

# PROJECT VALUATION REPORT



Details of the property under consideration:

**Name of Project: "Ashtavinayak Apartments"**

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

Think.Innovate.Create

Latitude Longitude: 19°08'11.8"N 72°51'41.8"E

**Valuation Done for:**

**State Bank of India**

**SME Chembur Branch**

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





Vastu/SBI/Mumbai/08/2023/3494/2302330  
31/5-476-PY  
Date: 18.08.2023

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

**Sub:** Project Valuation for "**Ashtavinayak Apartments**" at Jogeshwari (East) Mumbai, Pin Code – 400 060.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Ashtavinayak Apartments**", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India.

Shiv Shruti Developers LLP is a real estate development company in Mumbai. It is committed to providing spectacular projects that deliver the best value for customer's money. The developer aims to transform the property dreams of the customers into reality. It ensures that its projects emanate meticulous planning, quality material, and excellent workmanship. The company strives to be a front runner in the realm of real estate development by providing feature-rich projects that offer comfortable living.

M/s. Shiv Shruti Developers LLP is redeveloping a S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential & Rehab cum Sale Building.

Residential Rehab Building No. 1 (Wing C) is proposed of Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floors and Commercial cum Residential Sale Building No. 2 (Wing A & B) is proposed of Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floors with total RERA carpet area of 1,91,835.00 Sq. Ft. which consists 1 BHK and Shops units with 318 nos. of Sell flats, 43 PAP Flats, 149 Tenant Flats, 10 Tenant Shops & 28 Land Owners Flat providing with Fitness Centre, Society Office, & Other Amenities.



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



## PROJECT VALUATION REPORT OF "Ashtavinayak Apartments"

"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India

Latitude Longitude: 19°08'11.8"N 72°51'41.8"E

**NAME OF DEVELOPER: M/s. Shiv Shruti Developers LLP.**

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **18<sup>th</sup> August 2023** for approval of project finance purpose.

### 1. Location Details:

Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060. It is about 3.20 Km. travelling distance from Jogeshwari (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Shiv Shruti Developers LLP
Project Registration Number	P51800049920
Register office address	M/s. Shiv Shruti Developers LLP Office No. 201A, 2 <sup>nd</sup> Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mrs. Mona Mehta Mobile No. 7977952834
E – mail ID and Website	

### 3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Slum Area
On or towards South	Under Construction Building
On or towards East	Road
On or towards West	Open & Slum Area



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

To,

**The Branch Manager,  
State Bank of India****SME Chembur Branch**

Unit No. 11, Building No. 11, Ground Floor,

Corporate Park, Sion Trombay Road,

Chembur, Mumbai – 400 071,

State - Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 18.08.2023
	b)	Date on which the valuation is made : 18.08.2023
3.	List of documents produced for perusal	
	1. Copy of Sale Agreement dated 29.12.2020 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-1136-2021 dated 22.01.2021.	
	2. Copy of Rectification Deed dated 29.06.2021 between M/s. Aishwarya Light Construction Company (The Vendor) and M/s. Shiv Shruti Developers LLP (The Purchasers) through registered agreement vide No. BDR-18-8232-2021 dated 05.07.2021.	
	3. Copy of Letter of Intent (LOI) No. KE/PVT/0232/20180327/LOI dated 31.03.2022 issued by Slum Rehabilitation Authority (SRA).	
	4. Copy of Rehab Building No. 1 IOA Letter No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).	
	5. Copy of Sale Building No. 2 IOA Letter No. KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).	
	6. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Wing C: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b>	
	7. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 11<sup>th</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b>	
	8. Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP. <b>Wing A: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b>	
	9. Copy of Rehab Building No. 1 Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.2022 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Wing C: Ground Floor + 14<sup>th</sup> Upper Floor as per approved plan dated 21.04.2022)</b>	
	10. Copy of Sale Building No. 2 Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA).	



Vastukala Consultants (I) Pvt. Ltd.

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(This CC is endorsed for the work for Wing A: Ground Floor + 11 <sup>th</sup> Upper Floor & Wing B: Ground Floor + 12 <sup>th</sup> Upper Floor as per approved plan 21.04.2022)	
11. Copy of Environmental Clearance Certificate No. SIA/MH/MIS/273404/2022 dated 13.09.2022 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra.	
12. Copy of CA Certificate dated 10.08.2023 issued by M/s. Varma & Associates	
13. Copy of RERA Certificate No. P51800049920 dated 06.03.2023 issued by Maharashtra Real Estate Regulatory Authority.	
14. Copy of Legal Title Report dated 07.02.2022 issued by M/s. Mehta & Co.	
Project Name (with address & phone nos.)	: "Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Shiv Shruti Developers LLP</b>  Office No. 201A, 2 <sup>nd</sup> Floor, Wing No. A, Vikas Vertex, Behind Andheri Police Station, Andheri (East), Mumbai – 400 069, State - Maharashtra, Country – India  <u>Contact Person:</u> Mrs. Mona Mehta Mobile No. 7977952834 Mr. Ravi Varma Mobile No. 9773386223
5. Brief description of the property (Including Leasehold / freehold etc.): Freehold land	
<p><b><u>About Project:</u></b></p> <p>Positioned at well-connected locality Jogeshwari East, Ashtavinayak Apartments is an aesthetically built project of Mumbai. This reasonably priced Ashtavinayak Apartments project lies in the range of Rs. 71.0 Lac - 1.06 Cr. This project has its expanse over an area of 1 Acre. The project features a total of 201 units that are well-ventilated.</p> <p>The carefully laid out units of this Residential complex are sure to mesmerize most buyers. All the units in the property are Under Construction. Flat are the various types of units available, each of which has been created to provide total satisfaction. The property units provide a comfortable environment and range in size from 1 BHK Flat (317.0 Sq. Ft. - 469.0 Sq. Ft.). The design of the project is such that it is classified into 1 tower. The launch date of this beautiful project is 01 March 2022. 01 June 2025 is the date of possession.</p> <p>Ashtavinayak Apartments's commencement certificate has been granted. The status of the occupancy certificate of this project not granted. Ashtavinayak Apartments has been built by reputed real estate developer Shiv Shruti Developers LLP. Ashtavinayak Apartments ensures the availability of first-class premium amenities such as Private Terrace/Garden, Earth quake resistant, Grand Entrance lobby, Lift, Meditation Area, Indoor Games Room, Kids play area, Waste Disposal, Intercom Facility, Vaastu Compliant. The site's exact address is SHYAM NAGAR, OFF JVLR, JOGESHWARI EAST, MUMBAI. The pin code of this masterpiece project is 400060. Ashtavinayak Apartments is where fine living meets seamless connectivity to provide you comfort living.</p>	

**TYPE OF THE BUILDING:**

Building	Number of Floors
"Ashtavinayak Apartments"	Proposed Rehab Building no. 1 (Wing C) of Ground Floor + 1st to 23rd Upper Residential Floor & Sale Building No. 2 (Wing A) of Ground Floor + 1st to 11th Upper Residential Floor & (Wing B) of Ground Floor + 1st to 23rd Upper Residential Floor as per approved plan. As per information from developer & architect drawing Proposed Rehab Building no. 1 (Wing C) of Ground Floor + 1st to 23rd Upper Residential Floor & Sale Building No. 2 (Wing A) of Ground Floor + 1st to 23rd Upper Residential Floor & (Wing B) of Ground Floor + 1st to 23rd Upper Residential Floor.

**LEVEL OF COMPLETEION:**

Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 31.03.2023
Rehab Building No. 1 (Wing C)	Ground + 14 <sup>th</sup> Floor Slab work, Ground + 10 <sup>th</sup> Floor Block work, Ground + 5 <sup>th</sup> Floor Internal Plaster & Gypsum Work & Ground + 7 <sup>th</sup> Floor internal plumbing work is completed	43.00%	27.00%
Sale Building No. 2 (Wing A)	Ground + 11 <sup>th</sup> Floor Slab work, Ground + 4 <sup>th</sup> Floor Block work, Ground + 3 <sup>th</sup> Floor Internal Plaster Work is completed	33.50%	
Sale Building No. 2 (Wing B)	Ground + 8 <sup>th</sup> Floor Slab work, Ground + 4 <sup>th</sup> Floor Block work, is completed	26.50%	

**PROPOSED DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **31.12.2025 (As per RERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

Vitrified flooring tiles in all rooms
Granite Kitchen platform with Stainless Steel Sink
Powder coated aluminum sliding windows with M.S. Grills
Laminated wooden flush doors with Safety door
Concealed wiring
Concealed plumbing
Fire Fighting System
Car Parking
Gymnasium
Indoor Games Room

6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17,

				Village – Majas
	d)	Ward / Taluka	:	Taluka – Andheri
	e)	Mandal / District	:	District – Mumbai Suburban
7.	Postal address of the property		:	"Ashtavinayak Apartments", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India
8.	City / Town		:	Jogeshwan (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Jogeshwari (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Agreement</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	CTS No. 33	CTS NO 76	Slum Area
	South	Road	CTS NO.67	Under Construction Building
	East	CTS No. 76	CTS NO 378 And 18 Point 30 M. Road	Road
	West	CTS No. 66 & 67	CTS NO 33	Open & Slum Area
<b>Boundaries as per Agreement</b>				
		North	South	East
	CTS No. 68, 68/1 to 20	CTS No. 69 (Part)	CTS No. 67	CTS No. 69 (Part)
	CTS No. 69	CTS No. 70	Road	CTS No. 71 (Part), 72 & 73
	CTS No. 71, 71/1 to 38	CTS No. 33	CTS No. 72	CTS No. 761
	CTS No. 72, 72/1 to 26	CTS No. 71	CTS No. 73	CTS No. 76 & 74
	CTS No. 74, 74/1 to 17	CTS No. 76 (Part)	Road	CTS No. 76 (Part)
	CTS No. 70, 70/1 to 26	CTS No. 33 (Part)	CTS No. 69	CTS No. 71
	CTS No. 73, 73/1 to 14	CTS No. 72	Road	CTS No. 74
				CTS No. 66
				CTS No. 66 (Part), 67 & 68
				CTS No. 69 (Part) & 70
				CTS No. 69 (Part)
				CTS No. 72 (Part)
				CTS No. 66 (Part)
				CTS No. 69 (Part)



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°08'11.8"N 72°51'41.8"E
14.	Extent of the site	:	Net Plot area = 3,217.80 Sq. M. Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 3,217.80 Sq. M.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	1. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R - 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Wing C: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b> 2. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 11<sup>th</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b> 3. Copy of Sale Building No 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP. <b>Wing A: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b>
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes

12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Proposed road of 30 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Net Plot area = 3,217.80 Sq. M.
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 63,110.00 per Sq. M. for Land ₹ 1,36,260.00 per Sq. M. for Residential Flat ₹ 1,70,320.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	<b>Building</b>		<b>Number of Floors</b>
	<b>"Ashtavinayak Apartments"</b>		Proposed Rehab Building no. 1 (Wing C) of Ground Floor + 1st to 23rd Upper Residential Floor & Sale Building No. 2 (Wing A) of Ground Floor + 1st to 11th Upper Residential Floor & (Wing B) of Ground Floor + 1st to 23rd Upper Residential Floor as per approved plan. As per information from developer & architect drawing Proposed Rehab Building no. 1 (Wing C) of Ground Floor + 1st to 23rd Upper Residential Floor & Sale Building No. 2 (Wing A) of Ground Floor + 1st to 23rd Upper Residential Floor & (Wing B) of Ground Floor + 1st to 23rd Upper Residential Floor.
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>
	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	<p>1. Copy of Rehab Building No. 1 Approved Plan No. KE/PVT/0232/20180327/AP/R – 1 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Wing C: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b></p> <p>2. Copy of Sale Building No. 2 Approved Plan No. SRA/ENG/KE/PVT/0232/20180327/AP/S-2 dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 11<sup>th</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b></p> <p>3. Copy of Sale Building No. 2 Concession / Architect Plan drawn by M/s. Jiyani Consultancy LLP. <b>Wing A: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floor</b></p> <p>4. Copy of Rehab Building No. 1 Commencement Certificate No. KE/PVT/0232/20180327/AP/R-1 dated 06.09.202 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Wing C: Ground Floor + 14<sup>th</sup> Upper Floor as per approved plan dated 21.04.2022)</b></p> <p>5. Copy of Sale Building No. 2 Commencement Certificate No. KE/PVT/0232/20180327/AP/S-2 dated 24.02.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Wing A: Ground Floor + 11<sup>th</sup> Upper Floor &amp; Wing B: Ground Floor + 12<sup>th</sup> Upper Floor as per approved plan 21.04.2022)</b></p>
	h) Approved map / plan issuing authority	: Slum Rehabilitation Authority (SRA).
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

**Specifications of construction (floor-wise) in respect of**

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

6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**Remarks:**

1. We have observed that the developer "Shiv Shruti Developers LLP" have followed and in complies all the terms and conditions mentioned in the Letter of Intent (LOI) dated 31.03.2022 and Intimation of Approval (IOA) dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA).
2. We will be checking all the terms and conditions mentioned in the Letter of Intent (LOI) dated 31.03.2022 and Intimation of Approval (IOA) dated 21.04.2022 issued by Slum Rehabilitation Authority (SRA) in each quarterly report of Lender's Independent Engineer (LIE).
3. We have referenced approved plan & Architect Drawing Plan for construction area statement.

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	N.A. Building Construction work is in progress
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	N.A. Building Construction work is in progress
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

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

**Total abstract of the entire property**

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

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**Area Statement as per Approved Plan**

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.	
1	Gross area of plot	3062.75	155.05	3217.8	
a	Area of Road Set back / D.P Road				
2	Deductions for				
(A)	For Reservation/ Road area				
a	Road set-back area to be handed over (100%)				
(B)	For Amenity area				
a	Area of Amenity plot/plots to be handed over as per dcr 14(a)				
b	Area of amenity plot/plots to be handed over as per dcr 14(b)				
c	Area of amenity plot/plots to be handed over as per dcr 15				
d	Area of amenity plot/plots to be handed over as per dcr 35				
(C)	Deductions for existing built-up area to be retained if any				
a	Land component of existing BUA as per regulation under which the development was allowed				
3	Total deductions: [2(A)+2(B) +2(C)]				
4	Balance area of plot (1 minus 3)	3062.75	155.05	3217.8	
4a	Addition For				
A	For Reservation / Road Area				
a	Road Set-Back Area to be Handed Over (100%)				
	Total				
5	Plot area under development (As per Sr. No. 4 above)	3062.75	155.05	3217.8	
6	Zonal (basic) fsi (1 or 1.33)		155.05	155.05	
7	Permissible built-up area as per zonal(basic) fsi (5*6) (in case of mill land permissible built-up area kept in abeyance)				
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)				
9	Built up area in lieu of cost of construction of built-up amenity to be handed over				
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
11	Built up area due to admissible "tdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
12	Permissible built-up area (7 + 8 + 9 + 10 + 11)		155.05	155.05	
13	Proposed built up area				
	Bldgs.	Rehab Bua	Sale Comm. BUA	Sale Resi. BUA	
	Rehab Building No.1	6202.55		153.11	
	Sale Bldg. No. 2	534.72	22.57	11964.65	
14	Total Rehab BUA	6737.27			6737.27
15	Total Rehab Component Area				11134.29
16	Incentive Sale Area (15 x 1.10)				12966.28
16a	Sale Area Permissible in Non-slum			155.05	155.05
17	Total Area Permissible (14 + 16 + 16a)			155.05	19140.04
18	Sanctioned FSI.		6.2	1	
19	Total Sale BUA Permissible		12247.72	155.05	12402.77
20	Total Sale BUA Proposed	22.57		12117.76	12140.33
21	Total Proposed BUA (Rehab + Sale) (14 + 20)			18877.6	18877.6
22	Fungible compensatory area as per regulation no 31(3)				

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.
a	i) Permissible Fungible Compensatory area for Rehab component without charging premium			2358.04
	ii) Fungible Compensatory area availed for Rehab component without charging premium			325.64
b	i) Sale Commercial Area			22.57
	ii) Permissible Sale Commercial Fungible Compensatory area by charging premium			
	iii) Sale Commercial Fungible Compensatory area availed on payment of premium			
c	i) Sale Residential Area			12117.76
	ii) Permissible Sale Residential Fungible Compensatory area by charging premium			
	iii) Sale Residential Fungible Compensatory area availed on payment of premium			
23	Total Sale Built up Area proposed including Fungible Compensatory Area [20 + 22(b)(iii) + 22(c)(iii)]			12140.33
24	FSI consumed on Net Plot [ 21/4]	6.16		
II	Other Requirements			
A	Reservation/Designation			
a	Name of Reservation			
b	Area of Reservation affecting the plot			
	Area of Reservation land to be handed/ handed over as per Regulation No.17			
	Built up area of Amenity to be handed over as per Regulation No.17			
	Area/ Built up Area of Designation			
	Plot area/ Built up Amenity to be Handed Over as per Regulation No			
	i) 14(A)			
	ii) 14(B)			
	iii) 15			
	Requirement of Open Space in Layout/ Plot as per Regulation No. 27			
	Tenement Statement			
	(i) Proposed built up area (13 above)			
	(ii) Less deduction of Non-residential area (Shop etc.)			
	(iii) Area available for tenements [(i) minus (ii).]			
	(iv) Tenements permissible (Density of tenements/hectare)			
	(v) Total number of Tenements proposed on the plot			
	Parking Statement			
	(i) Parking required by Regulations for.-			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(ii) Covered garage permissible			
	(iii) Covered garages proposed			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(iv) Total parking provided			
	Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations			
	(ii) Total No. of transport vehicles parking spaces provided			

Refer above statements

**Area Statement as per Architect Drawing Plan**

I	Area Statement	33(10)	30 (non-Slum)	Total Area in Sq. M.		
1	Gross area of plot	3062.75	155.05	3217.8		
a	Area of Road Set back / D.P Road					
2	Deductions for					
(A)	For Reservation/ Road area					
a	Road set-back area to be handed over (100%)					
(B)	For Amenity area					
a	Area of Amenity plot/plots to be handed over as per dcr 14(a)					
b	Area of amenity plot/plots to be handed over as per dcr 14(b)					
c	Area of amenity plot/plots to be handed over as per dcr 15					
d	Area of amenity plot/plots to be handed over as per dcr 35					
(C)	Deductions for existing built-up area to be retained if any					
a	Land component of existing bua as per regulation under which the development was allowed					
3	Total deductions: [2(A)+2(B) +2(C)]					
4	Balance area of plot (1 minus 3)	3062.75	155.05	3217.8		
4a	Addition For					
A	For Reservation / Road Area					
a	Road Set-Back Area to be Handed Over (100%)					
	Total					
5	Plot area under development (As per Sr. No. 4 above)	3062.75	155.05	3217.8		
6	Zonal (basic) fsi (1 or 1.33)		155.05	155.05		
7	Permissible built-up area as per zonal(basic) fsi (5*6) (in case of mill land permissible built up area kept in abeyance)					
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)					
9	Built up area in lieu of cost of construction of built-up amenity to be handed over					
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		77.52	77.52		
11	Built up area due to admissible "ldr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3		139.54	139.54		
12	Permissible built up area (7 + 8 + 9 + 10 + 11)		372.11	372.11		
13	Proposed built up area					
	Bldgs.	Rehab Bua	Sale BUA	Comm. BUA	Sale BUA	Resi. BUA
	Rehab Building No.1	6202.55				153.11
	Sale Bldg. No. 2	948.42	16.72			13168.56
14	Total Rehab BUA	7150.97				7150.97
15	Total Rehab Component Area					11787.53
16	Incentive Sale Area (15 x 1.10)					12966.28
16a	Sale Area Permissible in Non-slum					372.11
17	Total Area Permissible (14 + 16 + 16a)					20489.36
18	Sanctioned FSI.			6.57		2.4
19	Total Sale BUA Proposed	16.72		13321.67		12966.28
20	Total Proposed BUA (14 + 19)					20489.36





21	Fungible compensatory area as per regulation no 31(3)			
22	i) Permissible Fungible Compensatory area for Rehab component without charging premium			2502.84
a	ii) Fungible Compensatory area availed for Rehab component without charging premium			343.76
	i) Sale Commercial Area			16.72
b	ii) Permissible Sale Commercial Fungible Compensatory area by charging premium			5.85
	iii) Sale Commercial Fungible Compensatory area availed on payment of premium			5.85
	i) Sale Residential Area			13321.67
c	ii) Permissible Sale Residential Fungible Compensatory area by charging premium			4662.58
	iii) Sale Residential Fungible Compensatory area availed on payment of premium			2830.49
	Total Sale Built up Area proposed including Fungible Compensatory Area [20 + 21(b)(iii) + 21(c)(iii)]			16174.73
23	FSI consumed on Net Plot [ 20/4 ]	6.57	2.4	
24	Other Requirements			
II	Reservation/Designation			
A	Name of Reservation			
a	Area of Reservation affecting the plot			
b	Area of Reservation land to be handed/ handed over as per Regulation No.17			
	Built up area of Amenity to be handed over as per Regulation No.17			
	Area/ Built up Area of Designation			
	Plot area/ Built up Amenity to be Handed Over as per Regulation No			
	i) 14(A)			
	ii) 14(B)			
	iii) 15			
	Requirement of Open Space in Layout/ Plot as per Regulation No. 27			
	Tenement Statement			
	(i) Proposed built up area (13 above)			Refer above statements
	(ii) Less deduction of Non-residential area (Shop etc.)			
	(iii) Area available for tenements [(i) minus (ii).]			
	(iv) Tenements permissible (Density of tenements/hectare)			
	(v) Total number of Tenements proposed on the plot			
	Parking Statement			
	(i) Parking required by Regulations for.-			Refer above statements
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(ii) Covered garage permissible			
	(iii) Covered garages proposed			
	Scooter/Motor cycle			
	Outsider (Visitors)			
	(iv) Total parking provided			
	Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking required by Regulations			
	(ii) Total No. of transport vehicles parking spaces provided			

**CA Certificate dated 10.08.2023 till 30.06.2023 issued by M/s. Varma & Associates**

Cost of Project	Incurred Cost till 30.06.2023 (Amount in ₹ Cr.)
Land Cost & Stamp Duty	0.44
Approval Cost (FSI + Premium Charges)	3.80
Construction Cost	31.54
Professional Expenses	1.07
Administrative, Marketing & SD & Miscellaneous Expenses	2.16
Rent Cost	6.27
Bank Interest	-
Others	-
<b>Total</b>	<b>45.25</b>

**Construction Area as per Approved Plan****Rehab Building No. 1 (Wing C):**

Sr. No.	Floor	Net Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.					Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Duct Area	Amenities Area	
1	Ground	1.49	273.85	-	279.71	30.00	42.87	627.92
2	1st	110.13	226.68	-	261.11	30.00	-	627.92
3	2nd	146.99	313.87	-	-	30.00	137.06	627.92
4	3rd	289.99	264.56	-	-	30.00	-	584.55
5	4th	289.99	264.56	-	-	30.00	-	584.55
6	5th	289.99	264.56	-	-	30.00	-	584.55
7	6th	289.99	264.56	-	-	30.00	-	584.55
8	7th	289.99	264.56	-	-	30.00	-	584.55
9	8th	217.22	243.61	93.83	-	30.00	-	584.66
10	9th	289.99	264.56	-	-	30.00	-	584.55
11	10th	289.99	264.56	-	-	30.00	-	584.55
12	11th	289.99	264.56	-	-	30.00	-	584.55
13	12th	289.99	264.56	-	-	30.00	-	584.55
14	13th	289.99	264.56	-	-	30.00	-	584.55
15	14th	289.99	264.56	-	-	30.00	-	584.55
16	15th	216.91	228.47	109.92	-	30.00	-	585.30
17	16th	289.99	264.56	-	-	30.00	-	584.55
18	17th	289.99	264.56	-	-	30.00	-	584.55
19	18th	289.99	264.56	-	-	30.00	-	584.55
20	19th	289.99	264.56	-	-	30.00	-	584.55
21	20th	289.99	264.56	-	-	30.00	-	584.55
22	21st	289.99	264.56	-	-	30.00	-	584.55
23	22nd	289.99	264.56	-	-	30.00	-	584.55
24	23rd	289.99	264.56	-	-	30.00	-	584.55
25	OHT / LMR	-	264.56	-	-	-	-	264.56
<b>Total Area in Sq. M.</b>		<b>6,202.55</b>	<b>6,577.68</b>	<b>203.75</b>	<b>540.82</b>	<b>720.00</b>	<b>179.93</b>	<b>14,424.73</b>
<b>STACK PARKING Nos.</b>								<b>27.00</b>

**Sale Building No. 2 (Wing A & B):**

Sr. No.	Floor	Net Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.					Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Duct Area	Amenities Area	
1	Ground	148.68	273.85	-	650.42	65.65	-	1,138.60
2	1st	357.82	259.40	-	347.28	65.65	108.45	1,138.60
3	2nd	358.14	302.44	-	83.81	65.65	328.56	1,138.60
4	3rd	679.13	302.44	-	83.81	65.65	-	1,131.03
5	4th	675.02	302.44	-	83.81	65.65	-	1,126.92
6	5th	675.02	302.44	-	83.81	65.65	-	1,126.92
7	6th	675.02	302.44	-	83.81	65.65	-	1,126.92
8	7th	675.02	302.44	-	83.81	65.65	-	1,126.92
9	8th	324.57	292.64	182.17	83.81	65.65	190.26	1,139.10
10	9th	675.02	302.44	-	83.81	65.65	-	1,126.92
11	10th	675.02	302.44	-	83.81	65.65	-	1,126.92
12	11th	675.02	302.44	-	83.81	65.65	-	1,126.92
13	12th	675.02	302.44	-	83.81	65.65	-	1,126.92
14	13th	675.02	302.44	-	83.81	65.65	-	1,126.92
15	14th	675.02	302.44	-	83.81	65.65	-	1,126.92
16	15th	324.57	291.50	233.25	83.81	65.65	131.03	1,129.81
17	16th	675.02	302.44	-	83.81	65.65	-	1,126.92
18	17th	675.02	302.44	-	83.81	65.65	-	1,126.92
19	18th	675.02	302.44	-	83.81	65.65	-	1,126.92
20	19th	675.02	302.44	-	83.81	65.65	-	1,126.92
21	20th	675.02	302.44	-	83.81	65.65	-	1,126.92
22	21st	675.02	302.44	-	83.81	65.65	-	1,126.92
23	22nd	390.37	302.44	-	83.81	65.65	292.24	1,134.51
24	23rd	640.81	302.44	-	83.81	65.65	41.78	1,134.49
25	OHT / LMR	-	302.44	-	-	-	-	302.44
<b>Total Area in Sq. M.</b>		<b>14,024.41</b>	<b>7,468.63</b>	<b>415.42</b>	<b>2,841.47</b>	<b>1,575.60</b>	<b>1,092.32</b>	<b>27,417.85</b>
<b>STACK PARKING Nos.</b>								<b>78.00</b>

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**The floor wise Area Statement of the Project is as table below:****Rehab Building No. 1 (Wing C):**

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Member
1	Ground Floor		Society Office	24.95	269.00	295.90	Society Office
2	Ground Floor		M. R.	17.92	193.00	212.30	M. R.
3	Ground Floor		Stage	48.80	525.00	577.50	Stage
4	1st Floor	101	Parking	-	-	-	Parking
5	1st Floor	102	Parking	-	-	-	Parking
6	1st Floor	103	Parking	-	-	-	Parking
7	1st Floor	104	1BHK	27.92	301.00	331.10	Tenant
8	1st Floor	105	1BHK	27.92	301.00	331.10	Tenant
9	1st Floor	106	1BHK	27.92	301.00	331.10	Tenant
10	1st Floor	107	Parking	-	-	-	Parking
11	1st Floor	108	Parking	-	-	-	Parking
12	1st Floor		Stage	47.36	510.00	561.00	Stage
13	2nd Floor	201	Health Care	27.92	301.00	331.10	Health Care
14	2nd Floor	202	Welfare Centre	27.92	301.00	331.10	Welfare Centre
15	2nd Floor	203	Bal wadi	27.92	301.00	331.10	Bal wadi
16	2nd Floor	204	Library	27.92	301.00	331.10	Library
17	2nd Floor	205	1BHK	27.92	301.00	331.10	Tenant
18	2nd Floor	206	1BHK	27.92	301.00	331.10	Tenant
19	2nd Floor	207	1BHK	27.92	301.00	331.10	Tenant
20	2nd Floor	208	1BHK	27.92	301.00	331.10	Tenant
21	2nd Floor		Stage	47.36	510.00	561.00	Stage
22	3rd Floor	301	1BHK	27.92	301.00	331.10	Tenant
23	3rd Floor	302	1BHK	27.92	301.00	331.10	Tenant
24	3rd Floor	303	1BHK	27.92	301.00	331.10	Tenant
25	3rd Floor	304	1BHK	27.92	301.00	331.10	Tenant
26	3rd Floor	305	1BHK	27.92	301.00	331.10	Tenant
27	3rd Floor	306	1BHK	27.92	301.00	331.10	Tenant
28	3rd Floor	307	1BHK	27.92	301.00	331.10	Tenant
29	3rd Floor	308	1BHK	27.92	301.00	331.10	Tenant
30	4th Floor	401	1BHK	27.92	301.00	331.10	Tenant
31	4th Floor	402	1BHK	27.92	301.00	331.10	Tenant
32	4th Floor	403	1BHK	27.92	301.00	331.10	Tenant
33	4th Floor	404	1BHK	27.92	301.00	331.10	Tenant
34	4th Floor	405	1BHK	27.92	301.00	331.10	Tenant
35	4th Floor	406	1BHK	27.92	301.00	331.10	Tenant
36	4th Floor	407	1BHK	27.92	301.00	331.10	Tenant
37	4th Floor	408	1BHK	27.92	301.00	331.10	Tenant
38	5th Floor	501	1BHK	27.92	301.00	331.10	Tenant
39	5th Floor	502	1BHK	27.92	301.00	331.10	Tenant
40	5th Floor	503	1BHK	27.92	301.00	331.10	Tenant
41	5th Floor	504	1BHK	27.92	301.00	331.10	Tenant
42	5th Floor	505	1BHK	27.92	301.00	331.10	Tenant
43	5th Floor	506	1BHK	27.92	301.00	331.10	Tenant
44	5th Floor	507	1BHK	27.92	301.00	331.10	Tenant

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Member
45	5th Floor	508	1BHK	27.92	301.00	331.10	Tenant
46	6th Floor	601	1BHK	27.92	301.00	331.10	Tenant
47	6th Floor	602	1BHK	27.92	301.00	331.10	Tenant
48	6th Floor	603	1BHK	27.92	301.00	331.10	Tenant
49	6th Floor	604	1BHK	27.92	301.00	331.10	Tenant
50	6th Floor	605	1BHK	27.92	301.00	331.10	Tenant
51	6th Floor	606	1BHK	27.92	301.00	331.10	Tenant
52	6th Floor	607	1BHK	27.92	301.00	331.10	Tenant
53	6th Floor	608	1BHK	27.92	301.00	331.10	Tenant
54	7th Floor	701	1BHK	27.92	301.00	331.10	Tenant
55	7th Floor	702	1BHK	27.92	301.00	331.10	Tenant
56	7th Floor	703	1BHK	27.92	301.00	331.10	Tenant
57	7th Floor	704	1BHK	27.92	301.00	331.10	Tenant
58	7th Floor	705	1BHK	27.92	301.00	331.10	Tenant
59	7th Floor	706	1BHK	27.92	301.00	331.10	Tenant
60	7th Floor	707	1BHK	27.92	301.00	331.10	Tenant
61	7th Floor	708	1BHK	27.92	301.00	331.10	Tenant
62	8th Floor	801	Refuge	-	-	-	Refuge
63	8th Floor	802	Refuge	-	-	-	Refuge
64	8th Floor	803	1BHK	27.92	301.00	331.10	Tenant
65	8th Floor	804	1BHK	27.92	301.00	331.10	Tenant
66	8th Floor	805	1BHK	27.92	301.00	331.10	Tenant
67	8th Floor	806	1BHK	27.92	301.00	331.10	Tenant
68	8th Floor	807	1BHK	27.92	301.00	331.10	Tenant
69	8th Floor	808	1BHK	27.92	301.00	331.10	Tenant
70	9th Floor	901	1BHK	27.92	301.00	331.10	Tenant
71	9th Floor	902	1BHK	27.92	301.00	331.10	Tenant
72	9th Floor	903	1BHK	27.92	301.00	331.10	Tenant
73	9th Floor	904	1BHK	27.92	301.00	331.10	Tenant
74	9th Floor	905	1BHK	27.92	301.00	331.10	Tenant
75	9th Floor	906	1BHK	27.92	301.00	331.10	Tenant
76	9th Floor	907	1BHK	27.92	301.00	331.10	Tenant
77	9th Floor	908	1BHK	27.92	301.00	331.10	Tenant
78	10th Floor	1001	1BHK	27.92	301.00	331.10	Tenant
79	10th Floor	1002	1BHK	27.92	301.00	331.10	Tenant
80	10th Floor	1003	1BHK	27.92	301.00	331.10	Tenant
81	10th Floor	1004	1BHK	27.92	301.00	331.10	Tenant
82	10th Floor	1005	1BHK	27.92	301.00	331.10	Tenant
83	10th Floor	1006	1BHK	27.92	301.00	331.10	Tenant
84	10th Floor	1007	1BHK	27.92	301.00	331.10	Tenant
85	10th Floor	1008	1BHK	27.92	301.00	331.10	Tenant
86	11th Floor	1101	1BHK	27.92	301.00	331.10	Tenant
87	11th Floor	1102	1BHK	27.92	301.00	331.10	Tenant
88	11th Floor	1103	1BHK	27.92	301.00	331.10	Tenant
89	11th Floor	1104	1BHK	27.92	301.00	331.10	Tenant
90	11th Floor	1105	1BHK	27.92	301.00	331.10	Tenant
91	11th Floor	1106	1BHK	27.92	301.00	331.10	Tenant
92	11th Floor	1107	1BHK	27.92	301.00	331.10	Tenant
93	11th Floor	1108	1BHK	27.92	301.00	331.10	Tenant
94	12th Floor	1201	1BHK	27.92	301.00	331.10	Tenant

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Member
95	12th Floor	1202	1BHK	27.92	301.00	331.10	Tenant
96	12th Floor	1203	1BHK	27.92	301.00	331.10	Tenant
97	12th Floor	1204	1BHK	27.92	301.00	331.10	Tenant
98	12th Floor	1205	1BHK	27.92	301.00	331.10	Tenant
99	12th Floor	1206	1BHK	27.92	301.00	331.10	Tenant
100	12th Floor	1207	1BHK	27.92	301.00	331.10	Tenant
101	12th Floor	1208	1BHK	27.92	301.00	331.10	Tenant
102	13th Floor	1301	1BHK	27.92	301.00	331.10	Tenant
103	13th Floor	1302	1BHK	27.92	301.00	331.10	Tenant
104	13th Floor	1303	1BHK	27.92	301.00	331.10	Tenant
105	13th Floor	1304	1BHK	27.92	301.00	331.10	Tenant
106	13th Floor	1305	1BHK	27.92	301.00	331.10	Tenant
107	13th Floor	1306	1BHK	27.92	301.00	331.10	Tenant
108	13th Floor	1307	1BHK	27.92	301.00	331.10	Tenant
109	13th Floor	1308	1BHK	27.92	301.00	331.10	Tenant
110	14th Floor	1401	1BHK	27.92	301.00	331.10	Tenant
111	14th Floor	1402	1BHK	27.92	301.00	331.10	Tenant
112	14th Floor	1403	1BHK	27.92	301.00	331.10	Tenant
113	14th Floor	1404	1BHK	27.92	301.00	331.10	Tenant
114	14th Floor	1405	1BHK	27.92	301.00	331.10	Tenant
115	14th Floor	1406	1BHK	27.92	301.00	331.10	Tenant
116	14th Floor	1407	1BHK	27.92	301.00	331.10	Tenant
117	14th Floor	1408	1BHK	27.92	301.00	331.10	Tenant
118	15th Floor	1501	Refuge	-	-	-	Refuge
119	15th Floor	1502	Refuge	-	-	-	Refuge
120	15th Floor	1503	1BHK	27.92	301.00	331.10	Tenant
121	15th Floor	1504	1BHK	27.92	301.00	331.10	Tenant
122	15th Floor	1505	1BHK	27.92	301.00	331.10	Tenant
123	15th Floor	1506	1BHK	27.92	301.00	331.10	Tenant
124	15th Floor	1507	1BHK	27.92	301.00	331.10	Tenant
125	15th Floor	1508	Refuge	27.92	301.00	331.10	Tenant
126	16th Floor	1601	1BHK	27.92	301.00	331.10	Tenant
127	16th Floor	1602	1BHK	27.92	301.00	331.10	Tenant
128	16th Floor	1603	1BHK	27.92	301.00	331.10	Tenant
129	16th Floor	1604	1BHK	27.92	301.00	331.10	Tenant
130	16th Floor	1605	1BHK	27.92	301.00	331.10	Tenant
131	16th Floor	1606	1BHK	27.92	301.00	331.10	Tenant
132	16th Floor	1607	1BHK	27.92	301.00	331.10	Tenant
133	16th Floor	1608	1BHK	27.92	301.00	331.10	Tenant
134	17th Floor	1701	1BHK	27.92	301.00	331.10	Tenant
135	17th Floor	1702	1BHK	27.92	301.00	331.10	Tenant
136	17th Floor	1703	1BHK	27.92	301.00	331.10	Tenant
137	17th Floor	1704	1BHK	27.92	301.00	331.10	Tenant
138	17th Floor	1705	1BHK	27.92	301.00	331.10	Tenant
139	17th Floor	1706	1BHK	27.92	301.00	331.10	Tenant
140	17th Floor	1707	1BHK	27.92	301.00	331.10	Tenant
141	17th Floor	1708	1BHK	27.92	301.00	331.10	Tenant
142	18th Floor	1801	1BHK	27.92	301.00	331.10	Tenant
143	18th Floor	1802	1BHK	27.92	301.00	331.10	Tenant
144	18th Floor	1803	1BHK	27.92	301.00	331.10	Tenant



Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Member
145	18th Floor	1804	1BHK	27.92	301.00	331.10	Tenant
146	18th Floor	1805	1BHK	27.92	301.00	331.10	Tenant
147	18th Floor	1806	1BHK	27.92	301.00	331.10	Tenant
148	18th Floor	1807	1BHK	27.92	301.00	331.10	Tenant
149	18th Floor	1808	1BHK	27.92	301.00	331.10	Tenant
150	19th Floor	1901	1BHK	27.92	301.00	331.10	Tenant
151	19th Floor	1902	1BHK	27.92	301.00	331.10	Tenant
152	19th Floor	1903	1BHK	27.92	301.00	331.10	Tenant
153	19th Floor	1904	1BHK	27.92	301.00	331.10	Tenant
154	19th Floor	1905	1BHK	27.92	301.00	331.10	Tenant
155	19th Floor	1906	1BHK	27.92	301.00	331.10	Tenant
156	19th Floor	1907	1BHK	27.92	301.00	331.10	Tenant
157	19th Floor	1908	1BHK	27.92	301.00	331.10	Tenant
158	20th Floor	2001	1BHK	27.92	301.00	331.10	Tenant
159	20th Floor	2002	1BHK	27.92	301.00	331.10	Tenant
160	20th Floor	2003	1BHK	27.92	301.00	331.10	Tenant
161	20th Floor	2004	1BHK	27.92	301.00	331.10	Tenant
162	20th Floor	2005	1BHK	27.92	301.00	331.10	Tenant
163	20th Floor	2006	1BHK	27.92	301.00	331.10	Tenant
164	20th Floor	2007	1BHK	27.92	301.00	331.10	Tenant
165	20th Floor	2008	1BHK	27.92	301.00	331.10	Tenant
166	21st Floor	2101	1BHK	27.92	301.00	331.10	N/E Prov. R. PAP Room
167	21st Floor	2102	1BHK	27.92	301.00	331.10	N/E Prov. R. PAP Room
168	21st Floor	2103	1BHK	27.92	301.00	331.10	PAP
169	21st Floor	2104	1BHK	27.92	301.00	331.10	PAP
170	21st Floor	2105	1BHK	27.92	301.00	331.10	PAP
171	21st Floor	2106	1BHK	27.92	301.00	331.10	PAP
172	21st Floor	2107	1BHK	27.92	301.00	331.10	PAP
173	21st Floor	2108	1BHK	27.92	301.00	331.10	PAP
174	22nd Floor	2201	1BHK	27.92	301.00	331.10	PAP
175	22nd Floor	2202	1BHK	27.92	301.00	331.10	PAP
176	22nd Floor	2203	1BHK	27.92	301.00	331.10	PAP
177	22nd Floor	2204	1BHK	27.92	301.00	331.10	PAP
178	22nd Floor	2205	1BHK	27.92	301.00	331.10	PAP
179	22nd Floor	2206	1BHK	27.92	301.00	331.10	PAP
180	22nd Floor	2207	1BHK	27.92	301.00	331.10	PAP
181	22nd Floor	2208	1BHK	27.92	301.00	331.10	PAP
182	23rd Floor	2301	1BHK	27.92	301.00	331.10	PAP
183	23rd Floor	2302	1BHK	27.92	301.00	331.10	PAP
184	23rd Floor	2303	1BHK	27.92	301.00	331.10	PAP
185	23rd Floor	2304	1BHK	27.92	301.00	331.10	PAP
186	23rd Floor	2305	1BHK	27.92	301.00	331.10	PAP
187	23rd Floor	2306	1BHK	27.92	301.00	331.10	PAP
188	23rd Floor	2307	1BHK	27.92	301.00	331.10	PAP
189	23rd Floor	2308	1BHK	27.92	301.00	331.10	PAP
<b>TOTAL</b>				<b>5,072.39</b>	<b>54,682.00</b>	<b>60,150.20</b>	



**Sale Building No. 2 (Wing A):**

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
1	Ground Floor		Parking				
2	1st Floor	101	1BHK	30.01	323.00	355.30	PAP
3	1st Floor	102	Parking	-	-	-	Parking
4	1st Floor	103	Parking	-	-	-	Parking
5	1st Floor	104	1BHK	30.01	323.00	355.30	PAP
6	1st Floor	105	Parking	-	-	-	Parking
7	1st Floor	106	Parking	-	-	-	Parking
8	1st Floor	107	Parking	-	-	-	Parking
9	1st Floor	108	Parking	-	-	-	Parking
10	2nd Floor	201	Fitness	-	-	-	Fitness Center
11	2nd Floor	202	Fitness	-	-	-	Fitness Center
12	2nd Floor	203	Fitness	-	-	-	Fitness Center
13	2nd Floor	204	Fitness	-	-	-	Fitness Center
14	2nd Floor	205	1BHK	30.01	323.00	355.30	PAP
15	2nd Floor	206	1BHK	30.01	323.00	355.30	PAP
16	2nd Floor	207	1BHK	30.01	323.00	355.30	PAP
17	2nd Floor	208	1BHK	30.01	323.00	355.30	PAP
18	3rd Floor	301	1BHK	30.01	323.00	355.30	UNSOLD
19	3rd Floor	302	1BHK	30.01	323.00	355.30	UNSOLD
20	3rd Floor	303	1BHK	30.01	323.00	355.30	UNSOLD
21	3rd Floor	304	1BHK	30.01	323.00	355.30	UNSOLD
22	3rd Floor	305	1BHK	30.01	323.00	355.30	UNSOLD
23	3rd Floor	306	1BHK	30.01	323.00	355.30	UNSOLD
24	3rd Floor	307	1BHK	30.01	323.00	355.30	UNSOLD
25	3rd Floor	308	1BHK	30.01	323.00	355.30	UNSOLD
26	4th Floor	401	1BHK	30.01	323.00	355.30	UNSOLD
27	4th Floor	402	1BHK	30.01	323.00	355.30	UNSOLD
28	4th Floor	403	1BHK	30.01	323.00	355.30	UNSOLD
29	4th Floor	404	1BHK	30.01	323.00	355.30	UNSOLD
30	4th Floor	405	1BHK	30.01	323.00	355.30	UNSOLD
31	4th Floor	406	1BHK	30.01	323.00	355.30	UNSOLD
32	4th Floor	407	1BHK	30.01	323.00	355.30	UNSOLD
33	4th Floor	408	1BHK	30.01	323.00	355.30	UNSOLD
34	5th Floor	501	1BHK	30.01	323.00	355.30	UNSOLD
35	5th Floor	502	1BHK	30.01	323.00	355.30	UNSOLD
36	5th Floor	503	1BHK	30.01	323.00	355.30	UNSOLD
37	5th Floor	504	1BHK	30.01	323.00	355.30	UNSOLD
38	5th Floor	505	1BHK	30.01	323.00	355.30	UNSOLD
39	5th Floor	506	1BHK	30.01	323.00	355.30	UNSOLD
40	5th Floor	507	1BHK	30.01	323.00	355.30	UNSOLD
41	5th Floor	508	1BHK	30.01	323.00	355.30	UNSOLD
42	6th Floor	601	1BHK	30.01	323.00	355.30	UNSOLD





Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
43	6th Floor	602	1BHK	30.01	323.00	355.30	UNSOLD
44	6th Floor	603	1BHK	30.01	323.00	355.30	UNSOLD
45	6th Floor	604	1BHK	30.01	323.00	355.30	UNSOLD
46	6th Floor	605	1BHK	30.01	323.00	355.30	UNSOLD
47	6th Floor	606	1BHK	30.01	323.00	355.30	UNSOLD
48	6th Floor	607	1BHK	30.01	323.00	355.30	UNSOLD
49	6th Floor	608	1BHK	30.01	323.00	355.30	UNSOLD
50	7th Floor	701	1BHK	30.01	323.00	355.30	UNSOLD
51	7th Floor	702	1BHK	30.01	323.00	355.30	UNSOLD
52	7th Floor	703	1BHK	30.01	323.00	355.30	UNSOLD
53	7th Floor	704	1BHK	30.01	323.00	355.30	UNSOLD
54	7th Floor	705	1BHK	30.01	323.00	355.30	UNSOLD
55	7th Floor	706	1BHK	30.01	323.00	355.30	UNSOLD
56	7th Floor	707	1BHK	30.01	323.00	355.30	UNSOLD
57	7th Floor	708	1BHK	30.01	323.00	355.30	UNSOLD
58	8th Floor	801	Refuge	-	-	-	Refuge
59	8th Floor	802	Refuge	-	-	-	Refuge
60	8th Floor	803	Refuge	-	-	-	Refuge
61	8th Floor	804	1BHK	30.01	323.00	355.30	PAP
62	8th Floor	805	1BHK	30.01	323.00	355.30	PAP
63	8th Floor	806	1BHK	30.01	323.00	355.30	PAP
64	8th Floor	807	1BHK	30.01	323.00	355.30	PAP
65	8th Floor	808	1BHK	30.01	323.00	355.30	PAP
66	9th Floor	901	1BHK	30.01	323.00	355.30	UNSOLD
67	9th Floor	902	1BHK	30.01	323.00	355.30	UNSOLD
68	9th Floor	903	1BHK	30.01	323.00	355.30	UNSOLD
69	9th Floor	904	1BHK	30.01	323.00	355.30	UNSOLD
70	9th Floor	905	1BHK	30.01	323.00	355.30	UNSOLD
71	9th Floor	906	1BHK	30.01	323.00	355.30	UNSOLD
72	9th Floor	907	1BHK	30.01	323.00	355.30	UNSOLD
73	9th Floor	908	1BHK	30.01	323.00	355.30	UNSOLD
74	10th Floor	1001	1BHK	30.01	323.00	355.30	UNSOLD
75	10th Floor	1002	1BHK	30.01	323.00	355.30	UNSOLD
76	10th Floor	1003	1BHK	30.01	323.00	355.30	UNSOLD
77	10th Floor	1004	1BHK	30.01	323.00	355.30	UNSOLD
78	10th Floor	1005	1BHK	30.01	323.00	355.30	UNSOLD
79	10th Floor	1006	1BHK	30.01	323.00	355.30	UNSOLD
80	10th Floor	1007	1BHK	30.01	323.00	355.30	UNSOLD
81	10th Floor	1008	1BHK	30.01	323.00	355.30	UNSOLD
82	11th Floor	1101	1BHK	30.01	323.00	355.30	UNSOLD
83	11th Floor	1102	1BHK	30.01	323.00	355.30	UNSOLD
84	11th Floor	1103	1BHK	30.01	323.00	355.30	UNSOLD
85	11th Floor	1104	1BHK	30.01	323.00	355.30	UNSOLD
86	11th Floor	1105	1BHK	30.01	323.00	355.30	UNSOLD
87	11th Floor	1106	1BHK	30.01	323.00	355.30	UNSOLD
88	11th Floor	1107	1BHK	30.01	323.00	355.30	UNSOLD
89	11th Floor	1108	1BHK	30.01	323.00	355.30	UNSOLD
90	12th Floor	1201	1BHK	30.01	323.00	355.30	UNSOLD
91	12th Floor	1202	1BHK	30.01	323.00	355.30	UNSOLD

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
92	12th Floor	1203	1BHK	30.01	323.00	355.30	UNSOLD
93	12th Floor	1204	1BHK	30.01	323.00	355.30	UNSOLD
94	12th Floor	1205	1BHK	30.01	323.00	355.30	UNSOLD
95	12th Floor	1206	1BHK	30.01	323.00	355.30	UNSOLD
96	12th Floor	1207	1BHK	30.01	323.00	355.30	UNSOLD
97	12th Floor	1208	1BHK	30.01	323.00	355.30	UNSOLD
98	13th Floor	1301	1BHK	30.01	323.00	355.30	UNSOLD
99	13th Floor	1302	1BHK	30.01	323.00	355.30	UNSOLD
100	13th Floor	1303	1BHK	30.01	323.00	355.30	UNSOLD
101	13th Floor	1304	1BHK	30.01	323.00	355.30	UNSOLD
102	13th Floor	1305	1BHK	30.01	323.00	355.30	UNSOLD
103	13th Floor	1306	1BHK	30.01	323.00	355.30	UNSOLD
104	13th Floor	1307	1BHK	30.01	323.00	355.30	UNSOLD
105	13th Floor	1308	1BHK	30.01	323.00	355.30	UNSOLD
106	14th Floor	1401	1BHK	30.01	323.00	355.30	UNSOLD
107	14th Floor	1402	1BHK	30.01	323.00	355.30	UNSOLD
108	14th Floor	1403	1BHK	30.01	323.00	355.30	UNSOLD
109	14th Floor	1404	1BHK	30.01	323.00	355.30	UNSOLD
110	14th Floor	1405	1BHK	30.01	323.00	355.30	UNSOLD
111	14th Floor	1406	1BHK	30.01	323.00	355.30	UNSOLD
112	14th Floor	1407	1BHK	30.01	323.00	355.30	UNSOLD
113	14th Floor	1408	1BHK	30.01	323.00	355.30	UNSOLD
114	15th Floor	1501	Refuge	-	-	-	Refuge
115	15th Floor	1502	Refuge	-	-	-	Refuge
116	15th Floor	1503	Refuge	-	-	-	Refuge
117	15th Floor	1504	Refuge	-	-	-	Refuge
118	15th Floor	1505	Refuge	-	-	-	Refuge
119	15th Floor	1506	1BHK	30.01	323.00	355.30	PAP
120	15th Floor	1507	1BHK	30.01	323.00	355.30	PAP
121	15th Floor	1508	1BHK	30.01	323.00	355.30	PAP
122	16th Floor	1601	1BHK	30.01	323.00	355.30	UNSOLD
123	16th Floor	1602	1BHK	30.01	323.00	355.30	UNSOLD
124	16th Floor	1603	1BHK	30.01	323.00	355.30	UNSOLD
125	16th Floor	1604	1BHK	30.01	323.00	355.30	UNSOLD
126	16th Floor	1605	1BHK	30.01	323.00	355.30	UNSOLD
127	16th Floor	1606	1BHK	30.01	323.00	355.30	UNSOLD
128	16th Floor	1607	1BHK	30.01	323.00	355.30	UNSOLD
129	16th Floor	1608	1BHK	30.01	323.00	355.30	UNSOLD
130	17th Floor	1701	1BHK	30.01	323.00	355.30	UNSOLD
131	17th Floor	1702	1BHK	30.01	323.00	355.30	UNSOLD
132	17th Floor	1703	1BHK	30.01	323.00	355.30	UNSOLD
133	17th Floor	1704	1BHK	30.01	323.00	355.30	UNSOLD
134	17th Floor	1705	1BHK	30.01	323.00	355.30	UNSOLD
135	17th Floor	1706	1BHK	30.01	323.00	355.30	UNSOLD
136	17th Floor	1707	1BHK	30.01	323.00	355.30	UNSOLD
137	17th Floor	1708	1BHK	30.01	323.00	355.30	UNSOLD
138	18th Floor	1801	1BHK	30.01	323.00	355.30	UNSOLD
139	18th Floor	1802	1BHK	30.01	323.00	355.30	UNSOLD
140	18th Floor	1803	1BHK	30.01	323.00	355.30	UNSOLD

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
141	18th Floor	1804	1BHK	30.01	323.00	355.30	UNSOLD
142	18th Floor	1805	1BHK	30.01	323.00	355.30	UNSOLD
143	18th Floor	1806	1BHK	30.01	323.00	355.30	UNSOLD
144	18th Floor	1807	1BHK	30.01	323.00	355.30	UNSOLD
145	18th Floor	1808	1BHK	30.01	323.00	355.30	UNSOLD
146	19th Floor	1901	1BHK	30.01	323.00	355.30	UNSOLD
147	19th Floor	1902	1BHK	30.01	323.00	355.30	UNSOLD
148	19th Floor	1903	1BHK	30.01	323.00	355.30	UNSOLD
149	19th Floor	1904	1BHK	30.01	323.00	355.30	UNSOLD
150	19th Floor	1905	1BHK	30.01	323.00	355.30	UNSOLD
151	19th Floor	1906	1BHK	30.01	323.00	355.30	UNSOLD
152	19th Floor	1907	1BHK	30.01	323.00	355.30	UNSOLD
153	19th Floor	1908	1BHK	30.01	323.00	355.30	UNSOLD
154	20th Floor	2001	1BHK	30.01	323.00	355.30	UNSOLD
155	20th Floor	2002	1BHK	30.01	323.00	355.30	UNSOLD
156	20th Floor	2003	1BHK	30.01	323.00	355.30	UNSOLD
157	20th Floor	2004	1BHK	30.01	323.00	355.30	UNSOLD
158	20th Floor	2005	1BHK	30.01	323.00	355.30	UNSOLD
159	20th Floor	2006	1BHK	30.01	323.00	355.30	UNSOLD
160	20th Floor	2007	1BHK	30.01	323.00	355.30	UNSOLD
161	20th Floor	2008	1BHK	30.01	323.00	355.30	UNSOLD
162	21st Floor	2101	1BHK	30.01	323.00	355.30	UNSOLD
163	21st Floor	2102	1BHK	30.01	323.00	355.30	UNSOLD
164	21st Floor	2103	1BHK	30.01	323.00	355.30	UNSOLD
165	21st Floor	2104	1BHK	30.01	323.00	355.30	UNSOLD
166	21st Floor	2105	1BHK	30.01	323.00	355.30	UNSOLD
167	21st Floor	2106	1BHK	30.01	323.00	355.30	UNSOLD
168	21st Floor	2107	1BHK	30.01	323.00	355.30	UNSOLD
169	21st Floor	2108	1BHK	30.01	323.00	355.30	UNSOLD
170	22nd Floor	2201	1BHK	30.01	323.00	355.30	PAP
171	22nd Floor	2202	1BHK	30.01	323.00	355.30	PAP
172	22nd Floor	2203	1BHK	30.01	323.00	355.30	PAP
173	22nd Floor	2204	1BHK	30.01	323.00	355.30	PAP
174	22nd Floor	2205	1BHK	30.01	323.00	355.30	PAP
175	22nd Floor	2206	1BHK	30.01	323.00	355.30	PAP
176	22nd Floor	2207	1BHK	30.01	323.00	355.30	UNSOLD
177	22nd Floor	2208	1BHK	30.01	323.00	355.30	PAP
178	23rd Floor	2301	1BHK	30.01	323.00	355.30	UNSOLD
179	23rd Floor	2302	1BHK	30.01	323.00	355.30	UNSOLD
180	23rd Floor	2303	1BHK	30.01	323.00	355.30	UNSOLD
181	23rd Floor	2304	1BHK	30.01	323.00	355.30	UNSOLD
182	23rd Floor	2305	1BHK	30.01	323.00	355.30	UNSOLD
183	23rd Floor	2306	1BHK	30.01	323.00	355.30	UNSOLD
184	23rd Floor	2307	1BHK	30.01	323.00	355.30	UNSOLD
185	23rd Floor	2308	1BHK	30.01	323.00	355.30	UNSOLD
<b>TOTAL</b>				<b>4,981.23</b>	<b>53,618.00</b>	<b>58,979.80</b>	

**Sale Building No. 2 (Wing B):**

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
1	Ground Floor	1	Shop	18.00	194.00	213.40	Tenant
2	Ground Floor	2	Shop	12.38	133.00	146.30	Tenant
3	Ground Floor	3	Shop	15.73	169.00	185.90	Tenant
4	Ground Floor	4	Shop	12.26	132.00	145.20	Tenant
5	Ground Floor	5	Shop	16.98	183.00	201.30	Tenant
6	Ground Floor	6	Shop	16.65	179.00	196.90	Tenant
7	Ground Floor	7	Shop	5.67	61.00	67.10	Tenant
8	Ground Floor	8	Shop	6.51	70.00	77.00	Tenant
9	Ground Floor	9	Shop	22.32	240.00	264.00	Tenant
10	Ground Floor	10	Shop	23.68	255.00	280.50	Tenant
11	1st Floor	101	1BHK	41.43	446.00	490.60	UNSOLD
12	1st Floor	102	1BHK	42.46	457.00	502.70	UNSOLD
13	1st Floor	103	1BHK	43.57	469.00	515.90	UNSOLD
14	1st Floor	104	1BHK	39.76	428.00	470.80	UNSOLD
15	1st Floor	105	1BHK	41.81	450.00	495.00	SOLD
16	1st Floor	106	1BHK	41.53	447.00	491.70	UNSOLD
17	1st Floor	107	1BHK	42.08	453.00	498.30	UNSOLD
18	1st Floor	108	Parking	-	-	-	Parking
19	1st Floor	109	1BHK	29.45	317.00	348.70	SOLD
20	2nd Floor	201	1BHK	41.43	446.00	490.60	UNSOLD
21	2nd Floor	202	1BHK	42.46	457.00	502.70	UNSOLD
22	2nd Floor	203	1BHK	43.57	469.00	515.90	UNSOLD
23	2nd Floor	204	1BHK	39.76	428.00	470.80	SOLD
24	2nd Floor	205	1BHK	41.81	450.00	495.00	UNSOLD
25	2nd Floor	206	1BHK	41.53	447.00	491.70	UNSOLD
26	2nd Floor	207	1BHK	42.08	453.00	498.30	UNSOLD
27	2nd Floor	208	1BHK	29.45	317.00	348.70	SOLD
28	2nd Floor	209	Fitness	-	-	-	Fitness Center
29	3rd Floor	301	1BHK	41.43	446.00	490.60	UNSOLD
30	3rd Floor	302	1BHK	42.46	457.00	502.70	UNSOLD
31	3rd Floor	303	1BHK	43.57	469.00	515.90	UNSOLD
32	3rd Floor	304	1BHK	39.76	428.00	470.80	SOLD
33	3rd Floor	305	1BHK	41.81	450.00	495.00	UNSOLD
34	3rd Floor	306	1BHK	41.53	447.00	491.70	UNSOLD
35	3rd Floor	307	1BHK	42.08	453.00	498.30	UNSOLD
36	3rd Floor	308	1BHK	29.45	317.00	348.70	SOLD
37	3rd Floor	309	1BHK	29.45	317.00	348.70	SOLD
38	4th Floor	401	1BHK	41.43	446.00	490.60	SOLD
39	4th Floor	402	1BHK	42.46	457.00	502.70	UNSOLD

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
40	4th Floor	403	1BHK	43.57	469.00	515.90	SOLD
41	4th Floor	404	1BHK	39.76	428.00	470.80	SOLD
42	4th Floor	405	1BHK	41.81	450.00	495.00	UNSOLD
43	4th Floor	406	1BHK	41.53	447.00	491.70	UNSOLD
44	4th Floor	407	1BHK	42.08	453.00	498.30	UNSOLD
45	4th Floor	408	1BHK	29.45	317.00	348.70	SOLD
46	4th Floor	409	1BHK	29.45	317.00	348.70	SOLD
47	5th Floor	501	1BHK	41.43	446.00	490.60	UNSOLD
48	5th Floor	502	1BHK	42.46	457.00	502.70	UNSOLD
49	5th Floor	503	1BHK	43.57	469.00	515.90	SOLD
50	5th Floor	504	1BHK	39.76	428.00	470.80	UNSOLD
51	5th Floor	505	1BHK	41.81	450.00	495.00	UNSOLD
52	5th Floor	506	1BHK	41.53	447.00	491.70	UNSOLD
53	5th Floor	507	1BHK	42.08	453.00	498.30	UNSOLD
54	5th Floor	508	1BHK	29.45	317.00	348.70	SOLD
55	5th Floor	509	1BHK	29.45	317.00	348.70	UNSOLD
56	6th Floor	601	1BHK	41.43	446.00	490.60	UNSOLD
57	6th Floor	602	1BHK	42.46	457.00	502.70	UNSOLD
58	6th Floor	603	1BHK	43.57	469.00	515.90	SOLD
59	6th Floor	604	1BHK	39.76	428.00	470.80	SOLD
60	6th Floor	605	1BHK	41.81	450.00	495.00	UNSOLD
61	6th Floor	606	1BHK	41.53	447.00	491.70	UNSOLD
62	6th Floor	607	1BHK	42.08	453.00	498.30	UNSOLD
63	6th Floor	608	1BHK	29.45	317.00	348.70	SOLD
64	6th Floor	609	1BHK	29.45	317.00	348.70	SOLD
65	7th Floor	701	1BHK	41.43	446.00	490.60	UNSOLD
66	7th Floor	702	1BHK	42.46	457.00	502.70	UNSOLD
67	7th Floor	703	1BHK	43.57	469.00	515.90	SOLD
68	7th Floor	704	1BHK	39.76	428.00	470.80	SOLD
69	7th Floor	705	1BHK	41.81	450.00	495.00	UNSOLD
70	7th Floor	706	1BHK	41.53	447.00	491.70	UNSOLD
71	7th Floor	707	1BHK	42.08	453.00	498.30	UNSOLD
72	7th Floor	708	1BHK	29.45	317.00	348.70	SOLD
73	7th Floor	709	1BHK	29.45	317.00	348.70	SOLD
74	8th Floor	801	1BHK	41.43	446.00	490.60	UNSOLD
75	8th Floor	802	1BHK	42.46	457.00	502.70	UNSOLD
76	8th Floor	803	1BHK	43.57	469.00	515.90	SOLD
77	8th Floor	804	1BHK	39.76	428.00	470.80	UNSOLD
78	8th Floor	805	1BHK	41.81	450.00	495.00	UNSOLD
79	8th Floor	806	1BHK	41.53	447.00	491.70	UNSOLD
80	8th Floor	807	1BHK	42.08	453.00	498.30	SOLD
81	8th Floor	808	Refuge	-	-	-	Refuge
82	8th Floor	809	Refuge	-	-	-	Refuge
83	9th Floor	901	1BHK	41.43	446.00	490.60	UNSOLD
84	9th Floor	902	1BHK	42.46	457.00	502.70	UNSOLD
85	9th Floor	903	1BHK	43.57	469.00	515.90	SOLD
86	9th Floor	904	1BHK	39.76	428.00	470.80	Land owner
87	9th Floor	905	1BHK	41.81	450.00	495.00	Land owner
88	9th Floor	906	1BHK	41.53	447.00	491.70	UNSOLD
89	9th Floor	907	1BHK	42.08	453.00	498.30	UNSOLD

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
90	9th Floor	908	1BHK	29.45	317.00	348.70	Land owner
91	9th Floor	909	1BHK	29.45	317.00	348.70	Land owner
92	10th Floor	1001	1BHK	41.43	446.00	490.60	UNSOLD
93	10th Floor	1002	1BHK	42.46	457.00	502.70	Land owner
94	10th Floor	1003	1BHK	43.57	469.00	515.90	Land owner
95	10th Floor	1004	1BHK	39.76	428.00	470.80	Land owner
96	10th Floor	1005	1BHK	41.81	450.00	495.00	UNSOLD
97	10th Floor	1006	1BHK	41.53	447.00	491.70	UNSOLD
98	10th Floor	1007	1BHK	42.08	453.00	498.30	UNSOLD
99	10th Floor	1008	1BHK	29.45	317.00	348.70	Land owner
100	10th Floor	1009	1BHK	29.45	317.00	348.70	Land owner
101	11th Floor	1101	1BHK	41.43	446.00	490.60	UNSOLD
102	11th Floor	1102	1BHK	42.46	457.00	502.70	UNSOLD
103	11th Floor	1103	1BHK	43.57	469.00	515.90	SOLD
104	11th Floor	1104	1BHK	39.76	428.00	470.80	SOLD
105	11th Floor	1105	1BHK	41.81	450.00	495.00	UNSOLD
106	11th Floor	1106	1BHK	41.53	447.00	491.70	UNSOLD
107	11th Floor	1107	1BHK	42.08	453.00	498.30	UNSOLD
108	11th Floor	1108	1BHK	29.45	317.00	348.70	UNSOLD
109	11th Floor	1109	1BHK	29.45	317.00	348.70	UNSOLD
110	12th Floor	1201	1BHK	41.43	446.00	490.60	UNSOLD
111	12th Floor	1202	1BHK	42.46	457.00	502.70	Land owner
112	12th Floor	1203	1BHK	43.57	469.00	515.90	SOLD
113	12th Floor	1204	1BHK	39.76	428.00	470.80	SOLD
114	12th Floor	1205	1BHK	41.81	450.00	495.00	SOLD
115	12th Floor	1206	1BHK	41.53	447.00	491.70	UNSOLD
116	12th Floor	1207	1BHK	42.08	453.00	498.30	UNSOLD
117	12th Floor	1208	1BHK	29.45	317.00	348.70	UNSOLD
118	12th Floor	1209	1BHK	29.45	317.00	348.70	UNSOLD
119	13th Floor	1301	1BHK	41.43	446.00	490.60	UNSOLD
120	13th Floor	1302	1BHK	42.46	457.00	502.70	UNSOLD
121	13th Floor	1303	1BHK	43.57	469.00	515.90	Land owner
122	13th Floor	1304	1BHK	39.76	428.00	470.80	Land owner
123	13th Floor	1305	1BHK	41.81	450.00	495.00	UNSOLD
124	13th Floor	1306	1BHK	41.53	447.00	491.70	UNSOLD
125	13th Floor	1307	1BHK	42.08	453.00	498.30	UNSOLD
126	13th Floor	1308	1BHK	29.45	317.00	348.70	Land owner
127	13th Floor	1309	1BHK	29.45	317.00	348.70	Land owner
128	14th Floor	1401	1BHK	41.43	446.00	490.60	UNSOLD
129	14th Floor	1402	1BHK	42.46	457.00	502.70	UNSOLD
130	14th Floor	1403	1BHK	43.57	469.00	515.90	UNSOLD
131	14th Floor	1404	1BHK	39.76	428.00	470.80	UNSOLD
132	14th Floor	1405	1BHK	41.81	450.00	495.00	UNSOLD
133	14th Floor	1406	1BHK	41.53	447.00	491.70	UNSOLD
134	14th Floor	1407	1BHK	42.08	453.00	498.30	UNSOLD
135	14th Floor	1408	1BHK	29.45	317.00	348.70	Land owner
136	14th Floor	1409	1BHK	29.45	317.00	348.70	Land owner
137	15th Floor	1501	1BHK	41.43	446.00	490.60	UNSOLD
138	15th Floor	1502	1BHK	42.46	457.00	502.70	UNSOLD
139	15th Floor	1503	1BHK	43.57	469.00	515.90	SOLD



Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
140	15th Floor	1504	1BHK	39.76	428.00	470.80	UNSOLD
141	15th Floor	1505	1BHK	41.81	450.00	495.00	UNSOLD
142	15th Floor	1506	1BHK	41.53	447.00	491.70	UNSOLD
143	15th Floor	1507	1BHK	42.08	453.00	498.30	UNSOLD
144	15th Floor	1508	Refuge	-	-	-	Refuge
145	15th Floor	1509	Refuge	-	-	-	Refuge
146	16th Floor	1601	1BHK	41.43	446.00	490.60	UNSOLD
147	16th Floor	1602	1BHK	42.46	457.00	502.70	UNSOLD
148	16th Floor	1603	1BHK	43.57	469.00	515.90	UNSOLD
149	16th Floor	1604	1BHK	39.76	428.00	470.80	UNSOLD
150	16th Floor	1605	1BHK	41.81	450.00	495.00	SOLD
151	16th Floor	1606	1BHK	41.53	447.00	491.70	UNSOLD
152	16th Floor	1607	1BHK	42.08	453.00	498.30	UNSOLD
153	16th Floor	1608	1BHK	29.45	317.00	348.70	Land owner
154	16th Floor	1609	1BHK	29.45	317.00	348.70	Land owner
155	17th Floor	1701	1BHK	41.43	448.00	490.60	UNSOLD
156	17th Floor	1702	1BHK	42.46	457.00	502.70	UNSOLD
157	17th Floor	1703	1BHK	43.57	469.00	515.90	UNSOLD
158	17th Floor	1704	1BHK	39.76	428.00	470.80	UNSOLD
159	17th Floor	1705	1BHK	41.81	450.00	495.00	UNSOLD
160	17th Floor	1706	1BHK	41.53	447.00	491.70	UNSOLD
161	17th Floor	1707	1BHK	42.08	453.00	498.30	UNSOLD
162	17th Floor	1708	1BHK	29.45	317.00	348.70	Land owner
163	17th Floor	1709	1BHK	29.45	317.00	348.70	Land owner
164	18th Floor	1801	1BHK	41.43	446.00	490.60	UNSOLD
165	18th Floor	1802	1BHK	42.46	457.00	502.70	UNSOLD
166	18th Floor	1803	1BHK	43.57	469.00	515.90	UNSOLD
167	18th Floor	1804	1BHK	39.76	428.00	470.80	UNSOLD
168	18th Floor	1805	1BHK	41.81	450.00	495.00	UNSOLD
169	18th Floor	1806	1BHK	41.53	447.00	491.70	UNSOLD
170	18th Floor	1807	1BHK	42.08	453.00	498.30	UNSOLD
171	18th Floor	1808	1BHK	29.45	317.00	348.70	Land owner
172	18th Floor	1809	1BHK	29.45	317.00	348.70	Land owner
173	19th Floor	1901	1BHK	41.43	446.00	490.60	UNSOLD
174	19th Floor	1902	1BHK	42.46	457.00	502.70	UNSOLD
175	19th Floor	1903	1BHK	43.57	469.00	515.90	UNSOLD
176	19th Floor	1904	1BHK	39.76	428.00	470.80	UNSOLD
177	19th Floor	1905	1BHK	41.81	450.00	495.00	UNSOLD
178	19th Floor	1906	1BHK	41.53	447.00	491.70	UNSOLD
179	19th Floor	1907	1BHK	42.08	453.00	498.30	UNSOLD
180	19th Floor	1908	1BHK	29.45	317.00	348.70	Land owner
181	19th Floor	1909	1BHK	29.45	317.00	348.70	Land owner
182	20th Floor	2001	1BHK	41.43	446.00	490.60	UNSOLD
183	20th Floor	2002	1BHK	42.46	457.00	502.70	UNSOLD
184	20th Floor	2003	1BHK	43.57	469.00	515.90	SOLD
185	20th Floor	2004	1BHK	39.76	428.00	470.80	UNSOLD
186	20th Floor	2005	1BHK	41.81	450.00	495.00	UNSOLD
187	20th Floor	2006	1BHK	41.53	447.00	491.70	UNSOLD
188	20th Floor	2007	1BHK	42.08	453.00	498.30	UNSOLD
189	20th Floor	2008	1BHK	29.45	317.00	348.70	Land owner

Sr. No.	Floor No	Unit No.	Comp	Carpet Area (In Sq. M.)	Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Sold / Unsold / Member
190	20th Floor	2009	1BHK	29.45	317.00	348.70	Land owner
191	20th Floor	2101	1BHK	41.43	446.00	490.60	UNSOLD
192	20th Floor	2102	1BHK	42.46	457.00	502.70	UNSOLD
193	20th Floor	2103	1BHK	43.57	469.00	515.90	UNSOLD
194	20th Floor	2104	1BHK	39.76	428.00	470.80	UNSOLD
195	20th Floor	2105	1BHK	41.81	450.00	495.00	UNSOLD
196	20th Floor	2106	1BHK	41.53	447.00	491.70	UNSOLD
197	20th Floor	2107	1BHK	42.08	453.00	498.30	UNSOLD
198	20th Floor	2108	1BHK	29.45	317.00	348.70	Land owner
199	20th Floor	2109	1BHK	29.45	317.00	348.70	Land owner
200	22nd Floor	2201	1BHK	41.43	446.00	490.60	UNSOLD
201	22nd Floor	2202	1BHK	42.46	457.00	502.70	UNSOLD
202	22nd Floor	2203	1BHK	43.57	469.00	515.90	SOLD
203	22nd Floor	2204	1BHK	39.76	428.00	470.80	UNSOLD
204	22nd Floor	2205	1BHK	41.81	450.00	495.00	UNSOLD
205	22nd Floor	2206	1BHK	41.53	447.00	491.70	UNSOLD
206	22nd Floor	2207	1BHK	42.08	453.00	498.30	UNSOLD
207	22nd Floor	2208	1BHK	29.45	317.00	348.70	UNSOLD
208	22nd Floor	2209	1BHK	29.45	317.00	348.70	UNSOLD
209	23rd Floor	2301	1BHK	41.43	446.00	490.60	UNSOLD
210	23rd Floor	2302	1BHK	42.46	457.00	502.70	UNSOLD
211	23rd Floor	2303	1BHK	43.57	469.00	515.90	UNSOLD
212	23rd Floor	2304	1BHK	39.76	428.00	470.80	UNSOLD
213	23rd Floor	2305	1BHK	41.81	450.00	495.00	UNSOLD
214	23rd Floor	2306	1BHK	41.53	447.00	491.70	UNSOLD
215	23rd Floor	2307	1BHK	42.08	453.00	498.30	UNSOLD
216	23rd Floor	2308	1BHK	29.45	317.00	348.70	UNSOLD
217	23rd Floor	2309	1BHK	29.45	317.00	348.70	UNSOLD
<b>TOTAL</b>				<b>8,058.95</b>	<b>86,746.00</b>	<b>95,420.60</b>	

Think.Innovate.Create



**Tenant Inventory List****Rehab Building No. 1 (Wing C):**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	1st Floor	104	1BHK	27.92	301.00	331.10
2	1st Floor	105	1BHK	27.92	301.00	331.10
3	1st Floor	106	1BHK	27.92	301.00	331.10
4	2nd Floor	205	1BHK	27.92	301.00	331.10
5	2nd Floor	206	1BHK	27.92	301.00	331.10
6	2nd Floor	207	1BHK	27.92	301.00	331.10
7	2nd Floor	208	1BHK	27.92	301.00	331.10
8	3rd Floor	301	1BHK	27.92	301.00	331.10
9	3rd Floor	302	1BHK	27.92	301.00	331.10
10	3rd Floor	303	1BHK	27.92	301.00	331.10
11	3rd Floor	304	1BHK	27.92	301.00	331.10
12	3rd Floor	305	1BHK	27.92	301.00	331.10
13	3rd Floor	306	1BHK	27.92	301.00	331.10
14	3rd Floor	307	1BHK	27.92	301.00	331.10
15	3rd Floor	308	1BHK	27.92	301.00	331.10
16	4th Floor	401	1BHK	27.92	301.00	331.10
17	4th Floor	402	1BHK	27.92	301.00	331.10
18	4th Floor	403	1BHK	27.92	301.00	331.10
19	4th Floor	404	1BHK	27.92	301.00	331.10
20	4th Floor	405	1BHK	27.92	301.00	331.10
21	4th Floor	406	1BHK	27.92	301.00	331.10
22	4th Floor	407	1BHK	27.92	301.00	331.10
23	4th Floor	408	1BHK	27.92	301.00	331.10
24	5th Floor	501	1BHK	27.92	301.00	331.10
25	5th Floor	502	1BHK	27.92	301.00	331.10
26	5th Floor	503	1BHK	27.92	301.00	331.10
27	5th Floor	504	1BHK	27.92	301.00	331.10
28	5th Floor	505	1BHK	27.92	301.00	331.10
29	5th Floor	506	1BHK	27.92	301.00	331.10
30	5th Floor	507	1BHK	27.92	301.00	331.10
31	5th Floor	508	1BHK	27.92	301.00	331.10
32	6th Floor	601	1BHK	27.92	301.00	331.10
33	6th Floor	602	1BHK	27.92	301.00	331.10
34	6th Floor	603	1BHK	27.92	301.00	331.10
35	6th Floor	604	1BHK	27.92	301.00	331.10
36	6th Floor	605	1BHK	27.92	301.00	331.10
37	6th Floor	606	1BHK	27.92	301.00	331.10
38	6th Floor	607	1BHK	27.92	301.00	331.10
39	6th Floor	608	1BHK	27.92	301.00	331.10
40	7th Floor	701	1BHK	27.92	301.00	331.10
41	7th Floor	702	1BHK	27.92	301.00	331.10
42	7th Floor	703	1BHK	27.92	301.00	331.10
43	7th Floor	704	1BHK	27.92	301.00	331.10
44	7th Floor	705	1BHK	27.92	301.00	331.10
45	7th Floor	706	1BHK	27.92	301.00	331.10
46	7th Floor	707	1BHK	27.92	301.00	331.10
47	7th Floor	708	1BHK	27.92	301.00	331.10

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
48	8th Floor	803	1BHK	27.92	301.00	331.10
49	8th Floor	804	1BHK	27.92	301.00	331.10
50	8th Floor	805	1BHK	27.92	301.00	331.10
51	8th Floor	806	1BHK	27.92	301.00	331.10
52	8th Floor	807	1BHK	27.92	301.00	331.10
53	8th Floor	808	1BHK	27.92	301.00	331.10
54	9th Floor	901	1BHK	27.92	301.00	331.10
55	9th Floor	902	1BHK	27.92	301.00	331.10
56	9th Floor	903	1BHK	27.92	301.00	331.10
57	9th Floor	904	1BHK	27.92	301.00	331.10
58	9th Floor	905	1BHK	27.92	301.00	331.10
59	9th Floor	906	1BHK	27.92	301.00	331.10
60	9th Floor	907	1BHK	27.92	301.00	331.10
61	9th Floor	908	1BHK	27.92	301.00	331.10
62	10th Floor	1001	1BHK	27.92	301.00	331.10
63	10th Floor	1002	1BHK	27.92	301.00	331.10
64	10th Floor	1003	1BHK	27.92	301.00	331.10
65	10th Floor	1004	1BHK	27.92	301.00	331.10
66	10th Floor	1005	1BHK	27.92	301.00	331.10
67	10th Floor	1006	1BHK	27.92	301.00	331.10
68	10th Floor	1007	1BHK	27.92	301.00	331.10
69	10th Floor	1008	1BHK	27.92	301.00	331.10
70	11th Floor	1101	1BHK	27.92	301.00	331.10
71	11th Floor	1102	1BHK	27.92	301.00	331.10
72	11th Floor	1103	1BHK	27.92	301.00	331.10
73	11th Floor	1104	1BHK	27.92	301.00	331.10
74	11th Floor	1105	1BHK	27.92	301.00	331.10
75	11th Floor	1106	1BHK	27.92	301.00	331.10
76	11th Floor	1107	1BHK	27.92	301.00	331.10
77	11th Floor	1108	1BHK	27.92	301.00	331.10
78	12th Floor	1201	1BHK	27.92	301.00	331.10
79	12th Floor	1202	1BHK	27.92	301.00	331.10
80	12th Floor	1203	1BHK	27.92	301.00	331.10
81	12th Floor	1204	1BHK	27.92	301.00	331.10
82	12th Floor	1205	1BHK	27.92	301.00	331.10
83	12th Floor	1206	1BHK	27.92	301.00	331.10
84	12th Floor	1207	1BHK	27.92	301.00	331.10
85	12th Floor	1208	1BHK	27.92	301.00	331.10
86	13th Floor	1301	1BHK	27.92	301.00	331.10
87	13th Floor	1302	1BHK	27.92	301.00	331.10
88	13th Floor	1303	1BHK	27.92	301.00	331.10
89	13th Floor	1304	1BHK	27.92	301.00	331.10
90	13th Floor	1305	1BHK	27.92	301.00	331.10
91	13th Floor	1306	1BHK	27.92	301.00	331.10
92	13th Floor	1307	1BHK	27.92	301.00	331.10
93	13th Floor	1308	1BHK	27.92	301.00	331.10
94	14th Floor	1401	1BHK	27.92	301.00	331.10
95	14th Floor	1402	1BHK	27.92	301.00	331.10
96	14th Floor	1403	1BHK	27.92	301.00	331.10
97	14th Floor	1404	1BHK	27.92	301.00	331.10

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
98	14th Floor	1405	1BHK	27.92	301.00	331.10
99	14th Floor	1406	1BHK	27.92	301.00	331.10
100	14th Floor	1407	1BHK	27.92	301.00	331.10
101	14th Floor	1408	1BHK	27.92	301.00	331.10
102	15th Floor	1503	1BHK	27.92	301.00	331.10
103	15th Floor	1504	1BHK	27.92	301.00	331.10
104	15th Floor	1505	1BHK	27.92	301.00	331.10
105	15th Floor	1506	1BHK	27.92	301.00	331.10
106	15th Floor	1507	1BHK	27.92	301.00	331.10
107	15th Floor	1508	Refuge	27.92	301.00	331.10
108	16th Floor	1601	1BHK	27.92	301.00	331.10
109	16th Floor	1602	1BHK	27.92	301.00	331.10
110	16th Floor	1603	1BHK	27.92	301.00	331.10
111	16th Floor	1604	1BHK	27.92	301.00	331.10
112	16th Floor	1605	1BHK	27.92	301.00	331.10
113	16th Floor	1606	1BHK	27.92	301.00	331.10
114	16th Floor	1607	1BHK	27.92	301.00	331.10
115	16th Floor	1608	1BHK	27.92	301.00	331.10
116	17th Floor	1701	1BHK	27.92	301.00	331.10
117	17th Floor	1702	1BHK	27.92	301.00	331.10
118	17th Floor	1703	1BHK	27.92	301.00	331.10
119	17th Floor	1704	1BHK	27.92	301.00	331.10
120	17th Floor	1705	1BHK	27.92	301.00	331.10
121	17th Floor	1706	1BHK	27.92	301.00	331.10
122	17th Floor	1707	1BHK	27.92	301.00	331.10
123	17th Floor	1708	1BHK	27.92	301.00	331.10
124	18th Floor	1801	1BHK	27.92	301.00	331.10
125	18th Floor	1802	1BHK	27.92	301.00	331.10
126	18th Floor	1803	1BHK	27.92	301.00	331.10
127	18th Floor	1804	1BHK	27.92	301.00	331.10
128	18th Floor	1805	1BHK	27.92	301.00	331.10
129	18th Floor	1806	1BHK	27.92	301.00	331.10
130	18th Floor	1807	1BHK	27.92	301.00	331.10
131	18th Floor	1808	1BHK	27.92	301.00	331.10
132	19th Floor	1901	1BHK	27.92	301.00	331.10
133	19th Floor	1902	1BHK	27.92	301.00	331.10
134	19th Floor	1903	1BHK	27.92	301.00	331.10
135	19th Floor	1904	1BHK	27.92	301.00	331.10
136	19th Floor	1905	1BHK	27.92	301.00	331.10
137	19th Floor	1906	1BHK	27.92	301.00	331.10
138	19th Floor	1907	1BHK	27.92	301.00	331.10
139	19th Floor	1908	1BHK	27.92	301.00	331.10
140	20th Floor	2001	1BHK	27.92	301.00	331.10
141	20th Floor	2002	1BHK	27.92	301.00	331.10
142	20th Floor	2003	1BHK	27.92	301.00	331.10
143	20th Floor	2004	1BHK	27.92	301.00	331.10
144	20th Floor	2005	1BHK	27.92	301.00	331.10
145	20th Floor	2006	1BHK	27.92	301.00	331.10
146	20th Floor	2007	1BHK	27.92	301.00	331.10
147	20th Floor	2008	1BHK	27.92	301.00	331.10

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
148	21st Floor	2101	1BHK	27.92	301.00	331.10
149	21st Floor	2102	1BHK	27.92	301.00	331.10
<b>TOTAL</b>				<b>4,160.08</b>	<b>44,849.00</b>	<b>49,333.90</b>

**Sale Building No. 2 (Wing B):**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	Ground Floor	1	Shop	18.00	194.00	213.40
2	Ground Floor	2	Shop	12.38	133.00	146.30
3	Ground Floor	3	Shop	15.73	169.00	185.90
4	Ground Floor	4	Shop	12.26	132.00	145.20
5	Ground Floor	5	Shop	16.98	183.00	201.30
6	Ground Floor	6	Shop	16.65	179.00	196.90
7	Ground Floor	7	Shop	5.67	61.00	67.10
8	Ground Floor	8	Shop	6.51	70.00	77.00
9	Ground Floor	9	Shop	22.32	240.00	264.00
10	Ground Floor	10	Shop	23.68	255.00	280.50
<b>TOTAL</b>				<b>150.18</b>	<b>1,616.00</b>	<b>1,777.60</b>

**PAP Flats Inventory****Rehab Building No. 1 (Wing C):**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	21st Floor	2103	1BHK	27.92	301.00	331.10
2	21st Floor	2104	1BHK	27.92	301.00	331.10
3	21st Floor	2105	1BHK	27.92	301.00	331.10
4	21st Floor	2106	1BHK	27.92	301.00	331.10
5	21st Floor	2107	1BHK	27.92	301.00	331.10
6	21st Floor	2108	1BHK	27.92	301.00	331.10
7	22nd Floor	2201	1BHK	27.92	301.00	331.10
8	22nd Floor	2202	1BHK	27.92	301.00	331.10
9	22nd Floor	2203	1BHK	27.92	301.00	331.10
10	22nd Floor	2204	1BHK	27.92	301.00	331.10
11	22nd Floor	2205	1BHK	27.92	301.00	331.10
12	22nd Floor	2206	1BHK	27.92	301.00	331.10
13	22nd Floor	2207	1BHK	27.92	301.00	331.10
14	22nd Floor	2208	1BHK	27.92	301.00	331.10
15	23rd Floor	2301	1BHK	27.92	301.00	331.10
16	23rd Floor	2302	1BHK	27.92	301.00	331.10
17	23rd Floor	2303	1BHK	27.92	301.00	331.10
18	23rd Floor	2304	1BHK	27.92	301.00	331.10
19	23rd Floor	2305	1BHK	27.92	301.00	331.10
20	23rd Floor	2306	1BHK	27.92	301.00	331.10
21	23rd Floor	2307	1BHK	27.92	301.00	331.10
22	23rd Floor	2308	1BHK	27.92	301.00	331.10
<b>TOTAL</b>				<b>614.24</b>	<b>6,622.00</b>	<b>7,284.20</b>

**Sale Building No. 2 (Wing A):**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
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1	1st Floor	101	1BHK	30.01	323.00	355.30
2	1st Floor	104	1BHK	30.01	323.00	355.30
3	2nd Floor	205	1BHK	30.01	323.00	355.30
4	2nd Floor	206	1BHK	30.01	323.00	355.30
5	2nd Floor	207	1BHK	30.01	323.00	355.30
6	2nd Floor	208	1BHK	30.01	323.00	355.30
7	8th Floor	804	1BHK	30.01	323.00	355.30
8	8th Floor	805	1BHK	30.01	323.00	355.30
9	8th Floor	806	1BHK	30.01	323.00	355.30
10	8th Floor	807	1BHK	30.01	323.00	355.30
11	8th Floor	808	1BHK	30.01	323.00	355.30
12	15th Floor	1506	1BHK	30.01	323.00	355.30
13	15th Floor	1507	1BHK	30.01	323.00	355.30
14	15th Floor	1508	1BHK	30.01	323.00	355.30
15	22nd Floor	2201	1BHK	30.01	323.00	355.30
16	22nd Floor	2202	1BHK	30.01	323.00	355.30
17	22nd Floor	2203	1BHK	30.01	323.00	355.30
18	22nd Floor	2204	1BHK	30.01	323.00	355.30
19	22nd Floor	2205	1BHK	30.01	323.00	355.30
20	22nd Floor	2206	1BHK	30.01	323.00	355.30
21	22nd Floor	2208	1BHK	30.01	323.00	355.30
<b>TOTAL</b>				<b>630.16</b>	<b>6,783.00</b>	<b>7,461.30</b>

### Land Owners Flats Inventory

#### Sale Building No. 2 (Wing B):

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	9th Floor	904	1BHK	39.76	428.00	470.80
2	9th Floor	905	1BHK	41.81	450.00	495.00
3	9th Floor	908	1BHK	29.45	317.00	348.70
4	9th Floor	909	1BHK	29.45	317.00	348.70
5	10th Floor	1002	1BHK	42.46	457.00	502.70
6	10th Floor	1003	1BHK	43.57	469.00	515.90
7	10th Floor	1004	1BHK	39.76	428.00	470.80
8	10th Floor	1008	1BHK	29.45	317.00	348.70
9	10th Floor	1009	1BHK	29.45	317.00	348.70
10	12th Floor	1202	1BHK	42.46	457.00	502.70
11	13th Floor	1303	1BHK	43.57	469.00	515.90
12	13th Floor	1304	1BHK	39.76	428.00	470.80
13	13th Floor	1308	1BHK	29.45	317.00	348.70
14	13th Floor	1309	1BHK	29.45	317.00	348.70
15	14th Floor	1408	1BHK	29.45	317.00	348.70
16	14th Floor	1409	1BHK	29.45	317.00	348.70
17	16th Floor	1608	1BHK	29.45	317.00	348.70
18	16th Floor	1609	1BHK	29.45	317.00	348.70
19	17th Floor	1708	1BHK	29.45	317.00	348.70
20	17th Floor	1709	1BHK	29.45	317.00	348.70
21	18th Floor	1808	1BHK	29.45	317.00	348.70
22	18th Floor	1809	1BHK	29.45	317.00	348.70
23	19th Floor	1908	1BHK	29.45	317.00	348.70
24	19th Floor	1909	1BHK	29.45	317.00	348.70



Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
25	20th Floor	2008	1BHK	29.45	317.00	348.70
26	20th Floor	2009	1BHK	29.45	317.00	348.70
27	21st Floor	2108	1BHK	29.45	317.00	348.70
28	21st Floor	2109	1BHK	29.45	317.00	348.70
<b>TOTAL</b>				<b>922.15</b>	<b>9,926.00</b>	<b>10,918.60</b>

### Unsold Flats Inventory

#### Sale Building (Wing A):

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	3rd Floor	301	1BHK	323.00	355.30	21,000.00	67,83,000.00
2	3rd Floor	302	1BHK	323.00	355.30	21,000.00	67,83,000.00
3	3rd Floor	303	1BHK	323.00	355.30	21,000.00	67,83,000.00
4	3rd Floor	304	1BHK	323.00	355.30	21,000.00	67,83,000.00
5	3rd Floor	305	1BHK	323.00	355.30	21,000.00	67,83,000.00
6	3rd Floor	306	1BHK	323.00	355.30	21,000.00	67,83,000.00
7	3rd Floor	307	1BHK	323.00	355.30	21,000.00	67,83,000.00
8	3rd Floor	308	1BHK	323.00	355.30	21,000.00	67,83,000.00
9	4th Floor	401	1BHK	323.00	355.30	21,000.00	67,83,000.00
10	4th Floor	402	1BHK	323.00	355.30	21,000.00	67,83,000.00
11	4th Floor	403	1BHK	323.00	355.30	21,000.00	67,83,000.00
12	4th Floor	404	1BHK	323.00	355.30	21,000.00	67,83,000.00
13	4th Floor	405	1BHK	323.00	355.30	21,000.00	67,83,000.00
14	4th Floor	406	1BHK	323.00	355.30	21,000.00	67,83,000.00
15	4th Floor	407	1BHK	323.00	355.30	21,000.00	67,83,000.00
16	4th Floor	408	1BHK	323.00	355.30	21,000.00	67,83,000.00
17	5th Floor	501	1BHK	323.00	355.30	21,000.00	67,83,000.00
18	5th Floor	502	1BHK	323.00	355.30	21,000.00	67,83,000.00
19	5th Floor	503	1BHK	323.00	355.30	21,000.00	67,83,000.00
20	5th Floor	504	1BHK	323.00	355.30	21,000.00	67,83,000.00
21	5th Floor	505	1BHK	323.00	355.30	21,000.00	67,83,000.00
22	5th Floor	506	1BHK	323.00	355.30	21,000.00	67,83,000.00
23	5th Floor	507	1BHK	323.00	355.30	21,000.00	67,83,000.00
24	5th Floor	508	1BHK	323.00	355.30	21,000.00	67,83,000.00
25	6th Floor	601	1BHK	323.00	355.30	21,000.00	67,83,000.00
26	6th Floor	602	1BHK	323.00	355.30	21,000.00	67,83,000.00
27	6th Floor	603	1BHK	323.00	355.30	21,000.00	67,83,000.00
28	6th Floor	604	1BHK	323.00	355.30	21,000.00	67,83,000.00
29	6th Floor	605	1BHK	323.00	355.30	21,000.00	67,83,000.00
30	6th Floor	606	1BHK	323.00	355.30	21,000.00	67,83,000.00
31	6th Floor	607	1BHK	323.00	355.30	21,000.00	67,83,000.00
32	6th Floor	608	1BHK	323.00	355.30	21,000.00	67,83,000.00
33	7th Floor	701	1BHK	323.00	355.30	21,000.00	67,83,000.00
34	7th Floor	702	1BHK	323.00	355.30	21,000.00	67,83,000.00
35	7th Floor	703	1BHK	323.00	355.30	21,000.00	67,83,000.00
36	7th Floor	704	1BHK	323.00	355.30	21,000.00	67,83,000.00
37	7th Floor	705	1BHK	323.00	355.30	21,000.00	67,83,000.00
38	7th Floor	706	1BHK	323.00	355.30	21,000.00	67,83,000.00



Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
39	7th Floor	707	1BHK	323.00	355.30	21,000.00	67,83,000.00
40	7th Floor	708	1BHK	323.00	355.30	21,000.00	67,83,000.00
41	9th Floor	901	1BHK	323.00	355.30	21,000.00	67,83,000.00
42	9th Floor	902	1BHK	323.00	355.30	21,000.00	67,83,000.00
43	9th Floor	903	1BHK	323.00	355.30	21,000.00	67,83,000.00
44	9th Floor	904	1BHK	323.00	355.30	21,000.00	67,83,000.00
45	9th Floor	905	1BHK	323.00	355.30	21,000.00	67,83,000.00
46	9th Floor	906	1BHK	323.00	355.30	21,000.00	67,83,000.00
47	9th Floor	907	1BHK	323.00	355.30	21,000.00	67,83,000.00
48	9th Floor	908	1BHK	323.00	355.30	21,000.00	67,83,000.00
49	10th Floor	1001	1BHK	323.00	355.30	21,000.00	67,83,000.00
50	10th Floor	1002	1BHK	323.00	355.30	21,000.00	67,83,000.00
51	10th Floor	1003	1BHK	323.00	355.30	21,000.00	67,83,000.00
52	10th Floor	1004	1BHK	323.00	355.30	21,000.00	67,83,000.00
53	10th Floor	1005	1BHK	323.00	355.30	21,000.00	67,83,000.00
54	10th Floor	1006	1BHK	323.00	355.30	21,000.00	67,83,000.00
55	10th Floor	1007	1BHK	323.00	355.30	21,000.00	67,83,000.00
56	10th Floor	1008	1BHK	323.00	355.30	21,000.00	67,83,000.00
57	11th Floor	1101	1BHK	323.00	355.30	21,000.00	67,83,000.00
58	11th Floor	1102	1BHK	323.00	355.30	21,000.00	67,83,000.00
59	11th Floor	1103	1BHK	323.00	355.30	21,000.00	67,83,000.00
60	11th Floor	1104	1BHK	323.00	355.30	21,000.00	67,83,000.00
61	11th Floor	1105	1BHK	323.00	355.30	21,000.00	67,83,000.00
62	11th Floor	1106	1BHK	323.00	355.30	21,000.00	67,83,000.00
63	11th Floor	1107	1BHK	323.00	355.30	21,000.00	67,83,000.00
64	11th Floor	1108	1BHK	323.00	355.30	21,000.00	67,83,000.00
65	12th Floor	1201	1BHK	323.00	355.30	21,000.00	67,83,000.00
66	12th Floor	1202	1BHK	323.00	355.30	21,000.00	67,83,000.00
67	12th Floor	1203	1BHK	323.00	355.30	21,000.00	67,83,000.00
68	12th Floor	1204	1BHK	323.00	355.30	21,000.00	67,83,000.00
69	12th Floor	1205	1BHK	323.00	355.30	21,000.00	67,83,000.00
70	12th Floor	1206	1BHK	323.00	355.30	21,000.00	67,83,000.00
71	12th Floor	1207	1BHK	323.00	355.30	21,000.00	67,83,000.00
72	12th Floor	1208	1BHK	323.00	355.30	21,000.00	67,83,000.00
73	13th Floor	1301	1BHK	323.00	355.30	21,000.00	67,83,000.00
74	13th Floor	1302	1BHK	323.00	355.30	21,000.00	67,83,000.00
75	13th Floor	1303	1BHK	323.00	355.30	21,000.00	67,83,000.00
76	13th Floor	1304	1BHK	323.00	355.30	21,000.00	67,83,000.00
77	13th Floor	1305	1BHK	323.00	355.30	21,000.00	67,83,000.00
78	13th Floor	1306	1BHK	323.00	355.30	21,000.00	67,83,000.00
79	13th Floor	1307	1BHK	323.00	355.30	21,000.00	67,83,000.00
80	13th Floor	1308	1BHK	323.00	355.30	21,000.00	67,83,000.00
81	14th Floor	1401	1BHK	323.00	355.30	21,000.00	67,83,000.00
82	14th Floor	1402	1BHK	323.00	355.30	21,000.00	67,83,000.00
83	14th Floor	1403	1BHK	323.00	355.30	21,000.00	67,83,000.00
84	14th Floor	1404	1BHK	323.00	355.30	21,000.00	67,83,000.00
85	14th Floor	1405	1BHK	323.00	355.30	21,000.00	67,83,000.00
86	14th Floor	1406	1BHK	323.00	355.30	21,000.00	67,83,000.00
87	14th Floor	1407	1BHK	323.00	355.30	21,000.00	67,83,000.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
88	14th Floor	1408	1BHK	323.00	355.30	21,000.00	67,83,000.00
89	16th Floor	1601	1BHK	323.00	355.30	21,000.00	67,83,000.00
90	16th Floor	1602	1BHK	323.00	355.30	21,000.00	67,83,000.00
91	16th Floor	1603	1BHK	323.00	355.30	21,000.00	67,83,000.00
92	16th Floor	1604	1BHK	323.00	355.30	21,000.00	67,83,000.00
93	16th Floor	1605	1BHK	323.00	355.30	21,000.00	67,83,000.00
94	16th Floor	1606	1BHK	323.00	355.30	21,000.00	67,83,000.00
95	16th Floor	1607	1BHK	323.00	355.30	21,000.00	67,83,000.00
96	16th Floor	1608	1BHK	323.00	355.30	21,000.00	67,83,000.00
97	17th Floor	1701	1BHK	323.00	355.30	21,000.00	67,83,000.00
98	17th Floor	1702	1BHK	323.00	355.30	21,000.00	67,83,000.00
99	17th Floor	1703	1BHK	323.00	355.30	21,000.00	67,83,000.00
100	17th Floor	1704	1BHK	323.00	355.30	21,000.00	67,83,000.00
101	17th Floor	1705	1BHK	323.00	355.30	21,000.00	67,83,000.00
102	17th Floor	1706	1BHK	323.00	355.30	21,000.00	67,83,000.00
103	17th Floor	1707	1BHK	323.00	355.30	21,000.00	67,83,000.00
104	17th Floor	1708	1BHK	323.00	355.30	21,000.00	67,83,000.00
105	18th Floor	1801	1BHK	323.00	355.30	21,000.00	67,83,000.00
106	18th Floor	1802	1BHK	323.00	355.30	21,000.00	67,83,000.00
107	18th Floor	1803	1BHK	323.00	355.30	21,000.00	67,83,000.00
108	18th Floor	1804	1BHK	323.00	355.30	21,000.00	67,83,000.00
109	18th Floor	1805	1BHK	323.00	355.30	21,000.00	67,83,000.00
110	18th Floor	1806	1BHK	323.00	355.30	21,000.00	67,83,000.00
111	18th Floor	1807	1BHK	323.00	355.30	21,000.00	67,83,000.00
112	18th Floor	1808	1BHK	323.00	355.30	21,000.00	67,83,000.00
113	19th Floor	1901	1BHK	323.00	355.30	21,000.00	67,83,000.00
114	19th Floor	1902	1BHK	323.00	355.30	21,000.00	67,83,000.00
115	19th Floor	1903	1BHK	323.00	355.30	21,000.00	67,83,000.00
116	19th Floor	1904	1BHK	323.00	355.30	21,000.00	67,83,000.00
117	19th Floor	1905	1BHK	323.00	355.30	21,000.00	67,83,000.00
118	19th Floor	1906	1BHK	323.00	355.30	21,000.00	67,83,000.00
119	19th Floor	1907	1BHK	323.00	355.30	21,000.00	67,83,000.00
120	19th Floor	1908	1BHK	323.00	355.30	21,000.00	67,83,000.00
121	20th Floor	2001	1BHK	323.00	355.30	21,000.00	67,83,000.00
122	20th Floor	2002	1BHK	323.00	355.30	21,000.00	67,83,000.00
123	20th Floor	2003	1BHK	323.00	355.30	21,000.00	67,83,000.00
124	20th Floor	2004	1BHK	323.00	355.30	21,000.00	67,83,000.00
125	20th Floor	2005	1BHK	323.00	355.30	21,000.00	67,83,000.00
126	20th Floor	2006	1BHK	323.00	355.30	21,000.00	67,83,000.00
127	20th Floor	2007	1BHK	323.00	355.30	21,000.00	67,83,000.00
128	20th Floor	2008	1BHK	323.00	355.30	21,000.00	67,83,000.00
129	21st Floor	2101	1BHK	323.00	355.30	21,000.00	67,83,000.00
130	21st Floor	2102	1BHK	323.00	355.30	21,000.00	67,83,000.00
131	21st Floor	2103	1BHK	323.00	355.30	21,000.00	67,83,000.00
132	21st Floor	2104	1BHK	323.00	355.30	21,000.00	67,83,000.00
133	21st Floor	2105	1BHK	323.00	355.30	21,000.00	67,83,000.00
134	21st Floor	2106	1BHK	323.00	355.30	21,000.00	67,83,000.00
135	21st Floor	2107	1BHK	323.00	355.30	21,000.00	67,83,000.00
136	21st Floor	2108	1BHK	323.00	355.30	21,000.00	67,83,000.00



Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
137	22nd Floor	2207	1BHK	323.00	355.30	21,000.00	67,83,000.00
138	23rd Floor	2301	1BHK	323.00	355.30	21,000.00	67,83,000.00
139	23rd Floor	2302	1BHK	323.00	355.30	21,000.00	67,83,000.00
140	23rd Floor	2303	1BHK	323.00	355.30	21,000.00	67,83,000.00
141	23rd Floor	2304	1BHK	323.00	355.30	21,000.00	67,83,000.00
142	23rd Floor	2305	1BHK	323.00	355.30	21,000.00	67,83,000.00
143	23rd Floor	2306	1BHK	323.00	355.30	21,000.00	67,83,000.00
144	23rd Floor	2307	1BHK	323.00	355.30	21,000.00	67,83,000.00
145	23rd Floor	2308	1BHK	323.00	355.30	21,000.00	67,83,000.00
<b>TOTAL</b>				<b>46,835.00</b>	<b>51,518.50</b>		<b>98,35,35,000.00</b>

**Sale Building (Wing B):**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	101	1BHK	446.00	490.60	21,000.00	93,66,000.00
2	1st Floor	102	1BHK	457.00	502.70	21,000.00	95,97,000.00
3	1st Floor	103	1BHK	469.00	515.90	21,000.00	98,49,000.00
4	1st Floor	104	1BHK	428.00	470.80	21,000.00	89,88,000.00
5	1st Floor	106	1BHK	447.00	491.70	21,000.00	93,87,000.00
6	1st Floor	107	1BHK	453.00	498.30	21,000.00	95,13,000.00
7	2nd Floor	201	1BHK	446.00	490.60	21,000.00	93,66,000.00
8	2nd Floor	202	1BHK	457.00	502.70	21,000.00	95,97,000.00
9	2nd Floor	203	1BHK	469.00	515.90	21,000.00	98,49,000.00
10	2nd Floor	205	1BHK	450.00	495.00	21,000.00	94,50,000.00
11	2nd Floor	206	1BHK	447.00	491.70	21,000.00	93,87,000.00
12	2nd Floor	207	1BHK	453.00	498.30	21,000.00	95,13,000.00
13	3rd Floor	301	1BHK	446.00	490.60	21,000.00	93,66,000.00
14	3rd Floor	302	1BHK	457.00	502.70	21,000.00	95,97,000.00
15	3rd Floor	303	1BHK	469.00	515.90	21,000.00	98,49,000.00
16	3rd Floor	305	1BHK	450.00	495.00	21,000.00	94,50,000.00
17	3rd Floor	306	1BHK	447.00	491.70	21,000.00	93,87,000.00
18	3rd Floor	307	1BHK	453.00	498.30	21,000.00	95,13,000.00
19	3rd Floor	402	1BHK	457.00	502.70	21,000.00	95,97,000.00
20	4th Floor	405	1BHK	450.00	495.00	21,000.00	94,50,000.00
21	4th Floor	406	1BHK	447.00	491.70	21,000.00	93,87,000.00
22	4th Floor	407	1BHK	453.00	498.30	21,000.00	95,13,000.00
23	5th Floor	501	1BHK	446.00	490.60	21,000.00	93,66,000.00
24	5th Floor	502	1BHK	457.00	502.70	21,000.00	95,97,000.00
25	5th Floor	504	1BHK	428.00	470.80	21,000.00	89,88,000.00
26	5th Floor	505	1BHK	450.00	495.00	21,000.00	94,50,000.00
27	5th Floor	506	1BHK	447.00	491.70	21,000.00	93,87,000.00
28	5th Floor	507	1BHK	453.00	498.30	21,000.00	95,13,000.00
29	5th Floor	509	1BHK	317.00	348.70	21,000.00	66,57,000.00
30	6th Floor	601	1BHK	446.00	490.60	21,000.00	93,66,000.00
31	6th Floor	602	1BHK	457.00	502.70	21,000.00	95,97,000.00
32	6th Floor	605	1BHK	450.00	495.00	21,000.00	94,50,000.00
33	6th Floor	606	1BHK	447.00	491.70	21,000.00	93,87,000.00
34	6th Floor	607	1BHK	453.00	498.30	21,000.00	95,13,000.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
35	7th Floor	701	1BHK	446.00	490.60	21,000.00	93,66,000.00
36	7th Floor	702	1BHK	457.00	502.70	21,000.00	95,97,000.00
37	7th Floor	705	1BHK	450.00	495.00	21,000.00	94,50,000.00
38	7th Floor	706	1BHK	447.00	491.70	21,000.00	93,87,000.00
39	7th Floor	707	1BHK	453.00	498.30	21,000.00	95,13,000.00
40	8th Floor	801	1BHK	446.00	490.60	21,000.00	93,66,000.00
41	8th Floor	802	1BHK	457.00	502.70	21,000.00	95,97,000.00
42	8th Floor	804	1BHK	428.00	470.80	21,000.00	89,88,000.00
43	8th Floor	805	1BHK	450.00	495.00	21,000.00	94,50,000.00
44	8th Floor	806	1BHK	447.00	491.70	21,000.00	93,87,000.00
45	9th Floor	901	1BHK	446.00	490.60	21,000.00	93,66,000.00
46	9th Floor	902	1BHK	457.00	502.70	21,000.00	95,97,000.00
47	9th Floor	906	1BHK	447.00	491.70	21,000.00	93,87,000.00
48	9th Floor	907	1BHK	453.00	498.30	21,000.00	95,13,000.00
49	10th Floor	1001	1BHK	446.00	490.60	21,000.00	93,66,000.00
50	10th Floor	1005	1BHK	450.00	495.00	21,000.00	94,50,000.00
51	10th Floor	1006	1BHK	447.00	491.70	21,000.00	93,87,000.00
52	10th Floor	1007	1BHK	453.00	498.30	21,000.00	95,13,000.00
53	11th Floor	1101	1BHK	446.00	490.60	21,000.00	93,66,000.00
54	11th Floor	1102	1BHK	457.00	502.70	21,000.00	95,97,000.00
55	11th Floor	1105	1BHK	450.00	495.00	21,000.00	94,50,000.00
56	11th Floor	1106	1BHK	447.00	491.70	21,000.00	93,87,000.00
57	11th Floor	1107	1BHK	453.00	498.30	21,000.00	95,13,000.00
58	11th Floor	1108	1BHK	317.00	348.70	21,000.00	66,57,000.00
59	11th Floor	1109	1BHK	317.00	348.70	21,000.00	66,57,000.00
60	12th Floor	1201	1BHK	446.00	490.60	21,000.00	93,66,000.00
61	12th Floor	1206	1BHK	447.00	491.70	21,000.00	93,87,000.00
62	12th Floor	1207	1BHK	453.00	498.30	21,000.00	95,13,000.00
63	12th Floor	1208	1BHK	317.00	348.70	21,000.00	66,57,000.00
64	12th Floor	1209	1BHK	317.00	348.70	21,000.00	66,57,000.00
65	13th Floor	1301	1BHK	446.00	490.60	21,000.00	93,66,000.00
66	13th Floor	1302	1BHK	457.00	502.70	21,000.00	95,97,000.00
67	13th Floor	1305	1BHK	450.00	495.00	21,000.00	94,50,000.00
68	13th Floor	1306	1BHK	447.00	491.70	21,000.00	93,87,000.00
69	13th Floor	1307	1BHK	453.00	498.30	21,000.00	95,13,000.00
70	14th Floor	1401	1BHK	446.00	490.60	21,000.00	93,66,000.00
71	14th Floor	1402	1BHK	457.00	502.70	21,000.00	95,97,000.00
72	14th Floor	1403	1BHK	469.00	515.90	21,000.00	98,49,000.00
73	14th Floor	1404	1BHK	428.00	470.80	21,000.00	89,88,000.00
74	14th Floor	1405	1BHK	450.00	495.00	21,000.00	94,50,000.00
75	14th Floor	1406	1BHK	447.00	491.70	21,000.00	93,87,000.00
76	14th Floor	1407	1BHK	453.00	498.30	21,000.00	95,13,000.00
77	15th Floor	1501	1BHK	446.00	490.60	21,000.00	93,66,000.00
78	15th Floor	1502	1BHK	457.00	502.70	21,000.00	95,97,000.00
79	15th Floor	1504	1BHK	428.00	470.80	21,000.00	89,88,000.00
80	15th Floor	1505	1BHK	450.00	495.00	21,000.00	94,50,000.00
81	15th Floor	1506	1BHK	447.00	491.70	21,000.00	93,87,000.00
82	15th Floor	1507	1BHK	453.00	498.30	21,000.00	95,13,000.00
83	16th Floor	1601	1BHK	446.00	490.60	21,000.00	93,66,000.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
84	16th Floor	1602	1BHK	457.00	502.70	21,000.00	95,97,000.00
85	16th Floor	1603	1BHK	469.00	515.90	21,000.00	98,49,000.00
86	16th Floor	1604	1BHK	428.00	470.80	21,000.00	89,88,000.00
87	16th Floor	1606	1BHK	447.00	491.70	21,000.00	93,87,000.00
88	16th Floor	1607	1BHK	453.00	498.30	21,000.00	95,13,000.00
89	17th Floor	1701	1BHK	446.00	490.60	21,000.00	93,66,000.00
90	17th Floor	1702	1BHK	457.00	502.70	21,000.00	95,97,000.00
91	17th Floor	1703	1BHK	469.00	515.90	21,000.00	98,49,000.00
92	17th Floor	1704	1BHK	428.00	470.80	21,000.00	89,88,000.00
93	17th Floor	1705	1BHK	450.00	495.00	21,000.00	94,50,000.00
94	17th Floor	1706	1BHK	447.00	491.70	21,000.00	93,87,000.00
95	17th Floor	1707	1BHK	453.00	498.30	21,000.00	95,13,000.00
96	18th Floor	1801	1BHK	446.00	490.60	21,000.00	93,66,000.00
97	18th Floor	1802	1BHK	457.00	502.70	21,000.00	95,97,000.00
98	18th Floor	1803	1BHK	469.00	515.90	21,000.00	98,49,000.00
99	18th Floor	1804	1BHK	428.00	470.80	21,000.00	89,88,000.00
100	18th Floor	1805	1BHK	450.00	495.00	21,000.00	94,50,000.00
101	18th Floor	1806	1BHK	447.00	491.70	21,000.00	93,87,000.00
102	18th Floor	1807	1BHK	453.00	498.30	21,000.00	95,13,000.00
103	19th Floor	1901	1BHK	446.00	490.60	21,000.00	93,66,000.00
104	19th Floor	1902	1BHK	457.00	502.70	21,000.00	95,97,000.00
105	19th Floor	1903	1BHK	469.00	515.90	21,000.00	98,49,000.00
106	19th Floor	1904	1BHK	428.00	470.80	21,000.00	89,88,000.00
107	19th Floor	1905	1BHK	450.00	495.00	21,000.00	94,50,000.00
108	19th Floor	1906	1BHK	447.00	491.70	21,000.00	93,87,000.00
109	19th Floor	1907	1BHK	453.00	498.30	21,000.00	95,13,000.00
110	20th Floor	2001	1BHK	446.00	490.60	21,000.00	93,66,000.00
111	20th Floor	2002	1BHK	457.00	502.70	21,000.00	95,97,000.00
112	20th Floor	2004	1BHK	428.00	470.80	21,000.00	89,88,000.00
113	20th Floor	2005	1BHK	450.00	495.00	21,000.00	94,50,000.00
114	20th Floor	2006	1BHK	447.00	491.70	21,000.00	93,87,000.00
115	20th Floor	2007	1BHK	453.00	498.30	21,000.00	95,13,000.00
116	21st Floor	2101	1BHK	446.00	490.60	21,000.00	93,66,000.00
117	21st Floor	2102	1BHK	457.00	502.70	21,000.00	95,97,000.00
118	21st Floor	2103	1BHK	469.00	515.90	21,000.00	98,49,000.00
119	21st Floor	2104	1BHK	428.00	470.80	21,000.00	89,88,000.00
120	21st Floor	2105	1BHK	450.00	495.00	21,000.00	94,50,000.00
121	21st Floor	2106	1BHK	447.00	491.70	21,000.00	93,87,000.00
122	21st Floor	2107	1BHK	453.00	498.30	21,000.00	95,13,000.00
123	22nd Floor	2201	1BHK	446.00	490.60	21,000.00	93,66,000.00
124	22nd Floor	2202	1BHK	457.00	502.70	21,000.00	95,97,000.00
125	22nd Floor	2204	1BHK	428.00	470.80	21,000.00	89,88,000.00
126	22nd Floor	2205	1BHK	450.00	495.00	21,000.00	94,50,000.00
127	22nd Floor	2206	1BHK	447.00	491.70	21,000.00	93,87,000.00
128	22nd Floor	2207	1BHK	453.00	498.30	21,000.00	95,13,000.00
129	22nd Floor	2208	1BHK	317.00	348.70	21,000.00	66,57,000.00
130	22nd Floor	2209	1BHK	317.00	348.70	21,000.00	66,57,000.00
131	23rd Floor	2301	1BHK	446.00	490.60	21,000.00	93,66,000.00
132	23rd Floor	2302	1BHK	457.00	502.70	21,000.00	95,97,000.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
133	23rd Floor	2303	1BHK	469.00	515.90	21,000.00	98,49,000.00
134	23rd Floor	2304	1BHK	428.00	470.80	21,000.00	89,88,000.00
135	23rd Floor	2305	1BHK	450.00	495.00	21,000.00	94,50,000.00
136	23rd Floor	2306	1BHK	447.00	491.70	21,000.00	93,87,000.00
137	23rd Floor	2307	1BHK	453.00	498.30	21,000.00	95,13,000.00
138	23rd Floor	2308	1BHK	317.00	348.70	21,000.00	66,57,000.00
139	23rd Floor	2309	1BHK	317.00	348.70	21,000.00	66,57,000.00
<b>TOTAL</b>				<b>61,313.00</b>	<b>67,444.30</b>		<b>1,28,75,73,000.00</b>

### Sold Flats Inventory

#### Sale Building (Wing B):

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	1st Floor	105	1BHK	450.00	495.00	82,75,000.00	7,81,988.00	74,93,012.00
2	1st Floor	109	1BHK	317.00	348.70	62,74,479.00	30,99,593.00	31,74,886.00
3	2nd Floor	204	1BHK	428.00	470.80	78,68,802.00	23,51,000.00	55,17,802.00
4	2nd Floor	208	1BHK	317.00	348.70	62,74,478.00	5,92,938.00	56,81,540.00
5	3rd Floor	304	1BHK	428.00	470.80	87,14,392.00	43,04,910.00	44,09,482.00
6	3rd Floor	308	1BHK	317.00	348.70	62,51,957.00	31,50,986.00	31,00,971.00
7	3rd Floor	309	1BHK	317.00	348.70	57,74,479.00	5,92,938.00	51,81,541.00
8	4th Floor	401	1BHK	446.00	490.60	87,06,911.00	43,88,283.00	43,18,628.00
9	4th Floor	403	1BHK	469.00	515.90	86,37,228.00	42,66,790.00	43,70,438.00
10	4th Floor	404	1BHK	428.00	470.80	74,36,641.00	37,48,067.00	36,88,574.00
11	4th Floor	408	1BHK	317.00	348.70	52,97,002.00	32,00,000.00	20,97,002.00
12	4th Floor	409	1BHK	317.00	348.70	62,29,434.00	5,88,682.00	56,40,752.00
13	5th Floor	503	1BHK	469.00	515.90	93,15,000.00	46,94,760.00	46,20,240.00
14	5th Floor	508	1BHK	317.00	348.70	64,54,659.00	6,09,965.00	58,44,694.00
15	6th Floor	603	1BHK	469.00	515.90	90,67,272.00	45,69,905.00	44,97,367.00
16	6th Floor	604	1BHK	428.00	470.80	85,94,299.00	43,31,527.00	42,62,772.00
17	6th Floor	608	1BHK	317.00	348.70	64,54,659.00	43,31,527.00	21,23,132.00
18	6th Floor	609	1BHK	317.00	348.70	60,09,614.00	31,58,052.00	28,51,562.00
19	7th Floor	703	1BHK	469.00	515.90	89,02,787.00	41,41,313.00	47,61,474.00
20	7th Floor	704	1BHK	428.00	470.80	76,39,396.00	40,14,503.00	36,24,893.00
21	7th Floor	708	1BHK	317.00	348.70	64,54,659.00	32,53,148.00	32,01,511.00
22	7th Floor	709	1BHK	317.00	348.70	61,33,909.00	32,23,369.00	29,10,540.00
23	8th Floor	803	1BHK	469.00	515.90	90,65,982.00	47,64,173.00	43,01,809.00
24	8th Floor	807	1BHK	453.00	498.30	93,95,588.00	46,41,420.00	47,54,168.00
25	9th Floor	903	1BHK	469.00	515.90	90,93,516.00	47,69,342.00	43,24,174.00
26	11th Floor	1103	1BHK	469.00	515.90	98,83,264.00	46,83,968.00	51,99,296.00
27	11th Floor	1104	1BHK	428.00	470.80	82,92,768.00	43,57,849.00	39,34,919.00
28	12th Floor	1203	1BHK	469.00	515.90	75,38,055.00	37,23,799.00	38,14,256.00
29	12th Floor	1204	1BHK	428.00	470.80	67,92,768.00	33,55,628.00	34,37,140.00
30	12th Floor	1205	1BHK	450.00	495.00	88,69,975.00	46,61,172.00	42,08,803.00
31	15th Floor	1503	1BHK	469.00	515.90	96,97,903.00	48,87,743.00	48,10,160.00
32	16th Floor	1605	1BHK	450.00	495.00	87,00,000.00	46,58,850.00	40,41,150.00
33	20th Floor	2003	1BHK	469.00	515.90	83,87,477.00	41,43,414.00	42,44,063.00
34	22nd Floor	2203	1BHK	469.00	515.90	97,23,505.00	9,18,871.00	88,04,634.00

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
TOTAL				13,891.00	15,280.10	26,62,07,858.00	11,69,60,473.00	14,92,47,385.00

**TOTAL SUMMARY**

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Balance Amount in ₹
Unsold Flat in Wing B	139.00	61,313.00	21,000.00	1,28,75,73,000.00	-	-
Unsold Flat in Wing A	145.00	46,835.00	21,000.00	98,35,35,000.00	-	-
Sold Flat in Wing B	34.00	13,891.00	-	26,62,07,858.00	11,69,60,473.00	14,92,47,385.00
PAP Flat Area in Wing A	21.00	6,783.00	-	-	-	-
PAP Flat Area in Wing C	22.00	6,622.00	-	-	-	-
Land Owner Flat Area in Wing B	28.00	9,926.00	-	-	-	-
Tenant Flat Inventory in Wing C	149.00	44,849.00	-	-	-	-
Tenant Shop Inventory in Wing B	10.00	1,616.00	-	-	-	-
<b>Total</b>	<b>548.00</b>	<b>1,91,835.00</b>		<b>2,53,73,15,858.00</b>	<b>11,69,60,473.00</b>	<b>14,92,47,385.00</b>
Total Income from Sale in Cr.				253.73	11.70	14.92

**COST OF PROJECT**

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land Stamp Duty Cost	0.38	-	0.38
Payment payable to Rehab Tenants (Rent Cost)	6.27	4.99	11.26
Construction Cost of Rehab Building No. 1 (Wing C)	31.54	84.76	30.97
Construction Cost of Sale Building No. 2 (Wing A & B)			85.33
Approval Cost of Fungible Cost & Development charges	3.80	9.20	13.00
Architect Cost, RCC & other Professional fees	1.07	1.26	2.33
Administrative Expenses	2.16	4.15	1.16
Marketing Expenses			5.07
Interest Cost	-	4.00	4.00
Contiguous Cost	-	1.74	1.74
<b>TOTAL COST</b>	<b>45.22</b>	<b>110.02</b>	<b>155.25</b>

**➤ Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 20.31 Cr. considering Land Rate @ ₹ 63,110.00 per Sq. M. & Net Plot Area of 3,217.80 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 38,13,900.00 i.e., ₹ 0.38 Cr. which is 0.25% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Agreement for Sale	24.12.2020	Stamp Duty	31,06,500.00	31,06,500.00
2			Reg. Fees	30,000.00	30,000.00
3				7,700.00	7,700.00
4	Rectification Deed	05.07.2021	Stamp Duty	40,000.00	40,000.00
5			Reg. Fees	30,000.00	30,000.00
6				9,800.00	9,800.00
7	Power of Attorney	22.01.2021	Stamp Duty	500.00	500.00
8			Reg. Fees	100.00	100.00
9				800.00	800.00
10	Surrender Deed	02.01.2023	Purchase Cost	5,50,000.00	5,50,000.00
11			Stamp Duty	38,500.00	38,500.00
<b>TOTAL</b>				<b>38,13,900.00</b>	<b>38,13,900.00</b>

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

Since it is a having some redevelopment flat from the date of shifting of 162 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 11,25,77,900.00 i.e., ₹ 11.26 Cr. Builder has paid ₹ 6.27 Cr. which is 7.25 % of Total Project Cost.

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

Sr. No.	Particulars		
1	No. of Tenants	162.00	Nos
2	No. of Half Loft Tenant	38.00	Nos
3	No. of Full Loft Tenant	116.00	Nos
4	Rent Per Month (Jan 22 to Dec 22) Per Tenant	16,000.00	Rupees
5	Rent Per Month (Jan 22 to Dec 22) Per Tenant	16,600.00	Rupees
6	Rent Per Month (Jan 22 to Dec 22) Per Tenant	18,300.00	Rupees
7	Rent Per Month (Jan 22 to Dec 22) Per Tenant	19,400.00	Rupees
8	<b>Rent per Year (Jan to Dec 22)</b>	<b>3,11,79,600.00</b>	<b>Rupees</b>
9	Rent per Month (Jan 23 to Dec 23)	17,000.00	Rupees



10	<b>Rent per Year (Jan to Dec 23)</b>	<b>3,24,36,000.00</b>	<b>Rupees</b>
11	Rent per Month (Jan 24 to Jun 24)	18,000.00	Rupees
12	<b>Rent per Year (Jan to Jun 24)</b>	<b>3,43,44,000.00</b>	<b>Rupees</b>
13	Rent for Full Loft per Tenant	60,000.00	Rupees
14	<b>Rent for Full Loft</b>	<b>69,60,000.00</b>	<b>Rupees</b>
15	Rent for Half Loft per tenant	15,000.00	Rupees
16	<b>Rent for Half Loft</b>	<b>5,70,000.00</b>	<b>Rupees</b>
17	Shifting Cost per Tenant	20,000.00	Rupees
18	<b>Shifting Cost</b>	<b>32,40,000.00</b>	<b>Rupees</b>
19	<b>Brokerage Cost</b>	<b>25,98,300.00</b>	<b>Rupees</b>
20	<b>Ownership Cost</b>	<b>12,50,000.00</b>	<b>Rupees</b>
	<b>TOTAL RENT COST</b>	<b>11,25,77,900.00</b>	<b>Rupees</b>

➤ **Building Cost of Construction for Rehab Building No. 1 (Wing C):**

Construction Area of Rehab Building No. 1 = 14,424.73 Sq. M. i.e., 1,55,267.79 Sq. Ft.

No. of Stack Parking in Rehab Building No. 1 = 27 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹28,84,94,600.00 i.e., ₹28.85 Cr. which comes ₹20,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹1,44,24,730.00 i.e., ₹1.44 Cr. which comes 5% of cost of construction and cost for construction of stack car parking is ₹67,50,000.00 i.e., ₹0.68 Cr. which comes ₹2,50,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹28,84,94,600.00 + ₹1,44,24,730.00 + ₹67,50,000.00) is ₹30,96,69,330.00 i.e., ₹30.97Cr.

The total construction area is 14,424.73 Sq. M., projected cost of ₹30.97 Cr is 19.95% of total project cost  
VCIPL opinion the construction cost of 20,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	10,000.00
Final Finishing Work	4,500.00
Other Work	4,000.00
Cost of Construction	20,000.00
Cost of Deep Excavation & Piling Cost	5% of Cost of Construction
Stack Car Parking	2,50,000.00 per car parking

➤ **Building Cost of Construction for Sale Building No. 2 (Wing A & B):**

Total Construction area of Sale Building No. 2 = 27,417.85 Sq. M. i.e., 2,95,125.76 Sq. Ft.

No. of Stack Parking = 78 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹74,02,82,004.00 i.e., ₹74.03 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹7,40,28,200.00 i.e., ₹7.40 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹3,90,00,000.00 i.e., ₹3.90 Cr. which comes ₹5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹74,02,82,004.00 + ₹7,40,28,200.00 + ₹3,90,00,000.00) is ₹85,33,10,204.00 i.e., ₹85.33Cr.

The total construction area is 27,417.85 Sq. M., projected cost of ₹85.33 Cr is 54.97% of total project cost  
VCIPL opinion the construction cost of 27,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
-------------	-----------------

Excavation Work	1,500.00
Total RCC Work	13,500.00
Final Finishing Work	7,000.00
Other Work	5,000.00
Cost of Construction	27,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹13,00,00,000.00 i.e., ₹13.00 Cr. which is 8.37% of Total Project Cost. Builder has paid ₹3.80 Cr. As per information provided by developer.

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

The total Architect charges of ₹2,32,59,591.00 i.e., ₹2.33 Cr. is 2% of total construction cost (Rehab Building no. 1 & Sale Building No. 2) & it is line up with Market trend.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 1% of total construction cost (Rehab Building no. 1 & Sale Building No. 2) which comes to ₹1,16,29,795.00 i.e., ₹1.16 Cr.

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

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹5,07,46,317.00 i.e., ₹5.07 Cr.

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

➤ **Interest Costs:**

The Interest cost for the term loan is ₹4,00,00,000.00 i.e., ₹4.00 Cr., which is 2.58% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 1.50% total construction cost (Rehab Building no. 1 & Sale Building No. 2) which comes to ₹1,74,44,693.00 i.e., ₹1.74 Cr.





**PROFIT FROM THE PROJECT:**

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	253.73
Less: Total projected Expenses	155.25
Estimated Surplus	98.49
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	29.55
Net Surplus (3-4)	68.94
PV (discounted @ 8% for 2.5 years)	Rs. 56.87
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	45.22
Less:	11.70
Present Value of the project potential/ Land Value as on Date	Rs. 90.40
The realizable value of the property	Rs. 81.36
Distress value of the property	Rs. 72.32
Total Land Area in Sq. M.	3,271.80
Land Rates per Sq. M. on Total Land Area	2,80,925.28
Sale Building (Wing B) Land Area in Sq. M.	561.26
Sale Building (Wing B) Land Value in ₹	15,76,72,122.81
SALE Building (Wing A) Land Area in Sq. M.	369.11
SALE Building (Wing A) Land Value in ₹	10,36,92,330.20
Rehab Building (Wing C) Land Area in Sq. M.	510.13
Rehab Building (Wing C) Land Value in ₹	14,33,08,413.23

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## Actual Site Photographs



## Actual Site Photographs



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## Actual Site Photographs



## Actual Site Photographs

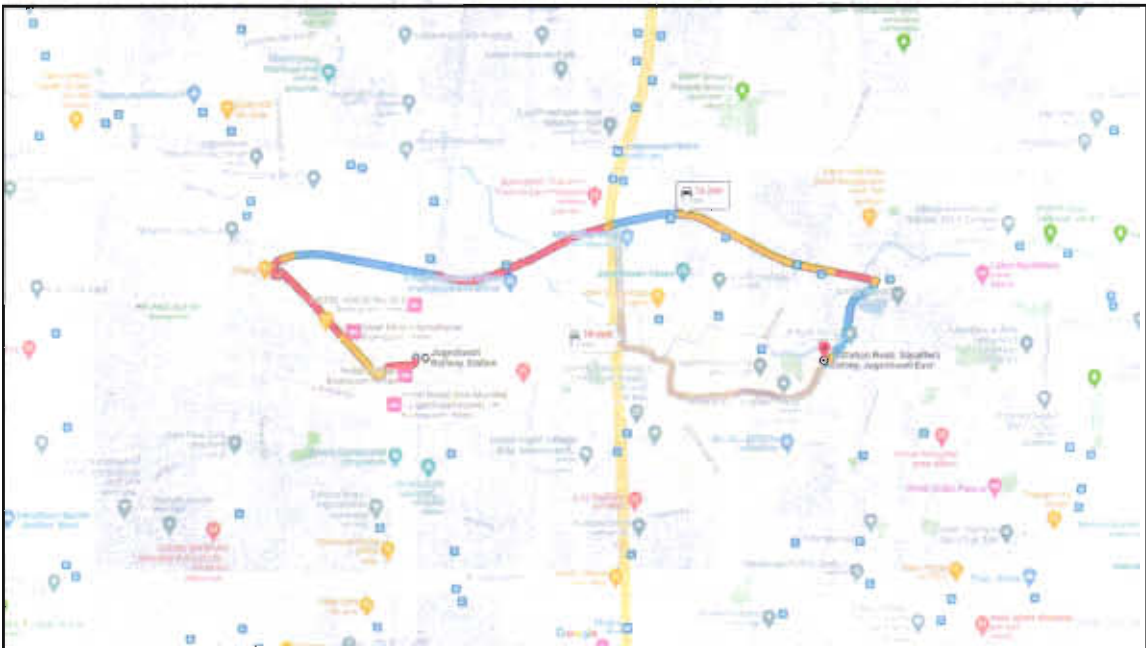


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°08'11.8"N 72°51'41.8"E**


**Note:** The Blue line shows the route to site from nearest railway station (Jogeshwari – 3.20 Km.)



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## Ready Reckoner 2023 – 2024



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



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

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Year: 2023-2024 Language: English

Selected District: मुंबई(उपनगर)

Select Village: मजास (अंधरी)

Search By:  Survey No.  Location

Subject	वर्गीकरण	एकीकृत क्षेत्र	मिमी स्क्वियर	वर्गीकृत क्षेत्र	दुबारा	अंतिमिक	एकक (रु.)
Survey No	53-251-भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पूर्वेस रोर पंजाब कॉलनीचे पश्चिमेकडील दक्षिणेस 18.30 मि रुंद वि.ये. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दुमगाडी मार्ग	83110	136260	150690	170320	136260	चौरस मीटर
Survey No	53-252B-भुभाग: मजूर विकास योजना 2034 नुसारचे Natural Area या बाजार विभागात समाविष्ट मिळकती	31600	0	0	0	0	चौरस मीटर
Survey No	53-252B-भुभाग: मजूर विकास योजना 2034 नुसारचे Natural Area या बाजार विभागात समाविष्ट मिळकती	0	0	0	0	0	NA
Survey No	53-252C-भुभाग:उत्तरेस मूल्यदर विभाग 53-252-बी हद्द, पूर्वेस महाकाशी गुंका मार्ग व अंजल, हा गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस रोर पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी. रुंद विकास योजना रस्ता.	77600	154710	185180	201850	166840	चौरस मीटर
Survey No	53-252-भुभाग: उत्तरेस कोणेवरी-विक्रोनी शिक रोड, पूर्वेस महाकाशी गुंका मार्ग व अंजल, गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस रोर पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि रुंद वि.ये. रस्ता	91400	182010	217860	237470	196280	चौरस मीटर

1 / 2

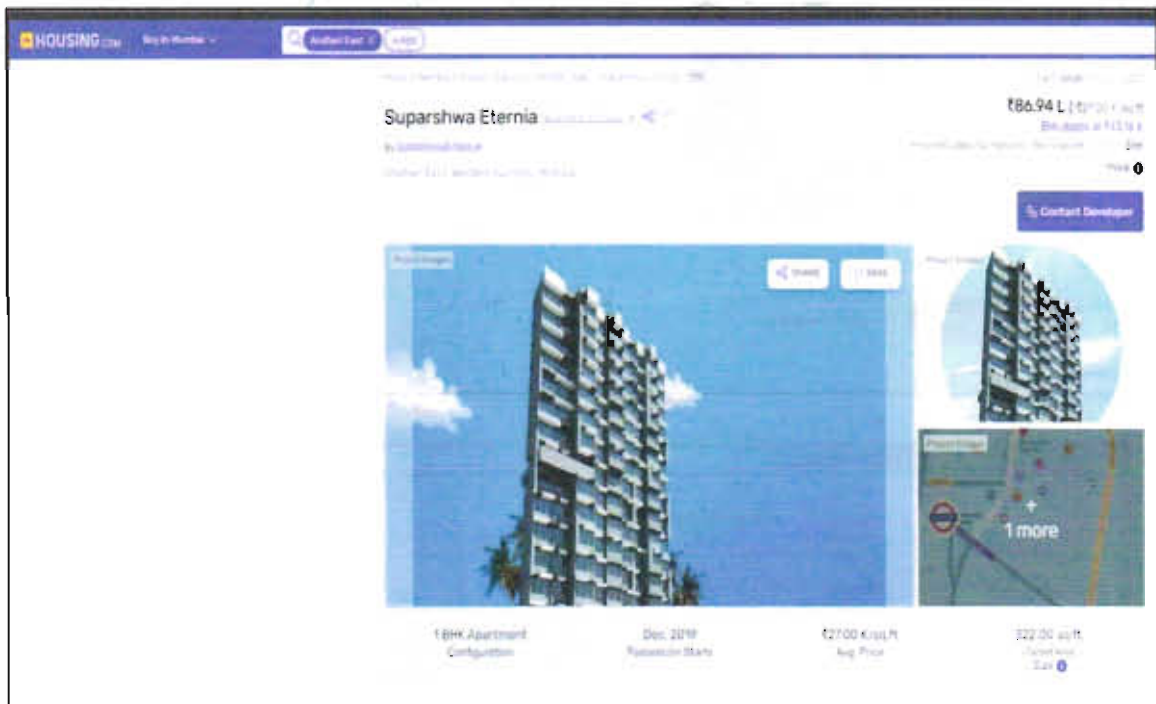
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**Price Indicators for Flats**

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Suparshwa Eternia	Suparshwa Estate	P51800007773	322.00	86,94,000.00	27,000.00
2	Blue Fortuna Phase II	Atul Projects India Pvt. Ltd.	P51800026518	600.00	1,65,00,000.00	27,500.00
3	Hill View CHS Ltd.	Jiraj Developers LLP	P51800007100	608.00	1,58,00,000.00	25,987.00



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**Price Indicators for Flats**

**magicbricks** Buy Flats Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Marol Maroshi » 2 BHK Flats for Sale in Marol Maroshi » 1000 Sq.ft.

**₹1.65 Cr** Get ₹49,500 cashback on Home Loan

2 BHK 1000 Sq.ft. Flat For Sale: **Marol Maroshi, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area: 600 sqft ₹27500/sqft

Developer: **Atul Projects**

Project: **Atul Blue Fortuna**

Floor: 4 (Out of 13 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: South

UTM: 3

Furnished Status: **Semi-Furnished**

Contact Agent Get Phone No.

**HOUSING** com Buy Home Loan

Search for Property in Mumbai

**Jiraj Hill View CHSL** ₹1.0 Cr - 1.58 Cr (₹1,00,00,000 - ₹1,58,00,000) per sq.ft. at this price

See More

By Contact Developer

1.2 BHK Apartments (Under Construction)

Under Construction (Resale) (Flat, 2)

₹26,000/sq.ft. (Avg. Price)

880-00 sq.ft. - 608.00 sq.ft. (Area) (Sq.ft.)

## **Justification for price /rate**

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

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

We hope this will satisfy your requirements.

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### 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 18.08.2023 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. If my authorized representative have personally inspected the property on 18.08.2023. 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





	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is developed by <u>M/s. Shiv Shruti Developers LLP.</u>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 10.08.2023 Valuation Date – 18.08.2023 Date of Report – 18.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. Shiv Shruti Developers LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

#### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Shiv Shruti Developers LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

#### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

#### Town Planning

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

#### Area

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

#### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

#### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



Valuation Report Prepared For: SBI / SME Chembur Branch / Ashtavinayak Apartments (3494/2302330)Page 67 of 71  
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.

#### **Gifts and hospitality:**

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



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

#### **Remuneration and Costs.**

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

#### **Occupation, employability and restrictions.**

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

#### **Miscellaneous**

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

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**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **18<sup>th</sup> March 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

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

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=Vastukala Consultants (I) Private Limited,  
ou=Vastukala, ou=Vastukala Consultants (I) Private Limited, cn=Manoj Baburao Chalikwar, email=manoj.chalikwar@vastukala.org, serial=11111111, version=3

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 072018/10366

Reg. No. CAT-I-F-1763

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