	19	492	541	15450	76,01,400	78,29,442	16500	14,07,120
137	2004	20	1 BHK	451	22	19	492	541	15450	76,01,400	78,29,442	16500	14,07,120
138	2005	20	2 BHK	566	26	20	612	673	15450	94,55,400	97,39,062	20500	17,50,320
139	2006	20	2 BHK	566	26	20	612	673	15450	94,55,400	97,39,062	20500	17,50,320
140	2007	20	1 BHK	451	22	19	492	541	15450	76,01,400	78,29,442	16500	14,07,120
141	2008	20	1 BHK	451	22	19	492	541	15450	76,01,400	78,29,442	16500	14,07,120
142	2101	21	2 BHK	566	26	20	612	673	15500	94,86,000	97,70,580	20500	17,50,320
143	2102	21	2 BHK	566	26	20	612	673	15500	94,86,000	97,70,580	20500	17,50,320
144	2103	21	1 BHK	451	22	19	492	541	15500	76,26,000	78,54,780	16500	14,07,120
145	2104	21	1 BHK	451	22	19	492	541	15500	76,26,000	78,54,780	16500	14,07,120
146	2105	21	2 BHK	566	26	20	612	673	15500	94,86,000	97,70,580	20500	17,50,320
147	2107	21	1 BHK	451	22	19	492	541	15500	76,26,000	78,54,780	16500	14,07,120
148	2108	21	1 BHK	451	22	19	492	541	15500	76,26,000	78,54,780	16500	14,07,120
149	2201	22	2 BHK	566	26	20	612	673	15550	95,16,600	98,02,098	20500	17,50,320
150	2202	22	2 BHK	566	26	20	612	673	15550	95,16,600	98,02,098	20500	17,50,320
151	2203	22	1 BHK	451	22	19	492	541	15550	76,50,600	78,80,118	16500	14,07,120
152	2204	22	1 BHK	451	22	19	492	541	15550	76,50,600	78,80,118	16500	14,07,120
153	2205	22	2 BHK	566	26	20	612	673	15550	95,16,600	98,02,098	20500	17,50,320



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
154	2206	22	2 BHK	566	26	20	612	673	15550	95,16,600	98,02,098	20500	17,50,320
155	2207	22	1 BHK	451	22	19	492	541	15550	76,50,600	78,80,118	16500	14,07,120
156	2208	22	1 BHK	451	22	19	492	541	15550	76,50,600	78,80,118	16500	14,07,120
157	2301	23	2 BHK	566	26	20	612	673	15600	95,47,200	98,33,616	20500	17,50,320
158	2302	23	2 BHK	566	26	20	612	673	15600	95,47,200	98,33,616	20500	17,50,320
159	2303	23	1 BHK	451	22	19	492	541	15600	76,75,200	79,05,456	16500	14,07,120
160	2304	23	1 BHK	451	22	19	492	541	15600	76,75,200	79,05,456	16500	14,07,120
161	2305	23	2 BHK	566	26	20	612	673	15600	95,47,200	98,33,616	20500	17,50,320
162	2306	23	2 BHK	566	26	20	612	673	15600	95,47,200	98,33,616	20500	17,50,320
163	2307	23	1 BHK	451	22	19	492	541	15600	76,75,200	79,05,456	16500	14,07,120
164	2308	23	1 BHK	451	22	19	492	541	15600	76,75,200	79,05,456	16500	14,07,120
165	2401	24	2 BHK	566	26	20	612	673	15650	95,77,800	98,65,134	20500	17,50,320
166	2402	24	2 BHK	566	26	20	612	673	15650	95,77,800	98,65,134	20500	17,50,320
167	2403	24	1 BHK	451	22	19	492	541	15650	76,99,800	79,30,794	16500	14,07,120
168	2404	24	1 BHK	451	22	19	492	541	15650	76,99,800	79,30,794	16500	14,07,120
169	2405	24	2 BHK	566	26	20	612	673	15650	95,77,800	98,65,134	20500	17,50,320
170	2406	24	2 BHK	566	26	20	612	673	15650	95,77,800	98,65,134	20500	17,50,320
171	2407	24	1 BHK	451	22	19	492	541	15650	76,99,800	79,30,794	16500	14,07,120
172	2408	24	1 BHK	451	22	19	492	541	15650	76,99,800	79,30,794	16500	14,07,120
173	2501	25	2 BHK	566	26	20	612	673	15700	96,08,400	98,96,652	20500	17,50,320
174	2502	25	2 BHK	566	26	20	612	673	15700	96,08,400	98,96,652	20500	17,50,320
175	2503	25	1 BHK	451	22	19	492	541	15700	77,24,400	79,56,132	16500	14,07,120
176	2504	25	1 BHK	451	22	19	492	541	15700	77,24,400	79,56,132	16500	14,07,120
177	2505	25	2 BHK	566	26	20	612	673	15700	96,08,400	98,96,652	20500	17,50,320
178	2506	25	2 BHK	566	26	20	612	673	15700	96,08,400	98,96,652	20500	17,50,320
179	2507	25	1 BHK	451	22	19	492	541	15700	77,24,400	79,56,132	16500	14,07,120
180	2508	25	1 BHK	451	22	19	492	541	15700	77,24,400	79,56,132	16500	14,07,120
181	2601	26	2 BHK	566	26	20	612	673	15750	96,39,000	99,28,170	20500	17,50,320
182	2602	26	2 BHK	566	26	20	612	673	15750	96,39,000	99,28,170	20500	17,50,320
183	2603	26	1 BHK	451	22	19	492	541	15750	77,49,000	79,81,470	16500	14,07,120
184	2604	26	1 BHK	451	22	19	492	541	15750	77,49,000	79,81,470	16500	14,07,120
185	2605	26	2 BHK	566	26	20	612	673	15750	96,39,000	99,28,170	20500	17,50,320
186	2607	26	1 BHK	451	22	19	492	541	15750	77,49,000	79,81,470	16500	14,07,120
187	2608	26	1 BHK	451	22	19	492	541	15750	77,49,000	79,81,470	16500	14,07,120
188	2701	27	2 BHK	566	26	20	612	673	15800	96,69,600	99,59,688	20500	17,50,320
189	2702	27	2 BHK	566	26	20	612	673	15800	96,69,600	99,59,688	20500	17,50,320
190	2703	27	1 BHK	451	22	19	492	541	15800	77,73,600	80,06,808	16500	14,07,120
191	2704	27	1 BHK	451	22	19	492	541	15800	77,73,600	80,06,808	16500	14,07,120

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
192	2705	27	2 BHK	566	26	20	612	673	15800	96,69,600	99,59,688	20500	17,50,320
193	2706	27	2 BHK	566	26	20	612	673	15800	96,69,600	99,59,688	20500	17,50,320
194	2707	27	1 BHK	451	22	19	492	541	15800	77,73,600	80,06,808	16500	14,07,120
195	2708	27	1 BHK	451	22	19	492	541	15800	77,73,600	80,06,808	16500	14,07,120
196	2801	28	2 BHK	566	26	20	612	673	15850	97,00,200	99,91,206	21000	17,50,320
197	2802	28	2 BHK	566	26	20	612	673	15850	97,00,200	99,91,206	21000	17,50,320
198	2803	28	1 BHK	451	22	19	492	541	15850	77,98,200	80,32,146	16500	14,07,120
199	2804	28	1 BHK	451	22	19	492	541	15850	77,98,200	80,32,146	16500	14,07,120
200	2805	28	2 BHK	566	26	20	612	673	15850	97,00,200	99,91,206	21000	17,50,320
201	2806	28	2 BHK	566	26	20	612	673	15850	97,00,200	99,91,206	21000	17,50,320
202	2807	28	1 BHK	451	22	19	492	541	15850	77,98,200	80,32,146	16500	14,07,120
203	2808	28	1 BHK	451	22	19	492	541	15850	77,98,200	80,32,146	16500	14,07,120
204	2901	29	2 BHK	566	26	20	612	673	15900	97,30,800	1,00,22,724	21000	17,50,320
205	2902	29	2 BHK	566	26	20	612	673	15900	97,30,800	1,00,22,724	21000	17,50,320
206	2903	29	1 BHK	451	22	19	492	541	15900	78,22,800	80,57,484	17000	14,07,120
207	2904	29	1 BHK	451	22	19	492	541	15900	78,22,800	80,57,484	17000	14,07,120
208	2905	29	2 BHK	566	26	20	612	673	15900	97,30,800	1,00,22,724	21000	17,50,320
209	2906	29	2 BHK	566	26	20	612	673	15900	97,30,800	1,00,22,724	21000	17,50,320
210	2907	29	1 BHK	451	22	19	492	541	15900	78,22,800	80,57,484	17000	14,07,120
211	2908	29	1 BHK	451	22	19	492	541	15900	78,22,800	80,57,484	17000	14,07,120
212	3001	30	2 BHK	566	26	20	612	673	15950	97,61,400	1,00,54,242	21000	17,50,320
213	3002	30	2 BHK	566	26	20	612	673	15950	97,61,400	1,00,54,242	21000	17,50,320
214	3003	30	1 BHK	451	22	19	492	541	15950	78,47,400	80,82,822	17000	14,07,120
215	3004	30	1 BHK	451	22	19	492	541	15950	78,47,400	80,82,822	17000	14,07,120
216	3005	30	2 BHK	566	26	20	612	673	15950	97,61,400	1,00,54,242	21000	17,50,320
217	3006	30	2 BHK	566	26	20	612	673	15950	97,61,400	1,00,54,242	21000	17,50,320
218	3007	30	1 BHK	451	22	19	492	541	15950	78,47,400	80,82,822	17000	14,07,120
219	3008	30	1 BHK	451	22	19	492	541	15950	78,47,400	80,82,822	17000	14,07,120
220	3101	31	2 BHK	566	26	20	612	673	16000	97,92,000	1,00,85,760	21000	17,50,320
221	3102	31	2 BHK	566	26	20	612	673	16000	97,92,000	1,00,85,760	21000	17,50,320
222	3103	31	1 BHK	451	22	19	492	541	16000	78,72,000	81,08,160	17000	14,07,120
223	3104	31	1 BHK	451	22	19	492	541	16000	78,72,000	81,08,160	17000	14,07,120
224	3105	31	2 BHK	566	26	20	612	673	16000	97,92,000	1,00,85,760	21000	17,50,320
225	3107	31	1 BHK	451	22	19	492	541	16000	78,72,000	81,08,160	17000	14,07,120
226	3108	31	1 BHK	451	22	19	492	541	16000	78,72,000	81,08,160	17000	14,07,120
227	3201	32	2 BHK	566	26	20	612	673	16050	98,22,600	1,01,17,278	21000	17,50,320
228	3202	32	2 BHK	566	26	20	612	673	16050	98,22,600	1,01,17,278	21000	17,50,320
229	3203	32	1 BHK	451	22	19	492	541	16050	78,96,600	81,33,498	17000	14,07,120



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
230	3204	32	1 BHK	451	22	19	492	541	16050	78,96,600	81,33,498	17000	14,07,120
231	3205	32	2 BHK	566	26	20	612	673	16050	98,22,600	1,01,17,278	21000	17,50,320
232	3206	32	2 BHK	566	26	20	612	673	16050	98,22,600	1,01,17,278	21000	17,50,320
233	3207	32	1 BHK	451	22	19	492	541	16050	78,96,600	81,33,498	17000	14,07,120
234	3208	32	1 BHK	451	22	19	492	541	16050	78,96,600	81,33,498	17000	14,07,120
235	3301	33	2 BHK	566	26	20	612	673	16100	98,53,200	1,01,48,796	21000	17,50,320
236	3302	33	2 BHK	566	26	20	612	673	16100	98,53,200	1,01,48,796	21000	17,50,320
237	3303	33	1 BHK	451	22	19	492	541	16100	79,21,200	81,58,836	17000	14,07,120
238	3304	33	1 BHK	451	22	19	492	541	16100	79,21,200	81,58,836	17000	14,07,120
239	3305	33	2 BHK	566	26	20	612	673	16100	98,53,200	1,01,48,796	21000	17,50,320
240	3306	33	2 BHK	566	26	20	612	673	16100	98,53,200	1,01,48,796	21000	17,50,320
241	3307	33	1 BHK	451	22	19	492	541	16100	79,21,200	81,58,836	17000	14,07,120
242	3308	33	1 BHK	451	22	19	492	541	16100	79,21,200	81,58,836	17000	14,07,120
243	3401	34	2 BHK	566	26	20	612	673	16150	98,83,800	1,01,80,314	21000	17,50,320
244	3402	34	2 BHK	566	26	20	612	673	16150	98,83,800	1,01,80,314	21000	17,50,320
245	3403	34	1 BHK	451	22	19	492	541	16150	79,45,800	81,84,174	17000	14,07,120
246	3404	34	1 BHK	451	22	19	492	541	16150	79,45,800	81,84,174	17000	14,07,120
247	3405	34	2 BHK	566	26	20	612	673	16150	98,83,800	1,01,80,314	21000	17,50,320
248	3406	34	2 BHK	566	26	20	612	673	16150	98,83,800	1,01,80,314	21000	17,50,320
249	3407	34	1 BHK	451	22	19	492	541	16150	79,45,800	81,84,174	17000	14,07,120
250	3408	34	1 BHK	451	22	19	492	541	16150	79,45,800	81,84,174	17000	14,07,120
251	3501	35	2 BHK	566	26	20	612	673	16200	99,14,400	1,02,11,832	21500	17,50,320
252	3502	35	2 BHK	566	26	20	612	673	16200	99,14,400	1,02,11,832	21500	17,50,320
253	3503	35	1 BHK	451	22	19	492	541	16200	79,70,400	82,09,512	17000	14,07,120
254	3504	35	1 BHK	451	22	19	492	541	16200	79,70,400	82,09,512	17000	14,07,120
255	3505	35	2 BHK	566	26	20	612	673	16200	99,14,400	1,02,11,832	21500	17,50,320
256	3506	35	2 BHK	566	26	20	612	673	16200	99,14,400	1,02,11,832	21500	17,50,320
257	3507	35	1 BHK	451	22	19	492	541	16200	79,70,400	82,09,512	17000	14,07,120
258	3508	35	1 BHK	451	22	19	492	541	16200	79,70,400	82,09,512	17000	14,07,120
259	3601	36	2 BHK	566	26	20	612	673	16250	99,45,000	1,02,43,350	21500	17,50,320
260	3602	36	2 BHK	566	26	20	612	673	16250	99,45,000	1,02,43,350	21500	17,50,320
261	3603	36	1 BHK	451	22	19	492	541	16250	79,95,000	82,34,850	17000	14,07,120
262	3604	36	1 BHK	451	22	19	492	541	16250	79,95,000	82,34,850	17000	14,07,120
263	3605	36	2 BHK	566	26	20	612	673	16250	99,45,000	1,02,43,350	21500	17,50,320
264	3607	36	1 BHK	451	22	19	492	541	16250	79,95,000	82,34,850	17000	14,07,120
265	3608	36	1 BHK	451	22	19	492	541	16250	79,95,000	82,34,850	17000	14,07,120
266	3701	37	2 BHK	566	26	20	612	673	16300	99,75,600	1,02,74,868	21500	17,50,320
267	3702	37	2 BHK	566	26	20	612	673	16300	99,75,600	1,02,74,868	21500	17,50,320

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
268	3703	37	1 BHK	451	22	19	492	541	16300	80,19,600	82,60,188	17000	14,07,120
269	3704	37	1 BHK	451	22	19	492	541	16300	80,19,600	82,60,188	17000	14,07,120
270	3705	37	2 BHK	566	26	20	612	673	16300	99,75,600	1,02,74,868	21500	17,50,320
271	3706	37	2 BHK	566	26	20	612	673	16300	99,75,600	1,02,74,868	21500	17,50,320
272	3707	37	1 BHK	451	22	19	492	541	16300	80,19,600	82,60,188	17000	14,07,120
273	3708	37	1 BHK	451	22	19	492	541	16300	80,19,600	82,60,188	17000	14,07,120
274	3801	38	2 BHK	566	26	20	612	673	16350	1,00,06,200	1,03,06,386	21500	17,50,320
275	3802	38	2 BHK	566	26	20	612	673	16350	1,00,06,200	1,03,06,386	21500	17,50,320
276	3803	38	1 BHK	451	22	19	492	541	16350	80,44,200	82,85,526	17500	14,07,120
277	3804	38	1 BHK	451	22	19	492	541	16350	80,44,200	82,85,526	17500	14,07,120
278	3805	38	2 BHK	566	26	20	612	673	16350	1,00,06,200	1,03,06,386	21500	17,50,320
279	3806	38	2 BHK	566	26	20	612	673	16350	1,00,06,200	1,03,06,386	21500	17,50,320
280	3807	38	1 BHK	451	22	19	492	541	16350	80,44,200	82,85,526	17500	14,07,120
281	3808	38	1 BHK	451	22	19	492	541	16350	80,44,200	82,85,526	17500	14,07,120
<b>Total</b>				<b>142486</b>	<b>6730</b>	<b>5476</b>	<b>154692</b>	<b>170161</b>		<b>2,39,37,51,600</b>	<b>2,46,55,64,148</b>		<b>44,24,19,120</b>

## 3) Orchid:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	301	3	2 BHK	699	55	22	777	855	14600	1,13,45,806	1,16,86,180	24500	22,22,535
2	302	3	2 BHK	699	56	22	777	855	14600	1,13,45,806	1,16,86,180	24500	22,22,535
3	303	3	2 BHK	708	52	20	780	858	14600	1,13,90,044	1,17,31,745	24500	22,31,200
4	304	3	2 BHK	708	52	20	780	858	14600	1,13,90,044	1,17,31,745	24500	22,31,200
5	305	3	2 BHK	699	56	22	777	855	14600	1,13,45,806	1,16,86,180	24500	22,22,535
6	306	3	2 BHK	699	56	22	777	855	14600	1,13,45,806	1,16,86,180	24500	22,22,535
7	307	3	2 BHK	708	52	20	780	858	14600	1,13,90,044	1,17,31,745	24500	22,31,200
8	308	3	2 BHK	708	52	20	780	858	14600	1,13,90,044	1,17,31,745	24500	22,31,200
9	401	4	2 BHK	699	56	22	777	855	14650	1,13,84,662	1,17,26,201	24500	22,22,535
10	402	4	2 BHK	699	56	22	777	855	14650	1,13,84,662	1,17,26,201	24500	22,22,535
11	403	4	2 BHK	708	52	20	780	858	14650	1,14,29,051	1,17,71,923	24500	22,31,200
12	404	4	2 BHK	708	52	20	780	858	14650	1,14,29,051	1,17,71,923	24500	22,31,200
13	405	4	2 BHK	699	56	22	777	855	14650	1,13,84,662	1,17,26,201	24500	22,22,535
14	406	4	2 BHK	699	56	22	777	855	14650	1,13,84,662	1,17,26,201	24500	22,22,535
15	407	4	2 BHK	708	52	20	780	858	14650	1,14,29,051	1,17,71,923	24500	22,31,200
16	408	4	2 BHK	708	52	20	780	858	14650	1,14,29,051	1,17,71,923	24500	22,31,200



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
17	501	5	2 BHK	699	56	22	777	855	14700	1,14,23,517	1,17,66,223	24500	22,22,535
18	502	5	2 BHK	699	56	22	777	855	14700	1,14,23,517	1,17,66,223	24500	22,22,535
19	503	5	2 BHK	708	52	20	780	858	14700	1,14,68,058	1,18,12,100	24500	22,31,200
20	504	5	2 BHK	708	52	20	780	858	14700	1,14,68,058	1,18,12,100	24500	22,31,200
21	505	5	2 BHK	699	56	22	777	855	14700	1,14,23,517	1,17,66,223	24500	22,22,535
22	506	5	2 BHK	699	56	22	777	855	14700	1,14,23,517	1,17,66,223	24500	22,22,535
23	507	5	2 BHK	708	52	20	780	858	14700	1,14,68,058	1,18,12,100	24500	22,31,200
24	508	5	2 BHK	708	52	20	780	858	14700	1,14,68,058	1,18,12,100	24500	22,31,200
25	601	6	2 BHK	699	56	22	777	855	14750	1,14,62,373	1,18,06,244	24500	22,22,535
26	602	6	2 BHK	699	56	22	777	855	14750	1,14,62,373	1,18,06,244	24500	22,22,535
27	603	6	2 BHK	708	52	20	780	858	14750	1,15,07,065	1,18,52,277	24500	22,31,200
28	604	6	2 BHK	708	52	20	780	858	14750	1,15,07,065	1,18,52,277	24500	22,31,200
29	606	6	2 BHK	699	56	22	777	855	14750	1,14,62,373	1,18,06,244	24500	22,22,535
30	607	6	2 BHK	708	52	20	780	858	14750	1,15,07,065	1,18,52,277	24500	22,31,200
31	608	6	2 BHK	708	52	20	780	858	14750	1,15,07,065	1,18,52,277	24500	22,31,200
32	701	7	2 BHK	699	56	22	777	855	14800	1,15,01,228	1,18,46,265	24500	22,22,535
33	702	7	2 BHK	699	56	22	777	855	14800	1,15,01,228	1,18,46,265	24500	22,22,535
34	703	7	2 BHK	708	52	20	780	858	14800	1,15,46,072	1,18,92,454	25000	22,31,200
35	704	7	2 BHK	708	52	20	780	858	14800	1,15,46,072	1,18,92,454	25000	22,31,200
36	705	7	2 BHK	699	56	22	777	855	14800	1,15,01,228	1,18,46,265	24500	22,22,535
37	706	7	2 BHK	699	56	22	777	855	14800	1,15,01,228	1,18,46,265	24500	22,22,535
38	707	7	2 BHK	708	52	20	780	858	14800	1,15,46,072	1,18,92,454	25000	22,31,200
39	708	7	2 BHK	708	52	20	780	858	14800	1,15,46,072	1,18,92,454	25000	22,31,200
40	801	8	2 BHK	699	56	22	777	855	14850	1,15,40,084	1,18,86,286	25000	22,22,535
41	802	8	2 BHK	699	56	22	777	855	14850	1,15,40,084	1,18,86,286	25000	22,22,535
42	803	8	2 BHK	708	52	20	780	858	14850	1,15,85,079	1,19,32,631	25000	22,31,200
43	804	8	2 BHK	708	52	20	780	858	14850	1,15,85,079	1,19,32,631	25000	22,31,200
44	805	8	2 BHK	699	56	22	777	855	14850	1,15,40,084	1,18,86,286	25000	22,22,535
45	806	8	2 BHK	699	56	22	777	855	14850	1,15,40,084	1,18,86,286	25000	22,22,535
46	807	8	2 BHK	708	52	20	780	858	14850	1,15,85,079	1,19,32,631	25000	22,31,200
47	808	8	2 BHK	708	52	20	780	858	14850	1,15,85,079	1,19,32,631	25000	22,31,200
48	901	9	2 BHK	699	56	22	777	855	14900	1,15,78,939	1,19,26,307	25000	22,22,535
49	902	9	2 BHK	699	56	22	777	855	14900	1,15,78,939	1,19,26,307	25000	22,22,535
50	903	9	2 BHK	708	52	20	780	858	14900	1,16,24,086	1,19,72,809	25000	22,31,200



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
51	904	9	2 BHK	708	52	20	780	856	14900	1,16,24,086	1,19,72,809	25000	22,31,200
52	905	9	2 BHK	699	56	22	777	855	14900	1,15,78,939	1,19,26,307	25000	22,22,535
53	906	9	2 BHK	699	56	22	777	855	14900	1,15,78,939	1,19,26,307	25000	22,22,535
54	907	9	2 BHK	708	52	20	780	858	14900	1,16,24,086	1,19,72,809	25000	22,31,200
55	908	9	2 BHK	708	52	20	780	858	14900	1,16,24,086	1,19,72,809	25000	22,31,200
56	1001	10	2 BHK	699	56	22	777	855	14950	1,16,17,795	1,19,66,328	25000	22,22,535
57	1002	10	2 BHK	699	56	22	777	855	14950	1,16,17,795	1,19,66,328	25000	22,22,535
58	1003	10	2 BHK	708	52	20	780	858	14950	1,16,63,093	1,20,12,986	25000	22,31,200
59	1004	10	2 BHK	708	52	20	780	858	14950	1,16,63,093	1,20,12,986	25000	22,31,200
60	1005	10	2 BHK	699	56	22	777	855	14950	1,16,17,795	1,19,66,328	25000	22,22,535
61	1006	10	2 BHK	699	56	22	777	855	14950	1,16,17,795	1,19,66,328	25000	22,22,535
62	1007	10	2 BHK	708	52	20	780	858	14950	1,16,63,093	1,20,12,986	25000	22,31,200
63	1008	10	2 BHK	708	52	20	780	858	14950	1,16,63,093	1,20,12,986	25000	22,31,200
64	1101	11	2 BHK	699	56	22	777	855	15000	1,16,56,650	1,20,06,350	25000	22,22,535
65	1102	11	2 BHK	699	56	22	777	855	15000	1,16,56,650	1,20,06,350	25000	22,22,535
66	1103	11	2 BHK	708	52	20	780	858	15000	1,17,02,100	1,20,53,163	25000	22,31,200
67	1104	11	2 BHK	708	52	20	780	858	15000	1,17,02,100	1,20,53,163	25000	22,31,200
68	1106	11	2 BHK	699	56	22	777	855	15000	1,16,56,650	1,20,06,350	25000	22,22,535
69	1107	11	2 BHK	708	52	20	780	858	15000	1,17,02,100	1,20,53,163	25000	22,31,200
70	1108	11	2 BHK	708	52	20	780	858	15000	1,17,02,100	1,20,53,163	25000	22,31,200
71	1201	12	2 BHK	699	56	22	777	855	15050	1,16,95,506	1,20,46,371	25000	22,22,535
72	1202	12	2 BHK	699	56	22	777	855	15050	1,16,95,506	1,20,46,371	25000	22,22,535
73	1203	12	2 BHK	708	52	20	780	858	15050	1,17,41,107	1,20,93,340	25000	22,31,200
74	1204	12	2 BHK	708	52	20	780	858	15050	1,17,41,107	1,20,93,340	25000	22,31,200
75	1205	12	2 BHK	699	56	22	777	855	15050	1,16,95,506	1,20,46,371	25000	22,22,535
76	1206	12	2 BHK	699	56	22	777	855	15050	1,16,95,506	1,20,46,371	25000	22,22,535
77	1207	12	2 BHK	708	52	20	780	858	15050	1,17,41,107	1,20,93,340	25000	22,31,200
78	1208	12	2 BHK	708	52	20	780	858	15050	1,17,41,107	1,20,93,340	25000	22,31,200
79	1301	13	2 BHK	699	56	22	777	855	15100	1,17,34,361	1,20,86,392	25000	22,22,535
80	1302	13	2 BHK	699	56	22	777	855	15100	1,17,34,361	1,20,86,392	25000	22,22,535
81	1303	13	2 BHK	708	52	20	780	858	15100	1,17,80,114	1,21,33,517	25500	22,31,200
82	1304	13	2 BHK	708	52	20	780	858	15100	1,17,80,114	1,21,33,517	25500	22,31,200
83	1305	13	2 BHK	699	56	22	777	855	15100	1,17,34,361	1,20,86,392	25000	22,22,535
84	1306	13	2 BHK	699	56	22	777	855	15100	1,17,34,361	1,20,86,392	25000	22,22,535
85	1307	13	2 BHK	708	52	20	780	858	15100	1,17,80,114	1,21,33,517	25500	22,31,200



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
86	1308	13	2 BHK	708	52	20	780	858	15100	1,17,80,114	1,21,33,517	25500	22,31,200
87	1401	14	2 BHK	699	56	22	777	855	15150	1,17,73,217	1,21,26,413	25500	22,22,535
88	1402	14	2 BHK	699	56	22	777	855	15150	1,17,73,217	1,21,26,413	25500	22,22,535
89	1403	14	2 BHK	708	52	20	780	858	15150	1,18,19,121	1,21,73,695	25500	22,31,200
90	1404	14	2 BHK	708	52	20	780	858	15150	1,18,19,121	1,21,73,695	25500	22,31,200
91	1405	14	2 BHK	699	56	22	777	855	15150	1,17,73,217	1,21,26,413	25500	22,22,535
92	1406	14	2 BHK	699	56	22	777	855	15150	1,17,73,217	1,21,26,413	25500	22,22,535
93	1407	14	2 BHK	708	52	20	780	858	15150	1,18,19,121	1,21,73,695	25500	22,31,200
94	1408	14	2 BHK	708	52	20	780	858	15150	1,18,19,121	1,21,73,695	25500	22,31,200
95	1501	15	2 BHK	699	56	22	777	855	15200	1,18,12,072	1,21,66,434	25500	22,22,535
96	1502	15	2 BHK	699	56	22	777	855	15200	1,18,12,072	1,21,66,434	25500	22,22,535
97	1503	15	2 BHK	708	52	20	780	858	15200	1,18,58,128	1,22,13,872	25500	22,31,200
98	1504	15	2 BHK	708	52	20	780	858	15200	1,18,58,128	1,22,13,872	25500	22,31,200
99	1505	15	2 BHK	699	56	22	777	855	15200	1,18,12,072	1,21,66,434	25500	22,22,535
100	1506	15	2 BHK	699	56	22	777	855	15200	1,18,12,072	1,21,66,434	25500	22,22,535
101	1507	15	2 BHK	708	52	20	780	858	15200	1,18,58,128	1,22,13,872	25500	22,31,200
102	1508	15	2 BHK	708	52	20	780	858	15200	1,18,58,128	1,22,13,872	25500	22,31,200
103	1601	16	2 BHK	699	56	22	777	855	15250	1,18,50,928	1,22,06,455	25500	22,22,535
104	1602	16	2 BHK	699	56	22	777	855	15250	1,18,50,928	1,22,06,455	25500	22,22,535
105	1603	16	2 BHK	708	52	20	780	858	15250	1,18,97,135	1,22,54,049	25500	22,31,200
106	1604	16	2 BHK	708	52	20	780	858	15250	1,18,97,135	1,22,54,049	25500	22,31,200
107	1606	16	2 BHK	699	56	22	777	855	15250	1,18,50,928	1,22,06,455	25500	22,22,535
108	1607	16	2 BHK	708	52	20	780	858	15250	1,18,97,135	1,22,54,049	25500	22,31,200
109	1608	16	2 BHK	708	52	20	780	858	15250	1,18,97,135	1,22,54,049	25500	22,31,200
110	1701	17	2 BHK	699	56	22	777	855	15300	1,18,89,783	1,22,46,476	25500	22,22,535
111	1702	17	2 BHK	699	56	22	777	855	15300	1,18,89,783	1,22,46,476	25500	22,22,535
112	1703	17	2 BHK	708	52	20	780	858	15300	1,19,36,142	1,22,94,226	25500	22,31,200
113	1704	17	2 BHK	708	52	20	780	858	15300	1,19,36,142	1,22,94,226	25500	22,31,200
114	1705	17	2 BHK	699	56	22	777	855	15300	1,18,89,783	1,22,46,476	25500	22,22,535
115	1706	17	2 BHK	699	56	22	777	855	15300	1,18,89,783	1,22,46,476	25500	22,22,535
116	1707	17	2 BHK	708	52	20	780	858	15300	1,19,36,142	1,22,94,226	25500	22,31,200
117	1708	17	2 BHK	708	52	20	780	858	15300	1,19,36,142	1,22,94,226	25500	22,31,200
118	1801	18	2 BHK	699	56	22	777	855	15350	1,19,28,639	1,22,86,498	25500	22,22,535
119	1802	18	2 BHK	699	56	22	777	855	15350	1,19,28,639	1,22,86,498	25500	22,22,535
120	1803	18	2 BHK	708	52	20	780	858	15350	1,19,75,149	1,23,34,403	25500	22,31,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
121	1804	18	2 BHK	708	52	20	780	858	15350	1,19,75,149	1,23,34,403	25500	22,31,200
122	1805	18	2 BHK	699	56	22	777	855	15350	1,19,28,639	1,22,86,498	25500	22,22,535
123	1806	18	2 BHK	699	56	22	777	855	15350	1,19,28,639	1,22,86,498	25500	22,22,535
124	1807	18	2 BHK	708	52	20	780	858	15350	1,19,75,149	1,23,34,403	25500	22,31,200
125	1808	18	2 BHK	708	52	20	780	858	15350	1,19,75,149	1,23,34,403	25500	22,31,200
126	1901	19	2 BHK	699	56	22	777	855	15400	1,19,67,494	1,23,26,519	25500	22,22,535
127	1902	19	2 BHK	699	56	22	777	855	15400	1,19,67,494	1,23,26,519	25500	22,22,535
128	1903	19	2 BHK	708	52	20	780	858	15400	1,20,14,156	1,23,74,581	26000	22,31,200
129	1904	19	2 BHK	708	52	20	780	858	15400	1,20,14,156	1,23,74,581	26000	22,31,200
130	1905	19	2 BHK	699	56	22	777	855	15400	1,19,67,494	1,23,26,519	25500	22,22,535
131	1906	19	2 BHK	699	56	22	777	855	15400	1,19,67,494	1,23,26,519	25500	22,22,535
132	1907	19	2 BHK	708	52	20	780	858	15400	1,20,14,156	1,23,74,581	26000	22,31,200
133	1908	19	2 BHK	708	52	20	780	858	15400	1,20,14,156	1,23,74,581	26000	22,31,200
134	2001	20	2 BHK	699	56	22	777	855	15450	1,20,06,350	1,23,66,540	26000	22,22,535
135	2002	20	2 BHK	699	56	22	777	855	15450	1,20,06,350	1,23,66,540	26000	22,22,535
136	2003	20	2 BHK	708	52	20	780	858	15450	1,20,53,163	1,24,14,758	26000	22,31,200
137	2004	20	2 BHK	708	52	20	780	858	15450	1,20,53,163	1,24,14,758	26000	22,31,200
138	2005	20	2 BHK	699	56	22	777	855	15450	1,20,06,350	1,23,66,540	26000	22,22,535
139	2006	20	2 BHK	699	56	22	777	855	15450	1,20,06,350	1,23,66,540	26000	22,22,535
140	2007	20	2 BHK	708	52	20	780	858	15450	1,20,53,163	1,24,14,758	26000	22,31,200
141	2008	20	2 BHK	708	52	20	780	858	15450	1,20,53,163	1,24,14,758	26000	22,31,200
142	2101	21	2 BHK	699	56	22	777	855	15500	1,20,45,205	1,24,06,561	26000	22,22,535
143	2102	21	2 BHK	699	56	22	777	855	15500	1,20,45,205	1,24,06,561	26000	22,22,535
144	2103	21	2 BHK	708	52	20	780	858	15500	1,20,92,170	1,24,54,935	26000	22,31,200
145	2104	21	2 BHK	708	52	20	780	858	15500	1,20,92,170	1,24,54,935	26000	22,31,200
146	2106	21	2 BHK	699	56	22	777	855	15500	1,20,45,205	1,24,06,561	26000	22,22,535
147	2107	21	2 BHK	708	52	20	780	858	15500	1,20,92,170	1,24,54,935	26000	22,31,200
148	2108	21	2 BHK	708	52	20	780	858	15500	1,20,92,170	1,24,54,935	26000	22,31,200
149	2201	22	2 BHK	699	56	22	777	855	15550	1,20,84,061	1,24,46,582	26000	22,22,535
150	2202	22	2 BHK	699	56	22	777	855	15550	1,20,84,061	1,24,46,582	26000	22,22,535
151	2203	22	2 BHK	708	52	20	780	858	15550	1,21,31,177	1,24,95,112	26000	22,31,200
152	2204	22	2 BHK	708	52	20	780	858	15550	1,21,31,177	1,24,95,112	26000	22,31,200
153	2205	22	2 BHK	699	56	22	777	855	15550	1,20,84,061	1,24,46,582	26000	22,22,535
154	2206	22	2 BHK	699	56	22	777	855	15550	1,20,84,061	1,24,46,582	26000	22,22,535
155	2207	22	2 BHK	708	52	20	780	858	15550	1,21,31,177	1,24,95,112	26000	22,31,200
156	2208	22	2 BHK	708	52	20	780	858	15550	1,21,31,177	1,24,95,112	26000	22,31,200
157	2301	23	2 BHK	699	56	22	777	855	15600	1,21,22,916	1,24,86,603	26000	22,22,535



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
158	2302	23	2 BHK	699	56	22	777	855	15600	1,21,22,916	1,24,86,603	26000	22,22,535
159	2303	23	2 BHK	708	52	20	780	858	15600	1,21,70,184	1,25,35,290	26000	22,31,200
160	2304	23	2 BHK	708	52	20	780	858	15600	1,21,70,184	1,25,35,290	26000	22,31,200
161	2305	23	2 BHK	699	56	22	777	855	15600	1,21,22,916	1,24,86,603	26000	22,22,535
162	2306	23	2 BHK	699	56	22	777	855	15600	1,21,22,916	1,24,86,603	26000	22,22,535
163	2307	23	2 BHK	708	52	20	780	858	15600	1,21,70,184	1,25,35,290	26000	22,31,200
164	2308	23	2 BHK	708	52	20	780	858	15600	1,21,70,184	1,25,35,290	26000	22,31,200
165	2401	24	2 BHK	699	56	22	777	855	15650	1,21,61,772	1,25,26,625	26000	22,22,535
166	2402	24	2 BHK	699	56	22	777	855	15650	1,21,61,772	1,25,26,625	26000	22,22,535
167	2403	24	2 BHK	708	52	20	780	858	15650	1,22,09,191	1,25,75,467	26000	22,31,200
168	2404	24	2 BHK	708	52	20	780	858	15650	1,22,09,191	1,25,75,467	26000	22,31,200
169	2405	24	2 BHK	699	56	22	777	855	15650	1,21,61,772	1,25,26,625	26000	22,22,535
170	2406	24	2 BHK	699	56	22	777	855	15650	1,21,61,772	1,25,26,625	26000	22,22,535
171	2407	24	2 BHK	708	52	20	780	858	15650	1,22,09,191	1,25,75,467	26000	22,31,200
172	2408	24	2 BHK	708	52	20	780	858	15650	1,22,09,191	1,25,75,467	26000	22,31,200
173	2501	25	2 BHK	699	56	22	777	855	15700	1,22,00,627	1,25,66,646	26000	22,22,535
174	2502	25	2 BHK	699	56	22	777	855	15700	1,22,00,627	1,25,66,646	26000	22,22,535
175	2503	25	2 BHK	708	52	20	780	858	15700	1,22,48,198	1,26,15,644	26500	22,31,200
176	2504	25	2 BHK	708	52	20	780	858	15700	1,22,48,198	1,26,15,644	26500	22,31,200
177	2505	25	2 BHK	699	56	22	777	855	15700	1,22,00,627	1,25,66,646	26000	22,22,535
178	2506	25	2 BHK	699	56	22	777	855	15700	1,22,00,627	1,25,66,646	26000	22,22,535
179	2507	25	2 BHK	708	52	20	780	858	15700	1,22,48,198	1,26,15,644	26500	22,31,200
180	2508	25	2 BHK	708	52	20	780	858	15700	1,22,48,198	1,26,15,644	26500	22,31,200
181	2601	26	2 BHK	699	56	22	777	855	15750	1,22,39,483	1,26,06,667	26500	22,22,535
182	2602	26	2 BHK	699	56	22	777	855	15750	1,22,39,483	1,26,06,667	26500	22,22,535
183	2603	26	2 BHK	708	52	20	780	858	15750	1,22,87,205	1,26,55,821	26500	22,31,200
184	2604	26	2 BHK	708	52	20	780	858	15750	1,22,87,205	1,26,55,821	26500	22,31,200
185	2606	26	2 BHK	699	56	22	777	855	15750	1,22,39,483	1,26,06,667	26500	22,22,535
186	2607	26	2 BHK	708	52	20	780	858	15750	1,22,87,205	1,26,55,821	26500	22,31,200
187	2608	26	2 BHK	708	52	20	780	858	15750	1,22,87,205	1,26,55,821	26500	22,31,200
188	2701	27	2 BHK	699	56	22	777	855	15800	1,22,78,338	1,26,46,688	26500	22,22,535
189	2702	27	2 BHK	699	56	22	777	855	15800	1,22,78,338	1,26,46,688	26500	22,22,535
190	2703	27	2 BHK	708	52	20	780	858	15800	1,23,26,212	1,26,95,998	26500	22,31,200
191	2704	27	2 BHK	708	52	20	780	858	15800	1,23,26,212	1,26,95,998	26500	22,31,200
192	2705	27	2 BHK	699	56	22	777	855	15800	1,22,78,338	1,26,46,688	26500	22,22,535
193	2706	27	2 BHK	699	56	22	777	855	15800	1,22,78,338	1,26,46,688	26500	22,22,535
194	2707	27	2 BHK	708	52	20	780	858	15800	1,23,26,212	1,26,95,998	26500	22,31,200
195	2708	27	2 BHK	708	52	20	780	858	15800	1,23,26,212	1,26,95,998	26500	22,31,200

Sr No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
196	2801	28	2 BHK	699	56	22	777	855	15850	1,23,17,194	1,26,86,709	26500	22,22,535
197	2802	28	2 BHK	699	56	22	777	855	15850	1,23,17,194	1,26,86,709	26500	22,22,535
198	2803	28	2 BHK	708	52	20	780	858	15850	1,23,65,219	1,27,36,176	26500	22,31,200
199	2804	28	2 BHK	708	52	20	780	858	15850	1,23,65,219	1,27,36,176	26500	22,31,200
200	2805	28	2 BHK	699	56	22	777	855	15850	1,23,17,194	1,26,86,709	26500	22,22,535
201	2806	28	2 BHK	699	56	22	777	855	15850	1,23,17,194	1,26,86,709	26500	22,22,535
202	2807	28	2 BHK	708	52	20	780	858	15850	1,23,65,219	1,27,36,176	26500	22,31,200
203	2808	28	2 BHK	708	52	20	780	858	15850	1,23,65,219	1,27,36,176	26500	22,31,200
204	2901	29	2 BHK	699	56	22	777	855	15900	1,23,56,049	1,27,26,730	26500	22,22,535
205	2902	29	2 BHK	699	56	22	777	855	15900	1,23,56,049	1,27,26,730	26500	22,22,535
206	2903	29	2 BHK	708	52	20	780	858	15900	1,24,04,226	1,27,76,353	26500	22,31,200
207	2904	29	2 BHK	708	52	20	780	858	15900	1,24,04,226	1,27,76,353	26500	22,31,200
208	2905	29	2 BHK	699	56	22	777	855	15900	1,23,56,049	1,27,26,730	26500	22,22,535
209	2906	29	2 BHK	699	56	22	777	855	15900	1,23,56,049	1,27,26,730	26500	22,22,535
210	2907	29	2 BHK	708	52	20	780	858	15900	1,24,04,226	1,27,76,353	26500	22,31,200
211	2908	29	2 BHK	708	52	20	780	858	15900	1,24,04,226	1,27,76,353	26500	22,31,200
212	3001	30	2 BHK	699	56	22	777	855	15950	1,23,94,905	1,27,66,752	26500	22,22,535
213	3002	30	2 BHK	699	56	22	777	855	15950	1,23,94,905	1,27,66,752	26500	22,22,535
214	3003	30	2 BHK	708	52	20	780	858	15950	1,24,43,233	1,28,16,530	26500	22,31,200
215	3004	30	2 BHK	708	52	20	780	858	15950	1,24,43,233	1,28,16,530	26500	22,31,200
216	3005	30	2 BHK	699	56	22	777	855	15950	1,23,94,905	1,27,66,752	26500	22,22,535
217	3006	30	2 BHK	699	56	22	777	855	15950	1,23,94,905	1,27,66,752	26500	22,22,535
218	3007	30	2 BHK	708	52	20	780	858	15950	1,24,43,233	1,28,16,530	26500	22,31,200
219	3008	30	2 BHK	708	52	20	780	858	15950	1,24,43,233	1,28,16,530	26500	22,31,200
220	3101	31	2 BHK	699	56	22	777	855	16000	1,24,33,760	1,28,06,773	26500	22,22,535
221	3102	31	2 BHK	699	56	22	777	855	16000	1,24,33,760	1,28,06,773	26500	22,22,535
222	3103	31	2 BHK	708	52	20	780	858	16000	1,24,82,240	1,28,56,707	27000	22,31,200
223	3104	31	2 BHK	708	52	20	780	858	16000	1,24,82,240	1,28,56,707	27000	22,31,200
224	3106	31	2 BHK	699	56	22	777	855	16000	1,24,33,760	1,28,06,773	26500	22,22,535
225	3107	31	2 BHK	708	52	20	780	858	16000	1,24,82,240	1,28,56,707	27000	22,31,200
226	3108	31	2 BHK	708	52	20	780	858	16000	1,24,82,240	1,28,56,707	27000	22,31,200
227	3201	32	2 BHK	699	56	22	777	855	16050	1,24,72,616	1,28,46,794	27000	22,22,535
228	3202	32	2 BHK	699	56	22	777	855	16050	1,24,72,616	1,28,46,794	27000	22,22,535
229	3203	32	2 BHK	708	52	20	780	858	16050	1,25,21,247	1,28,96,884	27000	22,31,200
230	3204	32	2 BHK	708	52	20	780	858	16050	1,25,21,247	1,28,96,884	27000	22,31,200
231	3205	32	2 BHK	699	56	22	777	855	16050	1,24,72,616	1,28,46,794	27000	22,22,535
232	3206	32	2 BHK	699	56	22	777	855	16050	1,24,72,616	1,28,46,794	27000	22,22,535
233	3207	32	2 BHK	708	52	20	780	858	16050	1,25,21,247	1,28,96,884	27000	22,31,200



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
234	3208	32	2 BHK	708	52	20	780	858	16050	1,25,21,247	1,28,96,884	27000	22,31,200
235	3301	33	2 BHK	699	56	22	777	855	16100	1,25,11,471	1,28,86,815	27000	22,22,535
236	3302	33	2 BHK	699	56	22	777	855	16100	1,25,11,471	1,28,86,815	27000	22,22,535
237	3303	33	2 BHK	708	52	20	780	858	16100	1,25,60,254	1,29,37,062	27000	22,31,200
238	3304	33	2 BHK	708	52	20	780	858	16100	1,25,60,254	1,29,37,062	27000	22,31,200
239	3305	33	2 BHK	699	56	22	777	855	16100	1,25,11,471	1,28,86,815	27000	22,22,535
240	3306	33	2 BHK	699	56	22	777	855	16100	1,25,11,471	1,28,86,815	27000	22,22,535
241	3307	33	2 BHK	708	52	20	780	858	16100	1,25,60,254	1,29,37,062	27000	22,31,200
242	3308	33	2 BHK	708	52	20	780	858	16100	1,25,60,254	1,29,37,062	27000	22,31,200
243	3401	34	2 BHK	699	56	22	777	855	16150	1,25,50,327	1,29,26,836	27000	22,22,535
244	3402	34	2 BHK	699	56	22	777	855	16150	1,25,50,327	1,29,26,836	27000	22,22,535
245	3403	34	2 BHK	708	52	20	780	858	16150	1,25,99,261	1,29,77,239	27000	22,31,200
246	3404	34	2 BHK	708	52	20	780	858	16150	1,25,99,261	1,29,77,239	27000	22,31,200
247	3405	34	2 BHK	699	56	22	777	855	16150	1,25,50,327	1,29,26,836	27000	22,22,535
248	3406	34	2 BHK	699	56	22	777	855	16150	1,25,50,327	1,29,26,836	27000	22,22,535
249	3407	34	2 BHK	708	52	20	780	858	16150	1,25,99,261	1,29,77,239	27000	22,31,200
250	3408	34	2 BHK	708	52	20	780	858	16150	1,25,99,261	1,29,77,239	27000	22,31,200
251	3501	35	2 BHK	699	56	22	777	855	16200	1,25,89,182	1,29,66,857	27000	22,22,535
252	3502	35	2 BHK	699	56	22	777	855	16200	1,25,89,182	1,29,66,857	27000	22,22,535
253	3503	35	2 BHK	708	52	20	780	858	16200	1,26,38,268	1,30,17,416	27000	22,31,200
254	3504	35	2 BHK	708	52	20	780	858	16200	1,26,38,268	1,30,17,416	27000	22,31,200
255	3505	35	2 BHK	699	56	22	777	855	16200	1,25,89,182	1,29,66,857	27000	22,22,535
256	3506	35	2 BHK	699	56	22	777	855	16200	1,25,89,182	1,29,66,857	27000	22,22,535
257	3507	35	2 BHK	708	52	20	780	858	16200	1,26,38,268	1,30,17,416	27000	22,31,200
258	3508	35	2 BHK	708	52	20	780	858	16200	1,26,38,268	1,30,17,416	27000	22,31,200
259	3601	36	2 BHK	699	56	22	777	855	16250	1,26,28,038	1,30,06,879	27000	22,22,535
260	3602	36	2 BHK	699	56	22	777	855	16250	1,26,28,038	1,30,06,879	27000	22,22,535
261	3603	36	2 BHK	708	52	20	780	858	16250	1,26,77,275	1,30,57,593	27000	22,31,200
262	3604	36	2 BHK	708	52	20	780	858	16250	1,26,77,275	1,30,57,593	27000	22,31,200
263	3606	36	2 BHK	699	56	22	777	855	16250	1,26,28,038	1,30,06,879	27000	22,22,535
264	3607	36	2 BHK	708	52	20	780	858	16250	1,26,77,275	1,30,57,593	27000	22,31,200
265	3608	36	2 BHK	708	52	20	780	858	16250	1,26,77,275	1,30,57,593	27000	22,31,200
266	3701	37	2 BHK	699	56	22	777	855	16300	1,26,66,893	1,30,46,900	27000	22,22,535
267	3702	37	2 BHK	699	56	22	777	855	16300	1,26,66,893	1,30,46,900	27000	22,22,535
268	3703	37	2 BHK	708	52	20	780	858	16300	1,27,16,282	1,30,97,770	27500	22,31,200
269	3704	37	2 BHK	708	52	20	780	858	16300	1,27,16,282	1,30,97,770	27500	22,31,200
270	3705	37	2 BHK	699	56	22	777	855	16300	1,26,66,893	1,30,46,900	27000	22,22,535
271	3706	37	2 BHK	699	56	22	777	855	16300	1,26,66,893	1,30,46,900	27000	22,22,535

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Balcony in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
272	3707	37	2 BHK	708	52	20	780	858	16300	1,27,16,282	1,30,97,770	27500	22,31,200
273	3708	37	2 BHK	708	52	20	780	858	16300	1,27,16,282	1,30,97,770	27500	22,31,200
274	3801	38	2 BHK	699	56	22	777	855	16350	1,27,05,749	1,30,86,921	27500	22,22,535
275	3802	38	2 BHK	699	56	22	777	855	16350	1,27,05,749	1,30,86,921	27500	22,22,535
276	3803	38	2 BHK	708	52	20	780	858	16350	1,27,55,289	1,31,37,948	27500	22,31,200
277	3804	38	2 BHK	708	52	20	780	858	16350	1,27,55,289	1,31,37,948	27500	22,31,200
278	3805	38	2 BHK	699	56	22	777	855	16350	1,27,05,749	1,30,86,921	27500	22,22,535
279	3806	38	2 BHK	699	56	22	777	855	16350	1,27,05,749	1,30,86,921	27500	22,22,535
280	3807	38	2 BHK	708	52	20	780	858	16350	1,27,55,289	1,31,37,948	27500	22,31,200
281	3808	38	2 BHK	708	52	20	780	858	16350	1,27,55,289	1,31,37,948	27500	22,31,200
<b>Total</b>				197750	15160	5894	218804	240685		3,38,58,59,465	3,48,74,35,249		62,57,80,098

### Summary of the Project:

Building	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 ₹
Iris	3 BHK - 130 4 BHK - 07	137	161847	178031	2,50,44,81,885.00	2,57,96,16,342.00
Acacia	1 BHK - 144 2 BHK - 137	281	154692	170161	2,39,37,51,600.00	2,46,55,64,148.00
Orchid	2 BHK - 281	281	218804	240685	3,38,58,59,465.00	3,48,74,35,249.00
<b>Total</b>		<b>699</b>	<b>535343</b>	<b>588877</b>	<b>8,28,40,92,950.00</b>	<b>8,53,26,15,739.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	8,28,40,92,950.00
Final Realizable Value After Completion in ₹	8,53,26,15,739.00
Cost of Construction (Total Built up area x Rate) 588877 Sq. Ft. x ₹ 2600.00	1,53,10,80,200.00



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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	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 8,28,40,92,950.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 8,53,26,15,739.00</b>



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 ₹ 14,000 to ₹ 16,500.00 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 ₹ 14,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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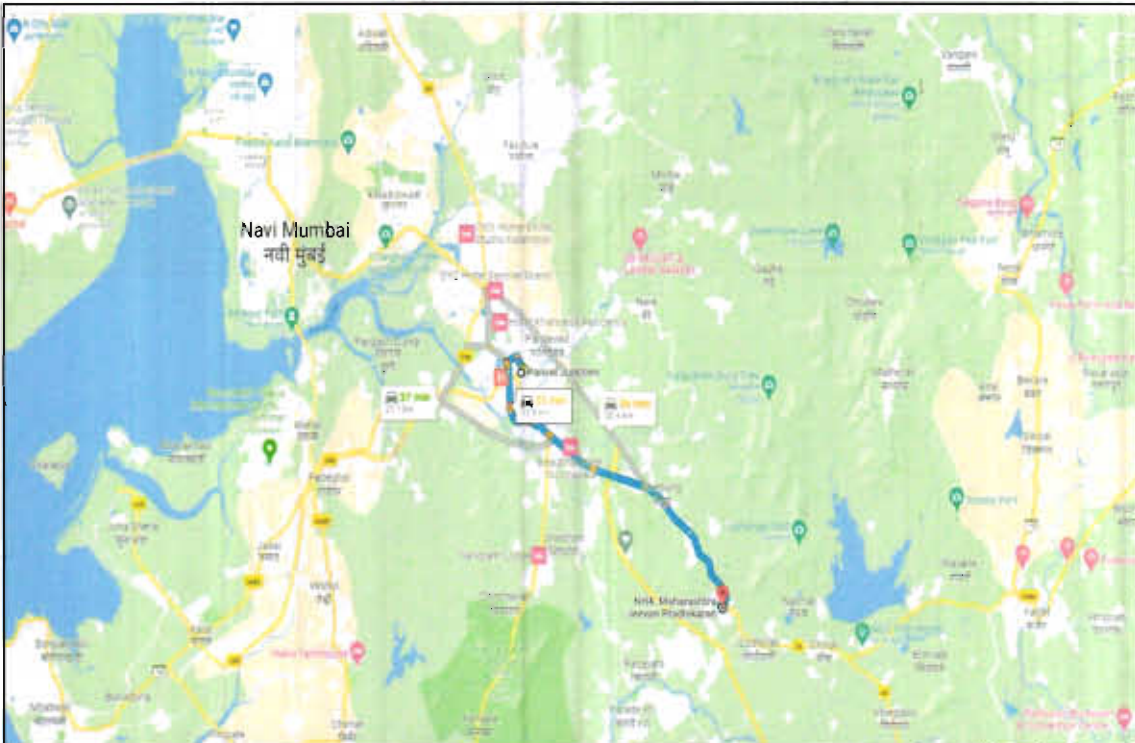
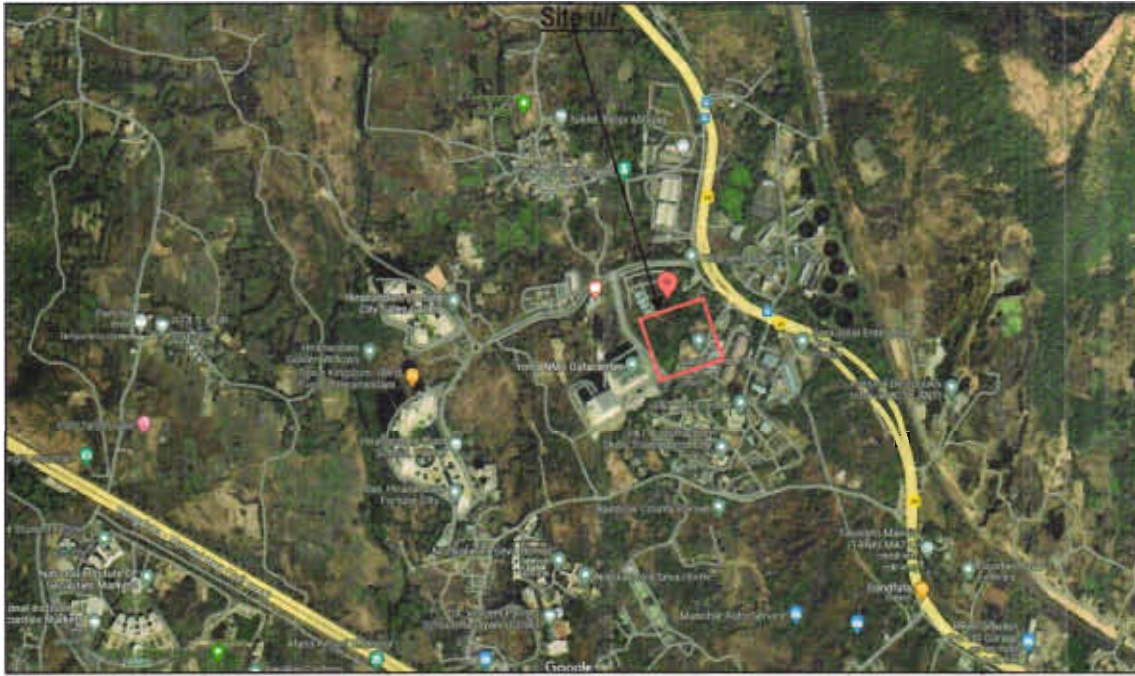
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## Route Map of the property



Latitude Longitude: 18°54'50.4"N 73°12'06.4"E

**Note:** The Blue line shows the route to site from nearest railway station (Panvel – 15.8 Km.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close Feedback

**Year** 2023/2024 **Language** English

**Selected District** रायगड

**Select Taluka** पनवेल

**Select Village** भांकरपाडा

**Vibhag Number** 7

Assessment Type	Assessment Range	Rate Rs/
हापवेवरील जमिनी	0-0.00	5060
गावठाणातील मिळकती	0-0.00	6110
आंबा-फळबाग	0-0.00	0
काजू-फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सदनिका	0-0.00	56700
दुकाने	0-0.00	81300
		<b>1234</b>

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## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > BHK 1 for Sale in Navi Mumbai > BHK 1 for Sale in Ajivli > 1 BHK Flat for Sale in Ajivli > 900 Sq.ft

**₹ 72.9 Lac** EMI: ₹ 32k | [Get pre-approved loan](#)

1 BHK 900 Sq-ft Flat For Sale **Ajivli, Navi Mumbai**



1 Bed
1 Bath
1 Balcony
1 Covered Parking

**Carpet Area**  
493 sqft - ₹ 1.47L/sqft

**Floor**  
30 (Out of 38 Floors)

**Lifts**  
6

**Developer**  
**Hiranandani Communities**

**Transaction Type**  
**New Property**

**Furnished Status**  
**Unfurnished**

**Project**  
**Hiranandani Golden Willows**

**Facing**  
**East**

**Car Parking**  
**1 Covered**

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details


Price Breakup	₹ 72.9 Lac   ₹ 3.64,320 Approx. Registration Charges
Booking Amount	₹ 1.0 Lac <span style="color: red; font-weight: bold;">Secure Now</span>
RERA ID	P52000050194
Address	<b>Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra, Ajivli, Navi Mumbai - Beyond Navi Mumbai, Maharashtra</b>

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > BHK 1 for Sale in Navi Mumbai > BHK 1 for Sale in Panvel > 1 BHK Flat for Sale in Panvel > 451 Sq.ft

**₹ 73.7 Lac** EMI: ₹ 33k | [Get pre-approved loan](#)

1 BHK 451 Sq-ft Flat For Sale **Panvel, Navi Mumbai**



1 Bed
1 Bath
1 Covered Parking
Unfurnished

**Carpet Area**  
451 sqft - ₹ 16.337L/sqft

**Transaction Type**  
**New Property**

**Furnished Status**  
**Unfurnished**

**Developer**  
**Hiranandani Communities**

**Status**  
**Under Construction**

**Car Parking**  
**1 Covered**

**Project**  
**Hiranandani Golden Willows**

**Lifts**  
**2**

### More Details

Price Breakup	₹ 73.7 Lac
Booking Amount	₹ 100000 <span style="color: red; font-weight: bold;">Secure Now</span>
RERA ID	P52000050196
Address	<b>Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra</b>



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## Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

**₹ 89.2 Lac** EMI ₹ 4,450 Can't afford?

1 BHK 900 Sq. Ft. Flat For Sale - **Ajvali, Navi Mumbai**

1 Bed, 1 Bath, 1 Balcony, 1 Covered Parking

Carpet Area: 493 sqft - ₹ 18,087/sqft

Floor: 30 (Out of 38 Floors)

Lifts: 8

Developer: **Hiranandani Communities**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Hiranandani Golden Willows**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹ 89.2 Lac   ₹ 4,45,850 Approx. Registration Charges
Booking Amount	₹ 1.0 Lac <b>Secure Now</b>
RERA ID	P52000050194
Address	Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra, Ajvali, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

**₹ 1.07 Cr** EMI ₹ 4,488 Can't afford?

2 BHK 1050 Sq. Ft. Flat For Sale - **Panvel, Navi Mumbai**

2 Beds, 2 Baths, 2 Balconies, 1 Covered Parking

Carpet Area: 781 sqft - ₹ 13,712/sqft

Floor: 30 (Out of 38 Floors)

Lifts: 8

Developer: **Hiranandani Communities**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Hiranandani Golden Willows**

Facing: **East**

Car Parking: **1 Covered**

East Facing Property 50% OFF ON STAMP DUTY

Contact Agent
Get Phone No.

**More Details**




Price Breakup	₹ 1.07 Cr   ₹ 5,35,000 Approx. Registration Charges   ₹ 5 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac <b>Secure Now</b>
RERA ID	P52000050193
Address	Panvel, Navi Mumbai, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

**₹92.4 Lac** EMI - ₹428 | [Get pre-approved loan](#)

2 BHK 612 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)

+8 Photos

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area 612 sqft * ₹15.09/sqft	Developer <a href="#">Hiranandani Communities</a>	Project <a href="#">Hiranandani Golden Willows</a>
Floor 13 (Out of 26 Floors)	Transaction Type New Property	Facing East
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.






### More Details

Price Breakup	₹92.4 Lac
Booking Amount	₹10.0 Lac <a href="#">Secure Now</a>
Address	bokarpada panvel, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra

**magicbricks** Buy Rent Sell Home Loans

**₹2.80 Cr** EMI - ₹126L | [Can I afford it?](#)

4 BHK 2600 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)

+5 Photos

4 Beds 4 Baths 3 Balconies 1 Covered Parking Jogging area Outdoor Tennis

Carpet Area 1765 sqft * ₹15.86/sqft	Developer <a href="#">Hiranandani Communities</a>	Project <a href="#">Hiranandani Golden Willows</a>	Floor 6 (Out of 38 Floors)
Transaction Type New Property	Facing East	Lifts 5	Furnished Status Semi-Furnished



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## Price Indicators

The screenshot shows the Magicbricks website interface for the project 'Hiranandani Golden Willows'. The header includes navigation options like Buy, Rent, Sell, Home Loans, Property Services, and MB Advice. The main banner features a large image of the apartment complex with a 'LIFE & MORE WILL COVER' tagline. Below the banner, there are tabs for Overview, Properties, About Project, Amenities, Floor Plan & Units, Project Details, About Locality, and Properties Snapshot. The project name 'Hiranandani Golden Willows' is prominently displayed, along with a 'Write a review' button. A 'Looking for a Property in Hiranandani Golden Willows' section is visible. The price is listed as ₹ 67.0 Lac - ₹ 1.55 Cr, with a 'Contact Agent' button and a 'Download Brochure' icon. The location is Panvel, Navi Mumbai, and possession is expected in April 2026.

The screenshot shows a specific property listing on Magicbricks. The price is ₹ 1.68 Cr (EMI: ₹ 76k) with a note to 'Get Loan offers from 34+ banks'. The property is a 3BHK 1545 Sq. Ft. Flat for sale in Panvel, Navi Mumbai. Key features include 3 Beds, 2 Baths, 1 Balcony, and 2 Covered Parking spaces. The carpet area is 1150 sqft. The developer is Hiranandani Communities, and the project is Hiranandani Golden Willows. The floor is 19 (out of 38 floors), and the transaction type is New Property. The facing is East, and there are 6 lifts. The furnished status is Unfurnished, and there are 2 Covered and 1 Open car parking spaces. The listing is marked as an 'East Facing Property'. There are buttons for 'Contact Agent' and 'Get Phone No.', and a note that the last contact was made 5 days ago. The 'More Details' section provides a price breakup of ₹ 1.68 Cr | ₹ 8,40,500 (including Approx. Registration Charges), a booking amount of ₹ 1.9 Lac (Secure Now), a RERA ID of P52000050194, and the full address: Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra.



## Price Indicators

**magicbricks** Home | Property | Buy | Rent | Sell | 4 BHK Flats

Home » Property For Sale in New Mumbai » Property For Sale in New Mumbai » Property For Sale in New Panvel » 3 BHK Flats For Sale in New Panvel » 1150 sq.ft

**₹1.75 Cr** EMI: ₹75k [How much loan can I get?](#)

**3 BHK 1150 Sq.ft Flat For Sale** **New Panvel, Navi Mumbai**

**3 Beds** **3 Baths** **3 Balconies** **Unfurnished**

**Carpet Area**  
950 sq.ft  
1164.21 sq.ft

**Developer**  
**Hiranandani Communities**

**Project**  
**Hiranandani Golden Willows**

**Floor**  
7 (Out of 32 Floors)

**Transaction Type**  
**New Property**

**Facing**  
**North**

**Lifts**  
2

**Furnished Status**  
**Unfurnished**

**Car Parking**  
**1 Open**

[Contact Agent](#) [Get Phone No.](#) 📍 Last contact made 14 days ago

**More Details**

**Price Breakup** ₹1.75 Cr | ₹8,75,000 [Approx. Registration Charges](#)

**Booking Amount** ₹1.0 Lac [Secure Now](#)

**RERA ID** PS2000050193

**Address** Bhokarpada, tal: panvel, dis: raigad., New Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra

**HOUSING.com** Buy | Rent | Compare |

**Hiranandani Golden Willows** ₹75.0 L - 1.55 Cr | ₹1.25 K/sq.ft  
EMI starts at ₹39724

By **HIRANANDANI COMMUNITIES** [View all projects by Hiranandani Communities](#) [See Map](#)

[Contact Sellers](#)

**1, 2, 3 BHK Apartments Configurations** **Dec. 2028 Possession Starts** **₹1.25 K/sq.ft Avg. Price** **451.00 sq.ft - 1064.00 sq.ft Super Area Size**

## Price Indicators Projects nearby Locality

**Godrej The Highlands Godrej City**

By GODREJ PROPERTIES LTD.

₹89 L - 1.29 Cr | Price/Ksqft ₹10.29 K/sq.ft. | Avg. Price ₹10.29 K/sq.ft. | Carpet Area 735.00 sq.ft. - 1064.00 sq.ft. | Possession Starts Dec. 2026

2, 3 BHK Apartments Configurations

25 more

**Green Residency**

By GREEN RESIDENCY

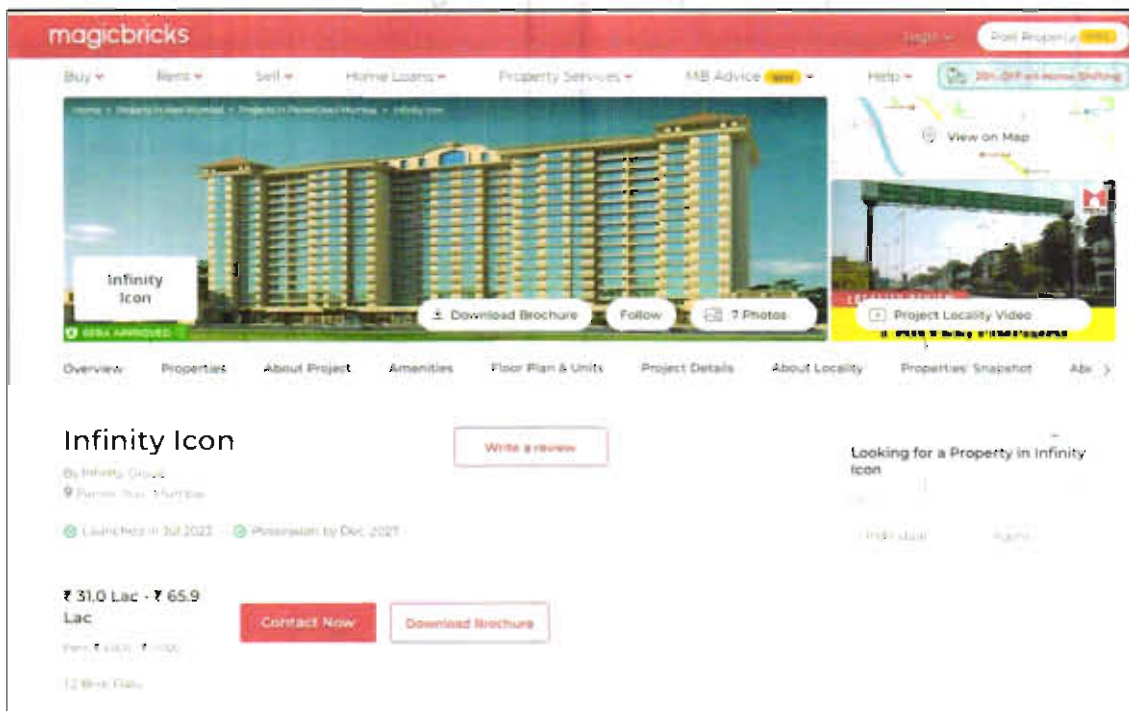
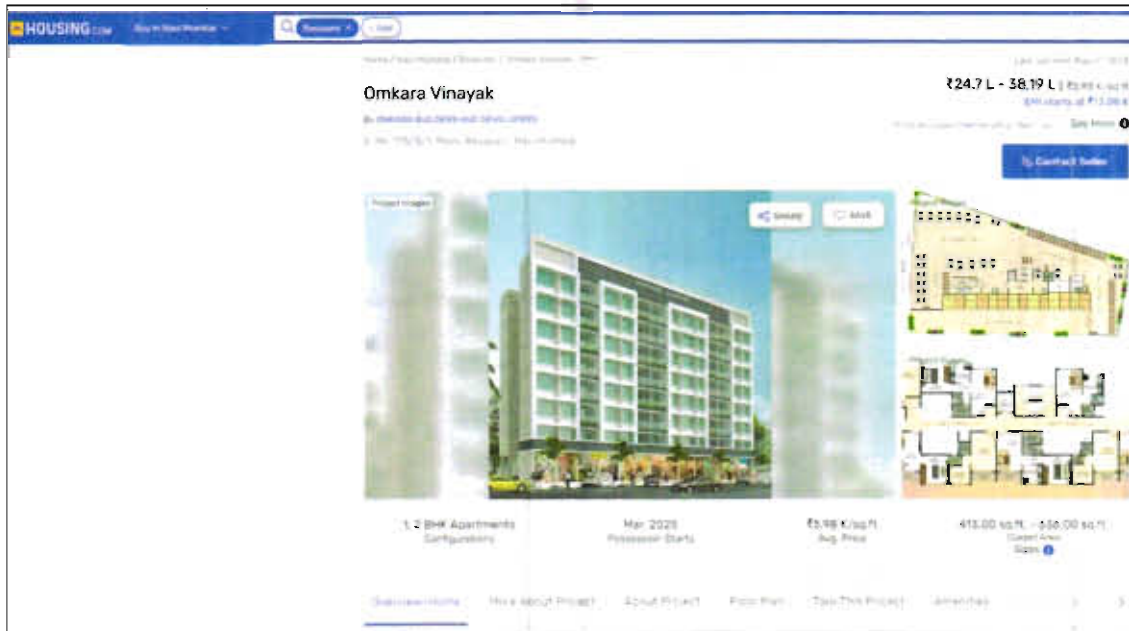
₹9.29 L - 23.75 L | Price/Ksqft ₹2.75 K/sq.ft. | Avg. Price ₹2.75 K/sq.ft. | Carpet Area 310.00 sq.ft. - 820.00 sq.ft. | Ready to Move Possession Status

1 BHK, 1, 2 BHK Apartments Configurations

22 more

Sl. No.	Particulars	Amount
1	Booking Fee	₹ 1.00 L
2	Construction Cost	₹ 1.00 L
3	Interest	₹ 1.00 L
4	Stamp Duty	₹ 1.00 L
5	Registration Fee	₹ 1.00 L
6	Other Charges	₹ 1.00 L

## Price Indicators Projects nearby Locality



## Price Indicators Projects nearby Locality

The screenshot shows the Magicbricks website for the Kanakia Greenberg project. The header includes navigation links for Buy, Rent, Sell, Home Loans, Property Services, MB Advice, and Help. A prominent banner image shows a modern apartment building. Below the banner, there are tabs for Overview, Properties, About Project, Amenities, Floor Plan & Units, Project Details, About Locality, and Properties Snapshot. The main heading is "Kanakia Greenberg" with a "Write a review" button. Below this, it states "By Kanakia Spaces Realty Pvt Ltd." and "Project No. Mumbai". It also mentions "Under Construction" and "Possession by Dec. 2024". A price range is shown as ₹ 49.5 Lac - ₹ 92.3 Lac, with a "Contact Agent" button and a "Download Brochure" link. A sidebar on the right asks "Looking for a Property in Kanakia Greenberg" and includes a "View on Map" button.

The screenshot shows the 99acres website for the Marathon Nexzone project. The header includes navigation links for Buy, Rent, and Sell, with a location filter for "New Mumbai". A large banner image shows a modern apartment building. Below the banner, there are tabs for All Photos & Videos, Videos, and Galleries. The main heading is "Marathon Nexzone" with a "View Number" button. Below this, it states "Partially Ready To Move" and "Completion in Dec. 2024". A price range is shown as ₹ 46.25 L - 1.75 Cr + GST Charges, with a "Download Brochure" link. A sidebar on the right asks "Why you should consider Marathon Nexzone?" and lists features like "Power's best planning", "18 floors in 25 acres in Act 2 zones", and "1, 2, 3 BHK homes with wide range of sizes, prices and possession dates". It also mentions "Party of recreational amenities and open spaces for rejuvenation". A "Contact Builder" button is visible.

## Price Indicators Projects nearby Locality

**99acres** Buy - New Mumbai - 4047 Flats

**Paradise Sai World City** ☆

**Partially Ready To Move**  
Completion in Oct, 2025

**₹ 1.05 - 4.78 Cr** - Govt. Charges

**Download Brochure**

**Why you should consider Paradise Sai World City?**

- Magnificent 2.5 Storeyed 3 BHK family 3.5 Cr House
- Unique Architecture with Top Floor Inspired by Marina Bay (Singapore)
- Unspiced Landmark Situated across Landscaped Garden

Developed by: **Paradise Group**

2 BHK Apartment	3 BHK Apartment	4 BHK Apartment
<p>Under - ₹ 1.05 - 2.05 Cr - Govt. Charges</p> <p>Under - ₹ 1.37 - 3.74 Cr - Govt. Charges</p>	<p>Under - ₹ 1.37 - 3.74 Cr - Govt. Charges</p>	<p>Under - ₹ 1.55 - 4.78 Cr - Govt. Charges</p>

**99acres** Buy - New Mumbai - 4047 Flats

**Arihant Aspire** ☆

**Under Construction**  
Completion in Dec, 2025

**₹ 50.5 L - 1.31 Cr** - Govt. Charges

**Download Brochure**

**Why you should consider Arihant Aspire?**

- 2 Acres of Designer Landscaped Garden
- On Parcel Exclusive Clubhouse
- Mumbai's Best Highways in Proximity - Proves Easy Commuting

Developed by: **Arihant Superstructures**

1 BHK Apartment	2 BHK Apartment	1 RK Studio Apartment
<p>Under - ₹ 50.5 - 60.47 L - Govt. Charges</p>	<p>Under - ₹ 67 L - 1.31 Cr - Govt. Charges</p>	<p>Under - ₹ 71.79 - 89.30 L - Govt. Charges</p>

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 : 25.08.2023

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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
c=IN, email=manoj.chalikwar@vastukala.com, serial=1763, version=3,  
uniqueIdentifier=1763, postalCode=400006, postalAddress=Vastukala Consultants (I) Pvt. Ltd.,  
402, 2nd Floor, 7th Cross, 1st Stage, 2nd Cross, 1st Stage, 7th Cross, 1st Stage,  
Durgam Chattrani, 25/8/2023 08:25:14+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 25.08.2023 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 09.08.2023. 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 <b>M/s. Persipina Developers Pvt. Ltd</b>
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 Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Manager Meetali Rasal – 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 - 09.08.2023 Valuation Date - 25.08.2023 Date of Report - 25.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.08.2023
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 **25<sup>th</sup> August 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. Persipina Developers 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. Persipina Developers 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.

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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED  
c=india  
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81762786710100002, postalCode=000001, st=Delhi, email=manojbaburao@vastukala.com, ou=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.25 19:41:25 +05'30'

Auth. Sign.

Think.Innovate.Create