

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-2235/23-24	29-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) PUNJAB NATIONAL BANK - BKC Plot No. C-9, G-Block, Ground Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3368 / 2302302	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	15,000.00
				CGST
				1,350.00
				SGST
				1,350.00
Total				₹ 17,700.00

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

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total	15,000.00		1,350.00		1,350.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code: **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "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:
Punjab National Bank
BKC Branch

PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051



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, 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

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

Pursuant to instructions from Punjab National Bank, BKC Branch, 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 **28th 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, 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. 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
- Thane
- Delli NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Almedabad
- Rajkot
- Roipur
- Jaipur

- Regd. Office : B1-001, U/B Floor, Boomerang, Chandivli 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,
Punjab National Bank
BKC Branch
 PNB Pragati Tower C-9 G Block
 Bandra Kurla Complex Bandra(E), Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose
2.	a)	Date of inspection : 28.08.2023
	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 issued by Advocate Mr. Udai Prakash
	4.	Copy of Letter of Intent for Proposed development date 05.01.2023 to M/s. Prakash Nivate and Associates.
	5.	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.
	6.	Copy of Structural design stability certificate issued by Mr. Anand Kulkarni, Consulting Structural Engineer.
	7.	Copy of Affidavit – Cum Declaration date 17.07.2023 of M/s. Bharat Agri Fert and Realty Ltd.
	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 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)
	12.	Copy of Fire NOC No. TMC / CFO / M / HR / 207 / 186 date 16.11.2022 issued by Thane Municipal Corporation Fire Brigade Thane
	13.	Copy of Supplemental Title Certificate date 29.08.2022 issued by Avd. Vishwas M. Kulkarni
	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 RERA Registration Certificate of Project No. P51700001183 issued by Maharashtra Real Estate Regulatory Authority date 09.09.2021. Last Modified date 24.08.2023
		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 + 1st to 6th Parking Floor + 7th to 31st 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:											
	<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.							
Building Type	Number of Floors											
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	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, 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										
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.)	:										
<p>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.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>G</td> <td>Proposed 1 Basement + Stilt / Ground + 1st to 6th floors Level Podium + 7th (Residential / Amenity) + 8th to 52nd Upper floors as per information provided by builder. The building permission as on date is received till 1 Basement + Stilt / Ground + 1st to 6th floors Level Podium + 7th (Residential / Amenity) + 8th to 31th Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>G</td> <td>Excavation work is completed</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March - 2027 (As per MAHARERA Certificate)</p>			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.	Building Type	Present stage of Construction	Percentage of work completion	G	Excavation work is completed	0%
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G	Excavation work is completed	0%										



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	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.	:
	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	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:

12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	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	B	Actuals
		As per the Deed		
	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)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is not started	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. 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 + 1st to 6th floors Level Podium + 7th (Residential / Amenity) + 8th to 31th 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-cost / 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 /	:	N.A. Building Construction work is not started																			

	Steel Framed)						
c)	Year of construction	:	N.A. Building Construction work is not started				
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 not started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is not started				
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	:	<p>Approved upto:</p> <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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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
10.	Drainage	:	Proposed
2.	Compound Wall	:	

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan	As per Approved Plan	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
3	703	7	2 BHK	657	45	702	772	16500	1,15,79,865.00	1,04,21,879.00	92,63,892.00	21500
4	706	7	2 BHK	483	0	483	531	16500	79,70,985.00	71,73,887.00	63,76,788.00	15000
5	707	7	2 BHK	483	0	483	531	16500	79,70,985.00	71,73,887.00	63,76,788.00	15000
6	708	7	3 BHK	799	67	867	953	16500	1,42,97,415.00	1,28,67,674.00	1,14,37,932.00	27000
7	801	8	3 BHK	823	68	891	981	16530	1,47,34,346.00	1,32,60,911.00	1,17,87,477.00	27500
8	802	8	2 BHK	490	0	490	539	16530	80,97,551.00	72,87,796.00	64,78,041.00	15000
9	803	8	2 BHK	657	45	702	772	16530	1,16,00,919.00	1,04,40,827.00	92,80,735.00	22000
10	804	8	3 BHK	823	68	891	981	16530	1,47,34,346.00	1,32,60,911.00	1,17,87,477.00	27500
11	805	8	3 BHK	799	67	867	953	16530	1,43,23,410.00	1,28,91,069.00	1,14,58,728.00	27000
12	806	8	2 BHK	483	0	483	531	16530	79,85,478.00	71,86,930.00	63,88,382.00	15000
13	807	8	2 BHK	483	0	483	531	16530	79,85,478.00	71,86,930.00	63,88,382.00	15000
14	808	8	3 BHK	799	67	867	953	16530	1,43,23,410.00	1,28,91,069.00	1,14,58,728.00	27000
15	901	9	3 BHK	823	68	891	981	16560	1,47,61,087.00	1,32,84,978.00	1,18,08,870.00	27500
16	902	9	2 BHK	490	0	490	539	16560	81,12,247.00	73,01,022.00	64,89,798.00	15000
17	903	9	2 BHK	657	45	702	772	16560	1,16,21,974.00	1,04,59,777.00	92,97,579.00	22000
18	904	9	3 BHK	823	68	891	981	16560	1,47,61,087.00	1,32,84,978.00	1,18,08,870.00	27500
19	905	9	3 BHK	799	67	867	953	16560	1,43,49,406.00	1,29,14,465.00	1,14,79,525.00	27000
20	906	9	2 BHK	483	0	483	531	16560	79,99,970.00	71,99,973.00	63,99,976.00	15000
21	907	9	2 BHK	483	0	483	531	16560	79,99,970.00	71,99,973.00	63,99,976.00	15000
22	908	9	3 BHK	799	67	867	953	16560	1,43,49,406.00	1,29,14,465.00	1,14,79,525.00	27000
23	1001	10	3 BHK	823	68	891	981	16590	1,47,87,828.00	1,33,09,045.00	1,18,30,262.00	27500
24	1002	10	2 BHK	490	0	490	539	16590	81,26,943.00	73,14,249.00	65,01,554.00	15000
25	1003	10	2 BHK	657	45	702	772	16590	1,16,43,028.00	1,04,78,725.00	93,14,422.00	22000
26	1004	10	3 BHK	823	68	891	981	16590	1,47,87,828.00	1,33,09,045.00	1,18,30,262.00	27500
27	1005	10	3 BHK	799	67	867	953	16590	1,43,75,401.00	1,29,37,861.00	1,15,00,321.00	27000
28	1006	10	2 BHK	483	0	483	531	16590	80,14,463.00	72,13,017.00	64,11,570.00	15000
29	1007	10	2 BHK	483	0	483	531	16590	80,14,463.00	72,13,017.00	64,11,570.00	15000
30	1008	10	3 BHK	799	67	867	953	16590	1,43,75,401.00	1,29,37,861.00	1,15,00,321.00	27000
31	1101	11	3 BHK	823	68	891	981	16620	1,48,14,569.00	1,33,33,112.00	1,18,51,655.00	28000
32	1102	11	2 BHK	490	0	490	539	16620	81,41,639.00	73,27,475.00	65,13,311.00	15500
33	1103	11	2 BHK	657	45	702	772	16620	1,16,64,082.00	1,04,97,674.00	93,31,266.00	22000
34	1104	11	3 BHK	823	68	891	981	16620	1,48,14,569.00	1,33,33,112.00	1,18,51,655.00	28000
35	1105	11	3 BHK	799	67	867	953	16620	1,44,01,396.00	1,29,61,256.00	1,15,21,117.00	27000
36	1106	11	2 BHK	483	0	483	531	16620	80,28,956.00	72,26,060.00	64,23,165.00	15000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan	As per Approved Plan	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
37	1107	11	2 BHK	483	0	483	531	16620	80,28,956.00	72,26,060.00	64,23,165.00	15000
38	1108	11	3 BHK	799	67	867	953	16620	1,44,01,396.00	1,29,61,256.00	1,15,21,117.00	27000
39	1201	12	3 BHK	823	68	891	981	16650	1,48,41,311.00	1,33,57,180.00	1,18,73,049.00	28000
40	1202	12	2 BHK	490	0	490	539	16650	81,56,336.00	73,40,702.00	65,25,069.00	15500
41	1204	12	3 BHK	823	68	891	981	16650	1,48,41,311.00	1,33,57,180.00	1,18,73,049.00	28000
42	1205	12	3 BHK	799	67	867	953	16650	1,44,27,392.00	1,29,84,653.00	1,15,41,914.00	27000
43	1206	12	2 BHK	483	0	483	531	16650	80,43,449.00	72,39,104.00	64,34,759.00	15000
44	1207	12	2 BHK	483	0	483	531	16650	80,43,449.00	72,39,104.00	64,34,759.00	15000
45	1208	12	3 BHK	799	67	867	953	16650	1,44,27,392.00	1,29,84,653.00	1,15,41,914.00	27000
46	1301	13	3 BHK	823	68	891	981	16680	1,48,68,052.00	1,33,81,247.00	1,18,94,442.00	28000
47	1302	13	2 BHK	490	0	490	539	16680	81,71,032.00	73,53,929.00	65,36,826.00	15500
48	1303	13	2 BHK	657	45	702	772	16680	1,17,06,191.00	1,05,35,572.00	93,64,953.00	22000
49	1304	13	3 BHK	823	68	891	981	16680	1,48,68,052.00	1,33,81,247.00	1,18,94,442.00	28000
50	1305	13	3 BHK	799	67	867	953	16680	1,44,53,387.00	1,30,08,048.00	1,15,62,710.00	27000
51	1306	13	2 BHK	483	0	483	531	16680	80,57,941.00	72,52,147.00	64,46,353.00	15000
52	1307	13	2 BHK	483	0	483	531	16680	80,57,941.00	72,52,147.00	64,46,353.00	15000
53	1308	13	3 BHK	799	67	867	953	16680	1,44,53,387.00	1,30,08,048.00	1,15,62,710.00	27000
54	1401	14	3 BHK	823	68	891	981	16710	1,48,94,793.00	1,34,05,314.00	1,19,15,834.00	28000
55	1402	14	2 BHK	490	0	490	539	16710	81,85,728.00	73,67,155.00	65,48,582.00	15500
56	1403	14	2 BHK	657	45	702	772	16710	1,17,27,245.00	1,05,54,521.00	93,81,796.00	22000
57	1404	14	3 BHK	823	68	891	981	16710	1,48,94,793.00	1,34,05,314.00	1,19,15,834.00	28000
58	1405	14	3 BHK	799	67	867	953	16710	1,44,79,382.00	1,30,31,444.00	1,15,83,506.00	27000
59	1406	14	2 BHK	483	0	483	531	16710	80,72,434.00	72,65,191.00	64,57,947.00	15000
60	1407	14	2 BHK	483	0	483	531	16710	80,72,434.00	72,65,191.00	64,57,947.00	15000
61	1408	14	3 BHK	799	67	867	953	16710	1,44,79,382.00	1,30,31,444.00	1,15,83,506.00	27000
62	1501	15	3 BHK	823	68	891	981	16740	1,49,21,534.00	1,34,29,381.00	1,19,37,227.00	28000
63	1502	15	2 BHK	490	0	490	539	16740	82,00,424.00	73,80,382.00	65,60,339.00	15500
64	1503	15	2 BHK	657	45	702	772	16740	1,17,48,299.00	1,05,73,469.00	93,98,639.00	22000
65	1504	15	3 BHK	823	68	891	981	16740	1,49,21,534.00	1,34,29,381.00	1,19,37,227.00	28000
66	1505	15	3 BHK	799	67	867	953	16740	1,45,05,377.00	1,30,54,839.00	1,16,04,302.00	27000
67	1506	15	2 BHK	483	0	483	531	16740	80,86,927.00	72,78,234.00	64,69,542.00	15000
68	1507	15	2 BHK	483	0	483	531	16740	80,86,927.00	72,78,234.00	64,69,542.00	15000
69	1508	15	3 BHK	799	67	867	953	16740	1,45,05,377.00	1,30,54,839.00	1,16,04,302.00	27000
70	1601	16	3 BHK	823	68	891	981	16770	1,49,48,275.00	1,34,53,448.00	1,19,58,620.00	28000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan	As per Approved Plan	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
71	1602	16	2 BHK	490	0	490	539	16770	82,15,120.00	73,93,608.00	65,72,096.00	15500
72	1603	16	2 BHK	657	45	702	772	16770	1,17,69,354.00	1,05,92,419.00	94,15,483.00	22000
73	1604	16	3 BHK	823	68	891	981	16770	1,49,48,275.00	1,34,53,448.00	1,19,58,620.00	28000
74	1605	16	3 BHK	799	67	867	953	16770	1,45,31,373.00	1,30,78,236.00	1,16,25,098.00	27000
75	1606	16	2 BHK	483	0	483	531	16770	81,01,419.00	72,91,277.00	64,81,135.00	15000
76	1607	16	2 BHK	483	0	483	531	16770	81,01,419.00	72,91,277.00	64,81,135.00	15000
77	1608	16	3 BHK	799	67	867	953	16770	1,45,31,373.00	1,30,78,236.00	1,16,25,098.00	27000
78	1701	17	3 BHK	823	68	891	981	16800	1,49,75,016.00	1,34,77,514.00	1,19,80,013.00	28000
79	1702	17	2 BHK	490	0	490	539	16800	82,29,816.00	74,06,834.00	65,83,853.00	15500
80	1704	17	3 BHK	823	68	891	981	16800	1,49,75,016.00	1,34,77,514.00	1,19,80,013.00	28000
81	1705	17	3 BHK	799	67	867	953	16800	1,45,57,368.00	1,31,01,631.00	1,16,45,894.00	27500
82	1706	17	2 BHK	483	0	483	531	16800	81,15,912.00	73,04,321.00	64,92,730.00	15000
83	1707	17	2 BHK	483	0	483	531	16800	81,15,912.00	73,04,321.00	64,92,730.00	15000
84	1708	17	3 BHK	799	67	867	953	16800	1,45,57,368.00	1,31,01,631.00	1,16,45,894.00	27500
85	1801	18	3 BHK	823	68	891	981	16830	1,50,01,757.00	1,35,01,581.00	1,20,01,406.00	28000
86	1802	18	2 BHK	490	0	490	539	16830	82,44,512.00	74,20,061.00	65,95,610.00	15500
87	1803	18	2 BHK	657	45	702	772	16830	1,18,11,462.00	1,06,30,316.00	94,49,170.00	22000
88	1804	18	3 BHK	823	68	891	981	16830	1,50,01,757.00	1,35,01,581.00	1,20,01,406.00	28000
89	1805	18	3 BHK	799	67	867	953	16830	1,45,83,363.00	1,31,25,027.00	1,16,66,690.00	27500
90	1806	18	2 BHK	483	0	483	531	16830	81,30,405.00	73,17,365.00	65,04,324.00	15000
91	1807	18	2 BHK	483	0	483	531	16830	81,30,405.00	73,17,365.00	65,04,324.00	15000
92	1808	18	3 BHK	799	67	867	953	16830	1,45,83,363.00	1,31,25,027.00	1,16,66,690.00	27500
93	1901	19	3 BHK	823	68	891	981	16860	1,50,28,498.00	1,35,25,648.00	1,20,22,798.00	28000
94	1902	19	2 BHK	490	0	490	539	16860	82,59,208.00	74,33,287.00	66,07,366.00	15500
95	1903	19	2 BHK	657	45	702	772	16860	1,18,32,517.00	1,06,49,265.00	94,66,014.00	22000
96	1904	19	3 BHK	823	68	891	981	16860	1,50,28,498.00	1,35,25,648.00	1,20,22,798.00	28000
97	1905	19	3 BHK	799	67	867	953	16860	1,46,09,359.00	1,31,48,423.00	1,16,87,487.00	27500
98	1906	19	2 BHK	483	0	483	531	16860	81,44,897.00	73,30,407.00	65,15,918.00	15500
99	1907	19	2 BHK	483	0	483	531	16860	81,44,897.00	73,30,407.00	65,15,918.00	15500
100	1908	19	3 BHK	799	67	867	953	16860	1,46,09,359.00	1,31,48,423.00	1,16,87,487.00	27500
101	2001	20	3 BHK	823	68	891	981	16890	1,50,55,239.00	1,35,49,715.00	1,20,44,191.00	28000
102	2002	20	2 BHK	490	0	490	539	16890	82,73,904.00	74,46,514.00	66,19,123.00	15500
103	2003	20	2 BHK	657	45	702	772	16890	1,18,53,571.00	1,06,68,214.00	94,82,857.00	22000
104	2004	20	3 BHK	823	68	891	981	16890	1,50,55,239.00	1,35,49,715.00	1,20,44,191.00	28000
105	2005	20	3 BHK	799	67	867	953	16890	1,46,35,354.00	1,31,71,819.00	1,17,08,283.00	27500

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan	As per Approved Plan	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
106	2006	20	2 BHK	483	0	483	531	16890	81,59,390.00	73,43,451.00	65,27,512.00	15500
107	2007	20	2 BHK	483	0	483	531	16890	81,59,390.00	73,43,451.00	65,27,512.00	15500
108	2008	20	3 BHK	799	67	867	953	16890	1,46,35,354.00	1,31,71,819.00	1,17,08,283.00	27500
109	2101	21	3 BHK	823	68	891	981	16920	1,50,81,980.00	1,35,73,782.00	1,20,65,584.00	28500
110	2102	21	2 BHK	490	0	490	539	16920	82,88,600.00	74,59,740.00	66,30,880.00	15500
111	2103	21	2 BHK	657	45	702	772	16920	1,18,74,625.00	1,06,87,163.00	94,99,700.00	22500
112	2104	21	3 BHK	823	68	891	981	16920	1,50,81,980.00	1,35,73,782.00	1,20,65,584.00	28500
113	2105	21	3 BHK	799	67	867	953	16920	1,46,61,349.00	1,31,95,214.00	1,17,29,079.00	27500
114	2106	21	2 BHK	483	0	483	531	16920	81,73,883.00	73,56,495.00	65,39,106.00	15500
115	2107	21	2 BHK	483	0	483	531	16920	81,73,883.00	73,56,495.00	65,39,106.00	15500
116	2108	21	3 BHK	799	67	867	953	16920	1,46,61,349.00	1,31,95,214.00	1,17,29,079.00	27500
117	2201	22	3 BHK	823	68	891	981	16950	1,51,08,722.00	1,35,97,850.00	1,20,86,978.00	28500
118	2202	22	2 BHK	490	0	490	539	16950	83,03,297.00	74,72,967.00	66,42,638.00	15500
119	2204	22	3 BHK	823	68	891	981	16950	1,51,08,722.00	1,35,97,850.00	1,20,86,978.00	28500
120	2205	22	3 BHK	799	67	867	953	16950	1,46,87,345.00	1,32,18,611.00	1,17,49,876.00	27500
121	2206	22	2 BHK	483	0	483	531	16950	81,88,376.00	73,69,538.00	65,50,701.00	15500
122	2207	22	2 BHK	483	0	483	531	16950	81,88,376.00	73,69,538.00	65,50,701.00	15500
123	2208	22	3 BHK	799	67	867	953	16950	1,46,87,345.00	1,32,18,611.00	1,17,49,876.00	27500
124	2301	23	3 BHK	823	68	891	981	16980	1,51,35,463.00	1,36,21,917.00	1,21,08,370.00	28500
125	2302	23	2 BHK	490	0	490	539	16980	83,17,993.00	74,86,194.00	66,54,394.00	15500
126	2303	23	2 BHK	657	45	702	772	16980	1,19,16,734.00	1,07,25,061.00	95,33,387.00	22500
127	2304	23	3 BHK	823	68	891	981	16980	1,51,35,463.00	1,36,21,917.00	1,21,08,370.00	28500
128	2305	23	3 BHK	799	67	867	953	16980	1,47,13,340.00	1,32,42,006.00	1,17,70,672.00	27500
129	2306	23	2 BHK	483	0	483	531	16980	82,02,868.00	73,82,581.00	65,62,294.00	15500
130	2307	23	2 BHK	483	0	483	531	16980	82,02,868.00	73,82,581.00	65,62,294.00	15500
131	2308	23	3 BHK	799	67	867	953	16980	1,47,13,340.00	1,32,42,006.00	1,17,70,672.00	27500
132	2401	24	3 BHK	823	68	891	981	17010	1,51,62,204.00	1,36,45,984.00	1,21,29,763.00	28500
133	2402	24	2 BHK	490	0	490	539	17010	83,32,689.00	74,99,420.00	66,66,151.00	15500
134	2403	24	2 BHK	657	45	702	772	17010	1,19,37,788.00	1,07,44,009.00	95,50,230.00	22500
135	2404	24	3 BHK	823	68	891	981	17010	1,51,62,204.00	1,36,45,984.00	1,21,29,763.00	28500
136	2405	24	3 BHK	799	67	867	953	17010	1,47,39,335.00	1,32,65,402.00	1,17,91,468.00	27500
137	2406	24	2 BHK	483	0	483	531	17010	82,17,361.00	73,95,625.00	65,73,889.00	15500
138	2407	24	2 BHK	483	0	483	531	17010	82,17,361.00	73,95,625.00	65,73,889.00	15500
139	2408	24	3 BHK	799	67	867	953	17010	1,47,39,335.00	1,32,65,402.00	1,17,91,468.00	27500
140	2501	25	3 BHK	823	68	891	981	17040	1,51,88,945.00	1,36,70,051.00	1,21,51,156.00	28500

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				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
141	2502	25	2 BHK	490	0	490	539	17040	83,47,385.00	75,12,647.00	66,77,908.00	15500
142	2503	25	2 BHK	657	45	702	772	17040	1,19,58,842.00	1,07,62,958.00	95,67,074.00	22500
143	2504	25	3 BHK	823	68	891	981	17040	1,51,88,945.00	1,36,70,051.00	1,21,51,156.00	28500
144	2505	25	3 BHK	799	67	867	953	17040	1,47,65,330.00	1,32,88,797.00	1,18,12,264.00	27500
145	2506	25	2 BHK	483	0	483	531	17040	82,31,854.00	74,08,669.00	65,85,483.00	15500
146	2507	25	2 BHK	483	0	483	531	17040	82,31,854.00	74,08,669.00	65,85,483.00	15500
147	2508	25	3 BHK	799	67	867	953	17040	1,47,65,330.00	1,32,88,797.00	1,18,12,264.00	27500
148	2601	26	3 BHK	823	68	891	981	17070	1,52,15,686.00	1,36,94,117.00	1,21,72,549.00	28500
149	2602	26	2 BHK	490	0	490	539	17070	83,62,081.00	75,25,873.00	66,89,665.00	15500
150	2603	26	2 BHK	657	45	702	772	17070	1,19,79,897.00	1,07,81,907.00	95,83,918.00	22500
151	2604	26	3 BHK	823	68	891	981	17070	1,52,15,686.00	1,36,94,117.00	1,21,72,549.00	28500
152	2605	26	3 BHK	799	67	867	953	17070	1,47,91,326.00	1,33,12,193.00	1,18,33,061.00	27500
153	2606	26	2 BHK	483	0	483	531	17070	82,46,346.00	74,21,711.00	65,97,077.00	15500
154	2607	26	2 BHK	483	0	483	531	17070	82,46,346.00	74,21,711.00	65,97,077.00	15500
155	2608	26	3 BHK	799	67	867	953	17070	1,47,91,326.00	1,33,12,193.00	1,18,33,061.00	27500
156	2701	27	3 BHK	823	68	891	981	17100	1,52,42,427.00	1,37,18,184.00	1,21,93,942.00	28500
157	2702	27	2 BHK	490	0	490	539	17100	83,76,777.00	75,39,099.00	67,01,422.00	15500
158	2704	27	3 BHK	823	68	891	981	17100	1,52,42,427.00	1,37,18,184.00	1,21,93,942.00	28500
159	2705	27	3 BHK	799	67	867	953	17100	1,48,17,321.00	1,33,35,589.00	1,18,53,857.00	28000
160	2706	27	2 BHK	483	0	483	531	17100	82,60,839.00	74,34,755.00	66,08,671.00	15500
161	2707	27	2 BHK	483	0	483	531	17100	82,60,839.00	74,34,755.00	66,08,671.00	15500
162	2708	27	3 BHK	799	67	867	953	17100	1,48,17,321.00	1,33,35,589.00	1,18,53,857.00	28000
163	2801	28	3 BHK	823	68	891	981	17130	1,52,69,168.00	1,37,42,251.00	1,22,15,334.00	28500
164	2802	28	2 BHK	490	0	490	539	17130	83,91,473.00	75,52,326.00	67,13,178.00	15500
165	2803	28	2 BHK	657	45	702	772	17130	1,20,22,005.00	1,08,19,805.00	96,17,604.00	22500
166	2804	28	3 BHK	823	68	891	981	17130	1,52,69,168.00	1,37,42,251.00	1,22,15,334.00	28500
167	2805	28	3 BHK	799	67	867	953	17130	1,48,43,316.00	1,33,58,984.00	1,18,74,653.00	28000
168	2806	28	2 BHK	483	0	483	531	17130	82,75,332.00	74,47,799.00	66,20,266.00	15500
169	2807	28	2 BHK	483	0	483	531	17130	82,75,332.00	74,47,799.00	66,20,266.00	15500
170	2808	28	3 BHK	799	67	867	953	17130	1,48,43,316.00	1,33,58,984.00	1,18,74,653.00	28000
171	2901	29	3 BHK	823	68	891	981	17160	1,52,95,909.00	1,37,66,318.00	1,22,36,727.00	28500
172	2902	29	2 BHK	490	0	490	539	17160	84,06,169.00	75,65,552.00	67,24,935.00	16000
173	2903	29	2 BHK	657	45	702	772	17160	1,20,43,060.00	1,08,38,754.00	96,34,448.00	22500
174	2904	29	3 BHK	823	68	891	981	17160	1,52,95,909.00	1,37,66,318.00	1,22,36,727.00	28500
175	2905	29	3 BHK	799	67	867	953	17160	1,48,69,312.00	1,33,82,381.00	1,18,95,450.00	28000
176	2906	29	2 BHK	483	0	483	531	17160	82,89,824.00	74,60,842.00	66,31,859.00	15500
177	2907	29	2 BHK	483	0	483	531	17160	82,89,824.00	74,60,842.00	66,31,859.00	15500
178	2908	29	3 BHK	799	67	867	953	17160	1,48,69,312.00	1,33,82,381.00	1,18,95,450.00	28000



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan	As per Approved Plan	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
179	3001	30	3 BHK	823	68	891	981	17190	1,53,22,650.00	1,37,90,385.00	1,22,58,120.00	28500
180	3002	30	2 BHK	490	0	490	539	17190	84,20,865.00	75,78,779.00	67,36,692.00	16000
181	3003	30	2 BHK	657	45	702	772	17190	1,20,64,114.00	1,08,57,703.00	96,51,291.00	22500
182	3004	30	3 BHK	823	68	891	981	17190	1,53,22,650.00	1,37,90,385.00	1,22,58,120.00	28500
183	3005	30	3 BHK	799	67	867	953	17190	1,48,95,307.00	1,34,05,776.00	1,19,16,246.00	28000
184	3006	30	2 BHK	483	0	483	531	17190	83,04,317.00	74,73,885.00	66,43,454.00	15500
185	3007	30	2 BHK	483	0	483	531	17190	83,04,317.00	74,73,885.00	66,43,454.00	15500
186	3008	30	3 BHK	799	67	867	953	17190	1,48,95,307.00	1,34,05,776.00	1,19,16,246.00	28000
187	3101	31	3 BHK	823	68	891	981	17220	1,53,49,391.00	1,38,14,452.00	1,22,79,513.00	29000
188	3102	31	2 BHK	490	0	490	539	17220	84,35,561.00	75,92,005.00	67,48,449.00	16000
189	3103	31	2 BHK	657	45	702	772	17220	1,20,85,168.00	1,08,76,651.00	96,68,134.00	22500
190	3104	31	3 BHK	823	68	891	981	17220	1,53,49,391.00	1,38,14,452.00	1,22,79,513.00	29000
191	3105	31	3 BHK	799	67	867	953	17220	1,49,21,302.00	1,34,29,172.00	1,19,37,042.00	28000
192	3106	31	2 BHK	483	0	483	531	17220	83,18,810.00	74,86,929.00	66,55,048.00	15500
193	3107	31	2 BHK	483	0	483	531	17220	83,18,810.00	74,86,929.00	66,55,048.00	15500
194	3108	31	3 BHK	799	67	867	953	17220	1,49,21,302.00	1,34,29,172.00	1,19,37,042.00	28000
Total				129686	7589	137275	151003		2,31,50,53,639.00	2,08,35,48,282.00	1,85,20,42,916.00	

1b) Building 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	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Area in Sq. Ft.	Area in Sq. Ft.							
195	3201	32	3 BHK	823	68	891	981	17250	1,69,13,746.00	1,52,22,371.00	1,35,30,997.00	31500
196	3202	32	2 BHK	490	0	490	539	17250	92,95,283.00	83,65,755.00	74,36,226.00	17500
197	3204	32	3 BHK	823	68	891	981	17250	1,69,13,746.00	1,52,22,371.00	1,35,30,997.00	31500
198	3205	32	3 BHK	799	67	867	953	17250	1,64,42,027.00	1,47,97,824.00	1,31,53,622.00	31000
199	3206	32	2 BHK	483	0	483	531	17250	91,66,633.00	82,49,970.00	73,33,306.00	17000
200	3207	32	2 BHK	483	0	483	531	17250	91,66,633.00	82,49,970.00	73,33,306.00	17000
201	3208	32	3 BHK	799	67	867	953	17250	1,64,42,027.00	1,47,97,824.00	1,31,53,622.00	31000
202	3301	33	3 BHK	823	68	891	981	17280	1,69,43,161.00	1,52,48,845.00	1,35,54,529.00	32000
203	3302	33	2 BHK	490	0	490	539	17280	93,11,449.00	83,80,304.00	74,49,159.00	17500
204	3303	33	2 BHK	657	45	702	772	17280	1,33,40,004.00	1,20,06,004.00	1,06,72,003.00	25000
205	3304	33	3 BHK	823	68	891	981	17280	1,69,43,161.00	1,52,48,845.00	1,35,54,529.00	32000
206	3305	33	3 BHK	799	67	867	953	17280	1,64,70,622.00	1,48,23,560.00	1,31,76,498.00	31000
207	3306	33	2 BHK	483	0	483	531	17280	91,82,575.00	82,64,318.00	73,46,060.00	17000
208	3307	33	2 BHK	483	0	483	531	17280	91,82,575.00	82,64,318.00	73,46,060.00	17000
209	3308	33	3 BHK	799	67	867	953	17280	1,64,70,622.00	1,48,23,560.00	1,31,76,498.00	31000
210	3401	34	3 BHK	823	68	891	981	17310	1,69,72,576.00	1,52,75,318.00	1,35,78,061.00	32000

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	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Area in Sq. Ft.	Area in Sq. Ft.							
211	3402	34	2 BHK	490	0	490	539	17310	93,27,615.00	83,94,854.00	74,62,092.00	17500
212	3403	34	2 BHK	657	45	702	772	17310	1,33,63,164.00	1,20,26,848.00	1,06,90,531.00	25000
213	3404	34	3 BHK	823	68	891	981	17310	1,69,72,576.00	1,52,75,318.00	1,35,78,061.00	32000
214	3405	34	3 BHK	799	67	867	953	17310	1,64,99,217.00	1,48,49,295.00	1,31,99,374.00	31000
215	3406	34	2 BHK	483	0	483	531	17310	91,98,517.00	82,78,665.00	73,58,814.00	17000
216	3407	34	2 BHK	483	0	483	531	17310	91,98,517.00	82,78,665.00	73,58,814.00	17000
217	3408	34	3 BHK	799	67	867	953	17310	1,64,99,217.00	1,48,49,295.00	1,31,99,374.00	31000
218	3501	35	3 BHK	823	68	891	981	17340	1,70,01,991.00	1,53,01,792.00	1,36,01,593.00	32000
219	3502	35	2 BHK	490	0	490	539	17340	93,43,780.00	84,09,402.00	74,75,024.00	17500
220	3503	35	2 BHK	657	45	702	772	17340	1,33,86,324.00	1,20,47,692.00	1,07,09,059.00	25000
221	3504	35	3 BHK	823	68	891	981	17340	1,70,01,991.00	1,53,01,792.00	1,36,01,593.00	32000
222	3505	35	3 BHK	799	67	867	953	17340	1,65,27,812.00	1,48,75,031.00	1,32,22,250.00	31000
223	3506	35	2 BHK	483	0	483	531	17340	92,14,459.00	82,93,013.00	73,71,567.00	17500
224	3507	35	2 BHK	483	0	483	531	17340	92,14,459.00	82,93,013.00	73,71,567.00	17500
225	3508	35	3 BHK	799	67	867	953	17340	1,65,27,812.00	1,48,75,031.00	1,32,22,250.00	31000
226	3601	36	3 BHK	823	68	891	981	17370	1,70,31,407.00	1,53,28,266.00	1,36,25,126.00	32000
227	3602	36	2 BHK	490	0	490	539	17370	93,59,946.00	84,23,951.00	74,87,957.00	17500
228	3603	36	2 BHK	657	45	702	772	17370	1,34,09,484.00	1,20,68,536.00	1,07,27,587.00	25000
229	3604	36	3 BHK	823	68	891	981	17370	1,70,31,407.00	1,53,28,266.00	1,36,25,126.00	32000
230	3605	36	3 BHK	799	67	867	953	17370	1,65,56,407.00	1,49,00,766.00	1,32,45,126.00	31000
231	3606	36	2 BHK	483	0	483	531	17370	92,30,401.00	83,07,361.00	73,84,321.00	17500
232	3607	36	2 BHK	483	0	483	531	17370	92,30,401.00	83,07,361.00	73,84,321.00	17500
233	3608	36	3 BHK	799	67	867	953	17370	1,65,56,407.00	1,49,00,766.00	1,32,45,126.00	31000
234	3701	37	3 BHK	823	68	891	981	17400	1,70,60,822.00	1,53,54,740.00	1,36,48,658.00	32000
235	3702	37	2 BHK	490	0	490	539	17400	93,76,112.00	84,38,501.00	75,00,890.00	17500
236	3704	37	3 BHK	823	68	891	981	17400	1,70,60,822.00	1,53,54,740.00	1,36,48,658.00	32000
237	3705	37	3 BHK	799	67	867	953	17400	1,65,85,001.00	1,49,26,501.00	1,32,68,001.00	31000
238	3706	37	2 BHK	483	0	483	531	17400	92,46,343.00	83,21,709.00	73,97,074.00	17500
239	3707	37	2 BHK	483	0	483	531	17400	92,46,343.00	83,21,709.00	73,97,074.00	17500
240	3708	37	3 BHK	799	67	867	953	17400	1,65,85,001.00	1,49,26,501.00	1,32,68,001.00	31000
241	3801	38	3 BHK	823	68	891	981	17430	1,70,90,237.00	1,53,81,213.00	1,36,72,190.00	32000
242	3802	38	2 BHK	490	0	490	539	17430	93,92,278.00	84,53,050.00	75,13,822.00	17500
243	3803	38	2 BHK	657	45	702	772	17430	1,34,55,803.00	1,21,10,223.00	1,07,64,642.00	25000
244	3804	38	3 BHK	823	68	891	981	17430	1,70,90,237.00	1,53,81,213.00	1,36,72,190.00	32000
245	3805	38	3 BHK	799	67	867	953	17430	1,66,13,596.00	1,49,52,236.00	1,32,90,877.00	31000
246	3806	38	2 BHK	483	0	483	531	17430	92,62,285.00	83,36,057.00	74,09,828.00	17500
247	3807	38	2 BHK	483	0	483	531	17430	92,62,285.00	83,36,057.00	74,09,828.00	17500
248	3808	38	3 BHK	799	67	867	953	17430	1,66,13,596.00	1,49,52,236.00	1,32,90,877.00	31000
249	3901	39	3 BHK	823	68	891	981	17460	1,71,19,652.00	1,54,07,687.00	1,36,95,722.00	32000



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	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Area in Sq. Ft.	Area in Sq. Ft.							
250	3902	39	2 BHK	490	0	490	539	17460	94,08,443.00	84,67,599.00	75,26,754.00	17500
251	3903	39	2 BHK	657	45	702	772	17460	1,34,78,963.00	1,21,31,067.00	1,07,83,170.00	25500
252	3904	39	3 BHK	823	68	891	981	17460	1,71,19,652.00	1,54,07,687.00	1,36,95,722.00	32000
253	3905	39	3 BHK	799	67	867	953	17460	1,66,42,191.00	1,49,77,972.00	1,33,13,753.00	31000
254	3906	39	2 BHK	483	0	483	531	17460	92,78,227.00	83,50,404.00	74,22,582.00	17500
255	3907	39	2 BHK	483	0	483	531	17460	92,78,227.00	83,50,404.00	74,22,582.00	17500
256	3908	39	3 BHK	799	67	867	953	17460	1,66,42,191.00	1,49,77,972.00	1,33,13,753.00	31000
257	4001	40	3 BHK	823	68	891	981	17490	1,71,49,067.00	1,54,34,160.00	1,37,19,254.00	32000
258	4002	40	2 BHK	490	0	490	539	17490	94,24,609.00	84,82,148.00	75,39,687.00	17500
259	4003	40	2 BHK	657	45	702	772	17490	1,35,02,123.00	1,21,51,911.00	1,08,01,698.00	25500
260	4004	40	3 BHK	823	68	891	981	17490	1,71,49,067.00	1,54,34,160.00	1,37,19,254.00	32000
261	4005	40	3 BHK	799	67	867	953	17490	1,66,70,786.00	1,50,03,707.00	1,33,36,629.00	31500
262	4006	40	2 BHK	483	0	483	531	17490	92,94,169.00	83,64,752.00	74,35,335.00	17500
263	4007	40	2 BHK	483	0	483	531	17490	92,94,169.00	83,64,752.00	74,35,335.00	17500
264	4008	40	3 BHK	799	67	867	953	17490	1,66,70,786.00	1,50,03,707.00	1,33,36,629.00	31500
265	4101	41	3 BHK	823	68	891	981	17520	1,71,78,483.00	1,54,60,635.00	1,37,42,786.00	32000
266	4102	41	2 BHK	490	0	490	539	17520	94,40,775.00	84,96,698.00	75,52,620.00	17500
267	4103	41	2 BHK	657	45	702	772	17520	1,35,25,282.00	1,21,72,754.00	1,08,20,226.00	25500
268	4104	41	3 BHK	823	68	891	981	17520	1,71,78,483.00	1,54,60,635.00	1,37,42,786.00	32000
269	4105	41	3 BHK	799	67	867	953	17520	1,66,99,381.00	1,50,29,443.00	1,33,59,505.00	31500
270	4106	41	2 BHK	483	0	483	531	17520	93,10,110.00	83,79,099.00	74,48,088.00	17500
271	4107	41	2 BHK	483	0	483	531	17520	93,10,110.00	83,79,099.00	74,48,088.00	17500
272	4108	41	3 BHK	799	67	867	953	17520	1,66,99,381.00	1,50,29,443.00	1,33,59,505.00	31500
273	4201	42	3 BHK	823	68	891	981	17550	1,72,07,898.00	1,54,87,108.00	1,37,66,318.00	32500
274	4202	42	2 BHK	490	0	490	539	17550	94,56,940.00	85,11,246.00	75,65,552.00	17500
275	4204	42	3 BHK	823	68	891	981	17550	1,72,07,898.00	1,54,87,108.00	1,37,66,318.00	32500
276	4205	42	3 BHK	799	67	867	953	17550	1,67,27,976.00	1,50,55,178.00	1,33,82,381.00	31500
277	4206	42	2 BHK	483	0	483	531	17550	93,26,052.00	83,93,447.00	74,60,842.00	17500
278	4207	42	2 BHK	483	0	483	531	17550	93,26,052.00	83,93,447.00	74,60,842.00	17500
279	4208	42	3 BHK	799	67	867	953	17550	1,67,27,976.00	1,50,55,178.00	1,33,82,381.00	31500
280	4301	43	3 BHK	823	68	891	981	17580	1,72,37,313.00	1,55,13,582.00	1,37,89,850.00	32500
281	4302	43	2 BHK	490	0	490	539	17580	94,73,106.00	85,25,795.00	75,78,485.00	18000
282	4303	43	2 BHK	657	45	702	772	17580	1,35,71,602.00	1,22,14,442.00	1,08,57,282.00	25500
283	4304	43	3 BHK	823	68	891	981	17580	1,72,37,313.00	1,55,13,582.00	1,37,89,850.00	32500
284	4305	43	3 BHK	799	67	867	953	17580	1,67,56,570.00	1,50,80,913.00	1,34,05,256.00	31500
285	4306	43	2 BHK	483	0	483	531	17580	93,41,994.00	84,07,795.00	74,73,595.00	17500
286	4307	43	2 BHK	483	0	483	531	17580	93,41,994.00	84,07,795.00	74,73,595.00	17500
287	4308	43	3 BHK	799	67	867	953	17580	1,67,56,570.00	1,50,80,913.00	1,34,05,256.00	31500
288	4401	44	3 BHK	823	68	891	981	17610	1,72,66,728.00	1,55,40,055.00	1,38,13,382.00	32500

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	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Area in Sq. Ft.	Area in Sq. Ft.							
289	4402	44	2 BHK	490	0	490	539	17610	94,89,272.00	85,40,345.00	75,91,418.00	18000
290	4403	44	2 BHK	657	45	702	772	17610	1,35,94,762.00	1,22,35,286.00	1,08,75,810.00	25500
291	4404	44	3 BHK	823	68	891	981	17610	1,72,66,728.00	1,55,40,055.00	1,38,13,382.00	32500
292	4405	44	3 BHK	799	67	867	953	17610	1,67,85,165.00	1,51,06,649.00	1,34,28,132.00	31500
293	4406	44	2 BHK	483	0	483	531	17610	93,57,936.00	84,22,142.00	74,86,349.00	17500
294	4407	44	2 BHK	483	0	483	531	17610	93,57,936.00	84,22,142.00	74,86,349.00	17500
295	4408	44	3 BHK	799	67	867	953	17610	1,67,85,165.00	1,51,06,649.00	1,34,28,132.00	31500
296	4501	45	3 BHK	823	68	891	981	17640	1,72,96,143.00	1,55,66,529.00	1,38,36,914.00	32500
297	4502	45	2 BHK	490	0	490	539	17640	95,05,437.00	85,54,893.00	76,04,350.00	18000
298	4503	45	2 BHK	657	45	702	772	17640	1,36,17,921.00	1,22,56,129.00	1,08,94,337.00	25500
299	4504	45	3 BHK	823	68	891	981	17640	1,72,96,143.00	1,55,66,529.00	1,38,36,914.00	32500
300	4505	45	3 BHK	799	67	867	953	17640	1,68,13,760.00	1,51,32,384.00	1,34,51,008.00	31500
301	4506	45	2 BHK	483	0	483	531	17640	93,73,878.00	84,36,490.00	74,99,102.00	17500
302	4507	45	2 BHK	483	0	483	531	17640	93,73,878.00	84,36,490.00	74,99,102.00	17500
303	4508	45	3 BHK	799	67	867	953	17640	1,68,13,760.00	1,51,32,384.00	1,34,51,008.00	31500
304	4601	46	3 BHK	823	68	891	981	17670	1,73,25,559.00	1,55,93,003.00	1,38,60,447.00	32500
305	4602	46	2 BHK	490	0	490	539	17670	95,21,603.00	85,69,443.00	76,17,282.00	18000
306	4603	46	2 BHK	657	45	702	772	17670	1,36,41,081.00	1,22,76,973.00	1,09,12,865.00	25500
307	4604	46	3 BHK	823	68	891	981	17670	1,73,25,559.00	1,55,93,003.00	1,38,60,447.00	32500
308	4605	46	3 BHK	799	67	867	953	17670	1,68,42,355.00	1,51,58,120.00	1,34,73,884.00	31500
309	4606	46	2 BHK	483	0	483	531	17670	93,89,820.00	84,50,838.00	75,11,856.00	17500
310	4607	46	2 BHK	483	0	483	531	17670	93,89,820.00	84,50,838.00	75,11,856.00	17500
311	4608	46	3 BHK	799	67	867	953	17670	1,68,42,355.00	1,51,58,120.00	1,34,73,884.00	31500
312	4701	47	3 BHK	823	68	891	981	17700	1,73,54,974.00	1,56,19,477.00	1,38,83,979.00	32500
313	4702	47	2 BHK	490	0	490	539	17700	95,37,769.00	85,83,992.00	76,30,215.00	18000
314	4704	47	3 BHK	823	68	891	981	17700	1,73,54,974.00	1,56,19,477.00	1,38,83,979.00	32500
315	4705	47	3 BHK	799	67	867	953	17700	1,68,70,950.00	1,51,83,855.00	1,34,96,760.00	31500
316	4706	47	2 BHK	483	0	483	531	17700	94,05,762.00	84,65,186.00	75,24,610.00	17500
317	4707	47	2 BHK	483	0	483	531	17700	94,05,762.00	84,65,186.00	75,24,610.00	17500
318	4708	47	3 BHK	799	67	867	953	17700	1,68,70,950.00	1,51,83,855.00	1,34,96,760.00	31500
319	4801	48	3 BHK	823	68	891	981	17730	1,73,84,389.00	1,56,45,950.00	1,39,07,511.00	32500
320	4802	48	2 BHK	490	0	490	539	17730	95,53,935.00	85,98,542.00	76,43,148.00	18000
321	4803	48	2 BHK	657	45	702	772	17730	1,36,87,400.00	1,23,18,660.00	1,09,49,920.00	25500
322	4804	48	3 BHK	823	68	891	981	17730	1,73,84,389.00	1,56,45,950.00	1,39,07,511.00	32500
323	4805	48	3 BHK	799	67	867	953	17730	1,68,99,545.00	1,52,09,591.00	1,35,19,636.00	31500
324	4806	48	2 BHK	483	0	483	531	17730	94,21,704.00	84,79,534.00	75,37,363.00	17500
325	4807	48	2 BHK	483	0	483	531	17730	94,21,704.00	84,79,534.00	75,37,363.00	17500
326	4808	48	3 BHK	799	67	867	953	17730	1,68,99,545.00	1,52,09,591.00	1,35,19,636.00	31500
327	4901	49	3 BHK	823	68	891	981	17760	1,74,13,804.00	1,56,72,424.00	1,39,31,043.00	32500

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	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Area in Sq. Ft.	Area in Sq. Ft.							
328	4902	49	2 BHK	490	0	490	539	17760	95,70,100.00	86,13,090.00	76,56,080.00	18000
329	4903	49	2 BHK	657	45	702	772	17760	1,37,10,560.00	1,23,39,504.00	1,09,68,448.00	25500
330	4904	49	3 BHK	823	68	891	981	17760	1,74,13,804.00	1,56,72,424.00	1,39,31,043.00	32500
331	4905	49	3 BHK	799	67	867	953	17760	1,69,28,139.00	1,52,35,325.00	1,35,42,511.00	31500
332	4906	49	2 BHK	483	0	483	531	17760	94,37,646.00	84,93,881.00	75,50,117.00	17500
333	4907	49	2 BHK	483	0	483	531	17760	94,37,646.00	84,93,881.00	75,50,117.00	17500
334	4908	49	3 BHK	799	67	867	953	17760	1,69,28,139.00	1,52,35,325.00	1,35,42,511.00	31500
335	5001	50	3 BHK	823	68	891	981	17790	1,74,43,220.00	1,56,98,898.00	1,39,54,576.00	32500
336	5002	50	2 BHK	490	0	490	539	17790	95,86,266.00	86,27,639.00	76,69,013.00	18000
337	5003	50	2 BHK	657	45	702	772	17790	1,37,33,720.00	1,23,60,348.00	1,09,86,976.00	26000
338	5004	50	3 BHK	823	68	891	981	17790	1,74,43,220.00	1,56,98,898.00	1,39,54,576.00	32500
339	5005	50	3 BHK	799	67	867	953	17790	1,69,56,734.00	1,52,61,061.00	1,35,65,387.00	32000
340	5006	50	2 BHK	483	0	483	531	17790	94,53,588.00	85,08,229.00	75,62,870.00	17500
341	5007	50	2 BHK	483	0	483	531	17790	94,53,588.00	85,08,229.00	75,62,870.00	17500
342	5008	50	3 BHK	799	67	867	953	17790	1,69,56,734.00	1,52,61,061.00	1,35,65,387.00	32000
343	5101	51	3 BHK	823	68	891	981	17820	1,74,72,635.00	1,57,25,372.00	1,39,78,108.00	33000
344	5102	51	2 BHK	490	0	490	539	17820	96,02,432.00	86,42,189.00	76,81,946.00	18000
345	5103	51	2 BHK	657	45	702	772	17820	1,37,56,880.00	1,23,81,192.00	1,10,05,504.00	26000
346	5104	51	3 BHK	823	68	891	981	17820	1,74,72,635.00	1,57,25,372.00	1,39,78,108.00	33000
347	5105	51	3 BHK	799	67	867	953	17820	1,69,85,329.00	1,52,86,796.00	1,35,88,263.00	32000
348	5106	51	2 BHK	483	0	483	531	17820	94,69,530.00	85,22,577.00	75,75,624.00	18000
349	5107	51	2 BHK	483	0	483	531	17820	94,69,530.00	85,22,577.00	75,75,624.00	18000
350	5108	51	3 BHK	799	67	867	953	17820	1,69,85,329.00	1,52,86,796.00	1,35,88,263.00	32000
351	5201	52	3 BHK	823	68	891	981	17850	1,75,02,050.00	1,57,51,845.00	1,40,01,640.00	33000
352	5202	52	2 BHK	490	0	490	539	17850	96,18,597.00	86,56,737.00	76,94,878.00	18000
353	5204	52	3 BHK	823	68	891	981	17850	1,75,02,050.00	1,57,51,845.00	1,40,01,640.00	33000
354	5205	52	3 BHK	799	67	867	953	17850	1,70,13,924.00	1,53,12,532.00	1,36,11,139.00	32000
355	5206	52	2 BHK	483	0	483	531	17850	94,85,472.00	85,36,925.00	75,88,378.00	18000
356	5207	52	2 BHK	483	0	483	531	17850	94,85,472.00	85,36,925.00	75,88,378.00	18000
357	5208	52	3 BHK	799	67	867	953	17850	1,70,13,924.00	1,53,12,532.00	1,36,11,139.00	32000
Total				109221	6416	115637	127201		2,23,23,71,706.00	2,00,91,34,544.00	1,78,58,97,370.00	

Summary of the Project:

Building Type	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Approved - G	2 BHK - 96 3 BHK - 98	194	137275	151003	2,31,50,53,639.00	2,08,35,48,282.00	1,85,20,42,916.00
Proposed - G	2 BHK - 79 3 BHK - 84	163	115637	127201	2,23,23,71,706.00	2,00,91,34,544.00	1,78,58,97,370.00
Total		357	252912	278204	4,54,74,25,345.00	4,09,26,82,826.00	3,63,79,40,286.00
Typical Refuge Floors – 12th, 17th, 22nd, 27th, 32nd, 37th, 42nd, 47th & 52nd Floors – Flat No. 3							

Particulars	Market Value (₹)
Full Fair Market Value as on date	4,54,74,25,345.00
Realizable Value as on date	4,09,26,82,826.00
Distress Sale Value as on date	3,63,79,40,286.00
Cost of Construction (Total Built up area x Rate) 278207 Sq. Ft. x ₹ 2600.00	72,33,30,400.00

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.

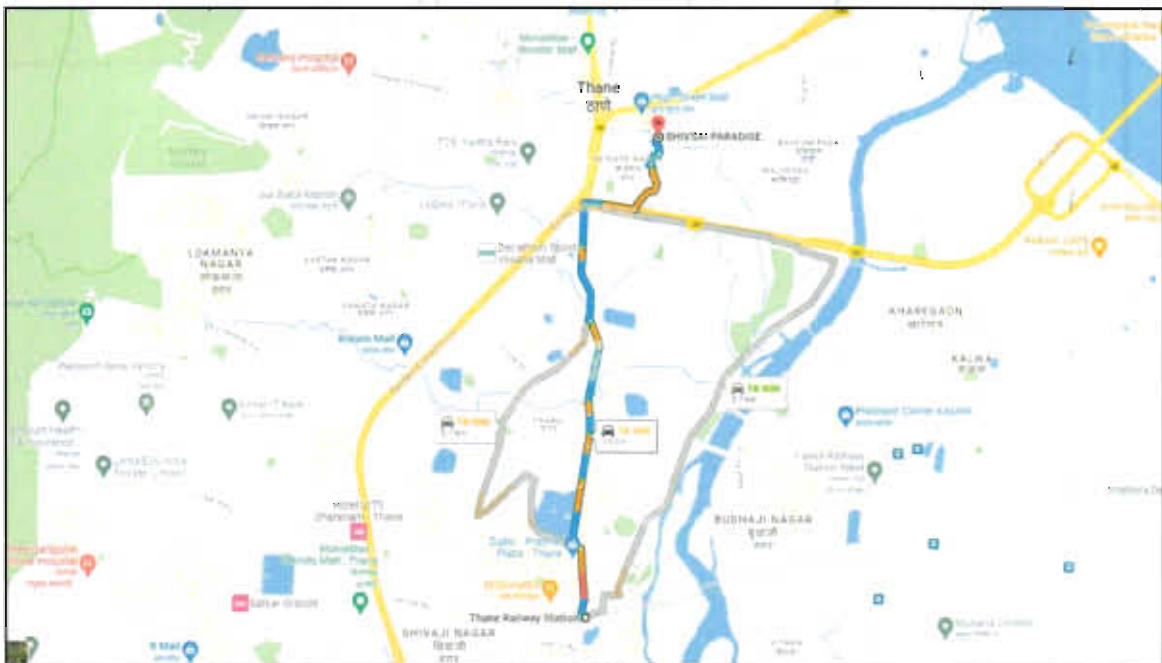
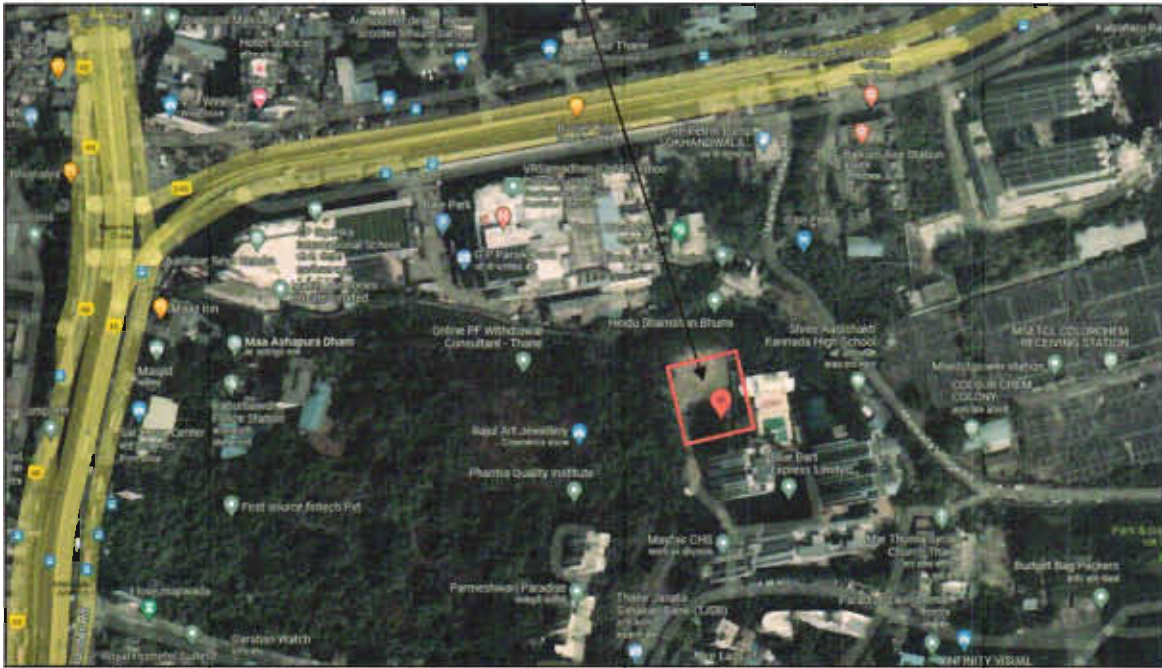


Actual Site Photographs



Route Map of the property

Site ulr




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.)




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6/27-4ब) ठाणे खाडी लगतचा माजीवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजीवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ मीटर	सिटी एस. नंबर

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1002074 28-08-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक 10020/2023 नोंदणी Regn:63m
गावाचे नाव : माजिवडे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोजकदला	8450000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7150246.4	
(4) भू. मापन, पोटहिस्सा 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 ही.सो.लि., ब्लॉक नं: शिव साई पॅराडाईज,फातिमा चर्चच्या मागे, रोड : माजिवडा,ठाणे(पश्चिम), इतर माहिती: सदनिकेचे क्षेत्र 571 चौ. फूट कारपेट(म्हणजेच 396 चौ. फूट + 175 चौ. फूट ओपन टेरस),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 किंवा जुटी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या खिंटून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव.-अरुण गेजू दंडिले . वय.-48 पत्ता.-प्लॉट नं. प्लॉट नं. बी-502, माळा नं. पाचवा मजला, इमारतीचे नाव. एजवैअर, शिव साई पॅराडाईज, ब्लॉक नं: माजिवडा रोड, फातिमा चर्चच्या मागे, रोड नं: माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड.-400601 पॅन नं.-AEYPD2062F 2): नाव.-सुभाष गेजू दंडिले . वय.-53 पत्ता.-प्लॉट नं. प्लॉट नं. बी-502, माळा नं. पाचवा मजला, इमारतीचे नाव. एजवैअर, शिव साई पॅराडाईज, ब्लॉक नं: माजिवडा रोड, फातिमा चर्चच्या मागे, रोड नं: माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड.-400601 पॅन नं.-ADYPD1291K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-विनी सॅटी फाइनेकाउन . वय.-37, पत्ता.-प्लॉट नं. रूम नं. 8, माळा नं. . इमारतीचे नाव मेलविन को-ऑप ही.सो.लि., ब्लॉक नं: माजिवडा व्हीलेज, दुर्गा मंदिराच्या मागे, रोड नं: माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, THANE. पिन कोड.-400601 पॅन नं.-ALAP7543A 2): नाव.-सॅटी देवसी फाइनेकाउन . वय.-43, पत्ता.-प्लॉट नं. रूम नं. 8, माळा नं. . इमारतीचे नाव. मेलविन को-ऑप ही.सो.लि., ब्लॉक नं: माजिवडा व्हीलेज, दुर्गा मंदिराच्या मागे, रोड नं: माजिवडा, ठाणे (पश्चिम), महाराष्ट्र, THANE. पिन कोड.-400601 पॅन नं.-AIGPD9120Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10020/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	591500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)थेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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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	दस्तावेज क्रमांक: 11281/2022 मालकी Regn:63m
गाव : माजिवडे		
(1)संपत्तीचा प्रकार	मोल बीड	
(2)मोलमूल्य	12000000	
(3)आवाजाचे (आविष्टदफाच्या बाबतीत)पट्टेकार आवाजाची रक्कम कि पट्टेकार नि मूल्य करावे .	10760732.8	
(4)सुधारण , पॉटहेडिंग्ग व बांधकाम (अवस्थान)	1) इतर माहिती : मोठे माजिवडे,सदनिका न.डी-501.5 वा मजला बिन्डींग टाईप-बी,स्टॅनमोर शिव साई स्टॅनमोर को अई हो मो नि,शिव साई पंगडाईज कॉम्प्लेक्स,फार्मीमा बंधे च्या मागे,माजिवडे ठाणे प,सदनिकेचे क्षेत्र 6.38 चौ फूट, कार्पेट,स्टील्ट काय पार्किंग स्पेस नं.2-डी/501,(ब्लॉक नं 6/27-4B)	
(5)क्षेत्रफळ	1) 6.38 चौ मीटर	
(6)आवाजाची किंवा चुकी वगणत असेल तेव्हा		
(7)संपत्तीचा करण वगणत / विद्युत टिकटाने पडकणारे नाव किंवा विद्युती न्यायपालिका दुरुकालना किंवा अदरक अल्पमूल्य इतिहासीचे नाव व रक्कम	1) मुनिता मोहनी 41 प्लॉट नं : सदनिका न.डी/501.माळा नं : 5 वा मजला इमारतीचे नाव : स्टॅनमोर शिव साई पंगडाईज ब्लॉक नं : फार्मीमा बंधे च्या मागे रोड नं : माजिवडे ठाणे प महागाष्ट्र ठाणे .400601 2) राजदीप थळ 42 प्लॉट नं : सदनिका न.डी/501 माळा नं : 5 वा मजला इमारतीचे नाव : स्टॅनमोर शिव साई पंगडाईज ब्लॉक नं : फार्मीमा बंधे च्या मागे रोड नं : माजिवडे ठाणे प महागाष्ट्र ठाणे .400601	
(8)संपत्तीचा करण वगणत पडकणारे नाव किंवा विद्युती न्यायपालिका दुरुकालना किंवा अदरक अल्पमूल्य इतिहासीचे नाव व रक्कम	1) मनीषा किशोर गोकर्ण 67 प्लॉट नं : सदनिका न.डी/1104 माळा नं : इमारतीचे नाव : रिचमंड ब्लॉक नं : शिव साई पंगडाईज रोड नं : फार्मीमा बंधे च्या मागेमाजिवडे ठाणे प महागाष्ट्र ठाणे .400601 2) प्रसाद किशोर गोकर्ण 37 प्लॉट नं : सदनिका न.डी/1104 माळा नं : इमारतीचे नाव : रिचमंड ब्लॉक नं : शिव साई पंगडाईज रोड नं : फार्मीमा बंधे च्या मागेमाजिवडे ठाणे प महागाष्ट्र ठाणे .400601 3) किशोर वसंत गोकर्ण 69 प्लॉट नं : सदनिका न.डी/1104 माळा नं : इमारतीचे नाव : रिचमंड ब्लॉक नं : शिव साई पंगडाईज रोड नं : फार्मीमा बंधे च्या मागेमाजिवडे ठाणे प महागाष्ट्र ठाणे .400601	
(9)विद्युतीचे करण वगणत दिनांक	07/07/2022	
(10)जल वीजची इतरांचा दिनांक	07/07/2022	
(11)संपत्तीचा,बच व रक्कम	11281/2022	
(12)आवाजाचावगणत मुद्रांक मूल्य	840000	
(13)आवाजाचावगणत वीजची मूल्य	30000	
(14)टीप		
सुधारकालादी विधानन वेळोवेळ बदलील		

Price Indicators
Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Samata Nagar > 2BHK Flats for sale in Samata Nagar > ₹1.13 Cr

₹1.13 Cr EMI: ₹51k | [Get use address](#)

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 - ₹17,720/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](#)

RERA ID: P51700006329

Address: Pokhran Road, Thane, Samata Nagar Thane West, Thane - Central Thane, Maharashtra

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Thane West > ₹98.0 Lac

₹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 County**

Transaction Type: New Property

Status: Under Construction

Furnished Status: Unfurnished

Car Parking: 1 Covered, 1 Open

[+14 Photos](#)



Price Indicators Projects nearby Locality

PROJECT

Configuration: 1, 2, 3 BHK Apartments | Possession Start: Dec. 2024 | Price on request

Orion Northern Lights

₹1.27 Cr - 2.65 Cr | ₹1786 K/sq.ft
2BHK starts at ₹63.05 L

2, 3, 4 BHK Apartments Configurations

Dec. 2024 Possession Starts

₹1786 K/sq.ft Avg. Price

711.00 sq.ft. - 1466.00 sq.ft. Carpet Area Size

PROJECT

Configuration: 2, 3 BHK Apartments | Possession Start: Dec. 2024 | Price on request

Dosti West County

₹90.83 L - 1.86 Cr | ₹6.67 K/sq.ft
2BHK starts at ₹68.09 L

2, 3 BHK Apartments Configurations

Dec. 2024 Possession Starts

₹6.67 K/sq.ft Avg. Price

545.00 sq.ft. - 1115.00 sq.ft. Carpet Area Size

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
EMI starts at ₹44.68 K

Project Project

1BHK Apartment Configuration

Mar. 2025 Possession Starts

₹17.60 K/sq.ft Avg. Price

401.00 sq.ft. - 403.00 sq.ft. (Carpet Area) Sizes

21 more

1BHK Flat

By **ARCIS REALTY LLP**

Price: ₹75.0 L | ₹16.67 K/sq.ft
EMI starts at ₹30.72 K

ARCIS Resonance's Heights, Sakinaka Road, Thane West, Thane

Zero brokerage fee BROKER Kiosk Home

450 sq.ft. Build Up Area

₹16.67 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Middle of 22 floors

North-West facing Facing

Unfurnished Furnishing

14 more

Price Indicators Projects nearby Locality

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Buy > Rent > Sell > Home Loans >

[Home](#) > [Flats for sale in Thane](#) > [Flats for sale in Thane](#) > [Flats for sale in highroads](#) > [1 BHK Flats for sale in highroads](#) > 443 sq.ft

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime 50% OFF

₹ 70.0 Lac

EML - ₹ 32k Get Loan offers from 5+ Banks

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

1 Bed
2 Baths
Unfurnished

Super Built-Up Area 443 sqft ₹16.60/sqft	Developer Cosmos Group	Project Cosmos Habitat
Floor 7 (Out of 19 Floors)	Transaction Type New Property	Furnished Status Unfurnished
Age Of Construction Under Construction		

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.

magicbricks
Buy > Rent > Sell > Home Loans >

[Home](#) > [Properties for sale in Thane](#) > [Flats for sale in Thane](#) > [Flats for sale in highroads](#) > [1 BHK Flats for sale in highroads](#) > 443 sq.ft

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Join Prime 50% OFF

₹ 75.0 Lac

EML - ₹ 24k How much loan can I get?

1 BHK 650 sq.ft Flat For Sale Majiwada, Thane

1 Bed
2 Baths
2 Balconies
Unfurnished

Carpet Area 443 sqft ₹16.93/sqft	Developer Cosmos Group	Project Cosmos Habitat
Floor 2 (Out of 19 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 2	Furnished Status Unfurnished

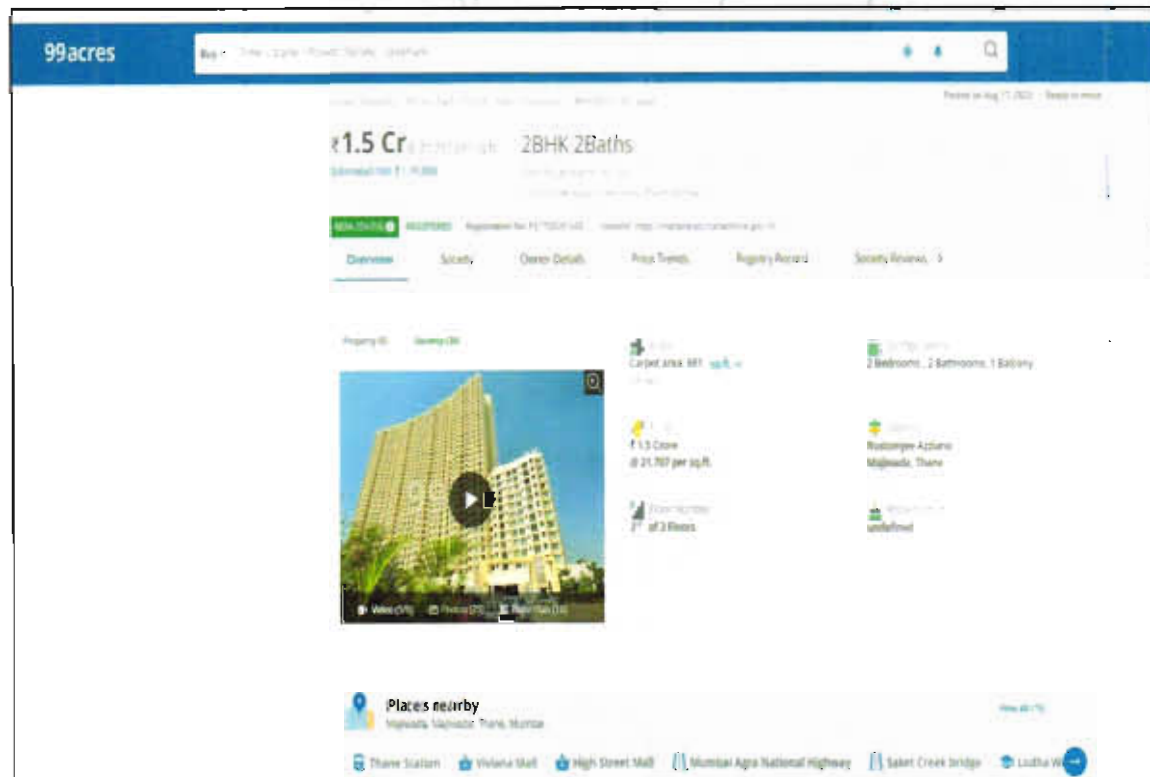
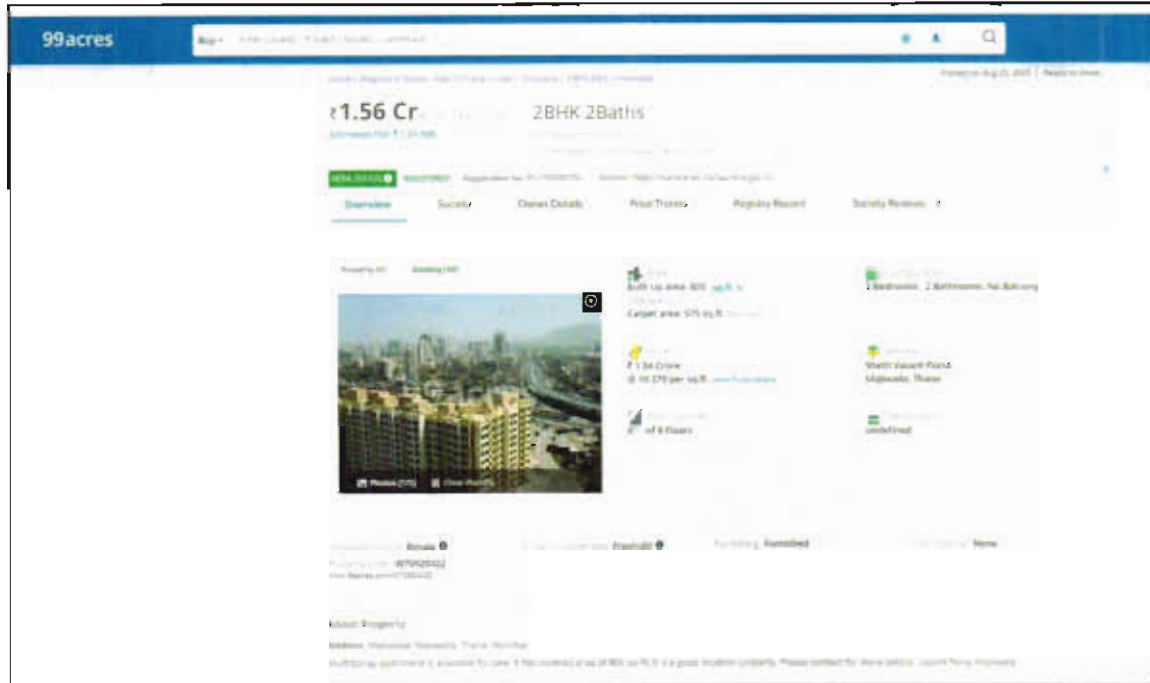
Newly Constructed Property

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



Price Indicators Projects nearby Locality

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

₹1.56 Cr ₹13,000 per sq.ft. **2BHK 2Baths**

Estimated EMF ₹1,24,200

REG. STATUS: **REGIS** Registration No: P1702027423

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (16) Society (26)

Area
Super Built up area: 1200 sq.ft.
Built Up area: 1170 sq.ft.
Carpet area: 800 sq.ft.

Price
₹1.56 Cr + Govt Charges & Tax @ 13,000 per sq.ft. (Registered)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹13,000

Location
Kustambay Axtians
Majpada, Thane

Floor Number
20th of 36 Floors

Facing
West

Ownership
Main Road, Pool

Property Age
0 to 1 Year Old

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

₹1.2 Cr ₹15,181 per sq.ft. **2BHK 2Baths**

Estimated EMF ₹99,264

REG. STATUS: **REGIS** Registration No: P1702027423

Overview Society Owner Details Price Trends Society Reviews Experience

Property (13) Society (18)

Area
Carpet area: 800 sq.ft.

Price
₹1.2 Cr + Govt Charges & Tax @ 15,181 per sq.ft. (Registered)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹15,181

Location
Shiv Sai Paradise
Majpada, Thane

Floor Number
17th of 18 Floors

Facing
North-East

Ownership
Main Road, Others

Property Age
3 to 10 Year Old

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 29.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.29 17:34:39 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. 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.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	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 Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 28.08.2023 Valuation Date - 29.08.2023 Date of Report - 29.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.08.2023
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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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.

