

Tax Invoice

VASTUKALA CONSULTANTS (I) PVT LTD B1-001,U/B FLOOR,BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org <hr/> Buyer (Bill to) D G S TOWNSHIP PRIVATE LIMITED OFF.B-203, RAGHUNATH KRUPA WALAWALKAR WADI,, AAREY ROAD, GOREGAON EAST, Mumbai Suburban, Maharashtra, 400063 GSTIN/UIN : 27AAECD9891R1ZJ State Name : Maharashtra, Code : 27	Invoice No.	Dated
	MUM/2324/AUG/165	24-Aug-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003190 / 003697	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	60,000.00
2	VETTING CHARGES	997224	18 %	15,000.00
	CGST			6,750.00
	SGST			6,750.00
Total				₹ 88,500.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Eighty Eight Thousand Five Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	75,000.00	9%	6,750.00	9%	6,750.00	13,500.00
Total			6,750.00		6,750.00	13,500.00

Tax Amount (in words) : **Indian Rupee Thirteen Thousand Five Hundred Only**

Remarks:

1) M/s. DGS Township Pvt. Ltd., "Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East) , Mumbai – 400 066, State – Maharashtra, Country – India. (Project Finance)2) M/s. DGS Township Pvt. Ltd., "Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. (Cost Vetting)

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 (East) & SBIN0007074**



UPI Virtual ID : Vastukala Consultants (I) Pvt.Ltd

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2023.08.12 15:19:25 +05'30'

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



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Vastu/SBI/Mumbai/09/2023/3190/2302504
12/9-148-PY
Date: 12.09.2023

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

Sub: Project Valuation for "**Sheetal Regalia**" at Borivali (East) Mumbai, Pin Code – 400 066.

Ref: As per your mail dated 14.08.2023

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sheetal Regalia**", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.

M/s. DGS Township Pvt. Ltd., making a difference requires consistent effort and a commitment to quality. DGS Group have been committed to constructing architectural landmarks that redefine the Mumbai skyline. Over the years, they have garnered a reputation for delivering exceptional properties and world-class infrastructure, with an enhanced focus on affordable housing and sustainable growth. Their dedication to innovation, integrity, and quality shows in every project they undertake. From conception to completion, they develop each of their unique projects with passion, creativity, and expertise. They strive to add to the alluring landscape of the thriving city of dreams, Mumbai. When looking to construct an enduring, excellent structure, trusting the skills and efficiency of the DGS team.

M/s. DGS Township Pvt. Ltd. is proposing S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building (Wing A & B) and PTC Building at different location.



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

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sheetal Regalia"

"Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India

Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

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Valuation Done for:



State Bank of India SME Chembur Branch

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



Our Pan India Presence at :

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

-  **Regd. Office :** B-1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



Vastu/SBI/Mumbai/09/2023/3190/2302504
12/9-148-PY
Date: 12.09.2023

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

Sub: Project Valuation for "**Sheetal Regalia**" at Borivali (East) Mumbai, Pin Code – 400 066.

Ref: As per your mail dated 14.08.2023

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sheetal Regalia**", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.

M/s. DGS Township Pvt. Ltd., making a difference requires consistent effort and a commitment to quality. DGS Group have been committed to constructing architectural landmarks that redefine the Mumbai skyline. Over the years, they have garnered a reputation for delivering exceptional properties and world-class infrastructure, with an enhanced focus on affordable housing and sustainable growth. Their dedication to innovation, integrity, and quality shows in every project they undertake. From conception to completion, they develop each of their unique projects with passion, creativity, and expertise. They strive to add to the alluring landscape of the thriving city of dreams, Mumbai. When looking to construct an enduring, excellent structure, trusting the skills and efficiency of the DGS team.

M/s. DGS Township Pvt. Ltd. is proposing S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building (Wing A & B) and PTC Building at different location.



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors with total RERA carpet area of 2,74,853.01 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK, 4 BHK, Offices and Shops units with 180 nos. of Sell flats, 220 Tenant Flats, 13 Sell Offices & 43 Sell Shops providing with Fitness Centre, Society Office, & Other Amenities.

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

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

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

Sale Realisation from the Project is ₹ 404.43 Cr. and Net Present Value of the project as on date is ₹ 103.01 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

MANOJ
BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO
CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I)
PRIVATE LIMITED, ou=admin,
2.5.4.20=8E2366-4E43F34C03a0c37e268841
13490CF62A84131115279b17a18f5652,
postalCode=400069, st=Maharashtra,
serialNumber=1a56a56fab8cc99062a55a8
f6c3c6b51f1f0d2f294e28f2e29a227b6256f,
cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12 14:52:17 +05'30'

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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PROJECT VALUATION REPORT OF "Sheetal Regalia"

"Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India

Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

NAME OF DEVELOPER: M/s. DGS Township Pvt. Ltd.

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th August 2023** for approval of project finance purpose.

1. Location Details:

Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066. It is about 1.60 Km. travelling distance from Borivali (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. DGS Township Pvt. Ltd.
Project Registration Number	P51800048237
Register office address	M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Shree Adinath Tower
On or towards South	Shree Jagadeeshwari Temple
On or towards East	Sant Dnyaneshwar Road
On or towards West	Western Expressway



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 16.08.2023
	b)	Date on which the valuation is made : 12.09.2023
3.	List of documents produced for perusal	
	1. Copy of Developer Agreement dated 25.03.2021 between M/s. Nensey Complex Building Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BRL-9-4505-2021 dated 26.03.2021.	
	2. Copy of Supplementary Agreement dated 15.07.2022 between M/s. Nensey Complex Building Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BLR-9-11639-2022 dated 15.07.2022.	
	3. Copy of Sale Building IOA Letter No. R-N/PVT/0105/20220623/AP/S dated 19.09.2022 issued by Slum Rehabilitation Authority (SRA).	
	4. Copy of Sale Building Approved Plan No. RN/PVT/0105/20220623/AP/S dated 13.02.2023 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors	
	5. Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA). Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors	
	6. Copy of Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 04.10.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Floor)	
	7. Copy of Fire NOC Certificate No. FB/HR/R-4/140 dated 23.09.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.	
	8. Copy of Height Clearance Certificate No. JUHU/WEST/B/112521/637084 dated 14.12.2021 valid upto 13.12.2029 issued by Airports Authority of India.	
	9. Copy of Environmental Clearance Certificate No. SIA/MH/MIS/285552/2022 dated 30.05.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra.	
	10. Copy of Pollution Control Certificate No. Format1.0/CC/UAN No. 0000161904/CE/2305001444 dated 19.05.2023 issued by Maharashtra Pollution Control Board.	
	11. Copy of CA Certificate dated 25.08.2023 issued by M/s. Rajpurohit & Tiwari Chartered Accountants.	

	12. Copy of RERA Certificate No. P51800048237 dated 19.12.2022 issued by Maharashtra Real Estate Regulatory Authority.				
	13. Copy of Architect Certificate for Sale Building Construction Area Statement issued by M/s. Arch View Associates.				
	14. Copy of Architect Certificate for PTC Building Construction Area Statement issued by M/s. Arch View Associates.				
Project Name (with address & phone nos.)	: "Sheetal Regalia" , Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India				
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026				
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land				
	<p><u>About Project:</u></p> <p>Favourably located in Borivali East in Mumbai, Sheetal Regalia is a meticulously planned project. Enjoy a niche living experience in this complex with units available from Rs. 1.52 Cr - 2.56 Cr. This project has its expanse over an area of 1 Acre. A total of 150 are present in the project.</p> <p>A professionally conceptualised Residential property, this state-of-the art project is visually appealing. The residential dwellings are in Under Construction state. The property features various unit types as Flat, which are constructed to offer complete satisfaction. The property units offer a comfortable space, and vary in size from 3 BHK Flat (1030.0 Sq. Ft. - 1432.0 Sq. Ft.), 2 BHK Flat (750.0 Sq. Ft. - 1020.0 Sq. Ft.). The project comprises of 3 well-executed towers which offer a nice view of the surroundings. The launch date of this much awaited project is 01 December 2022. Its official date of possession is 01 December 2028.</p> <p>The commencement certificate of this well-planned project has been granted. The status of the occupancy certificate of this project not granted. Sheetal Regalia has been developed by the well-known builder DGS Group. Available with all facilities and amenities including Swimming Pool, Banquet Hall, Jogging and Strolling Track, Grand Entrance lobby, Kids play area, Indoor Games Room, Meditation Area, Cricket net practice, Sheetal Regalia is an ideal option to enjoy a contemporary lifestyle. Planning to invest in this exclusive property? You can visit the property at Sant Dnyaneshwar Marg Borivali East, Mumbai. The pin code for this project is 400066. With all modern conveniences at your disposal, Sheetal Regalia will ensure a quality living experience.</p> <p><u>TYPE OF THE BUILDING:</u></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Sheetal Regalia"</td> <td>Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium</td> </tr> </tbody> </table>	Building	Number of Floors	"Sheetal Regalia"	Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1 st Commercial Floor + 2 nd to 5 th Podium Floor + 1 st to 16 th Habitable Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium
Building	Number of Floors				
"Sheetal Regalia"	Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1 st Commercial Floor + 2 nd to 5 th Podium Floor + 1 st to 16 th Habitable Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium				



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	Floor + 1st to 21st Habitable Residential Floors. As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp).	
LEVEL OF COMPLETEION:		
Building	Present stage of Construction	Percentage of work completion
Sale Building (Wing A & B)	Ground + 1 st Floor Slab work is completed	15.00%
		Percentage of construction cost incurred till 30.06.2023
		39% (including of PTC Building Cost)
PROPOSED DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is 31.12.2028 (As per RERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
Vitrified flooring tiles in all rooms		
Granite Kitchen platform with Stainless Steel Sink		
Powder coated aluminum sliding windows with M.S. Grills		
Laminated wooden flush doors with Safety door		
Concealed wiring		
Concealed plumbing		
Fire Fighting System		
Car Parking		
Gymnasium		
Indoor Games Room		
Jogging and Strolling Track		
Swimming Pool		
Banquet Hall		
Meditation Area		
Grand Entrance Lobby		
Kids Play Area		
Cricket Net Practice		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
		:
8.	City / Town	:
	Residential area	:

	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Borivali (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	As per Agreement	As per RERA Certificate	As per Site
	North	Shree Adinath Tower	CTS NO 2367
	South	Bank of India Quarters	CTS NO 2156
	East	Sant Dnyaneshwar Marg	Road
	West	Western Expressway	WE Highway
14.1	Dimensions of the site	N. A. as the land is irregular in shape	
		A (As per the Deed)	B (Actuals)
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°14'17.2"N 72°51'50.9"E	
14.	Extent of the site	Net Plot area = 5,319.05 Sq. M. Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)	Net Plot area = 5,319.05 Sq. M.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	Higher Middle class	
2.	Development of surrounding areas	Good	
3.	Possibility of frequent flooding/ sub-merging	No	
4.	Feasibility to the Civic amenities like School, 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?	1. Copy of Sale Building Approved Plan No. RN/PVT/0105/20220623/AP/S dated 13.02.2023 issued by Slum Rehabilitation Authority (SRA).	



		<p>Approved upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors</p> <p>2. Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA).</p> <p>Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors</p>
10.	Corner plot or intermittent plot?	: Intermittent Plot
11.	Road facilities	: Yes
12.	Type of road available at present	: Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: Proposed road of 30 M wide road
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Municipal Water supply
16.	Underground sewerage system	: Connected to Municipal sewer
17.	Is Power supply is available in the site	: Yes
18.	Advantages of the site	: Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No
Part – A (Valuation of land)		
1	Size of plot	: Net Plot area = 5,319.05 Sq. M.
	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 (evidence thereof to be enclosed)	: ₹ 60,380.00 per Sq. M. for Land ₹ 1,27,280.00 per Sq. M. for Residential Flat ₹ 1,46,370.00 per Sq. M. for Commercial Office ₹ 1,59,090.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure

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c)	Year of construction	:	Building Construction work is in progress
d)	Number of floors and height of each floor including basement, if any	:	
	Building		Number of Floors
	"Sheetal Regalia"		Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors. As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp).
e)	Plinth area floor-wise	:	As per table attached to the report
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
g)	Date of issue and validity of layout of approved map	:	1. Copy of Sale Building Approved Plan No. RN/PVT/0105/20220623/AP/S dated 13.02.2023 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors 2. Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA). Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors 3. Copy of Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 04.10.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Floor)
h)	Approved map / plan issuing authority	:	Slum Rehabilitation Authority (SRA).
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Verified
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	Yes, Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	

Total abstract of the entire property

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

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Area Statement as per Approved Plan

A	AREA OF PLOT	SQ.MT.			
1	Area Of Plot	5,599.00			
2	Deduction For				
a	Road Set Back Area	NIL			
b	5% Amenity Plot	279.95			
c	Total (=A+B)	279.95			
3	Balance Area Plot (1-2c)	5,319.05			
4	NET Area Plot for FSI Purpose	5,319.05			
5	Maximum Permissible FSI on Plot	4.00			
6	Maximum Permissible BUA on Plot	21,276.20			
7	Basic Zonal FSI / BUA	5,319.05			
8	PERMISSIBLE BUILT-UP AREA AS PER REGULATION 30(C) PROTECTED DEVELOPMENT) EXISTING BLDG (K)= 3360.04 SQ.MT (As Per Approved Plan U/No. CE/1537/BSII/A/R Dtd. 05.08.1974) EXISTING BLDG (L) = 4027.87 SQ.MT (As Per Approved Plan U/No. CE/1538/BSII/A/R OCC Granted Dtd. 31.05.1975) TOTAL BUA (BLDG-K+L) = 7387.91 SQ.MT (7387.91-5319.05 = 2068.86 SQ.MT)	2,068.86			
9	Balance FSI Potential (=7-8-9)	13,888.29			
10	Sale Bua For Against PTC Area = 6944.145 (=110 Above X 50%)	6,944.15			
11	Sale Incentive Bua Under Reg. 33(11) (= 10 Above X 50%)	6,944.15			
12	Details of FSI Aailed as Per Reg. 33 (11) Of DCPR 2034	SALE	INCENTIVE	ZONAL	TOTAL
a	Permissible BUA U/REG. 33(11)	6,944.15	6,944.15	5,319.05	19,207.34
				12,263.20	
b	Permissible Built-Up Area as Per Regulation 30 (C) (Protected Development)			2,068.86	2,068.86
c	TOTAL PERMISSIBLE BUA (12a + 12b)	6,944.15		14,332.06	21,276.20
13	Total Bua Proposed				
a	PTC Built Up Area				
b	Existing Tenant Built Up Area = 5929.12	21,146.40			
c	Sale Built Up Area = 15217.28				
14	FSI Consumed on Plot = 13/ 4	3.98			
14	PERMISSIBLE 35% FUNGIBLE B.U AREA (13 B+C X 35%)	7,401.24			
15	Proposed Fungible Built up Area				
a	Proposed Existing Tent Fungible Built up Area = 1971.99	1,971.99			
b	Proposed Sale Fungible Built up Area = Nil				
16	Gross Built up Area (13+15)	23,118.39			

Area Statement as per Architect Drawing Plan

A	AREA OF PLOT	SQ.MT.			
1	Area Of Plot	5599			
2	Deduction For				
a	Road Set Back Area	NIL			
b	5% Amenity Plot	279.95			
c	Total (=A+B)	279.95			
3	Balance Area Plot (1-2c)	5319.05			
4	NET Area Plot for FSI Purpose	5319.05			
5	Maximum Permissible FSI on Plot	4			
6	Maximum Permissible BUA on Plot	21276.2			
7	Basic Zonal FSI / BUA	5319.05			
8	PERMISSIBLE BUILT-UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) EXISTING BLDG (K)= 3360.04 SQ.MT (As Per Approved Plan U/No. CE/1537/BSII/A/R Dtd. 05.08.1974) EXISTING BLDG (L) = 4027.87 SQ.MT (As Per Approved Plan U/No. CE/1538/BSII/A/R OCC Granted Dtd. 31.05.1975) TOTAL BUA (BLDG-K+L) = 7387.91 SQ.MT (7387.91-5319.05 = 2068.86 SQ.MT)	2068.86			
9	Balance FSI Potential (=7-8-9)	13888.29			
10	Sale Bua For Against PTC Area = 6944.145 (=110 Above X 50%)	6944.145			
11	Sale Incentive Bua Under Reg. 33(11) (= 10 Above X 50%)	6944.145			
12	Details Of FSI Availed as Per Reg. 33 (11) Of DCPR 2034	SALE	INCENTIVE	ZONAL	TOTAL
a	Permissible BUA U/REG. 33(11)	6944.145	6944.145	5319.05	19207.34
				12263.195	
b	Permissible Built-Up Area as Per Regulation 30 (C) (Protected Development)			2068.86	2068.86
c	TOTAL PERMISSIBLE BUA (12a + 12b)	6944.145		14332.055	21276.2
13	Total Bua Proposed				
a	PTC Built Up Area				
b	Existing Tent Built Up Area = 7225.36	21276.20			
c	Sale Built Up Area = 14050.84				
14	PERMISSIBLE 35% FUNGIBLE B.U AREA (13 B+C X 35%)	7446.67			
15	Proposed Fungible Built up Area				
a	Proposed Existing Tent Fungible Built UP Area = 2417.13				
b	Proposed Sale Fungible Built up Area = 4915.46	7332.59			
16	Gross Built up Area (13+15)	28608.79			

**CA Certificate dated 29.08.2023 till 30.06.2023 issued by M/s. Rajpurohit & Tiwari
Chartered Accountants**

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till Jun - 23 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Acquisition cost of land	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost, etc.)	36.68	14.66	22.03
Approval Cost	31.15	12.75	18.40
Construction Cost (incl. development cost)	176.53	47.69	128.84
Architect & Consultancy Expenses	1.12	0.87	0.25
Admin & Overhead Cost	2.62	0.82	1.80
Selling & Marketing Cost	5.62	1.82	3.80
Interest to Bank Finance	23.99	-	23.99
Total	280.58	81.47	199.10

Construction Area as per Approved Plan

PTC Building:

As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp). Hence, Construction Area of PTC Building is considered as 74,747.00 Sq. Ft. i.e., 6,944.145 Sq. M.

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Rehab cum Sale Building (Wing A & B):

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.	Total Construction Area in Sq. Ft.
1	Ground Floor	1,731.88	919.88	-	2,651.76	28,543.54
2	1st Commercial Floor	2,297.33	438.94	-	2,736.27	29,453.21
3	2nd Podium Floor	-	438.94	2,974.39	3,413.33	36,741.07
4	3rd Podium Floor	-	438.94	2,974.39	3,413.33	36,741.03
5	4th Podium Floor	-	438.94	2,974.39	3,413.33	36,741.03
6	5th Podium Floor	157.89	438.94	-	596.83	6,424.28
7	1st Habitable Floor	874.00	438.94	-	1,312.94	14,132.49
8	2nd Habitable Floor	1,213.19	438.94	-	1,652.13	17,783.53
9	3rd Habitable Floor	1,213.19	438.94	-	1,652.13	17,783.53
10	4th Habitable Floor	1,213.67	438.94	-	1,652.61	17,788.69
11	5th Habitable Floor	1,213.67	438.94	-	1,652.61	17,788.69
12	6th Habitable Floor	1,218.15	438.94	-	1,657.09	17,836.92
13	7th Habitable Floor	1,223.82	438.94	-	1,662.76	17,897.95
14	8th Habitable Floor	895.13	438.62	-	1,333.75	14,356.49
15	9th Habitable Floor	1,234.93	438.62	-	1,673.55	18,014.09
16	10th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
17	11th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
18	12th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
19	13th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
20	14th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
21	15th Habitable Floor	1,159.80	438.62	-	1,598.42	17,205.39
22	16th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
23	17th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
24	18th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
25	19th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
26	20th Habitable Floor	1,245.29	438.62	-	1,683.91	18,125.61
27	21st Habitable Floor	943.13	438.62	-	1,381.75	14,873.16
28	Terrace / OHT	-	438.62	-	438.62	4,721.31
TOTAL		29,042.68	12,766.46	8,923.16	50,732.30	5,46,082.46

Sr. No.	Wing	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Sold / Unsold / Tenant Inventory
47	Office	1st Com.	4	Office	348.54	383.39	Sold
48	Office	1st Com.	5	Office	715.38	786.91	Unsold
49	Office	1st Com.	6	Office	356.61	392.27	Sold
50	Office	1st Com.	7	Office	435.83	479.42	Sold
51	Office	1st Com.	8	Office	360.38	396.42	Unsold
52	Office	1st Com.	9	Office	1,090.72	1,199.79	Unsold
53	Office	1st Com.	10	Office	868.87	955.76	Unsold
54	Office	1st Com.	11	Office	674.15	741.56	Unsold
55	Office	1st Com.	12	Office	1,458.52	1,604.37	Unsold
56	Office	1st Com.	13	Office	776.08	853.69	Sold
57	A	1st Habitable	102	4BHK	944.97	1,039.47	Tenants
59	A	1st Habitable	103	Refugee	-	-	Refugee
60	A	1st Habitable	104	Refugee	-	-	Refugee
61	A	1st Habitable	105	2BHK	472.32	519.56	Tenants
62	A	1st Habitable	106	2BHK	472.32	519.56	Tenants
63	A	1st Habitable	107	1BHK	356.29	391.92	Tenants
64	A	1st Habitable	108	2BHK	579.43	637.37	Tenants
65	A	1st Habitable	109	1BHK	473.29	520.62	Tenants
66	A	1st Habitable	110	1BHK	321.95	354.15	Tenants
67	A	2nd Habitable	202	4BHK	944.97	1,039.47	Tenants
69	A	2nd Habitable	203	3BHK	715.38	786.91	Tenants
70	A	2nd Habitable	204	3BHK	715.38	786.91	Tenants
71	A	2nd Habitable	205	2BHK	472.32	519.56	Tenants
72	A	2nd Habitable	206	2BHK	472.32	519.56	Tenants
73	A	2nd Habitable	207	1BHK	356.50	392.15	Tenants
74	A	2nd Habitable	208	2BHK	579.43	637.37	Tenants
75	A	2nd Habitable	209	1BHK	473.29	520.62	Tenants
76	A	2nd Habitable	210	1BHK	356.40	392.04	Tenants
77	A	3rd Habitable	302	4BHK	944.97	1,039.47	Tenants
79	A	3rd Habitable	303	3BHK	715.38	786.91	Tenants
80	A	3rd Habitable	304	3BHK	715.38	786.91	Tenants
81	A	3rd Habitable	305	2BHK	472.32	519.56	Tenants
82	A	3rd Habitable	306	2BHK	472.32	519.56	Tenants
83	A	3rd Habitable	307	1BHK	356.50	392.15	Tenants
84	A	3rd Habitable	308	2BHK	579.43	637.37	Tenants
85	A	3rd Habitable	309	1BHK	473.29	520.62	Tenants
86	A	3rd Habitable	310	1BHK	356.40	392.04	Tenants
87	A	4th Habitable	401	2BHK	472.32	519.56	Tenants
88	A	4th Habitable	402	2BHK	472.32	519.56	Tenants
89	A	4th Habitable	403	3BHK	715.38	786.91	Tenants
90	A	4th Habitable	404	3BHK	715.38	786.91	Tenants
91	A	4th Habitable	405	2BHK	472.32	519.56	Tenants
92	A	4th Habitable	406	2BHK	472.32	519.56	Tenants
93	A	4th Habitable	407	1BHK	356.50	392.15	Tenants
94	A	4th Habitable	408	2BHK	579.43	637.37	Tenants
95	A	4th Habitable	409	1BHK	473.29	520.62	Tenants
96	A	4th Habitable	410	1BHK	356.40	392.04	Tenants
97	A	5th Habitable	501	2BHK	472.32	519.56	Tenants
98	A	5th Habitable	502	2BHK	472.32	519.56	Tenants



Sr. No.	Wing	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Sold / Unsold / Tenant Inventory
148	A	10th Habitable	1002	2BHK	472.32	519.56	Tenants
149	A	10th Habitable	1003	3BHK	792.66	871.93	Tenants
150	A	10th Habitable	1004	3BHK	792.66	871.93	Unsold
151	A	10th Habitable	1005	2BHK	472.32	519.56	Tenants
152	A	10th Habitable	1006	2BHK	472.32	519.56	Tenants
153	A	10th Habitable	1007	1BHK	356.50	392.15	Tenants
154	A	10th Habitable	1008	2BHK	579.43	637.37	Tenants
155	A	10th Habitable	1009	1BHK	547.46	602.20	Tenants
156	A	10th Habitable	1010	1BHK	356.40	392.04	Tenants
157	A	11th Habitable	1101	2BHK	472.32	519.56	Tenants
158	A	11th Habitable	1102	2BHK	472.32	519.56	Tenants
159	A	11th Habitable	1103	3BHK	792.66	871.93	Unsold
160	A	11th Habitable	1104	3BHK	792.66	871.93	Unsold
161	A	11th Habitable	1105	2BHK	472.32	519.56	Tenants
162	A	11th Habitable	1106	2BHK	472.32	519.56	Tenants
163	A	11th Habitable	1107	1BHK	356.50	392.15	Tenants
164	A	11th Habitable	1108	2BHK	579.43	637.37	Unsold
165	A	11th Habitable	1109	1BHK	547.46	602.20	Tenants
166	A	11th Habitable	1110	1BHK	356.40	392.04	Tenants
167	A	12th Habitable	1201	2BHK	472.32	519.56	Tenants
168	A	12th Habitable	1202	2BHK	472.32	519.56	Tenants
169	A	12th Habitable	1203	3BHK	792.66	871.93	Unsold
170	A	12th Habitable	1204	3BHK	792.66	871.93	Unsold
171	A	12th Habitable	1205	2BHK	472.32	519.56	Tenants
172	A	12th Habitable	1206	2BHK	472.32	519.56	Tenants
173	A	12th Habitable	1207	1BHK	356.50	392.15	Tenants
174	A	12th Habitable	1208	2BHK	579.43	637.37	Unsold
175	A	12th Habitable	1209	2BHK	547.46	602.20	Tenants
176	A	12th Habitable	1210	1BHK	356.40	392.04	Tenants
177	A	13th Habitable	1301	2BHK	472.32	519.56	Tenants
178	A	13th Habitable	1302	2BHK	472.32	519.56	Tenants
179	A	13th Habitable	1303	3BHK	792.66	871.93	Unsold
180	A	13th Habitable	1304	3BHK	792.66	871.93	Unsold
181	A	13th Habitable	1305	2BHK	472.32	519.56	Tenants
182	A	13th Habitable	1306	2BHK	472.32	519.56	Tenants
183	A	13th Habitable	1307	1BHK	356.50	392.15	Tenants
184	A	13th Habitable	1308	2BHK	579.43	637.37	Unsold
185	A	13th Habitable	1309	2BHK	547.46	602.20	Tenants
186	A	13th Habitable	1310	1BHK	356.40	392.04	Tenants
187	A	14th Habitable	1401	2BHK	472.32	519.56	Tenants
188	A	14th Habitable	1402	2BHK	472.32	519.56	Tenants
189	A	14th Habitable	1403	3BHK	792.66	871.93	Unsold
190	A	14th Habitable	1404	3BHK	792.66	871.93	Unsold
191	A	14th Habitable	1405	2BHK	472.32	519.56	Tenants
192	A	14th Habitable	1406	2BHK	472.32	519.56	Tenants
193	A	14th Habitable	1407	1BHK	356.50	392.15	Tenants
194	A	14th Habitable	1408	2BHK	579.43	637.37	Unsold
195	A	14th Habitable	1409	2BHK	547.46	602.20	Tenants
196	A	14th Habitable	1410	1BHK	356.40	392.04	Tenants



Sr. No.	Wing	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Sold / Unsold / Tenant Inventory
197	A	15th Habitable	1501	2BHK	472.32	519.56	Tenants
198	A	15th Habitable	1502	2BHK	472.32	519.56	Tenants
199	A	15th Habitable	1503	Refugee	-	-	Refugee
200	A	15th Habitable	1504	Refugee	-	-	Refugee
201	A	15th Habitable	1505	2BHK	472.32	519.56	Tenants
202	A	15th Habitable	1506	2BHK	472.32	519.56	Tenants
203	A	15th Habitable	1507	1BHK	356.40	392.04	Tenants
204	A	15th Habitable	1508	2BHK	579.43	637.37	Unsold
205	A	15th Habitable	1509	2BHK	547.46	602.20	Tenants
206	A	15th Habitable	1510	1BHK	356.40	392.04	Tenants
207	A	16th Habitable	1601	2BHK	472.32	519.56	Tenants
208	A	16th Habitable	1602	2BHK	472.32	519.56	Tenants
209	A	16th Habitable	1603	3BHK	792.66	871.93	Unsold
210	A	16th Habitable	1604	3BHK	792.66	871.93	Sold
211	A	16th Habitable	1605	2BHK	472.32	519.56	Tenants
212	A	16th Habitable	1606	2BHK	472.32	519.56	Tenants
213	A	16th Habitable	1607	1BHK	356.50	392.15	Tenants
214	A	16th Habitable	1608	2BHK	579.43	637.37	Unsold
215	A	16th Habitable	1609	2BHK	547.46	602.20	Tenants
216	A	16th Habitable	1610	1BHK	356.40	392.04	Tenants
217	A	17th Habitable	1701	2BHK	472.32	519.56	Tenants
218	A	17th Habitable	1702	2BHK	472.32	519.56	Tenants
219	A	17th Habitable	1703	3BHK	792.66	871.93	Unsold
220	A	17th Habitable	1704	3BHK	792.66	871.93	Unsold
221	A	17th Habitable	1705	2BHK	472.32	519.56	Tenants
222	A	17th Habitable	1706	2BHK	472.32	519.56	Tenants
223	A	17th Habitable	1707	1BHK	356.50	392.15	Tenants
224	A	17th Habitable	1708	2BHK	579.43	637.37	Unsold
225	A	17th Habitable	1709	2BHK	547.46	602.20	Tenants
226	A	17th Habitable	1710	1BHK	356.40	392.04	Tenants
227	A	18th Habitable	1801	2BHK	472.32	519.56	Tenants
228	A	18th Habitable	1802	2BHK	472.32	519.56	Tenants
229	A	18th Habitable	1803	3BHK	792.66	871.93	Unsold
230	A	18th Habitable	1804	3BHK	792.66	871.93	Sold
231	A	18th Habitable	1805	2BHK	472.32	519.56	Tenants
232	A	18th Habitable	1806	2BHK	472.32	519.56	Tenants
233	A	18th Habitable	1807	1BHK	356.50	392.15	Tenants
234	A	18th Habitable	1808	2BHK	579.43	637.37	Sold
235	A	18th Habitable	1809	2BHK	547.46	602.20	Tenants
236	A	18th Habitable	1810	1BHK	356.40	392.04	Tenants
237	A	19th Habitable	1901	2BHK	472.32	519.56	Tenants
238	A	19th Habitable	1902	2BHK	472.32	519.56	Tenants
239	A	19th Habitable	1903	3BHK	792.66	871.93	Unsold
240	A	19th Habitable	1904	3BHK	792.66	871.93	Sold
241	A	19th Habitable	1905	2BHK	472.32	519.56	Tenants
242	A	19th Habitable	1906	2BHK	472.32	519.56	Tenants
243	A	19th Habitable	1907	1BHK	356.50	392.15	Tenants
244	A	19th Habitable	1908	2BHK	579.43	637.37	Unsold
245	A	19th Habitable	1909	2BHK	579.43	637.37	Sold

Sr. No.	Wing	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Sold / Unsold / Tenant Inventory
246	A	19th Habitable	1910	1BHK	356.40	392.04	Tenants
247	A	20th Habitable	2001	2BHK	472.32	519.56	Tenants
248	A	20th Habitable	2002	2BHK	472.32	519.56	Tenants
249	A	20th Habitable	2003	3BHK	792.66	871.93	Unsold
250	A	20th Habitable	2004	3BHK	792.66	871.93	Unsold
251	A	20th Habitable	2005	2BHK	472.32	519.56	Tenants
252	A	20th Habitable	2006	2BHK	472.32	519.56	Tenants
253	A	20th Habitable	2007	1BHK	356.50	392.15	Tenants
254	A	20th Habitable	2008	2BHK	579.43	637.37	Unsold
255	A	20th Habitable	2009	2BHK	579.43	637.37	Sold
256	A	20th Habitable	2010	1BHK	356.40	392.04	Tenants
257	A	21st Habitable	2101	2BHK	472.32	519.56	Tenants
258	A	21st Habitable	2102	2BHK	472.32	519.56	Tenants
259	A	21st Habitable	2103	3BHK	792.66	871.93	Unsold
260	A	21st Habitable	2104	3BHK	792.66	871.93	Unsold
261	A	21st Habitable	2105	2BHK	472.32	519.56	Tenants
262	A	21st Habitable	2106	2BHK	472.32	519.56	Tenants
263	A	21st Habitable	2107	1BHK	-	-	Part Terrace
264	A	21st Habitable	2108	2BHK	-	-	Part Terrace
265	A	21st Habitable	2109	2BHK	579.43	637.37	Unsold
266	A	21st Habitable	2110	1BHK	409.35	450.29	Tenants
267	B	1st Habitable	101	1BHK	356.40	392.04	Tenants
268	B	1st Habitable	102	2BHK	603.54	663.89	Tenants
269	B	1st Habitable	103	2BHK	603.54	663.89	Tenants
270	B	1st Habitable	104	1BHK	356.40	392.04	Tenants
271	B	1st Habitable	105	2BHK	692.99	762.28	Unsold
272	B	1st Habitable	106	2BHK	692.99	762.28	Unsold
273	B	1st Habitable	107	Refugee	-	-	Refugee
274	B	1st Habitable	108	Refugee	-	-	Refugee
275	B	1st Habitable	109	2BHK	692.99	762.28	Unsold
276	B	1st Habitable	110	2BHK	692.99	762.28	Unsold
277	B	2nd Habitable	201	1BHK	356.40	392.04	Tenants
278	B	2nd Habitable	202	2BHK	603.54	663.89	Tenants
279	B	2nd Habitable	203	2BHK	603.54	663.89	Tenants
280	B	2nd Habitable	204	1BHK	356.40	392.04	Tenants
281	B	2nd Habitable	205	2BHK	692.99	762.28	Unsold
282	B	2nd Habitable	206	2BHK	692.99	762.28	Unsold
283	B	2nd Habitable	207	3BHK	940.77	1,034.85	Unsold
284	B	2nd Habitable	208	3BHK	940.77	1,034.85	Unsold
285	B	2nd Habitable	209	2BHK	692.99	762.28	Unsold
286	B	2nd Habitable	210	2BHK	692.99	762.28	Unsold
287	B	3rd Habitable	301	1BHK	356.40	392.04	Tenants
288	B	3rd Habitable	302	2BHK	603.54	663.89	Tenants
289	B	3rd Habitable	303	2BHK	603.54	663.89	Tenants
290	B	3rd Habitable	304	1BHK	356.40	392.04	Tenants
291	B	3rd Habitable	305	2BHK	692.99	762.28	Unsold
292	B	3rd Habitable	306	2BHK	692.99	762.28	Unsold
293	B	3rd Habitable	307	3BHK	940.77	1,034.85	Unsold
294	B	3rd Habitable	308	3BHK	940.77	1,034.85	Unsold



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Sr. No.	Wing	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Sold / Unsold / Tenant Inventory
344	B	8th Habitable	808	Refugee	-	-	Refugee
345	B	8th Habitable	809	2BHK	692.99	762.28	Unsold
346	B	8th Habitable	810	2BHK	692.99	762.28	Unsold
347	B	9th Habitable	901	1BHK	356.40	392.04	Tenants
348	B	9th Habitable	902	2BHK	656.60	722.26	Unsold
349	B	9th Habitable	903	2BHK	656.60	722.26	Sold
350	B	9th Habitable	904	1BHK	356.40	392.04	Tenants
351	B	9th Habitable	905	2BHK	692.99	762.28	Unsold
352	B	9th Habitable	906	2BHK	692.99	762.28	Unsold
353	B	9th Habitable	907	3BHK	940.77	1,034.85	Unsold
354	B	9th Habitable	908	3BHK	940.77	1,034.85	Sold
355	B	9th Habitable	909	2BHK	692.99	762.28	Unsold
356	B	9th Habitable	910	2BHK	692.99	762.28	Unsold
357	B	10th Habitable	1001	1BHK	356.40	392.04	Tenants
358	B	10th Habitable	1002	2BHK	656.60	722.26	Unsold
359	B	10th Habitable	1003	2BHK	656.60	722.26	Sold
360	B	10th Habitable	1004	1BHK	356.40	392.04	Tenants
361	B	10th Habitable	1005	2BHK	692.99	762.28	Unsold
362	B	10th Habitable	1006	2BHK	692.99	762.28	Unsold
363	B	10th Habitable	1007	3BHK	940.77	1,034.85	Unsold
364	B	10th Habitable	1008	3BHK	940.77	1,034.85	Unsold
365	B	10th Habitable	1009	2BHK	692.99	762.28	Sold
366	B	10th Habitable	1010	2BHK	692.99	762.28	Unsold
367	B	11th Habitable	1101	1BHK	356.40	392.04	Tenants
368	B	11th Habitable	1102	2BHK	656.60	722.26	Unsold
369	B	11th Habitable	1103	2BHK	656.60	722.26	Unsold
370	B	11th Habitable	1104	1BHK	356.40	392.04	Tenants
371	B	11th Habitable	1105	2BHK	692.99	762.28	Unsold
372	B	11th Habitable	1106	2BHK	692.99	762.28	Unsold
373	B	11th Habitable	1107	3BHK	940.77	1,034.85	Unsold
374	B	11th Habitable	1108	3BHK	940.77	1,034.85	Unsold
375	B	11th Habitable	1109	2BHK	692.99	762.28	Unsold
376	B	11th Habitable	1110	2BHK	692.99	762.28	Unsold
377	B	12th Habitable	1201	1BHK	356.40	392.04	Tenants
378	B	12th Habitable	1202	2BHK	656.60	722.26	Unsold
379	B	12th Habitable	1203	2BHK	656.60	722.26	Unsold
380	B	12th Habitable	1204	1BHK	356.40	392.04	Tenants
381	B	12th Habitable	1205	2BHK	692.99	762.28	Sold
382	B	12th Habitable	1206	2BHK	692.99	762.28	Sold
383	B	12th Habitable	1207	3BHK	940.77	1,034.85	Unsold
384	B	12th Habitable	1208	3BHK	940.77	1,034.85	Sold
385	B	12th Habitable	1209	2BHK	692.99	762.28	Unsold
386	B	12th Habitable	1210	2BHK	692.99	762.28	Unsold
387	B	13th Habitable	1301	1BHK	356.40	392.04	Tenants
388	B	13th Habitable	1302	2BHK	656.60	722.26	Unsold
389	B	13th Habitable	1303	2BHK	656.60	722.26	Sold
390	B	13th Habitable	1304	1BHK	356.40	392.04	Tenants
391	B	13th Habitable	1305	2BHK	692.99	762.28	Unsold
392	B	13th Habitable	1306	2BHK	692.99	762.28	Unsold



Tenant Inventory List**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
1	A	1st Habitable	102	4BHK	944.97	1,039.47
2	A	1st Habitable	105	2BHK	472.32	519.56
3	A	1st Habitable	106	2BHK	472.32	519.56
4	A	1st Habitable	107	1BHK	356.29	391.92
5	A	1st Habitable	108	2BHK	579.43	637.37
6	A	1st Habitable	109	1BHK	473.29	520.62
7	A	1st Habitable	110	1BHK	321.95	354.15
8	A	2nd Habitable	202	4BHK	944.97	1,039.47
9	A	2nd Habitable	203	3BHK	715.38	786.91
10	A	2nd Habitable	204	3BHK	715.38	786.91
11	A	2nd Habitable	205	2BHK	472.32	519.56
12	A	2nd Habitable	206	2BHK	472.32	519.56
13	A	2nd Habitable	207	1BHK	356.50	392.15
14	A	2nd Habitable	208	2BHK	579.43	637.37
15	A	2nd Habitable	209	1BHK	473.29	520.62
16	A	2nd Habitable	210	1BHK	356.40	392.04
17	A	3rd Habitable	302	4BHK	944.97	1,039.47
18	A	3rd Habitable	303	3BHK	715.38	786.91
19	A	3rd Habitable	304	3BHK	715.38	786.91
20	A	3rd Habitable	305	2BHK	472.32	519.56
21	A	3rd Habitable	306	2BHK	472.32	519.56
22	A	3rd Habitable	307	1BHK	356.50	392.15
23	A	3rd Habitable	308	2BHK	579.43	637.37
24	A	3rd Habitable	309	1BHK	473.29	520.62
25	A	3rd Habitable	310	1BHK	356.40	392.04
26	A	4th Habitable	401	2BHK	472.32	519.56
27	A	4th Habitable	402	2BHK	472.32	519.56
28	A	4th Habitable	403	3BHK	715.38	786.91
29	A	4th Habitable	404	3BHK	715.38	786.91
30	A	4th Habitable	405	2BHK	472.32	519.56
31	A	4th Habitable	406	2BHK	472.32	519.56
32	A	4th Habitable	407	1BHK	356.50	392.15
33	A	4th Habitable	408	2BHK	579.43	637.37
34	A	4th Habitable	409	1BHK	473.29	520.62
35	A	4th Habitable	410	1BHK	356.40	392.04
36	A	5th Habitable	501	2BHK	472.32	519.56
37	A	5th Habitable	502	2BHK	472.32	519.56
38	A	5th Habitable	503	3BHK	715.38	786.91
39	A	5th Habitable	504	3BHK	715.38	786.91
40	A	5th Habitable	505	2BHK	472.32	519.56
41	A	5th Habitable	506	2BHK	472.32	519.56
42	A	5th Habitable	507	1BHK	356.50	392.15
43	A	5th Habitable	508	2BHK	579.43	637.37
44	A	5th Habitable	509	1BHK	473.29	520.62
45	A	5th Habitable	510	1BHK	356.40	392.04
46	A	6th Habitable	601	2BHK	472.32	519.56
47	A	6th Habitable	602	2BHK	472.32	519.56

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
98	A	11th Habitable	1110	1BHK	356.40	392.04
99	A	12th Habitable	1201	2BHK	472.32	519.56
100	A	12th Habitable	1202	2BHK	472.32	519.56
101	A	12th Habitable	1205	2BHK	472.32	519.56
102	A	12th Habitable	1206	2BHK	472.32	519.56
103	A	12th Habitable	1207	1BHK	356.50	392.15
104	A	12th Habitable	1209	2BHK	547.46	602.20
105	A	12th Habitable	1210	1BHK	356.40	392.04
106	A	13th Habitable	1301	2BHK	472.32	519.56
107	A	13th Habitable	1302	2BHK	472.32	519.56
108	A	13th Habitable	1305	2BHK	472.32	519.56
109	A	13th Habitable	1306	2BHK	472.32	519.56
110	A	13th Habitable	1307	1BHK	356.50	392.15
111	A	13th Habitable	1309	2BHK	547.46	602.20
112	A	13th Habitable	1310	1BHK	356.40	392.04
113	A	14th Habitable	1401	2BHK	472.32	519.56
114	A	14th Habitable	1402	2BHK	472.32	519.56
115	A	14th Habitable	1405	2BHK	472.32	519.56
116	A	14th Habitable	1406	2BHK	472.32	519.56
117	A	14th Habitable	1407	1BHK	356.50	392.15
118	A	14th Habitable	1409	2BHK	547.46	602.20
119	A	14th Habitable	1410	1BHK	356.40	392.04
120	A	15th Habitable	1501	2BHK	472.32	519.56
121	A	15th Habitable	1502	2BHK	472.32	519.56
122	A	15th Habitable	1505	2BHK	472.32	519.56
123	A	15th Habitable	1506	2BHK	472.32	519.56
124	A	15th Habitable	1507	1BHK	356.40	392.04
125	A	15th Habitable	1509	2BHK	547.46	602.20
126	A	15th Habitable	1510	1BHK	356.40	392.04
127	A	16th Habitable	1601	2BHK	472.32	519.56
128	A	16th Habitable	1602	2BHK	472.32	519.56
129	A	16th Habitable	1605	2BHK	472.32	519.56
130	A	16th Habitable	1606	2BHK	472.32	519.56
131	A	16th Habitable	1607	1BHK	356.50	392.15
132	A	16th Habitable	1609	2BHK	547.46	602.20
133	A	16th Habitable	1610	1BHK	356.40	392.04
134	A	17th Habitable	1701	2BHK	472.32	519.56
135	A	17th Habitable	1702	2BHK	472.32	519.56
136	A	17th Habitable	1705	2BHK	472.32	519.56
137	A	17th Habitable	1706	2BHK	472.32	519.56
138	A	17th Habitable	1707	1BHK	356.50	392.15
139	A	17th Habitable	1709	2BHK	547.46	602.20
140	A	17th Habitable	1710	1BHK	356.40	392.04
141	A	18th Habitable	1801	2BHK	472.32	519.56
142	A	18th Habitable	1802	2BHK	472.32	519.56
143	A	18th Habitable	1805	2BHK	472.32	519.56
144	A	18th Habitable	1806	2BHK	472.32	519.56
145	A	18th Habitable	1807	1BHK	356.50	392.15
146	A	18th Habitable	1809	2BHK	547.46	602.20
147	A	18th Habitable	1810	1BHK	356.40	392.04

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
148	A	19th Habitable	1901	2BHK	472.32	519.56
149	A	19th Habitable	1902	2BHK	472.32	519.56
150	A	19th Habitable	1905	2BHK	472.32	519.56
151	A	19th Habitable	1906	2BHK	472.32	519.56
152	A	19th Habitable	1907	1BHK	356.50	392.15
153	A	19th Habitable	1910	1BHK	356.40	392.04
154	A	20th Habitable	2001	2BHK	472.32	519.56
155	A	20th Habitable	2002	2BHK	472.32	519.56
156	A	20th Habitable	2005	2BHK	472.32	519.56
157	A	20th Habitable	2006	2BHK	472.32	519.56
158	A	20th Habitable	2007	1BHK	356.50	392.15
159	A	20th Habitable	2010	1BHK	356.40	392.04
160	A	21st Habitable	2101	2BHK	472.32	519.56
161	A	21st Habitable	2102	2BHK	472.32	519.56
162	A	21st Habitable	2105	2BHK	472.32	519.56
163	A	21st Habitable	2106	2BHK	472.32	519.56
164	A	21st Habitable	2110	1BHK	409.35	450.29
165	B	1st Habitable	101	1BHK	356.40	392.04
166	B	1st Habitable	102	2BHK	603.54	663.89
167	B	1st Habitable	103	2BHK	603.54	663.89
168	B	1st Habitable	104	1BHK	356.40	392.04
169	B	2nd Habitable	201	1BHK	356.40	392.04
170	B	2nd Habitable	202	2BHK	603.54	663.89
171	B	2nd Habitable	203	2BHK	603.54	663.89
172	B	2nd Habitable	204	1BHK	356.40	392.04
173	B	3rd Habitable	301	1BHK	356.40	392.04
174	B	3rd Habitable	302	2BHK	603.54	663.89
175	B	3rd Habitable	303	2BHK	603.54	663.89
176	B	3rd Habitable	304	1BHK	356.40	392.04
177	B	4th Habitable	401	1BHK	356.40	392.04
178	B	4th Habitable	402	2BHK	603.54	663.89
179	B	4th Habitable	403	2BHK	603.54	663.89
180	B	4th Habitable	404	1BHK	356.40	392.04
181	B	5th Habitable	501	1BHK	356.40	392.04
182	B	5th Habitable	502	2BHK	603.54	663.89
183	B	5th Habitable	503	2BHK	603.54	663.89
184	B	5th Habitable	504	1BHK	356.40	392.04
185	B	6th Habitable	601	1BHK	356.40	392.04
186	B	6th Habitable	602	2BHK	629.69	692.66
187	B	6th Habitable	603	2BHK	629.69	692.66
188	B	6th Habitable	604	1BHK	356.40	392.04
189	B	7th Habitable	701	1BHK	356.40	392.04
190	B	7th Habitable	702	2BHK	640.24	704.27
191	B	7th Habitable	703	2BHK	640.24	704.27
192	B	7th Habitable	704	1BHK	356.40	392.04
193	B	8th Habitable	801	1BHK	356.40	392.04
194	B	8th Habitable	804	1BHK	356.40	392.04
195	B	9th Habitable	901	1BHK	356.40	392.04
196	B	9th Habitable	904	1BHK	356.40	392.04
197	B	10th Habitable	1001	1BHK	356.40	392.04



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Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.
198	B	10th Habitable	1004	1BHK	356.40	392.04
199	B	11th Habitable	1101	1BHK	356.40	392.04
200	B	11th Habitable	1104	1BHK	356.40	392.04
201	B	12th Habitable	1201	1BHK	356.40	392.04
202	B	12th Habitable	1204	1BHK	356.40	392.04
203	B	13th Habitable	1301	1BHK	356.40	392.04
204	B	13th Habitable	1304	1BHK	356.40	392.04
205	B	14th Habitable	1401	1BHK	356.40	392.04
206	B	14th Habitable	1404	1BHK	356.40	392.04
207	B	15th Habitable	1501	1BHK	356.40	392.04
208	B	15th Habitable	1504	1BHK	356.40	392.04
209	B	16th Habitable	1601	1BHK	356.40	392.04
210	B	16th Habitable	1604	1BHK	356.40	392.04
211	B	17th Habitable	1701	1BHK	356.40	392.04
212	B	17th Habitable	1704	1BHK	356.40	392.04
213	B	18th Habitable	1801	1BHK	356.40	392.04
214	B	18th Habitable	1804	1BHK	356.40	392.04
215	B	19th Habitable	1901	1BHK	356.40	392.04
216	B	19th Habitable	1904	1BHK	356.40	392.04
217	B	20th Habitable	2001	1BHK	356.40	392.04
218	B	20th Habitable	2004	1BHK	356.40	392.04
219	B	21st Habitable	2101	1BHK	356.40	392.04
220	B	21st Habitable	2104	1BHK	356.40	392.04
TOTAL					1,03,074.56	1,13,382.01

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Unsold Flats Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	A	6th Habitable	603	3BHK	715.38	24,500.00	1,75,26,698.00
2	A	10th Habitable	1004	3BHK	792.66	24,500.00	1,94,20,194.00
3	A	11th Habitable	1103	3BHK	792.66	24,500.00	1,94,20,194.00
4	A	11th Habitable	1104	3BHK	792.66	24,500.00	1,94,20,194.00
5	A	11th Habitable	1108	2BHK	579.43	24,500.00	1,41,95,940.00
6	A	12th Habitable	1203	3BHK	792.66	24,500.00	1,94,20,194.00
7	A	12th Habitable	1204	3BHK	792.66	24,500.00	1,94,20,194.00
8	A	12th Habitable	1208	2BHK	579.43	24,500.00	1,41,95,940.00
9	A	13th Habitable	1303	3BHK	792.66	24,500.00	1,94,20,194.00
10	A	13th Habitable	1304	3BHK	792.66	24,500.00	1,94,20,194.00
11	A	13th Habitable	1308	2BHK	579.43	24,500.00	1,41,95,940.00
12	A	14th Habitable	1403	3BHK	792.66	24,500.00	1,94,20,194.00
13	A	14th Habitable	1404	3BHK	792.66	24,500.00	1,94,20,194.00
14	A	14th Habitable	1408	2BHK	579.43	24,500.00	1,41,95,940.00
15	A	15th Habitable	1508	2BHK	579.43	24,500.00	1,41,95,940.00
16	A	16th Habitable	1603	3BHK	792.66	24,500.00	1,94,20,194.00
17	A	16th Habitable	1608	2BHK	579.43	24,500.00	1,41,95,940.00
18	A	17th Habitable	1703	3BHK	792.66	24,500.00	1,94,20,194.00
19	A	17th Habitable	1704	3BHK	792.66	24,500.00	1,94,20,194.00
20	A	17th Habitable	1708	2BHK	579.43	24,500.00	1,41,95,940.00
21	A	18th Habitable	1803	3BHK	792.66	24,500.00	1,94,20,194.00
22	A	19th Habitable	1903	3BHK	792.66	24,500.00	1,94,20,194.00
23	A	19th Habitable	1908	2BHK	579.43	24,500.00	1,41,95,940.00
24	A	20th Habitable	2003	3BHK	792.66	24,500.00	1,94,20,194.00
25	A	20th Habitable	2004	3BHK	792.66	24,500.00	1,94,20,194.00
26	A	20th Habitable	2008	2BHK	579.43	24,500.00	1,41,95,940.00
27	A	21st Habitable	2103	3BHK	792.66	24,500.00	1,94,20,194.00
28	A	21st Habitable	2104	3BHK	792.66	24,500.00	1,94,20,194.00
29	A	21st Habitable	2109	2BHK	579.43	24,500.00	1,41,95,940.00
30	B	1st Habitable	105	2BHK	692.99	24,500.00	1,69,78,165.00
31	B	1st Habitable	106	2BHK	692.99	24,500.00	1,69,78,165.00
32	B	1st Habitable	109	2BHK	692.99	24,500.00	1,69,78,165.00
33	B	1st Habitable	110	2BHK	692.99	24,500.00	1,69,78,165.00
34	B	2nd Habitable	205	2BHK	692.99	24,500.00	1,69,78,165.00
35	B	2nd Habitable	206	2BHK	692.99	24,500.00	1,69,78,165.00
36	B	2nd Habitable	207	3BHK	940.77	24,500.00	2,30,48,953.00
37	B	2nd Habitable	208	3BHK	940.77	24,500.00	2,30,48,953.00
38	B	2nd Habitable	209	2BHK	692.99	24,500.00	1,69,78,165.00
39	B	2nd Habitable	210	2BHK	692.99	24,500.00	1,69,78,165.00
40	B	3rd Habitable	305	2BHK	692.99	24,500.00	1,69,78,165.00
41	B	3rd Habitable	306	2BHK	692.99	24,500.00	1,69,78,165.00
42	B	3rd Habitable	307	3BHK	940.77	24,500.00	2,30,48,953.00
43	B	3rd Habitable	308	3BHK	940.77	24,500.00	2,30,48,953.00
44	B	3rd Habitable	309	2BHK	692.99	24,500.00	1,69,78,165.00
45	B	3rd Habitable	310	2BHK	692.99	24,500.00	1,69,78,165.00
46	B	4th Habitable	405	2BHK	692.99	24,500.00	1,69,78,165.00
47	B	4th Habitable	406	2BHK	692.99	24,500.00	1,69,78,165.00



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Sr. No.	Wing	Floor	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
48	B	4th Habitable	407	3BHK	940.77	24,500.00	2,30,48,953.00
49	B	4th Habitable	408	3BHK	940.77	24,500.00	2,30,48,953.00
50	B	4th Habitable	409	2BHK	692.99	24,500.00	1,69,78,165.00
51	B	4th Habitable	410	2BHK	692.99	24,500.00	1,69,78,165.00
52	B	5th Habitable	505	2BHK	692.99	24,500.00	1,69,78,165.00
53	B	5th Habitable	506	2BHK	692.99	24,500.00	1,69,78,165.00
54	B	5th Habitable	507	3BHK	940.77	24,500.00	2,30,48,953.00
55	B	5th Habitable	508	3BHK	940.77	24,500.00	2,30,48,953.00
56	B	5th Habitable	509	2BHK	692.99	24,500.00	1,69,78,165.00
57	B	5th Habitable	510	2BHK	692.99	24,500.00	1,69,78,165.00
58	B	6th Habitable	605	2BHK	692.99	24,500.00	1,69,78,165.00
59	B	6th Habitable	606	2BHK	692.99	24,500.00	1,69,78,165.00
60	B	6th Habitable	607	3BHK	940.77	24,500.00	2,30,48,953.00
61	B	6th Habitable	608	3BHK	940.77	24,500.00	2,30,48,953.00
62	B	6th Habitable	610	2BHK	692.99	24,500.00	1,69,78,165.00
63	B	7th Habitable	705	2BHK	692.99	24,500.00	1,69,78,165.00
64	B	7th Habitable	706	2BHK	692.99	24,500.00	1,69,78,165.00
65	B	7th Habitable	708	3BHK	940.77	24,500.00	2,30,48,953.00
66	B	7th Habitable	710	2BHK	692.99	24,500.00	1,69,78,165.00
67	B	8th Habitable	805	2BHK	692.99	24,500.00	1,69,78,165.00
68	B	8th Habitable	809	2BHK	692.99	24,500.00	1,69,78,165.00
69	B	8th Habitable	810	2BHK	692.99	24,500.00	1,69,78,165.00
70	B	9th Habitable	902	2BHK	656.60	24,500.00	1,60,86,798.00
71	B	9th Habitable	905	2BHK	692.99	24,500.00	1,69,78,165.00
72	B	9th Habitable	906	2BHK	692.99	24,500.00	1,69,78,165.00
73	B	9th Habitable	907	3BHK	940.77	24,500.00	2,30,48,953.00
74	B	9th Habitable	909	2BHK	692.99	24,500.00	1,69,78,165.00
75	B	9th Habitable	910	2BHK	692.99	24,500.00	1,69,78,165.00
76	B	10th Habitable	1002	2BHK	656.60	24,500.00	1,60,86,798.00
77	B	10th Habitable	1005	2BHK	692.99	24,500.00	1,69,78,165.00
78	B	10th Habitable	1006	2BHK	692.99	24,500.00	1,69,78,165.00
79	B	10th Habitable	1007	3BHK	940.77	24,500.00	2,30,48,953.00
80	B	10th Habitable	1008	3BHK	940.77	24,500.00	2,30,48,953.00
81	B	10th Habitable	1010	2BHK	692.99	24,500.00	1,69,78,165.00
82	B	11th Habitable	1102	2BHK	656.60	24,500.00	1,60,86,798.00
83	B	11th Habitable	1103	2BHK	656.60	24,500.00	1,60,86,798.00
84	B	11th Habitable	1105	2BHK	692.99	24,500.00	1,69,78,165.00
85	B	11th Habitable	1106	2BHK	692.99	24,500.00	1,69,78,165.00
86	B	11th Habitable	1107	3BHK	940.77	24,500.00	2,30,48,953.00
87	B	11th Habitable	1108	3BHK	940.77	24,500.00	2,30,48,953.00
88	B	11th Habitable	1109	2BHK	692.99	24,500.00	1,69,78,165.00
89	B	11th Habitable	1110	2BHK	692.99	24,500.00	1,69,78,165.00
90	B	12th Habitable	1202	2BHK	656.60	24,500.00	1,60,86,798.00
91	B	12th Habitable	1203	2BHK	656.60	24,500.00	1,60,86,798.00
92	B	12th Habitable	1207	3BHK	940.77	24,500.00	2,30,48,953.00
93	B	12th Habitable	1209	2BHK	692.99	24,500.00	1,69,78,165.00
94	B	12th Habitable	1210	2BHK	692.99	24,500.00	1,69,78,165.00
95	B	13th Habitable	1302	2BHK	656.60	24,500.00	1,60,86,798.00
96	B	13th Habitable	1305	2BHK	692.99	24,500.00	1,69,78,165.00



Sr. No.	Wing	Floor	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
97	B	13th Habitable	1306	2BHK	692.99	24,500.00	1,69,78,165.00
98	B	13th Habitable	1307	3BHK	940.77	24,500.00	2,30,48,953.00
99	B	13th Habitable	1308	3BHK	940.77	24,500.00	2,30,48,953.00
100	B	13th Habitable	1310	2BHK	692.99	24,500.00	1,69,78,165.00
101	B	14th Habitable	1403	2BHK	656.60	24,500.00	1,60,86,798.00
102	B	14th Habitable	1405	2BHK	692.99	24,500.00	1,69,78,165.00
103	B	14th Habitable	1406	2BHK	692.99	24,500.00	1,69,78,165.00
104	B	14th Habitable	1408	3BHK	940.77	24,500.00	2,30,48,953.00
105	B	15th Habitable	1502	2BHK	656.60	24,500.00	1,60,86,798.00
106	B	15th Habitable	1503	2BHK	656.60	24,500.00	1,60,86,798.00
107	B	15th Habitable	1510	2BHK	692.99	24,500.00	1,69,78,165.00
108	B	16th Habitable	1602	2BHK	656.60	24,500.00	1,60,86,798.00
109	B	16th Habitable	1603	2BHK	656.60	24,500.00	1,60,86,798.00
110	B	16th Habitable	1607	3BHK	940.77	24,500.00	2,30,48,953.00
111	B	16th Habitable	1609	2BHK	692.99	24,500.00	1,69,78,165.00
112	B	16th Habitable	1610	2BHK	692.99	24,500.00	1,69,78,165.00
113	B	17th Habitable	1702	2BHK	656.60	24,500.00	1,60,86,798.00
114	B	17th Habitable	1703	2BHK	656.60	24,500.00	1,60,86,798.00
115	B	17th Habitable	1705	2BHK	692.99	24,500.00	1,69,78,165.00
116	B	17th Habitable	1706	2BHK	692.99	24,500.00	1,69,78,165.00
117	B	17th Habitable	1707	3BHK	940.77	24,500.00	2,30,48,953.00
118	B	17th Habitable	1709	2BHK	692.99	24,500.00	1,69,78,165.00
119	B	18th Habitable	1803	2BHK	656.60	24,500.00	1,60,86,798.00
120	B	18th Habitable	1805	2BHK	692.99	24,500.00	1,69,78,165.00
121	B	18th Habitable	1806	2BHK	692.99	24,500.00	1,69,78,165.00
122	B	18th Habitable	1808	3BHK	940.77	24,500.00	2,30,48,953.00
123	B	18th Habitable	1810	2BHK	692.99	24,500.00	1,69,78,165.00
124	B	19th Habitable	1903	2BHK	656.60	24,500.00	1,60,86,798.00
125	B	19th Habitable	1905	2BHK	692.99	24,500.00	1,69,78,165.00
126	B	19th Habitable	1906	2BHK	692.99	24,500.00	1,69,78,165.00
127	B	19th Habitable	1908	3BHK	940.77	24,500.00	2,30,48,953.00
128	B	19th Habitable	1909	2BHK	692.99	24,500.00	1,69,78,165.00
129	B	19th Habitable	1910	2BHK	692.99	24,500.00	1,69,78,165.00
130	B	20th Habitable	2002	2BHK	656.60	24,500.00	1,60,86,798.00
131	B	20th Habitable	2003	2BHK	656.60	24,500.00	1,60,86,798.00
132	B	20th Habitable	2005	2BHK	692.99	24,500.00	1,69,78,165.00
133	B	20th Habitable	2007	3BHK	940.77	24,500.00	2,30,48,953.00
134	B	20th Habitable	2008	3BHK	940.77	24,500.00	2,30,48,953.00
135	B	20th Habitable	2009	2BHK	692.99	24,500.00	1,69,78,165.00
136	B	20th Habitable	2010	2BHK	692.99	24,500.00	1,69,78,165.00
137	B	21st Habitable	2102	2BHK	656.60	24,500.00	1,60,86,798.00
138	B	21st Habitable	2107	3BHK	940.77	24,500.00	2,30,48,953.00
139	B	21st Habitable	2108	3BHK	940.77	24,500.00	2,30,48,953.00
140	B	21st Habitable	2109	2BHK	692.99	24,500.00	1,69,78,165.00
141	B	21st Habitable	2110	2BHK	692.99	24,500.00	1,69,78,165.00
TOTAL					1,04,638.78		256,36,50,161.00



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Sold Flats Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	A	16th Habitable	1604	3BHK	795.00	1,54,07,100.00	69,33,195.00	84,73,905.00
2	A	18th Habitable	1804	3BHK	795.00	1,54,07,100.00	29,20,082.00	1,24,87,018.00
3	A	18th Habitable	1808	2BHK	585.00	1,18,70,000.00	53,41,606.00	1,70,82,675.00
4	A	19th Habitable	1904	3BHK	795.00	1,54,57,500.00	69,55,675.00	85,01,825.00
5	A	19th Habitable	1909	2BHK	585.00	87,75,000.00	51,01,000.00	36,74,000.00
6	A	20th Habitable	2009	2BHK	585.00	1,22,85,000.00	55,28,250.00	67,56,750.00
7	B	6th Habitable	609	2BHK	705.00	1,48,60,360.00	66,87,162.00	65,28,394.00
8	B	7th Habitable	707	3BHK	955.00	1,43,25,000.00	1,43,25,000.00	-
9	B	7th Habitable	709	2BHK	705.00	1,41,00,000.00	69,18,195.00	81,73,198.00
10	B	8th Habitable	802	2BHK	680.00	1,40,08,000.00	11,00,000.00	71,81,805.00
11	B	8th Habitable	803	2BHK	680.00	1,42,80,000.00	14,29,000.00	1,29,08,000.00
12	B	8th Habitable	806	2BHK	705.00	1,49,81,250.00	67,41,563.00	1,28,51,000.00
13	B	9th Habitable	903	2BHK	680.00	1,27,46,000.00	57,35,700.00	70,10,300.00
14	B	9th Habitable	908	3BHK	955.00	1,90,05,455.00	75,00,000.00	27,46,950.00
15	B	10th Habitable	1003	2BHK	680.00	1,44,50,000.00	65,02,500.00	82,39,687.00
16	B	10th Habitable	1009	2BHK	705.00	1,12,80,000.00	49,46,000.00	63,34,000.00
17	B	12th Habitable	1205	2BHK	705.00	1,57,56,750.00	15,01,000.00	79,47,500.00
18	B	12th Habitable	1206	2BHK	705.00	1,10,15,625.00	49,78,791.00	60,36,834.00
19	B	12th Habitable	1208	3BHK	955.00	2,05,32,500.00	72,39,627.00	1,42,55,750.00
20	B	13th Habitable	1303	2BHK	705.00	1,49,50,935.00	4,49,000.00	1,12,92,873.00
21	B	13th Habitable	1309	2BHK	680.00	1,25,00,000.00	56,25,000.00	68,75,000.00
22	B	14th Habitable	1402	2BHK	955.00	1,83,73,875.00	87,22,926.00	96,50,949.00
23	B	14th Habitable	1407	3BHK	705.00	1,49,81,250.00	65,00,000.00	1,45,01,935.00
24	B	14th Habitable	1409	2BHK	705.00	1,48,05,000.00	59,42,250.00	84,81,250.00
25	B	14th Habitable	1410	2BHK	705.00	1,55,10,000.00	49,79,500.00	88,62,750.00
26	B	15th Habitable	1505	2BHK	705.00	1,38,88,500.00	62,49,825.00	76,38,675.00
27	B	15th Habitable	1506	2BHK	705.00	1,52,65,765.00	7,61,000.00	85,30,500.00
28	B	15th Habitable	1509	2BHK	705.00	1,52,65,765.00	7,61,000.00	1,45,04,765.00
29	B	16th Habitable	1605	2BHK	955.00	1,91,00,000.00	82,43,750.00	1,45,04,765.00
30	B	16th Habitable	1606	2BHK	955.00	1,91,00,000.00	75,50,000.00	83,56,250.00
31	B	16th Habitable	1608	3BHK	680.00	1,42,80,000.00	51,000.00	95,50,000.00
32	B	17th Habitable	1708	3BHK	955.00	1,76,67,500.00	90,10,485.00	86,57,015.00
33	B	17th Habitable	1710	2BHK	705.00	1,46,05,000.00	65,72,250.00	1,42,29,000.00
34	B	18th Habitable	1802	2BHK	680.00	1,02,00,000.00	45,90,000.00	56,10,000.00
35	B	18th Habitable	1807	3BHK	955.00	2,14,87,500.00	35,00,000.00	80,32,750.00
36	B	18th Habitable	1809	2BHK	680.00	1,32,60,000.00	59,67,000.00	63,70,650.00
37	B	19th Habitable	1902	2BHK	705.00	1,35,36,000.00	60,91,200.00	90,05,455.00
38	B	19th Habitable	1907	3BHK	705.00	1,35,00,000.00	55,00,000.00	72,93,000.00
39	B	20th Habitable	2006	2BHK	705.00	1,05,75,000.00	47,58,751.00	58,16,249.00
TOTAL					29,205.00	57,33,94,730.00	21,02,09,283.00	34,49,53,422.00



Sold Offices Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Floor	Unit No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	1st Com.	3	Office	465.00	78,37,500.00	55,64,625.00	22,72,875.00
2	1st Com.	4	Office	349.00	62,86,500.00	38,29,120.00	24,57,380.00
3	1st Com.	13	Office	776.00	1,16,40,000.00	1,16,40,000.00	-
4	1st Com.	6	Office	357.00	77,56,500.00	50,09,550.00	61,72,606.00
5	1st Com.	7	Office	436.00	86,97,000	52,18,200	80,00,000
TOTAL				2,383.00	4,22,17,500.00	3,12,61,495.00	1,89,02,861.00

Sold Shops Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Floor	Shop No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	Ground	24	Shop	804.00	1,35,13,500.00	67,70,672.00	67,42,828.00
2	Ground	26	Shop	770.00	1,21,44,000.00	62,23,360.00	59,20,640.00
3	Ground	27	Shop	851.00	1,68,87,000.00	1,01,69,870.00	67,17,130.00
4	Ground	28	Shop	851.00	1,68,87,000.00	1,01,69,870.00	67,17,130.00
5	Ground	29	Shop	766.00	1,43,92,900.00	1,29,32,400.00	14,60,500.00
6	Ground	30	Shop	1,118.00	1,83,04,900.00	1,42,16,276.00	40,88,624.00
7	Ground	31	Shop	1,093.00	1,78,15,900.00	1,32,47,858.00	45,68,042.00
8	Ground	33	Shop	1,358.00	2,23,24,500.00	1,19,00,000.00	1,04,24,500.00
9	Ground	38	Shop	1,500.00	2,43,70,500.00	1,27,05,494.00	1,16,65,006.00
10	Ground	39	Shop	769.00	1,49,98,500.00	75,00,000.00	74,98,500.00
11	Ground	40	Shop	696.00	1,16,98,500.00	66,97,471.00	50,01,029.00
12	Ground	41	Shop	696.00	1,16,98,500.00	63,14,460.00	53,84,040.00
13	Ground	42	Shop	748.00	1,15,66,500.00	56,69,260.00	58,97,240.00
14	Ground	43	Shop	1,904.00	3,15,68,000.00	58,89,115.00	2,56,78,885.00
15	Ground	7	Shop	151.00	24,91,500.00	21,00,000.00	3,91,500.00
16	Ground	11	Shop	260.00	43,06,500.00	30,00,000.00	13,06,500.00
17	Ground	12	Shop	822.00	1,35,63,000.00	37,50,000.00	98,13,000.00
18	Ground	13	Shop	537.00	88,60,500.00	16,23,010.00	72,37,490.00
19	Ground	14	Shop	565.00	93,22,500.00	25,00,001.00	68,22,499.00
20	Ground	18	Shop	175.00	52,50,000.00	36,13,650.00	16,36,350.00
21	Ground	19	Shop	153.00	25,24,500.00	15,00,000.00	10,24,500.00
22	Ground	23	Shop	781.00	1,86,82,500.00	87,09,500.00	74,07,200.00
23	Ground	36	Shop	1,179.00	2,50,69,000.00	1,39,00,156.00	74,73,000.00
24	Ground	37	Shop	1,163.00	2,44,02,500.00	1,57,29,894.00	86,68,844.00
25	Ground	22	Shop	775.00	1,85,18,000	86,10,800	1,79,87,500
26	Ground	32	Shop	1,312.00	2,59,44,000	1,29,15,400	74,44,800
TOTAL				21,797.00	39,71,04,700.00	20,83,58,517.00	18,49,77,277.00



TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Balance Amount in ₹
Unsold Flat	141.00	1,04,638.78	24,500.00	256,36,50,147.00	-	-
Sold Flat	39.00	29,205.00	-	57,33,94,730.00	21,02,09,283.00	36,31,85,447.00
Unsold Office	8.00	6,843.21	30,000.00	20,52,96,390.00	-	-
Sold Office	5.00	2,383.00	-	4,22,17,500.00	3,12,61,495.00	1,09,56,005.00
Unsold Shop	17.00	6,911.46	38,000.00	26,26,35,357.00	-	-
Sold Shop	26.00	21,797.00	-	39,71,04,700.00	20,83,58,517.00	18,87,46,183.00
Tenant Flat Inventory	220.00	1,03,074.56	-	-	-	-
Total	456.00	2,74,148.01		404,42,98,824.00	44,98,29,295.00	56,28,87,635.00
Total Income from Sale in Cr.				404.43	44.98	56.29

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	2.86	-	2.86
Payment payable to Rehab Tenants (Rent Cost)	14.66	21.44	36.10
Construction Cost of Rehab cum Sale Building	47.69	122.89	155.63
Construction Cost of PTC Building			14.95
Approval Cost of Fungible Cost & Development charges	12.75	18.40	31.15
Architect Cost, RCC & other Professional fees	0.87	1.69	2.56
Administrative Expenses	0.82	3.44	4.26
Marketing Expenses	1.82	6.27	8.09
Interest Cost	-	23.99	23.99
Contiguous Cost	-	5.12	5.12
TOTAL COST	81.47	203.24	284.71

> Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 32.12 Cr. considering Land Rate @ ₹ 30,380.00 per Sq. M. & Net Plot Area of 5,319.05 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 2,85,87,800.00 i.e., ₹ 2.86 Cr. which is 1.00% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	15-07-2022	Stamp Duty	2,85,54,200.00	2,85,54,200.00
2			Reg. Fees	30,000.00	30,000.00
3				2,000.00	2,000.00
5	Supplementary Attorney	26-09-2021	Stamp Duty	500.00	500.00
6	Power of Attorney	27-04-2021		1,100.00	1,100.00
TOTAL				2,85,87,800.00	2,85,87,800.00

➤ **Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 216 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 36,09,84,134.00 i.e., ₹ 36.10 Cr. Builder has paid ₹ 14.66 Cr. which is 12.68 % of Total Project Cost.

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

Sr. No.	Particulars		
1	No. of Tenants	216.00	Nos.
2	Total Carpet Area in Sq. Ft.	68,006.00	Sq. Ft.
3	Rent per Sq. Ft. per month for first 22 Months	60.00	Rupees
4	Rent per month for first 22 Months	40,80,360.00	Rupees
5	Rent for first 22 Months	8,97,67,920.00	Rupees
6	Rent per Sq. Ft. per Month for Next 14 Months	66.00	Rupees
7	Rent per month for Next 14 Months	44,88,396.00	Rupees
8	Rent for Next 14 Months	6,28,37,544.00	Rupees
9	Rent per Sq. Ft. per Month for next 11 month	72.60	Rupees
10	Rent per month for till next 11 month	49,37,236.00	Rupees
11	Rent for next 11 Months	5,43,09,596.00	Rupees
12	Rent per Sq. Ft. per Month for next 11 month	79.86	Rupees
13	Rent per month for till next 11 month	54,30,959.00	Rupees
14	Rent for next 11 Months	5,97,40,549.00	Rupees
15	Rent per Sq. Ft. per Month for next 3 month	87.85	Rupees
16	Rent per month for till next 3 month	59,74,055.00	Rupees
17	Rent for next 3 Months	1,79,22,165.00	Rupees
18	Brokerage	40,80,360.00	Rupees
19	Corpus Fund @ ₹ 1000/- per Sq. Ft.	6,80,06,000.00	Rupees
20	Shifting Charges	43,20,000.00	Rupees
21	Additional corpus fund @ ₹ 750/- per Sq. Ft.	5,10,04,500.00	Rupees
Total Rent Cost (5 + 8 + 11 + 14 + 17 + 18 + 19 + 20 + 21)		36,09,84,134.00	Rupees

➤ **Building Cost of Construction for Rehab cum Sale Building (Wing A & B):**

Construction Area of Rehab cum Sale Building (Wing A & B) = 50,732.30 Sq. M. i.e., 5,46,082.46 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 155,63,35,011.00 i.e., ₹ 155.63 Cr. which comes ₹ 2,850.00 per Sq. Ft. on construction area for building.

The total construction area is 5,46,082.46 Sq. Ft., projected cost of ₹ 155.63 Cr is 54.66% of total project cost VCIPL opinion the construction cost of 2,850/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	450.00
Total RCC Work	1,450.00
Final Finishing Work	550.00
Other Work	500.00
Cost of Construction	2,850.00

➤ **Building Cost of Construction for PTC Building:**

Total Construction area of PTC Building = 6,944.145 Sq. M. i.e., 74,747.00 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 14,94,94,000.00 i.e., ₹ 14.95 Cr. which comes ₹ 2,000.00 per Sq. Ft. on construction area for building.

The total construction area is 74,747.00 Sq. Ft., projected cost of ₹ 14.95 Cr is 5.25% of total project cost

VC IPL opinion the construction cost of 2,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	150.00
Total RCC Work	1,050.00
Final Finishing Work	450.00
Other Work	350.00
Cost of Construction	2,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 31,14,90,061.00 i.e., ₹ 31.15 Cr. which is 10.94% of Total Project Cost. Builder has paid ₹ 3.80 Cr.

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Premium for staircase, lift, lobby area	3,77,49,900.00	3,77,49,900.00
2	Scrutiny Fees u/s 337 & 342	41,70,100.00	41,70,100.00
3	IOD Deposit	1,46,880.00	1,46,880.00
4	Premium for fungible FSI	94,31,650.00	94,31,650.00
5	Scrutiny Fees of IOA	2,36,000.00	2,36,000.00
6	IOA Deposit	2,51,600.00	2,51,600.00
7	Labour Welfare Cess	1,65,90,000.00	1,65,90,000.00
8	Development charges MRTP Act	5,65,48,655.00	2,82,74,328.00
9	Infrastructure charges	2,05,85,195.00	1,02,92,598.00
10	Website charges	5,000.00	5,000.00
11	Legal Expenses	7,50,000.00	7,50,000.00
12	LOI Scrutiny Fees	4,000.00	4,000.00
13	MRTP Development charges	1,82,18,260.00	41,78,500.00
14	Premium for unearned Income	6,73,95,463.00	1,54,58,000.00
15	Fungible Premium	6,69,19,072.00	-
16	Staircase Premium	99,60,620.00	-
17	Open Space Deficiency	25,27,666.00	-
Total		31,14,90,061.00	12,75,38,555.00

As per architect letter provided by developer.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹ 2,55,87,435.00 i.e., ₹ 2.56 Cr. is 1.5% of total construction cost (Rehab cum Sale Building & PTC Building) & it is on lower side because developer have there inhouse team for professional work.

The professional charge consists of Architect & Legal which in lower side than the market trend which is in the range of 2% - 5% of Total Construction cost of the project.



➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 2.5% of total construction cost (Rehab cum Sale Building & PTC Building) which comes to ₹ 4,26,45,725.00 i.e., ₹4.26 Cr.

The admin charges which in market is in the range of 1% - 3% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 8,08,85,976.00 i.e., ₹8.09 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹23,99,00,000.00 i.e., ₹23.99 Cr., which is 8.43% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3.0% total construction cost (Rehab cum Sale Building & PTC Building) which comes to ₹5,11,74,870.00 i.e., ₹5.12 Cr.

PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	404.43
Less: Total projected Expenses	284.71
Estimated Surplus	119.72
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	35.92
Net Surplus (3-4)	83.80
PV (discounted @ 8% for 2.5 years)	Rs. 66.52
Add:	
Expenses already incurred as on date	81.47
(As per the certified Trial Balance Sheet of the project)	
Less:	44.98
Present Value of the project potential/ Land Value as on Date	Rs. 103.01
The realizable value of the property	Rs. 92.71
Distress value of the property	Rs.82.41
Total Land Area in Sq. M.	3,271.80
Land Rates per Sq. M. on Total Land Area	2,80,925.28
Sale Building (Wing B) Land Area in Sq. M.	561.26
Sale Building (Wing B) Land Value in ₹	15,76,72,122.81
SALE Building (Wing A) Land Area in Sq. M.	369.11
SALE Building (Wing A) Land Value in ₹	10,36,92,330.20
Rehab Building (Wing C) Land Area in Sq. M.	510.13
Rehab Building (Wing C) Land Value in ₹	14,33,08,413.23

Actual Site Photographs

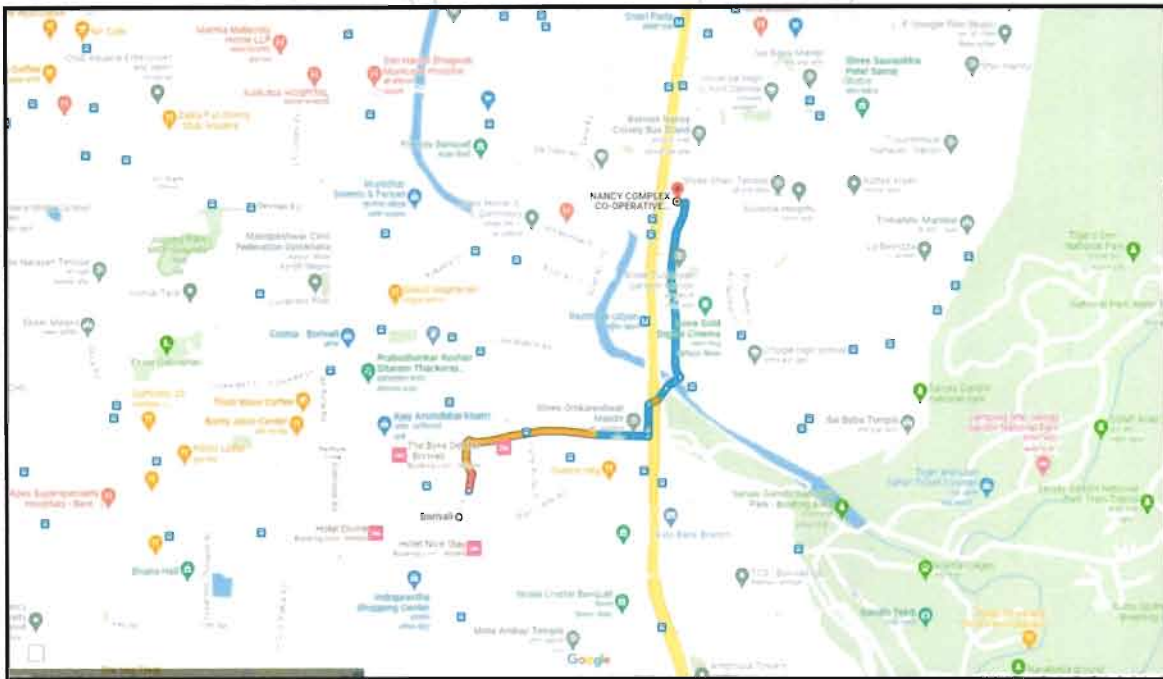
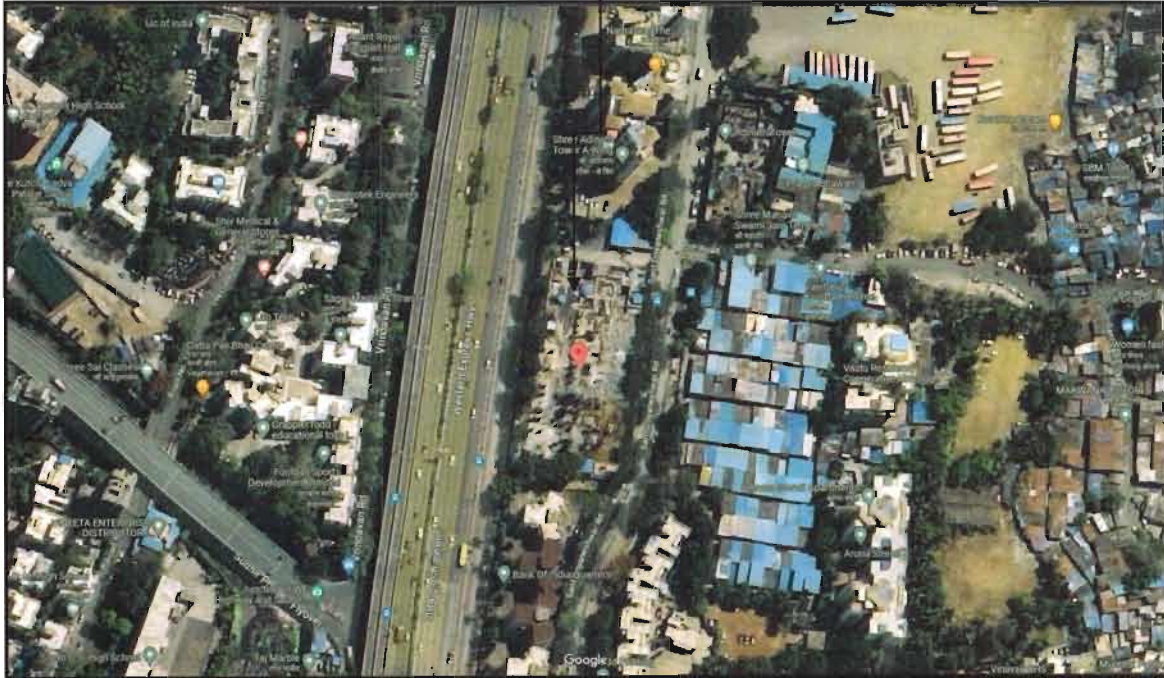


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.60 Km.)

Ready Reckoner 2023 – 2024



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20232024

Selected District मुंबई(उपनगर)

Select Village दहीसर (बोरीवली)

Search By Survey No Location

Enter Survey No 2293


Language English

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (R.L.)	Attribute
S9-418-रस्ता: द्रुतगती मार्ग - (नदी ते म न पा. हद्द)	60380	127280	146370 159090	127280	चौरस मीटर	सि टी एस. नंबर

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Chartered Engineer (I)
174 Certificate
Licence's Engineer
10770 ANS010 PTC01089

Registered Sales Instances

Borivali East Govt. Registered Recent Transactions							
Showing Last 12 Transactions							
<input type="button" value="All"/> <input checked="" type="button" value="New Sale"/> <input type="button" value="Resale"/> <input type="button" value="Lease"/>							
Project Name	Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
Sheetal Regalia Sri Krishna Nagar , Borivali East	2023-08-19	Floor 8, Unit 805	B	705 Sq. Ft.	₹ 1.55 Cr	₹ 22,000	New Sale
CCI Rivali Park Food Corporation Of India Warehouse , Borivali East	2023-08-18	Floor 27, Unit 2707	Sunburst	786 Sq. Ft.	₹ 1.66 Cr	₹ 21,120	New Sale
Chandak Greenairy Devala Pada , Borivali East	2023-08-18	Floor 7, Unit 706	A	726 Sq. Ft.	₹ 1.54 Cr	₹ 21,212	New Sale
Sheetal Regalia Sri Krishna Nagar , Borivali East	2023-08-17	Floor 14, Unit 1408	B	955 Sq. Ft.	₹ 1.62 Cr	₹ 17,000	New Sale
Bharadwaj Building Kajupada , Borivali East	2023-08-17	Floor 10, 11, Unit 1004, 1104	E	1073 Sq. Ft.	₹ 1.7 Cr.	₹ 15,843	New Sale
66 Palazzo Acara Colony , Borivali East	2023-08-17	Floor 9, Unit 901	-	606 Sq. Ft.	₹ 1.09 Cr	₹ 17,987	New Sale
Chandak Greenairy Devala Pada , Borivali East	2023-08-17	Floor 13, Unit 1307	A	650 Sq. Ft.	₹ 1.71 Cr	₹ 26,232	New Sale
Sheetal Regalia Sri Krishna Nagar , Borivali East	2023-08-13	Floor 13, Unit 1306	B	705 Sq. Ft.	₹ 1.41 Cr	₹ 20,015	New Sale
VK Lal Hari Kajupada , Borivali East	2023-08-13	Floor 4, Unit 403	A	406 Sq. Ft.	₹ 72.07 L	₹ 17,752	New Sale
VK Lal Hari Kajupada , Borivali East	2023-08-13	Floor 21, Unit 2102	A	390 Sq. Ft.	₹ 64.31 L	₹ 16,490	New Sale

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Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Sky City	Incline Realty Pvt. Ltd.	P51800028419	1,278.00	3,90,00,000.00	30,516.00
2	Greenairy	Surya Builders	P5180035093	418.00	1,15,00,000.00	27,512.00
3	Monte Verita North Annexure	BG Shirke Redevelopment & Gas PL	P51800033728	616.00	1,55,00,000.00	25,162.00
4	Raghav Paradise	Veda Infra Projects	P5180045345	715.00	1,97,00,000.00	27,552.00
5	Rustomjee Summit	Keystone Realtors Ltd.	P51800003590	1,139.00	3,30,00,000.00	28,973.00

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₹3.90 Cr EMI - ₹1.76L Get pre-approved loan **PREMIUM PROJECT**

3 BHK 1605 Sq-ft Flat For Sale **Dattapada, Mumbai**

3 Beds **3 Baths** **1 Balcony** **1 Covered Parking** **Outdoor Terrace** **Laundry Serv.**

Carpet Area 1278 sqft ₹30,516/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Sky City	Floor 15 (Out of 66 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property

Price Indicators for Flats

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home > View Projects in Mumbai > Property in Mumbai > Projects in Borivali East > Chandak Greenairy

Chandak Greenairy
Borivali East, Mumbai

₹ 1.15 Cr to 1.77 Cr

Status: **Early Stage Construction**

Project Size: 730 Units | 1.4 Acres

Configurations: 1, 2 BHK Flat Area: 412 Sq. Ft. to 890 Sq. Ft. (Covers)

13024 Views | All Enquiries

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- Zero Brokerage** - 100% Service - 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home tours & post-sale.
- Lowest Price Guaranteed** - Highly unlikely, but if you find a cheaper price elsewhere, tell us and we will match it.

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₹1.55 Cr | EMI - ₹79k | [Get pre-approved loan](#)

2 BHK 890 Sq-ft Flat For Sale **Magathane, Mumbai**

+4 Photos

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 616 sqft ₹25,162/sqft	Developer B G Shirke Group of Companies	Project Monte Verita North Annexe
Floor 12 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali East > 3 BHK Flats for Sale in Borivali East > 100 Sq Ft

₹1.97 Cr EMI-₹89k | [Get pre-approved loan](#)

3 BHK 1100 Sq-ft Flat For Sale **Borivali East, Mumbai**

3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area
715 sqft
₹27552/sqft

Floor
15 (Out of 23 Floors)

Lifts
2

Developer
Raghav Group

Project
Raghav Paradise

Transaction Type
New Property

Furnished Status
Unfurnished

Facing
East

Car Parking
1 Covered

Near Magathane metro Station

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Two Projects in Mumbai Property in Mumbai Projects in Borivali East Rustomjee Summit

Rustomjee Summit
Borivali East, Mumbai

₹ 2.07 Cr to 3.30 Cr

Status: Advanced Stage Construction (see Price Credit Table)

Project Size
230 units, 5.25 Acres

Configuration
2.5 BHK Flat from 728 Sq Ft to 1129 Sq Ft Carpet

13 Properties for Sale in Rustomjee Summit

9718 Views 238 Enquiries

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- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, let us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home tours & post-sales.

Justification for price /rate

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

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

We hope this will satisfy your requirements.

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Valuation Report Prepared For: SBI / SME Chembur Branch / Sheetal Regalia (3190/2302504) Page 51 of 60
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: 12.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Mumbai,
2.5.4.2019222b0c4f4d33c03546c796269191.890c1a133d413311
132761747800462, postalCode=400099, st=Maharashtra,
serialNumber=4145646646c0890b025548c1c1e31311e42e59
4e2f1e279a3279a235fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12.14.52:57 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

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

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

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. DGS Township Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 14.08.2023 Valuation Date – 12.09.2023 Date of Report – 12.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Town Planning

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

Area

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

Condition & Repair

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

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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



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.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **12th September 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=(c) VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
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94e2ff2e29a3270c230c, c=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12 14:53:11 +05'30'

Auth. Sign.