

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2239/23-24	Dated 29-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 3267 / 2302306	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

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

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

Remarks:

"Shivsai Paradise", Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 5/3, 6 to 12, 13A/ 1 to 13A/ 4 & 14 at Village - Majiwada, Samata Nagar, Majiwada Village Road, Taluka and Dist. - Thane, PIN - 400 601, State - Maharashtra, Country - India - M/s. Bharat Agri Fert and Realty Ltd (Project Valuation)

Company's PAN : **AADCV4303R**

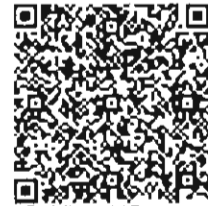
Declaration

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

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

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

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shivsai Paradise"

"Shivsai Paradise", Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 5/3, 6 to 12, 13A/ 1 to 13A/ 4 & 14 at Village - Majiwada, Samata Nagar, Majiwada Village Road, Taluka and Dist. – Thane, PIN – 400 601, State - Maharashtra, Country – India

Latitude Longitude: 19°12'58.0"N 72°58'55.2"E

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

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



Our Pan India Presence at :

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

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



MASTER VALUATION REPORT OF " Shivsai Paradise "

"Shivsai Paradise", Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 53, 6 to 12, 13A/ 1 to 13A/ 4, 14, Majiwada, Taluka and Dist. – Thane, PIN – 400601. State - Maharashtra, Country – India

Latitude Longitude: 19°12'58.0"N 72°58'55.2"E

NAME OF DEVELOPER: M/s. Bharat Agri Fert and Realty Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 22nd August 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Shivsai Paradise", Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 53, 6 to 12, 13A/ 1 to 13A/ 4, 14, Majiwada, Taluka and Dist. – Thane, PIN – 400601. State - Maharashtra, Country – India. It is about 3.9 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, 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 locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Bharat Agri Fert and Realty Ltd.	
Project Registration Number	Project	RERA Project Number
	Shivsai Paradise	P51700001183
Register office address	M/s. Bharat Agri Fert and Realty Ltd. Office at 301, 3 rd Floor, "Hubtown Solaris", N S Phadke Marg, Andheri (East), Mumbai, PIN – 400 069, State Maharashtra, Country -India.	
Contact Numbers	Contact Person : Mr. Yogendra Patel (Builder person - Mobile No.: 9820000328) Mr. Mahesh (Builder Person – Mobile No. 9029955717)	
E – mail ID & Website	ydp13@hotmail.com www.bharatrealty.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	High Street Corporate Center
On or towards South	Wing- F
On or towards East	Shivsai Paradise Club House & Majiwada Village Road
On or towards West	Open Plot



Our Pan India Presence at :

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

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

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

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection	: 22.08.2023
	b) Date on which the valuation is made	: 29.08.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report from Advocate Little & Co. dated 01.08.2022	
	2. Copy of NOC for Height Clearance issued by Airport Authority of India No. SNCR/ WEST/ B / 040423 / 750765 date: 19.04.2023	
	3. Copy of Affidavit – Cum Declaration date 17.07.2023 of M/s. Bharat Agri Fert and Realty Ltd.	
	4. Copy of Grant of Environmental Clearance to the Proposed Residential Housing Complex Shivsai Paradise File No. SIA/ MH / INFRA 2 / 416080 / 2023 date 26.05.2023.	
	5. Copy of CA Annual report of statement of Accountants date 03.10.2019 issued by CA HSM & Associates Chartered Accountants (CA. H.S. Modak) (As per RERA Certificate)	
	6. Copy of Letter of Intent for Proposed development date 05.01.2023 to M/s. Prakash Nivate and Associates.	
	7. Copy of Structural design stability certificate issued by Mr. Anand Kulkarni, Consulting Structural Engineer.	
	8. Copy of Letter of Intent (LOI) date 05.01.2023 issued by Thane Municipal Corporation of Thane	
	9. Copy of Architect Certificate date 20.07.2017 issued by Ar. Prakash Nivate, Prakash Nivate and Associates (As per RERA Certificate)	
	10. Copy of Engineer's Certificate date 20.07.2017 issued by Mr. Nilesh R. Phule	
	11. Copy of MAHARERA Registration Certificate of Project No. P51700001183 issued by Maharashtra Real Estate Regulatory Authority date 09.09.2021. Last Modified: 24.08.2023	
	12. Copy of Supplemental Title Certificate date 29.08.2022 issued by Avd. Vishwas M. Kulkarni	
	13. Copy of Fire NOC No. TMC / CFO / M / HR / 207 / 186 date 16.11.2022 issued by Thane Municipal Corporation Fire Brigade Thane	
	14. Copy of NOC for Height Clearance No. SNCR / WEST / B / 040423 / 750765 date 19.04.2023 issued by Airports Authority of India	
	15. Copy of Agreement date 12.11.1965 b/w. Mr. Hira Rama Patil Mulundkar (the Vendor) AND M/s. Bharat Agri Fert and Realty Ltd. (the Purchaser)	
	16. Copy of Commencement Certificate No. S05 / 0080 / 14 (Old V.P. No. 2005 / 73) / TMC / TDD / 4417/ 23 dated 09.06.2023 issued by Executive Engineer Town Development Department, Thane Municipal Corporation.	



Building No. G – Basement + Stilt / Ground + 1 st to 6 th Parking Floor + 7 th to 31 st upper floors.		
17. Copy of Approved Plan No. S05 / 0080 / 14 (Old V.P. No. 2005 / 73) / TMC / TD-DP / TPS / 4273/ 23 dated 10.01.2023 issued by Executive Engineer Town Development Department, Thane Municipal Corporation.		
Approved upto:		
Building Type	Number of Floors	
G	1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.	
Project Name (with address & phone nos.)	: "Shivsai Paradise", Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 53, 6 to 12, 13A/ 1 to 13A/ 4, 14, Majiwada, Taluka and Dist. – Thane, PIN – 400601. 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. Bharat Agri Fert and Realty Ltd. Address: Office at 301, 3 rd Floor, "Hubtown Solaris", N S Phadke Marg, Andheri (East), Mumbai, PIN – 400 069, State Maharashtra, Country -India. Contact Person: Mr. Yogendra Patel (Builder person - Mobile No.: 9820000328) Mahesh (Builder Person -- Mobile No. 9029955717)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
About "Shivsai Paradise" Project: Shiv Sagar apartment in Thane West, Thane is a residential project. The address of Shiv Sagar Apartment is kolshet road, Near Dhokali Naka, dhokali.		
TYPE OF THE BUILDING		
Building Type	Number of Floors	
G	Proposed 1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 52 nd Upper floors as per information provided by builder. The building permission as on date is received till 1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.	
LEVEL OF COMPLETEION:		
Building Type	Present stage of Construction	Percentage of work completion
G	Excavation work is completed.	0%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is March - 2027 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		

PROPOSED PROJECT AMENITIES:				
➤ Vitrified tiles flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Children Play Area				
➤ Club House				
➤ Landscaped Garden				
➤ Yoga				
➤ Swimming Pool				
➤ Gymnasium				
➤ Kids Play Area				
➤ Multipurpose Hall				
➤ Outdoor Games				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 53, 6 to 12, 13A/ 1 to 13A/ 4, 14
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 53, 6 to 12, 13A/ 1 to 13A/ 4, 14, Majiwada
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	“Shivsai Paradise”, Proposed Residential building on the Plot Bearing Survey No. 112 Hissa No. 2A, 3, 4, 5/1, 5/2, 5/3, 6 to 12, 13A/ 1 to 13A/ 4 & 14 at Village - Majiwada, Samata Nagar, Majiwada Village Road, Taluka and Dist. – Thane, PIN – 400 601, State - Maharashtra, Country – India
8.	City / Town		:	Thane
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Thane Municipal Corporation, Village - Majiwada
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site

	North	TMC Art Gallery	TMC Art Gallery	High Street Corporate Center
	South	F- Oxford Building	F- Oxford Building	Wing- F
	East	Elevated R G	Elevated R G	Shivsai Paradise Club House & Majiwada Village Road
	West	Chowgule And Company	Chowgule And Company	Open Plot
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°12'58.0"N 72°58'55.2"E
14.	Extent of the site			: Total Plot area – 24643.00 Sq. M. (As per Approved Plan) Plot area – 10183 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Total Plot area – 24643.00 Sq. M. (As per Approved Plan) Plot area – 10183 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work not yet started
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality			: Middle class
2.	Development of surrounding areas			: Good
3.	Possibility of frequent flooding/ sub-merging			: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			: All available near by
5.	Level of land with topographical conditions			: Plain
6.	Shape of land			: Irregular
7.	Type of use to which it can be put			: For residential purpose
8.	Any usage restriction			: Residential
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. S05 / 0080 / 14 (Old V.P. No. 2005 / 73) / TMC / TD-DP / TPS / 4273/ 23 dated 10.01.2023 issued by Executive Engineer Town Development Department, Thane Municipal Corporation. Approved upto:
			Building Type	Number of Floors

			G	1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.																		
10.	Corner plot or intermittent plot?	:	Intermittent																			
11.	Road facilities	:	Yes																			
12.	Type of road available at present	:	B. T. Road																			
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20.00 Mtr. Wide D. P. Road																			
14.	Is it a Land – Locked land?	:	No																			
15.	Water potentiality	:	Municipal Water supply																			
16.	Underground sewerage system	:	Connected to Municipal sewer																			
17.	Is Power supply is available in the site	:	Yes																			
18.	Advantages of the site	:	Located in developed area																			
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No																			
Part – A (Valuation of land)																						
1	Size of plot	:	Total Plot area – 24643.00 Sq. M. (As per Approved Plan) Plot area – 10183 Sq. M. (As per RERA Certificate)																			
	North & South	:	-																			
	East & West	:	-																			
2	Total extent of the plot	:	As per table attached to the report																			
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																			
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,37,600.00 per Sq. M. for Residential ₹ 41,400.00 per Sq. M. for Land																			
5	Assessed / adopted rate of valuation	:	As per table attached to the report																			
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>24643</td> <td>41400</td> <td>102,02,20,200.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>10183</td> <td>41400</td> <td>42,15,76,200.00</td> </tr> </tbody> </table>		As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	24643	41400	102,02,20,200.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	10183	41400	42,15,76,200.00
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10183	41400	42,15,76,200.00																				
Part – B (Valuation of Building)																						
1	Technical details of the building	:																				
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																			
	b) Type of construction (Load bearing / RCC / Steel)	:	N.A. Building Construction work is in progress																			

	Framed)					
c)	Year of construction	: N.A. Building Construction work is in progress				
d)	Number of floors and height of each floor including basement, if any	:				
	Building Type	Number of Floors				
	G	Proposed 1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 52 nd Upper floors as per information provided by builder. The building permission as on date is received till 1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.				
e)	Plinth area floor-wise	: As per table attached to the report				
f)	Condition of the building	:				
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. S05 / 0080 / 14 (Old V.P. No. 2005 / 73) / TMC / TD-DP / TPS / 4273/ 23 dated 10.01.2023 issued by Executive Engineer Town Development Department, Thane Municipal Corporation.				
h)	Approved map / plan issuing authority	: Approved upto:				
		<table border="1"> <thead> <tr> <th>Building Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G</td> <td>1 Basement + Stilt / Ground + 1st to 6th floors Level Podium + 7th (Residential / Amenity) + 8th to 31th Upper floors.</td> </tr> </tbody> </table>	Building Type	Number of Floors	G	1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.
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G	1 Basement + Stilt / Ground + 1 st to 6 th floors Level Podium + 7 th (Residential / Amenity) + 8 th to 31 th Upper floors.					
i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is not started
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 not started
6.	Plastering	: N.A. Building Construction work is not started
7.	Flooring, Skirting, dado	: N.A. Building Construction work is not started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is not started
9.	Roofing including weather proof course	: N.A. Building Construction work is not started

1a) Building Type G, (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	701	7	3 BHK	823	68	891	981	16500	1,47,07,605.00	1,51,48,833.00	31500	25,49,318
2	702	7	2 BHK	490	0	490	539	16500	80,82,855.00	83,25,341.00	17500	14,01,028
3	703	7	2 BHK	657	45	702	772	16500	1,15,79,865.00	1,19,27,261.00	25000	20,07,177
4	706	7	2 BHK	483	0	483	531	16500	79,70,985.00	82,10,115.00	17000	13,81,637
5	707	7	2 BHK	483	0	483	531	16500	79,70,985.00	82,10,115.00	17000	13,81,637
6	708	7	3 BHK	799	67	867	953	16500	1,42,97,415.00	1,47,26,337.00	30500	24,78,219
7	801	8	3 BHK	823	68	891	981	16530	1,47,34,346.00	1,51,76,376.00	31500	25,49,318
8	802	8	2 BHK	490	0	490	539	16530	80,97,551.00	83,40,478.00	17500	14,01,028
9	803	8	2 BHK	657	45	702	772	16530	1,16,00,919.00	1,19,48,947.00	25000	20,07,177
10	804	8	3 BHK	823	68	891	981	16530	1,47,34,346.00	1,51,76,376.00	31500	25,49,318
11	805	8	3 BHK	799	67	867	953	16530	1,43,23,410.00	1,47,53,112.00	30500	24,78,219
12	806	8	2 BHK	483	0	483	531	16530	79,85,478.00	82,25,042.00	17000	13,81,637
13	807	8	2 BHK	483	0	483	531	16530	79,85,478.00	82,25,042.00	17000	13,81,637
14	808	8	3 BHK	799	67	867	953	16530	1,43,23,410.00	1,47,53,112.00	30500	24,78,219
15	901	9	3 BHK	823	68	891	981	16560	1,47,61,087.00	1,52,03,920.00	31500	25,49,318
16	902	9	2 BHK	490	0	490	539	16560	81,12,247.00	83,55,614.00	17500	14,01,028
17	903	9	2 BHK	657	45	702	772	16560	1,16,21,974.00	1,19,70,633.00	25000	20,07,177
18	904	9	3 BHK	823	68	891	981	16560	1,47,61,087.00	1,52,03,920.00	31500	25,49,318
19	905	9	3 BHK	799	67	867	953	16560	1,43,49,406.00	1,47,79,888.00	31000	24,78,219
20	906	9	2 BHK	483	0	483	531	16560	79,99,970.00	82,39,969.00	17000	13,81,637
21	907	9	2 BHK	483	0	483	531	16560	79,99,970.00	82,39,969.00	17000	13,81,637
22	908	9	3 BHK	799	67	867	953	16560	1,43,49,406.00	1,47,79,888.00	31000	24,78,219
23	1001	10	3 BHK	823	68	891	981	16590	1,47,87,828.00	1,52,31,463.00	31500	25,49,318
24	1002	10	2 BHK	490	0	490	539	16590	81,26,943.00	83,70,751.00	17500	14,01,028
25	1003	10	2 BHK	657	45	702	772	16590	1,16,43,028.00	1,19,92,319.00	25000	20,07,177
26	1004	10	3 BHK	823	68	891	981	16590	1,47,87,828.00	1,52,31,463.00	31500	25,49,318
27	1005	10	3 BHK	799	67	867	953	16590	1,43,75,401.00	1,48,06,663.00	31000	24,78,219
28	1006	10	2 BHK	483	0	483	531	16590	80,14,463.00	82,54,897.00	17000	13,81,637
29	1007	10	2 BHK	483	0	483	531	16590	80,14,463.00	82,54,897.00	17000	13,81,637
30	1008	10	3 BHK	799	67	867	953	16590	1,43,75,401.00	1,48,06,663.00	31000	24,78,219
31	1101	11	3 BHK	823	68	891	981	16620	1,48,14,569.00	1,52,59,006.00	32000	25,49,318
32	1102	11	2 BHK	490	0	490	539	16620	81,41,639.00	83,85,888.00	17500	14,01,028
33	1103	11	2 BHK	657	45	702	772	16620	1,16,64,082.00	1,20,14,004.00	25000	20,07,177

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
34	1104	11	3 BHK	823	68	891	981	16620	1,48,14,569.00	1,52,59,006.00	32000	25,49,318
35	1105	11	3 BHK	799	67	867	953	16620	1,44,01,396.00	1,48,33,438.00	31000	24,78,219
36	1106	11	2 BHK	483	0	483	531	16620	80,28,956.00	82,69,825.00	17000	13,81,637
37	1107	11	2 BHK	483	0	483	531	16620	80,28,956.00	82,69,825.00	17000	13,81,637
38	1108	11	3 BHK	799	67	867	953	16620	1,44,01,396.00	1,48,33,438.00	31000	24,78,219
39	1201	12	3 BHK	823	68	891	981	16650	1,48,41,311.00	1,52,86,550.00	32000	25,49,318
40	1202	12	2 BHK	490	0	490	539	16650	81,56,336.00	84,01,026.00	17500	14,01,028
41	1204	12	3 BHK	823	68	891	981	16650	1,48,41,311.00	1,52,86,550.00	32000	25,49,318
42	1205	12	3 BHK	799	67	867	953	16650	1,44,27,392.00	1,48,60,214.00	31000	24,78,219
43	1206	12	2 BHK	483	0	483	531	16650	80,43,449.00	82,84,752.00	17500	13,81,637
44	1207	12	2 BHK	483	0	483	531	16650	80,43,449.00	82,84,752.00	17500	13,81,637
45	1208	12	3 BHK	799	67	867	953	16650	1,44,27,392.00	1,48,60,214.00	31000	24,78,219
46	1301	13	3 BHK	823	68	891	981	16680	1,48,68,052.00	1,53,14,094.00	32000	25,49,318
47	1302	13	2 BHK	490	0	490	539	16680	81,71,032.00	84,16,163.00	17500	14,01,028
48	1303	13	2 BHK	657	45	702	772	16680	1,17,06,191.00	1,20,57,377.00	25000	20,07,177
49	1304	13	3 BHK	823	68	891	981	16680	1,48,68,052.00	1,53,14,094.00	32000	25,49,318
50	1305	13	3 BHK	799	67	867	953	16680	1,44,53,387.00	1,48,86,989.00	31000	24,78,219
51	1306	13	2 BHK	483	0	483	531	16680	80,57,941.00	82,99,679.00	17500	13,81,637
52	1307	13	2 BHK	483	0	483	531	16680	80,57,941.00	82,99,679.00	17500	13,81,637
53	1308	13	3 BHK	799	67	867	953	16680	1,44,53,387.00	1,48,86,989.00	31000	24,78,219
54	1401	14	3 BHK	823	68	891	981	16710	1,48,94,793.00	1,53,41,637.00	32000	25,49,318
55	1402	14	2 BHK	490	0	490	539	16710	81,85,728.00	84,31,300.00	17500	14,01,028
56	1403	14	2 BHK	657	45	702	772	16710	1,17,27,245.00	1,20,79,062.00	25000	20,07,177
57	1404	14	3 BHK	823	68	891	981	16710	1,48,94,793.00	1,53,41,637.00	32000	25,49,318
58	1405	14	3 BHK	799	67	867	953	16710	1,44,79,382.00	1,49,13,763.00	31000	24,78,219
59	1406	14	2 BHK	483	0	483	531	16710	80,72,434.00	83,14,607.00	17500	13,81,637
60	1407	14	2 BHK	483	0	483	531	16710	80,72,434.00	83,14,607.00	17500	13,81,637
61	1408	14	3 BHK	799	67	867	953	16710	1,44,79,382.00	1,49,13,763.00	31000	24,78,219
62	1501	15	3 BHK	823	68	891	981	16740	1,49,21,534.00	1,53,69,180.00	32000	25,49,318
63	1502	15	2 BHK	490	0	490	539	16740	82,00,424.00	84,46,437.00	17500	14,01,028
64	1503	15	2 BHK	657	45	702	772	16740	1,17,48,299.00	1,21,00,748.00	25000	20,07,177
65	1504	15	3 BHK	823	68	891	981	16740	1,49,21,534.00	1,53,69,180.00	32000	25,49,318
66	1505	15	3 BHK	799	67	867	953	16740	1,45,05,377.00	1,49,40,538.00	31000	24,78,219
67	1506	15	2 BHK	483	0	483	531	16740	80,86,927.00	83,29,535.00	17500	13,81,637
68	1507	15	2 BHK	483	0	483	531	16740	80,86,927.00	83,29,535.00	17500	13,81,637



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
69	1508	15	3 BHK	799	67	867	953	16740	1,45,05,377.00	1,49,40,538.00	31000	24,78,219
70	1601	16	3 BHK	823	68	891	981	16770	1,49,48,275.00	1,53,96,723.00	32000	25,49,318
71	1602	16	2 BHK	490	0	490	539	16770	82,15,120.00	84,61,574.00	17500	14,01,028
72	1603	16	2 BHK	657	45	702	772	16770	1,17,69,354.00	1,21,22,435.00	25500	20,07,177
73	1604	16	3 BHK	823	68	891	981	16770	1,49,48,275.00	1,53,96,723.00	32000	25,49,318
74	1605	16	3 BHK	799	67	867	953	16770	1,45,31,373.00	1,49,67,314.00	31000	24,78,219
75	1606	16	2 BHK	483	0	483	531	16770	81,01,419.00	83,44,462.00	17500	13,81,637
76	1607	16	2 BHK	483	0	483	531	16770	81,01,419.00	83,44,462.00	17500	13,81,637
77	1608	16	3 BHK	799	67	867	953	16770	1,45,31,373.00	1,49,67,314.00	31000	24,78,219
78	1701	17	3 BHK	823	68	891	981	16800	1,49,75,016.00	1,54,24,266.00	32000	25,49,318
79	1702	17	2 BHK	490	0	490	539	16800	82,29,816.00	84,76,710.00	17500	14,01,028
80	1704	17	3 BHK	823	68	891	981	16800	1,49,75,016.00	1,54,24,266.00	32000	25,49,318
81	1705	17	3 BHK	799	67	867	953	16800	1,45,57,368.00	1,49,94,089.00	31000	24,78,219
82	1706	17	2 BHK	483	0	483	531	16800	81,15,912.00	83,59,389.00	17500	13,81,637
83	1707	17	2 BHK	483	0	483	531	16800	81,15,912.00	83,59,389.00	17500	13,81,637
84	1708	17	3 BHK	799	67	867	953	16800	1,45,57,368.00	1,49,94,089.00	31000	24,78,219
85	1801	18	3 BHK	823	68	891	981	16830	1,50,01,757.00	1,54,51,810.00	32000	25,49,318
86	1802	18	2 BHK	490	0	490	539	16830	82,44,512.00	84,91,847.00	17500	14,01,028
87	1803	18	2 BHK	657	45	702	772	16830	1,18,11,462.00	1,21,65,806.00	25500	20,07,177
88	1804	18	3 BHK	823	68	891	981	16830	1,50,01,757.00	1,54,51,810.00	32000	25,49,318
89	1805	18	3 BHK	799	67	867	953	16830	1,45,83,363.00	1,50,20,864.00	31500	24,78,219
90	1806	18	2 BHK	483	0	483	531	16830	81,30,405.00	83,74,317.00	17500	13,81,637
91	1807	18	2 BHK	483	0	483	531	16830	81,30,405.00	83,74,317.00	17500	13,81,637
92	1808	18	3 BHK	799	67	867	953	16830	1,45,83,363.00	1,50,20,864.00	31500	24,78,219
93	1901	19	3 BHK	823	68	891	981	16860	1,50,28,498.00	1,54,79,353.00	32000	25,49,318
94	1902	19	2 BHK	490	0	490	539	16860	82,59,208.00	85,06,984.00	17500	14,01,028
95	1903	19	2 BHK	657	45	702	772	16860	1,18,32,517.00	1,21,87,493.00	25500	20,07,177
96	1904	19	3 BHK	823	68	891	981	16860	1,50,28,498.00	1,54,79,353.00	32000	25,49,318
97	1905	19	3 BHK	799	67	867	953	16860	1,46,09,359.00	1,50,47,640.00	31500	24,78,219
98	1906	19	2 BHK	483	0	483	531	16860	81,44,897.00	83,89,244.00	17500	13,81,637
99	1907	19	2 BHK	483	0	483	531	16860	81,44,897.00	83,89,244.00	17500	13,81,637
100	1908	19	3 BHK	799	67	867	953	16860	1,46,09,359.00	1,50,47,640.00	31500	24,78,219
101	2001	20	3 BHK	823	68	891	981	16890	1,50,55,239.00	1,55,06,896.00	32500	25,49,318
102	2002	20	2 BHK	490	0	490	539	16890	82,73,904.00	85,22,121.00	18000	14,01,028
103	2003	20	2 BHK	657	45	702	772	16890	1,18,53,571.00	1,22,09,178.00	25500	20,07,177
104	2004	20	3 BHK	823	68	891	981	16890	1,50,55,239.00	1,55,06,896.00	32500	25,49,318

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
105	2005	20	3 BHK	799	67	867	953	16890	1,46,35,354.00	1,50,74,415.00	31500	24,78,219
106	2006	20	2 BHK	483	0	483	531	16890	81,59,390.00	84,04,172.00	17500	13,81,637
107	2007	20	2 BHK	483	0	483	531	16890	81,59,390.00	84,04,172.00	17500	13,81,637
108	2008	20	3 BHK	799	67	867	953	16890	1,46,35,354.00	1,50,74,415.00	31500	24,78,219
109	2101	21	3 BHK	823	68	891	981	16920	1,50,81,980.00	1,55,34,439.00	32500	25,49,318
110	2102	21	2 BHK	490	0	490	539	16920	82,88,600.00	85,37,258.00	18000	14,01,028
111	2103	21	2 BHK	657	45	702	772	16920	1,18,74,625.00	1,22,30,864.00	25500	20,07,177
112	2104	21	3 BHK	823	68	891	981	16920	1,50,81,980.00	1,55,34,439.00	32500	25,49,318
113	2105	21	3 BHK	799	67	867	953	16920	1,46,61,349.00	1,51,01,189.00	31500	24,78,219
114	2106	21	2 BHK	483	0	483	531	16920	81,73,883.00	84,19,099.00	17500	13,81,637
115	2107	21	2 BHK	483	0	483	531	16920	81,73,883.00	84,19,099.00	17500	13,81,637
116	2108	21	3 BHK	799	67	867	953	16920	1,46,61,349.00	1,51,01,189.00	31500	24,78,219
117	2201	22	3 BHK	823	68	891	981	16950	1,51,08,722.00	1,55,61,984.00	32500	25,49,318
118	2202	22	2 BHK	480	0	490	539	16950	83,03,297.00	85,52,396.00	18000	14,01,028
119	2204	22	3 BHK	823	68	891	981	16950	1,51,08,722.00	1,55,61,984.00	32500	25,49,318
120	2205	22	3 BHK	799	67	867	953	16950	1,46,87,345.00	1,51,27,965.00	31500	24,78,219
121	2206	22	2 BHK	483	0	483	531	16950	81,88,376.00	84,34,027.00	17500	13,81,637
122	2207	22	2 BHK	483	0	483	531	16950	81,88,376.00	84,34,027.00	17500	13,81,637
123	2208	22	3 BHK	799	67	867	953	16950	1,46,87,345.00	1,51,27,965.00	31500	24,78,219
124	2301	23	3 BHK	823	68	891	981	16980	1,51,35,463.00	1,55,89,527.00	32500	25,49,318
125	2302	23	2 BHK	490	0	490	539	16980	83,17,993.00	85,67,533.00	18000	14,01,028
126	2303	23	2 BHK	657	45	702	772	16980	1,19,16,734.00	1,22,74,236.00	25500	20,07,177
127	2304	23	3 BHK	823	68	891	981	16980	1,51,35,463.00	1,55,89,527.00	32500	25,49,318
128	2305	23	3 BHK	799	67	867	953	16980	1,47,13,340.00	1,51,54,740.00	31500	24,78,219
129	2306	23	2 BHK	483	0	483	531	16980	82,02,868.00	84,48,954.00	17500	13,81,637
130	2307	23	2 BHK	483	0	483	531	16980	82,02,868.00	84,48,954.00	17500	13,81,637
131	2308	23	3 BHK	799	67	867	953	16980	1,47,13,340.00	1,51,54,740.00	31500	24,78,219
132	2401	24	3 BHK	823	68	891	981	17010	1,51,62,204.00	1,56,17,070.00	32500	25,49,318
133	2402	24	2 BHK	490	0	490	539	17010	83,32,689.00	85,82,670.00	18000	14,01,028
134	2403	24	2 BHK	657	45	702	772	17010	1,19,37,788.00	1,22,95,922.00	25500	20,07,177
135	2404	24	3 BHK	823	68	891	981	17010	1,51,62,204.00	1,56,17,070.00	32500	25,49,318
136	2405	24	3 BHK	799	67	867	953	17010	1,47,39,335.00	1,51,81,515.00	31500	24,78,219
137	2406	24	2 BHK	483	0	483	531	17010	82,17,361.00	84,63,882.00	17500	13,81,637
138	2407	24	2 BHK	483	0	483	531	17010	82,17,361.00	84,63,882.00	17500	13,81,637
139	2408	24	3 BHK	799	67	867	953	17010	1,47,39,335.00	1,51,81,515.00	31500	24,78,219
140	2501	25	3 BHK	823	68	891	981	17040	1,51,88,945.00	1,56,44,613.00	32500	25,49,318



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
141	2502	25	2 BHK	490	0	490	539	17040	83,47,385.00	85,97,807.00	18000	14,01,028
142	2503	25	2 BHK	657	45	702	772	17040	1,19,58,842.00	1,23,17,607.00	25500	20,07,177
143	2504	25	3 BHK	823	68	891	981	17040	1,51,88,945.00	1,56,44,613.00	32500	25,49,318
144	2505	25	3 BHK	799	67	867	953	17040	1,47,65,330.00	1,52,08,290.00	31500	24,78,219
145	2506	25	2 BHK	483	0	483	531	17040	82,31,854.00	84,78,810.00	17500	13,81,637
146	2507	25	2 BHK	483	0	483	531	17040	82,31,854.00	84,78,810.00	17500	13,81,637
147	2508	25	3 BHK	799	67	867	953	17040	1,47,65,330.00	1,52,08,290.00	31500	24,78,219
148	2601	26	3 BHK	823	68	891	981	17070	1,52,15,686.00	1,56,72,157.00	32500	25,49,318
149	2602	26	2 BHK	490	0	490	539	17070	83,62,081.00	86,12,943.00	18000	14,01,028
150	2603	26	2 BHK	657	45	702	772	17070	1,19,79,897.00	1,23,39,294.00	25500	20,07,177
151	2604	26	3 BHK	823	68	891	981	17070	1,52,15,686.00	1,56,72,157.00	32500	25,49,318
152	2605	26	3 BHK	799	67	867	953	17070	1,47,91,326.00	1,52,35,066.00	31500	24,78,219
153	2606	26	2 BHK	483	0	483	531	17070	82,46,346.00	84,93,736.00	17500	13,81,637
154	2607	26	2 BHK	483	0	483	531	17070	82,46,346.00	84,93,736.00	17500	13,81,637
155	2608	26	3 BHK	799	67	867	953	17070	1,47,91,326.00	1,52,35,066.00	31500	24,78,219
156	2701	27	3 BHK	823	68	891	981	17100	1,52,42,427.00	1,56,99,700.00	32500	25,49,318
157	2702	27	2 BHK	490	0	490	539	17100	83,76,777.00	86,28,080.00	18000	14,01,028
158	2704	27	3 BHK	823	68	891	981	17100	1,52,42,427.00	1,56,99,700.00	32500	25,49,318
159	2705	27	3 BHK	799	67	867	953	17100	1,48,17,321.00	1,52,61,841.00	32000	24,78,219
160	2706	27	2 BHK	483	0	483	531	17100	82,60,839.00	85,08,664.00	17500	13,81,637
161	2707	27	2 BHK	483	0	483	531	17100	82,60,839.00	85,08,664.00	17500	13,81,637
162	2708	27	3 BHK	799	67	867	953	17100	1,48,17,321.00	1,52,61,841.00	32000	24,78,219
163	2801	28	3 BHK	823	68	891	981	17130	1,52,69,168.00	1,57,27,243.00	33000	25,49,318
164	2802	28	2 BHK	490	0	490	539	17130	83,91,473.00	86,43,217.00	18000	14,01,028
165	2803	28	2 BHK	657	45	702	772	17130	1,20,22,005.00	1,23,82,665.00	26000	20,07,177
166	2804	28	3 BHK	823	68	891	981	17130	1,52,69,168.00	1,57,27,243.00	33000	25,49,318
167	2805	28	3 BHK	799	67	867	953	17130	1,48,43,316.00	1,52,88,615.00	32000	24,78,219
168	2806	28	2 BHK	483	0	483	531	17130	82,75,332.00	85,23,592.00	18000	13,81,637
169	2807	28	2 BHK	483	0	483	531	17130	82,75,332.00	85,23,592.00	18000	13,81,637
170	2808	28	3 BHK	799	67	867	953	17130	1,48,43,316.00	1,52,88,615.00	32000	24,78,219
171	2901	29	3 BHK	823	68	891	981	17160	1,52,95,909.00	1,57,54,786.00	33000	25,49,318
172	2902	29	2 BHK	490	0	490	539	17160	84,06,169.00	86,58,354.00	18000	14,01,028
173	2903	29	2 BHK	657	45	702	772	17160	1,20,43,060.00	1,24,04,352.00	26000	20,07,177
174	2904	29	3 BHK	823	68	891	981	17160	1,52,95,909.00	1,57,54,786.00	33000	25,49,318
175	2905	29	3 BHK	799	67	867	953	17160	1,48,69,312.00	1,53,15,391.00	32000	24,78,219
176	2906	29	2 BHK	483	0	483	531	17160	82,89,824.00	85,38,519.00	18000	13,81,637
177	2907	29	2 BHK	483	0	483	531	17160	82,89,824.00	85,38,519.00	18000	13,81,637
178	2908	29	3 BHK	799	67	867	953	17160	1,48,69,312.00	1,53,15,391.00	32000	24,78,219
179	3001	30	3 BHK	823	68	891	981	17190	1,53,22,650.00	1,57,82,330.00	33000	25,49,318



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
180	3002	30	2 BHK	490	0	490	539	17190	84,20,865.00	86,73,491.00	18000	14,01,028
181	3003	30	2 BHK	657	45	702	772	17190	1,20,64,114.00	1,24,26,037.00	26000	20,07,177
182	3004	30	3 BHK	823	68	891	981	17190	1,53,22,650.00	1,57,82,330.00	33000	25,49,318
183	3005	30	3 BHK	799	67	867	953	17190	1,48,95,307.00	1,53,42,166.00	32000	24,78,219
184	3006	30	2 BHK	483	0	483	531	17190	83,04,317.00	85,53,447.00	18000	13,81,637
185	3007	30	2 BHK	483	0	483	531	17190	83,04,317.00	85,53,447.00	18000	13,81,637
186	3008	30	3 BHK	799	67	867	953	17190	1,48,95,307.00	1,53,42,166.00	32000	24,78,219
187	3101	31	3 BHK	823	68	891	981	17220	1,53,49,391.00	1,58,09,873.00	33000	25,49,318
188	3102	31	2 BHK	490	0	490	539	17220	84,35,561.00	86,88,628.00	18000	14,01,028
189	3103	31	2 BHK	657	45	702	772	17220	1,20,85,168.00	1,24,47,723.00	26000	20,07,177
190	3104	31	3 BHK	823	68	891	981	17220	1,53,49,391.00	1,58,09,873.00	33000	25,49,318
191	3105	31	3 BHK	799	67	867	953	17220	1,49,21,302.00	1,53,68,941.00	32000	24,78,219
192	3106	31	2 BHK	483	0	483	531	17220	83,18,810.00	85,68,374.00	18000	13,81,637
193	3107	31	2 BHK	483	0	483	531	17220	83,18,810.00	85,68,374.00	18000	13,81,637
194	3108	31	3 BHK	799	67	867	953	17220	1,49,21,302.00	1,53,68,941.00	32000	24,78,219
Total				129686	7589	137275	151003		2,31,50,53,639.00	2,38,45,05,246.00		39,26,07,587

1b) Building No. Type G. (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
195	3201	32	3 BHK	823	68	891	981	17250	1,69,13,746.00	1,74,21,158.00	36500	25,49,318
196	3202	32	2 BHK	490	0	490	539	17250	92,95,283.00	95,74,141.00	20000	14,01,028
197	3204	32	3 BHK	823	68	891	981	17250	1,69,13,746.00	1,74,21,158.00	36500	25,49,318
198	3205	32	3 BHK	799	67	867	953	17250	1,64,42,027.00	1,69,35,288.00	35500	24,78,219
199	3206	32	2 BHK	483	0	483	531	17250	91,66,633.00	94,41,632.00	19500	13,81,637
200	3207	32	2 BHK	483	0	483	531	17250	91,66,633.00	94,41,632.00	19500	13,81,637
201	3208	32	3 BHK	799	67	867	953	17250	1,64,42,027.00	1,69,35,288.00	35500	24,78,219
202	3301	33	3 BHK	823	68	891	981	17280	1,69,43,161.00	1,74,51,456.00	36500	25,49,318
203	3302	33	2 BHK	490	0	490	539	17280	93,11,449.00	95,90,792.00	20000	14,01,028
204	3303	33	2 BHK	657	45	702	772	17280	1,33,40,004.00	1,37,40,204.00	28500	20,07,177
205	3304	33	3 BHK	823	68	891	981	17280	1,69,43,161.00	1,74,51,456.00	36500	25,49,318
206	3305	33	3 BHK	799	67	867	953	17280	1,64,70,622.00	1,69,64,741.00	35500	24,78,219
207	3306	33	2 BHK	483	0	483	531	17280	91,82,575.00	94,58,052.00	19500	13,81,637
208	3307	33	2 BHK	483	0	483	531	17280	91,82,575.00	94,58,052.00	19500	13,81,637
209	3308	33	3 BHK	799	67	867	953	17280	1,64,70,622.00	1,69,64,741.00	35500	24,78,219
210	3401	34	3 BHK	823	68	891	981	17310	1,69,72,576.00	1,74,81,753.00	36500	25,49,318
211	3402	34	2 BHK	490	0	490	539	17310	93,27,615.00	96,07,443.00	20000	14,01,028
212	3403	34	2 BHK	657	45	702	772	17310	1,33,63,164.00	1,37,64,059.00	28500	20,07,177



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
213	3404	34	3 BHK	823	68	891	981	17310	1,69,72,576.00	1,74,81,753.00	36500	25,49,318
214	3405	34	3 BHK	799	67	867	953	17310	1,64,99,217.00	1,69,94,194.00	35500	24,78,219
215	3406	34	2 BHK	483	0	483	531	17310	91,98,517.00	94,74,473.00	19500	13,81,637
216	3407	34	2 BHK	483	0	483	531	17310	91,98,517.00	94,74,473.00	19500	13,81,637
217	3408	34	3 BHK	799	67	867	953	17310	1,64,99,217.00	1,69,94,194.00	35500	24,78,219
218	3501	35	3 BHK	823	68	891	981	17340	1,70,01,991.00	1,75,12,051.00	36500	25,49,318
219	3502	35	2 BHK	490	0	490	539	17340	93,43,780.00	96,24,093.00	20000	14,01,028
220	3503	35	2 BHK	657	45	702	772	17340	1,33,86,324.00	1,37,87,914.00	28500	20,07,177
221	3504	35	3 BHK	823	68	891	981	17340	1,70,01,991.00	1,75,12,051.00	36500	25,49,318
222	3505	35	3 BHK	799	67	867	953	17340	1,65,27,812.00	1,70,23,646.00	35500	24,78,219
223	3506	35	2 BHK	483	0	483	531	17340	92,14,459.00	94,90,893.00	20000	13,81,637
224	3507	35	2 BHK	483	0	483	531	17340	92,14,459.00	94,90,893.00	20000	13,81,637
225	3508	35	3 BHK	799	67	867	953	17340	1,65,27,812.00	1,70,23,646.00	35500	24,78,219
226	3601	36	3 BHK	823	68	891	981	17370	1,70,31,407.00	1,75,42,349.00	36500	25,49,318
227	3602	36	2 BHK	490	0	490	539	17370	93,59,946.00	96,40,744.00	20000	14,01,028
228	3603	36	2 BHK	657	45	702	772	17370	1,34,09,484.00	1,38,11,769.00	29000	20,07,177
229	3604	36	3 BHK	823	68	891	981	17370	1,70,31,407.00	1,75,42,349.00	36500	25,49,318
230	3605	36	3 BHK	799	67	867	953	17370	1,65,56,407.00	1,70,53,099.00	35500	24,78,219
231	3606	36	2 BHK	483	0	483	531	17370	92,30,401.00	95,07,313.00	20000	13,81,637
232	3607	36	2 BHK	483	0	483	531	17370	92,30,401.00	95,07,313.00	20000	13,81,637
233	3608	36	3 BHK	799	67	867	953	17370	1,65,56,407.00	1,70,53,099.00	35500	24,78,219
234	3701	37	3 BHK	823	68	891	981	17400	1,70,60,822.00	1,75,72,647.00	36500	25,49,318
235	3702	37	2 BHK	490	0	490	539	17400	93,76,112.00	96,57,395.00	20000	14,01,028
236	3704	37	3 BHK	823	68	891	981	17400	1,70,60,822.00	1,75,72,647.00	36500	25,49,318
237	3705	37	3 BHK	799	67	867	953	17400	1,65,85,001.00	1,70,82,551.00	35500	24,78,219
238	3706	37	2 BHK	483	0	483	531	17400	92,46,343.00	95,23,733.00	20000	13,81,637
239	3707	37	2 BHK	483	0	483	531	17400	92,46,343.00	95,23,733.00	20000	13,81,637
240	3708	37	3 BHK	799	67	867	953	17400	1,65,85,001.00	1,70,82,551.00	35500	24,78,219
241	3801	38	3 BHK	823	68	891	981	17430	1,70,90,237.00	1,76,02,944.00	36500	25,49,318
242	3802	38	2 BHK	490	0	490	539	17430	93,92,278.00	96,74,046.00	20000	14,01,028
243	3803	38	2 BHK	657	45	702	772	17430	1,34,55,803.00	1,38,59,477.00	29000	20,07,177
244	3804	38	3 BHK	823	68	891	981	17430	1,70,90,237.00	1,76,02,944.00	36500	25,49,318
245	3805	38	3 BHK	799	67	867	953	17430	1,66,13,596.00	1,71,12,004.00	35500	24,78,219
246	3806	38	2 BHK	483	0	483	531	17430	92,62,285.00	95,40,154.00	20000	13,81,637
247	3807	38	2 BHK	483	0	483	531	17430	92,62,285.00	95,40,154.00	20000	13,81,637
248	3808	38	3 BHK	799	67	867	953	17430	1,66,13,596.00	1,71,12,004.00	35500	24,78,219
249	3901	39	3 BHK	823	68	891	981	17460	1,71,19,652.00	1,76,33,242.00	36500	25,49,318
250	3902	39	2 BHK	490	0	490	539	17460	94,08,443.00	96,90,696.00	20000	14,01,028
251	3903	39	2 BHK	657	45	702	772	17460	1,34,78,963.00	1,38,83,332.00	29000	20,07,177



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
252	3904	39	3 BHK	823	68	891	981	17460	1,71,19,652.00	1,76,33,242.00	36500	25,49,318
253	3905	39	3 BHK	799	67	867	953	17460	1,66,42,191.00	1,71,41,457.00	35500	24,78,219
254	3906	39	2 BHK	483	0	483	531	17460	92,78,227.00	95,56,574.00	20000	13,81,637
255	3907	39	2 BHK	483	0	483	531	17460	92,78,227.00	95,56,574.00	20000	13,81,637
256	3908	39	3 BHK	799	67	867	953	17460	1,66,42,191.00	1,71,41,457.00	35500	24,78,219
257	4001	40	3 BHK	823	68	891	981	17490	1,71,49,067.00	1,76,63,539.00	37000	25,49,318
258	4002	40	2 BHK	490	0	490	539	17490	94,24,609.00	97,07,347.00	20000	14,01,028
259	4003	40	2 BHK	657	45	702	772	17490	1,35,02,123.00	1,39,07,187.00	29000	20,07,177
260	4004	40	3 BHK	823	68	891	981	17490	1,71,49,067.00	1,76,63,539.00	37000	25,49,318
261	4005	40	3 BHK	799	67	867	953	17490	1,66,70,786.00	1,71,70,910.00	36000	24,78,219
262	4006	40	2 BHK	483	0	483	531	17490	92,94,169.00	95,72,994.00	20000	13,81,637
263	4007	40	2 BHK	483	0	483	531	17490	92,94,169.00	95,72,994.00	20000	13,81,637
264	4008	40	3 BHK	799	67	867	953	17490	1,66,70,786.00	1,71,70,910.00	36000	24,78,219
265	4101	41	3 BHK	823	68	891	981	17520	1,71,78,483.00	1,76,93,837.00	37000	25,49,318
266	4102	41	2 BHK	490	0	490	539	17520	94,40,775.00	97,23,998.00	20500	14,01,028
267	4103	41	2 BHK	657	45	702	772	17520	1,35,25,282.00	1,39,31,040.00	29000	20,07,177
268	4104	41	3 BHK	823	68	891	981	17520	1,71,78,483.00	1,76,93,837.00	37000	25,49,318
269	4105	41	3 BHK	799	67	867	953	17520	1,66,99,381.00	1,72,00,362.00	36000	24,78,219
270	4106	41	2 BHK	483	0	483	531	17520	93,10,110.00	95,89,413.00	20000	13,81,637
271	4107	41	2 BHK	483	0	483	531	17520	93,10,110.00	95,89,413.00	20000	13,81,637
272	4108	41	3 BHK	799	67	867	953	17520	1,66,99,381.00	1,72,00,362.00	36000	24,78,219
273	4201	42	3 BHK	823	68	891	981	17550	1,72,07,898.00	1,77,24,135.00	37000	25,49,318
274	4202	42	2 BHK	490	0	490	539	17550	94,56,940.00	97,40,648.00	20500	14,01,028
275	4204	42	3 BHK	823	68	891	981	17550	1,72,07,898.00	1,77,24,135.00	37000	25,49,318
276	4205	42	3 BHK	799	67	867	953	17550	1,67,27,976.00	1,72,29,815.00	36000	24,78,219
277	4206	42	2 BHK	483	0	483	531	17550	93,26,052.00	96,05,834.00	20000	13,81,637
278	4207	42	2 BHK	483	0	483	531	17550	93,26,052.00	96,05,834.00	20000	13,81,637
279	4208	42	3 BHK	799	67	867	953	17550	1,67,27,976.00	1,72,29,815.00	36000	24,78,219
280	4301	43	3 BHK	823	68	891	981	17580	1,72,37,313.00	1,77,54,432.00	37000	25,49,318
281	4302	43	2 BHK	490	0	490	539	17580	94,73,106.00	97,57,299.00	20500	14,01,028
282	4303	43	2 BHK	657	45	702	772	17580	1,35,71,602.00	1,39,78,750.00	29000	20,07,177
283	4304	43	3 BHK	823	68	891	981	17580	1,72,37,313.00	1,77,54,432.00	37000	25,49,318
284	4305	43	3 BHK	799	67	867	953	17580	1,67,56,570.00	1,72,59,267.00	36000	24,78,219
285	4306	43	2 BHK	483	0	483	531	17580	93,41,994.00	96,22,254.00	20000	13,81,637
286	4307	43	2 BHK	483	0	483	531	17580	93,41,994.00	96,22,254.00	20000	13,81,637
287	4308	43	3 BHK	799	67	867	953	17580	1,67,56,570.00	1,72,59,267.00	36000	24,78,219
288	4401	44	3 BHK	823	68	891	981	17610	1,72,66,728.00	1,77,84,730.00	37000	25,49,318
289	4402	44	2 BHK	490	0	490	539	17610	94,89,272.00	97,73,950.00	20500	14,01,028
290	4403	44	2 BHK	657	45	702	772	17610	1,35,94,762.00	1,40,02,605.00	29000	20,07,177



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				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
291	4404	44	3 BHK	823	68	891	981	17610	1,72,66,728.00	1,77,84,730.00	37000	25,49,318
292	4405	44	3 BHK	799	67	867	953	17610	1,67,85,165.00	1,72,88,720.00	36000	24,78,219
293	4406	44	2 BHK	483	0	483	531	17610	93,57,936.00	96,38,674.00	20000	13,81,637
294	4407	44	2 BHK	483	0	483	531	17610	93,57,936.00	96,38,674.00	20000	13,81,637
295	4408	44	3 BHK	799	67	867	953	17610	1,67,85,165.00	1,72,88,720.00	36000	24,78,219
296	4501	45	3 BHK	823	68	891	981	17640	1,72,96,143.00	1,78,15,027.00	37000	25,49,318
297	4502	45	2 BHK	490	0	490	539	17640	95,05,437.00	97,90,600.00	20500	14,01,028
298	4503	45	2 BHK	657	45	702	772	17640	1,36,17,921.00	1,40,26,459.00	29000	20,07,177
299	4504	45	3 BHK	823	68	891	981	17640	1,72,96,143.00	1,78,15,027.00	37000	25,49,318
300	4505	45	3 BHK	799	67	867	953	17640	1,68,13,760.00	1,73,18,173.00	36000	24,78,219
301	4506	45	2 BHK	483	0	483	531	17640	93,73,878.00	96,55,094.00	20000	13,81,637
302	4507	45	2 BHK	483	0	483	531	17640	93,73,878.00	96,55,094.00	20000	13,81,637
303	4508	45	3 BHK	799	67	867	953	17640	1,68,13,760.00	1,73,18,173.00	36000	24,78,219
304	4601	46	3 BHK	823	68	891	981	17670	1,73,25,559.00	1,78,45,326.00	37000	25,49,318
305	4602	46	2 BHK	490	0	490	539	17670	95,21,603.00	98,07,251.00	20500	14,01,028
306	4603	46	2 BHK	657	45	702	772	17670	1,36,41,081.00	1,40,50,313.00	29500	20,07,177
307	4604	46	3 BHK	823	68	891	981	17670	1,73,25,559.00	1,78,45,326.00	37000	25,49,318
308	4605	46	3 BHK	799	67	867	953	17670	1,68,42,355.00	1,73,47,626.00	36000	24,78,219
309	4606	46	2 BHK	483	0	483	531	17670	93,89,820.00	96,71,515.00	20000	13,81,637
310	4607	46	2 BHK	483	0	483	531	17670	93,89,820.00	96,71,515.00	20000	13,81,637
311	4608	46	3 BHK	799	67	867	953	17670	1,68,42,355.00	1,73,47,626.00	36000	24,78,219
312	4701	47	3 BHK	823	68	891	981	17700	1,73,54,974.00	1,78,75,623.00	37000	25,49,318
313	4702	47	2 BHK	490	0	490	539	17700	95,37,769.00	98,23,902.00	20500	14,01,028
314	4704	47	3 BHK	823	68	891	981	17700	1,73,54,974.00	1,78,75,623.00	37000	25,49,318
315	4705	47	3 BHK	799	67	867	953	17700	1,68,70,950.00	1,73,77,079.00	36000	24,78,219
316	4706	47	2 BHK	483	0	483	531	17700	94,05,762.00	96,87,935.00	20000	13,81,637
317	4707	47	2 BHK	483	0	483	531	17700	94,05,762.00	96,87,935.00	20000	13,81,637
318	4708	47	3 BHK	799	67	867	953	17700	1,68,70,950.00	1,73,77,079.00	36000	24,78,219
319	4801	48	3 BHK	823	68	891	981	17730	1,73,84,389.00	1,79,05,921.00	37500	25,49,318
320	4802	48	2 BHK	490	0	490	539	17730	95,53,935.00	98,40,553.00	20500	14,01,028
321	4803	48	2 BHK	657	45	702	772	17730	1,36,87,400.00	1,40,98,022.00	29500	20,07,177
322	4804	48	3 BHK	823	68	891	981	17730	1,73,84,389.00	1,79,05,921.00	37500	25,49,318
323	4805	48	3 BHK	799	67	867	953	17730	1,68,99,545.00	1,74,06,531.00	36500	24,78,219
324	4806	48	2 BHK	483	0	483	531	17730	94,21,704.00	97,04,355.00	20000	13,81,637
325	4807	48	2 BHK	483	0	483	531	17730	94,21,704.00	97,04,355.00	20000	13,81,637
326	4808	48	3 BHK	799	67	867	953	17730	1,68,99,545.00	1,74,06,531.00	36500	24,78,219
327	4901	49	3 BHK	823	68	891	981	17760	1,74,13,804.00	1,79,36,218.00	37500	25,49,318
328	4902	49	2 BHK	490	0	490	539	17760	95,70,100.00	98,57,203.00	20500	14,01,028
329	4903	49	2 BHK	657	45	702	772	17760	1,37,10,560.00	1,41,21,877.00	29500	20,07,177



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Sr No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
330	4904	49	3 BHK	823	68	891	981	17760	1,74,13,804.00	1,79,36,218.00	37500	25,49,318
331	4905	49	3 BHK	799	67	867	953	17760	1,69,28,139.00	1,74,35,983.00	36500	24,78,219
332	4906	49	2 BHK	483	0	483	531	17760	94,37,646.00	97,20,775.00	20500	13,81,637
333	4907	49	2 BHK	483	0	483	531	17760	94,37,646.00	97,20,775.00	20500	13,81,637
334	4908	49	3 BHK	799	67	867	953	17760	1,69,28,139.00	1,74,35,983.00	36500	24,78,219
335	5001	50	3 BHK	823	68	891	981	17790	1,74,43,220.00	1,79,66,517.00	37500	25,49,318
336	5002	50	2 BHK	490	0	490	539	17790	95,86,266.00	98,73,854.00	20500	14,01,028
337	5003	50	2 BHK	657	45	702	772	17790	1,37,33,720.00	1,41,45,732.00	29500	20,07,177
338	5004	50	3 BHK	823	68	891	981	17790	1,74,43,220.00	1,79,66,517.00	37500	25,49,318
339	5005	50	3 BHK	799	67	867	953	17790	1,69,56,734.00	1,74,65,436.00	36500	24,78,219
340	5006	50	2 BHK	483	0	483	531	17790	94,53,588.00	97,37,196.00	20500	13,81,637
341	5007	50	2 BHK	483	0	483	531	17790	94,53,588.00	97,37,196.00	20500	13,81,637
342	5008	50	3 BHK	799	67	867	953	17790	1,69,56,734.00	1,74,65,436.00	36500	24,78,219
343	5101	51	3 BHK	823	68	891	981	17820	1,74,72,635.00	1,79,96,814.00	37500	25,49,318
344	5102	51	2 BHK	490	0	490	539	17820	96,02,432.00	98,90,505.00	20500	14,01,028
345	5103	51	2 BHK	657	45	702	772	17820	1,37,56,880.00	1,41,69,586.00	29500	20,07,177
346	5104	51	3 BHK	823	68	891	981	17820	1,74,72,635.00	1,79,96,814.00	37500	25,49,318
347	5105	51	3 BHK	799	67	867	953	17820	1,69,85,329.00	1,74,94,889.00	36500	24,78,219
348	5106	51	2 BHK	483	0	483	531	17820	94,69,530.00	97,53,616.00	20500	13,81,637
349	5107	51	2 BHK	483	0	483	531	17820	94,69,530.00	97,53,616.00	20500	13,81,637
350	5108	51	3 BHK	799	67	867	953	17820	1,69,85,329.00	1,74,94,889.00	36500	24,78,219
351	5201	52	3 BHK	823	68	891	981	17850	1,75,02,050.00	1,80,27,112.00	37500	25,49,318
352	5202	52	2 BHK	490	0	490	539	17850	96,18,597.00	99,07,155.00	20500	14,01,028
353	5204	52	3 BHK	823	68	891	981	17850	1,75,02,050.00	1,80,27,112.00	37500	25,49,318
354	5205	52	3 BHK	799	67	867	953	17850	1,70,13,924.00	1,75,24,342.00	36500	24,78,219
355	5206	52	2 BHK	483	0	483	531	17850	94,85,472.00	97,70,036.00	20500	13,81,637
356	5207	52	2 BHK	483	0	483	531	17850	94,85,472.00	97,70,036.00	20500	13,81,637
357	5208	52	3 BHK	799	67	867	953	17850	1,70,13,924.00	1,75,24,342.00	36500	24,78,219
Total				109221	6416	115637	127201		2,23,23,71,706.00	2,29,93,42,859.00		33,07,21,734

Summary of the Project:

Building Type	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved - G	2 BHK - 96 3 BHK - 98	194	137275	151003	2,31,50,53,639.00	2,38,45,05,246.00
Proposed - G	2 BHK - 79 3 BHK - 84	163	115637	127201	2,23,23,71,706.00	2,29,93,42,859.00
Total		357	252912	278204	4,54,74,25,345.00	4,68,38,48,105.00
Typical Refuge Floors – 12 th , 17 th , 22 nd , 27 th , 32 nd , 37 th , 42 nd , 47 th & 52 nd Floors – Flat No. 3						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,54,74,25,345.00
Final Realizable Value After Completion in ₹	4,68,38,48,105.00
Cost of Construction (Total Built up area x Rate) 278204 Sq. Ft. x ₹ 2600.00	72,33,30,400.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is not started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is not started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part - E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is not started
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 not started
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 4,54,74,25,345.00
Final Realizable Value After Completion in ₹		₹ 4,68,38,48,105.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 16,000 to ₹ 18,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 16,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



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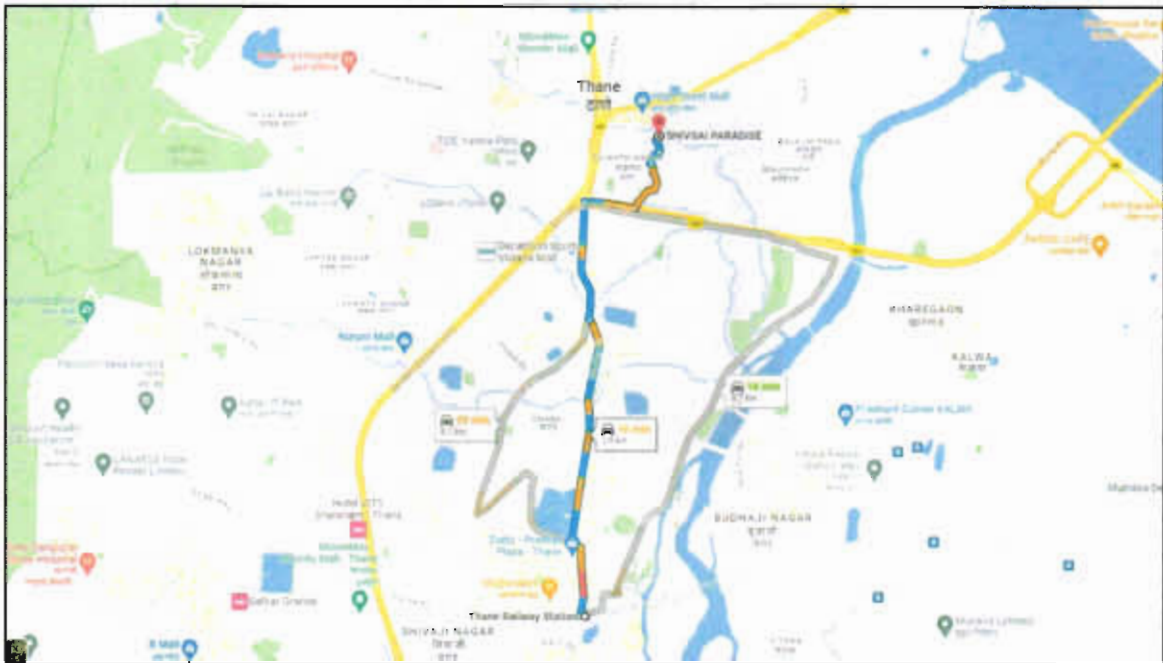
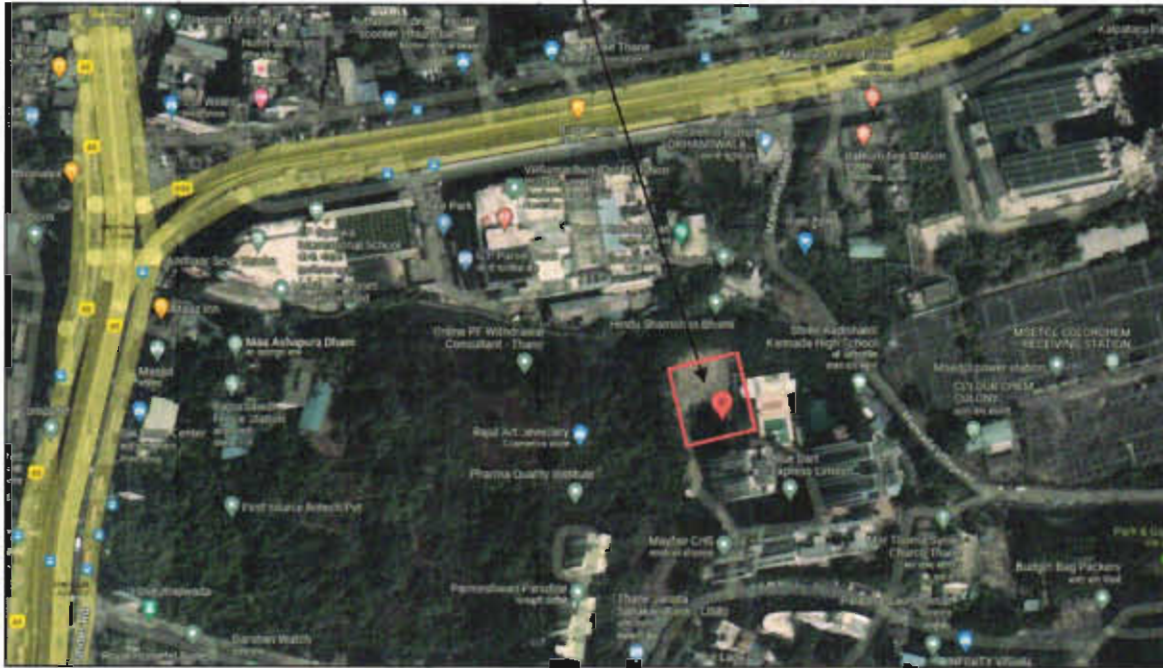
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Route Map of the property


Site u/r



Latitude Longitude: 19°12'58.0"N 72°58'55.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.9 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2023/2024 Language English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : माजीवडे

Search By: Survey No Location

Enter Survey No: 112

उपविभाग	खुली जमीन	निवासी सदनिका	जॉर्जिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
6/27-4ब) ठाणे खाडी लगतचा माजिवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर

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Sales Instance nearby

1002074		सूची क्र.2	दुयम निबंधक सह दु.नि.ठाणे 2
28-08-2023			दस्ता क्रमांक 10020/2023
Note :-Generated Through eSearch Module,For original report please contact concern SRO office			नोंदणी Regn:63m
गावाचे नाव : माजिवडे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीटरदला	8450000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	7150246.4		
(4) भू.मापन.पेटहिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव.ठाणे म.न.पा इतर वर्णन :सदनिका नं: सी-102, माळा नं: पहिला मजला,मेफेअर बिल्डींग, इमारतीचे नाव: शिव साई मेफेअर को. ऑप.हो.सो.लि., ब्लॉक नं: शिव साई पॅराडाईज,फातिमा चर्चच्या मार्गे, रोड : माजिवडा,ठाणे(पश्चिम), इतर माहिती: सदनिकेचे क्षेत्र 571 चौ. फूट कारपेट(म्हणजेच 396 चौ. फूट + 175 चौ. फूट ओपन टेरेस), झोन नं: 6/27-4ब((Survey Number : Survey No. 112/1B, 2A, 3 to 12, 13/A & 14 ;))		
(5) क्षेत्रफळ	571 चौ.फूट		
(6) आकारणी कित्या जुटी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-अरुण गेषू दंडिले वय.-48 पत्ता.-प्लॉट नं. फ्लॉट नं बी-502, माळा नं. पाचवा मजला, इमारतीचे नाव, एजवेअर, शिव साई पॅराडाईज, ब्लॉक नं. माजिवडा रोड, फातिमा चर्चच्या मार्गे, रोड नं. माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड -400601 पिन नं.-AEYPD2062F 2) नाव.-सुभाष गेषू दंडिले वय.-53 पत्ता.-प्लॉट नं. फ्लॉट नं बी-502, माळा नं. पाचवा मजला, इमारतीचे नाव, एजवेअर, शिव साई पॅराडाईज, ब्लॉक नं. माजिवडा रोड, फातिमा चर्चच्या मार्गे, रोड नं. माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड -400601 पिन नं.-ADYPD1291K		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-जिनी सॅटो थॉड्सेकाडन वय.-37, पत्ता.-प्लॉट नं. रुम नं 8, माळा नं. , इमारतीचे नाव, मेलविन को-ऑप हो सो लि, ब्लॉक नं. माजिवडा व्हीलोज, दुर्गा मंदिराच्या मार्गे, रोड नं. माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, THANE. पिन कोड -400601 पिन नं.-ALAPJ7543A 2) नाव.-सॅटो देवसी थॉड्सेकाडन वय.-43, पत्ता.-प्लॉट नं. रुम नं 8, माळा नं. , इमारतीचे नाव, मेलविन को-ऑप हो सो लि, ब्लॉक नं. माजिवडा व्हीलोज, दुर्गा मंदिराच्या मार्गे, रोड नं. माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, THANE. पिन कोड -400601 पिन नं.-AKPD9120Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2023		
(10)दस्ता नोंदणी केल्याचा दिनांक	25/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	10020/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	591500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



Sales Instance nearby

11281335 28-08-2023 Note-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	एचएमएसएल सह दू नि टाणे 5 दस्तावेज क्रमांक: 11281/2022 नोंदणी: Regn:63m
गाव : माजिबडे		
1) जमनीचे प्रकार	मेल शीट	
2) जमिनीचे क्षेत्र	12000000	
3) जागाभावाचे (भावाचेदस्तावेजाचे) बांधणीचेदस्तावेजाचे अंकासाठी देणे कि. घट्टेदार नसणे व नसणे	10760732.8	
4) भूभावाचे, घट्टेदस्तावेजाचे व जागाभावाचे (जागाभावाचे)	1) इतर माहिती : मोजे माजिबडे,मदनिका न.श्री-501,5 वा मजला विन्हीम टाईप-श्री,स्टॅनमोड,जिव माई पॅंगडाईज कॉम्प्लेक्स,कालीमा बचें ज्या मार्गे,माजिबडे टाणे प,मदनिकेचे क्षेत्र 638 चौ.फुट, कार्पेट,स्ट्रीट काट पाकिंग स्पेस न.2-श्री/501,(झोन न 6/27-4ब)	
5) क्षेत्रफळ	1) 638 चौ.मीटर	
6) जागाभावाचे किंवा भूमी इतरांचे अंकाचे नसणे		
7) जमनीचे प्रकार व जागाभावाचे (विद्युत्, टेलिफोन व पब्लिक वॉटर) व जागाभावाचे दुरुवण्यासाठी किंवा अडथळी अडथळ्याचे अडथळासाठीचे नसणे व नसणे	1) सुनिता मोहंती 41 प्लॉट न : मदनिका न.श्री/501,माळा न : 5 वा मजला इमारतीचे नाव : स्टॅनमोड,जिव माई पॅंगडाईज अंकाचे न : कालीमा बचें ज्या मार्गे रोड न : माजिबडे टाणे प महाराष्ट्र टाणे, 400601 2) राजदीप भट्ट 42 प्लॉट न : मदनिका न.श्री/501,माळा न : 5 वा मजला इमारतीचे नाव : स्टॅनमोड,जिव माई पॅंगडाईज अंकाचे न : कालीमा बचें ज्या मार्गे रोड न : माजिबडे टाणे प महाराष्ट्र टाणे, 400601	
8) जमनीचे प्रकार व जागाभावाचे (विद्युत्, टेलिफोन व पब्लिक वॉटर) व जागाभावाचे दुरुवण्यासाठी किंवा अडथळी अडथळ्याचे अडथळासाठीचे नसणे व नसणे	1) समीधा किजोर गोकर्ण 67 प्लॉट न : मदनिका न.ई/1104,माळा न : - इमारतीचे नाव : रिचमंड अंकाचे न : जिव माई पॅंगडाईज रोड न : कालीमा बचें ज्या मार्गे,माजिबडे टाणे प महाराष्ट्र टाणे, 400601 2) प्रसाद किजोर गोकर्ण 37 प्लॉट न : मदनिका न.ई/1104,माळा न : - इमारतीचे नाव : रिचमंड अंकाचे न : जिव माई पॅंगडाईज रोड न : कालीमा बचें ज्या मार्गे,माजिबडे टाणे प महाराष्ट्र टाणे, 400601 3) किजोर वमन गोकर्ण 69 प्लॉट न : मदनिका न.ई/1104,माळा न : - इमारतीचे नाव : रिचमंड अंकाचे न : जिव माई पॅंगडाईज रोड न : कालीमा बचें ज्या मार्गे,माजिबडे टाणे प महाराष्ट्र टाणे, 400601	
9) जागाभावाचे दस्तावेजाचे दिनांक	07/07/2022	
10) जमनी नोंदणी दिनांकाचे दिनांक	07/07/2022	
11) जमनीचे क्षेत्र व प्लॉट	11281/2022	
12) जागाभावाचेदस्तावेजाचे नोंदणीचे मूल्य	840000	
13) जागाभावाचेदस्तावेजाचे नोंदणीचे मूल्य	30000	
14) क्षेत्र		
मुद्रांकनसाठी विभाग व कोणता तरतूद ...		



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Price Indicators
Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

₹1.13 Cr | Est. ₹51k | Get pre-approved loan

2 BHK 800 Sq-ft Flat For Sale **Samata Nagar Thane West, Thane**

2 Beds, 2 Baths, 1 Balcony, 1 Covered Parking

Carpet Area: 638 sqft • ₹17,256/sqft

Project: **Ashar Metro Towers** | Floor: 11 (Out of 29 Floors)

Transaction Type: **New Property** | Facing: **East** | Lifts: 5

Furnished Status: **Unfurnished** | Car Parking: **1 Covered** | Type Of Ownership: **Freehold**

Contact Agent | Get Phone No. | Last contact made 44 days ago

More Details

Price Breakup	₹1.13 Cr ₹10 Per sq. unit. Monthly.
Booking Amount	₹1.0 Lac Secure Now
REGA ID	PS1700006329
Address	Pokhran Road, Thane, Samata Nagar Thane West, Thane - Central Thane, Maharashtra

magicbricks Buy Rent Sell Home Loans

₹98.0 Lac | EMI: ₹44k | Can I afford it? | ZERO BROKERAGE

2 BHK 537 sq-ft Flat For Sale **Thane West, Thane**

2 Beds, 2 Baths, 1 Covered Parking, Unfurnished

Carpet Area: 537 sqft • ₹18,250/sqft

Developer: **DOSTI REALTY** | Project: **Dosti Nest Dosti West Conroy**

Transaction Type: **New Property** | Status: **Under Construction** | Furnished Status: **Unfurnished**

Car Parking: **1 Covered, 1 Open**

Price Indicators Projects nearby Locality

ORION NORTHERN LIGHTS

₹1.27 Cr - 2.65 Cr | ₹17.86 K/sq.ft
Avg. Price

711.00 sq.ft - 1466.00 sq.ft
Project Area

2, 3, 4 BHK Apartments Configurations

Sep. 2024 Possession Starts

22 more

DOSTI WEST COUNTY

₹90.83 L - 1.86 Cr | ₹16.67 K/sq.ft
Avg. Price

545.00 sq.ft - 1115.00 sq.ft
Project Area

2, 3 BHK Apartments Configurations

Dec. 2024 Possession Starts

28 more

Price Indicators
Projects nearby Locality

Raymond Ten X Habitat Raymond Realty Tower K

By **RAYMOND LIMITED**

Price: ₹90 L - 90.45 L | ₹17.60 K/sq.ft
EM starts at ₹44.68 K

1BHK Apartment Configuration

Mar. 2025 Possession Starts

₹17.60 K/sq.ft Avg. Price

401.00 sq.ft. - 403.00 sq.ft. Carpet Area Size

1 BHK Flat

By **ARC REALTY LLP**

Price: ₹75.0 L | ₹16.67 K/sq.ft

1 Years Old Age of property

Ready to move Possession status

Middle of 22 floors

North-West facing Facing

Unfurnished Furnishing



Price Indicators Projects nearby Locality


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[Home](#) > [Property for sale in Thane](#) > [Flats for sale in Thane](#) > [Flats for sale in Majiwada](#) > [1 BHK Flats for sale in Majiwada](#) > [1 BHK Flats](#)

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Join Prime **50% OFF**

₹ 70.0 Lac EMI - ₹ 32k | Get Loan offers from 34 banks

1 BHK Flat For Sale in Cosmos Habitat, Majiwada, Thane



1 Bed 2 Baths Unfurnished

Super Built-Up Area:
443 sqft ~
₹ 16/sqft

Floor:
7 (Out of 19 Floors)

Age Of Construction:
Under Construction

Developer:
Cosmos Group

Transaction Type:
New Property

Project:
Cosmos Habitat

Furnished Status:
Unfurnished

Newly Constructed Property

Contact Owner
Get Phone No.
Last contact made 2 days ago

More Details

Price Breakup	₹ 70 Lac
Booking Amount	₹ 100000 Secure Now
Address	A-7, Old Agra Rd, Samata Nagar, Sainath Nagar, Majiwada, Thane, Maharashtra.


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Join Prime **50% OFF**

₹ 75.0 Lac EMI - ₹ 32k | HOW TO GET 30% OFF ON EMI

1 BHK 650 Sq Ft Flat For Sale Majiwada, Thane



1 Bed 2 Baths 2 Balconies Unfurnished

Carpet Area:
443 sqft ~
₹ 16/sqft

Floor:
2 (Out of 19 Floors)

Facing:
East

Developer:
Cosmos Group

Transaction Type:
New Property

Lifts:
2

Project:
Cosmos Habitat

Additional Rooms:
1 Store Room

Furnished Status:
Unfurnished

Newly Constructed Property

Contact Agent
Get Phone No.
Last contact made 87 days ago

More Details

Price Breakup	₹ 75 Lac ₹ 3,000 Monthly
Booking Amount	₹ 1.0 Lac Secure Now
Address	Majiwada, Thane, Majiwada, Thane - Central Thane, Maharashtra
Landmarks	Located at Thane West, the project lies near the Eastern Express Highway and the Thane railway station. National Highways 4 and 3 are also located in close proximity to the project.



Price Indicators Projects nearby Locality

99acres | Buy | 99acres.com

₹1.56 Cr | 2BHK 2Baths

Carpet area: 375 sq.ft | Built-up area: 405 sq.ft

2 Floors

2 Bedrooms, 2 Bathrooms, No Balcony

Shivsai Paradise, Majestic, Thane

Video (0/0) | Photos (0/0) | Floor Plan (0/0)

Places nearby: Majestic, Thane

99acres | Buy | 99acres.com

₹1.5 Cr | 2BHK 2Baths

Carpet area: 391 sq.ft | Built-up area: 420 sq.ft

2 Floors

2 Bedrooms, 2 Bathrooms, 1 Balcony

Rooftop Apts, Majestic, Thane

Video (0/0) | Photos (0/0) | Floor Plan (0/0)

Places nearby: Majestic, Thane

Thane Station | Vikharia MAA | High Street Mall | Mumbai-Agra National Highway | Saket Creek bridge | Latha W

Price Indicators Projects nearby Locality

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

₹1.56 Cr ₹12,000 per sq.ft. **2BHK 2Baths**

Estimated EM ₹1,24,598

REGISTRATION No: P1/10001453 Website: [www.99acres.com/property/guide](#)

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (16) Society (16)

Super Built up area 1200 sq.ft.

Built up area 1170 sq.ft.

Carpet area 800 sq.ft.

Price ₹1.56 Cr+ Govt Charge & Tax @ 12,000 per sq.ft. (approx)

Address Nuttynjee Khande Majwada, Thane

Floor Number 30th of 36 Floors

Location West

Ownership Main Road, Pool

Project Age 0 to 1 Year Old

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

₹1.2 Cr ₹17,442 per sq.ft. **2BHK 2Baths**

Estimated EM ₹15,546

REGISTRATION No: P1/10001180 Website: [www.99acres.com/property/guide](#)

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Property (13) Society (18)

Carpet area 688 sq.ft.

Price ₹1.2 Cr+ ₹18,142 per sq.ft. (approx) (incl. Govt. Charge & Tax)

Address Mahal Shri Sai Paradise Majwada, Thane

Floor Number 12th of 15 Floors

Location North East

Ownership Main Road, Others

Project Age 5 to 10 Year Old



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Bharat Agri Fert and Realty Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraz Zore – Valuation Engineer Vinita Surve – Processing Manager Meetali Rasal – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 22.08.2023 Valuation Date - 29.08.2023 Date of Report - 29.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.08.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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.



MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

