PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-2581/23-24 B1-001, U/B FLOOR, 21-Sep-23 BOOMERANG CHANDIVALI FARM ROAD, Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) **PUNJAB NATIONAL BANK - BKC** Dispatch Doc No. **Delivery Note Date** Plot No. C-9, G-Block, Ground Floor, 003865 / 2302662 Bandra Kurla Complex, Bandra (East), Dispatched through Destination Mumbai - 400 051 : 27AAACP0165G3ZN GSTIN/UIN State Name : Maharashtra, Code : 27 Terms of Delivery

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Seventeen Thousand Seven Hundred Only

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

Tax Amount (in words) : Indian Rupee Two Thousand Seven Hundred Only

Remarks:

"Name of Project: ""Divum"" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, State - Maharashtra, Country - India

п

Company's PAN

: AADCV4303R

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

Company's Bank Details

Bank Name PUNJAB NATIONAL BANK

A/c No. : 1756002100016739

Branch & IFS Code: Goregaon (E.) & PUNB0175600



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Digitally signed by Aurita Rathod

Asmita Rathod

Consultant of Pvt Ltd. - utristalish org. c. ell

one 2012-21 (2013) 7 ell-21 (2013)

Authorised Signatory

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company





MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Divum"

"Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai. PIN - 400 097, State - Maharashtra, Country - India.

Think.Innovate.Create

Latitude Longitude: 19°10'40.5"N 72°52'18.1"E

Valuation Done for: Punjab National Bank **BKC Branch**

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



Our Pan India Presence at:

Mumbai 💡 Thone

Aurangabad Pune Nanded P Delhi NCR P Nashik

Indore Ahmedabad 9 Jaipur

Rajkot Raipur 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For. PNB / BKC Branch / Divum / (3685/2302662)

Page 2 of 35

Vastu/Mumbai/09/2023/3685/2302662 21/18-306-V Date: 21.09.2023

MASTER VALUATION REPORT

"Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country - India

NAME OF DEVELOPER: M/s. Dynamix Contractors and Builders Pvt. Ltd.

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 21th September 2023 for approval of Advance Processing Facility.

Location Details:

The property is situated at "Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN - 400 097, State - Maharashtra, Country - India. It is about 2.4 Km. travel distance from Dindoshi metro station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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 middle class & developed.

2. Developer Details:

Name of builder	der M/s. Dynamix Contractors and Builders Pvt. Ltd.						
Project Registration Number	Project	RERA Project Number					
	Divum	P51800018784					
Register office address	M/s. Dynamix Contrac	tors and Builders Pvt. Ltd.					
	Ground Floor, "Dynam	ix House", Yashodham, General A.K.					
	Vaidya Marg, Opp. Dino	Vaidya Marg, Opp. Dindoshi Bus Depot, Goregaon (East), PIN -					
TI-1-1-	400 063, State - Mahara	400 063, State - Maharashtra, Country - India					
Contact Numbers	Contact Person:	reure					
	Murali Salian (Builder P	erson – Mobile No. 8956881387)					
	Mr. Aadil Thasariya (Bu	Mr. Aadil Thasariya (Builder person - Mobile No. 9967025135)					
E – mail ID & Website	sales@dynamixgroup.co	sales@dynamixgroup.co.in, manoj.vagal@dynamixgroup.co.in					
	https://www.dynamixgro	up.co.in, ashiva2008@gmail.com					

3. Boundaries of the Property:

Direction	Particulars	
On or towards North	Road	
On or towards South	Slum Area	Section 1 Sectio
On or towards East	Riddhi Garden Road & Riddhi Tower	Septembers Engine
On or towards West	Gharkul Building & Shubham Kala Kendra	W7010 P



Our Pan India Presence at :

Mumbai 🖓 Aurangabad 💡 Nanded Thane P Delhi NCR P Nashik

Pune Indore Ahmedabad 💡 Jaipur

Rajkat Raipur



Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Punjab National Bank
BKC Branch
PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(E),Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

	Gene	ral	_					
1.	Purpo	ose for which	the valuation is made	:	As per request from Punjab National Bank, BKC			
					Branch to assess fair market value of the			
					property for bank loan purpose.			
2.	a)	Date of	inspection	:	21.09.2023			
	b)	Date or	n which the valuation is made	:	21.09.2023			
3.	List o	f documents	produced for perusal					
	1. 0	Copy of Title	Search Report of M/s Dynamix Co	ntractors	and Builders Pvt. Ltd. Issued by Reena Bang &			
	A	Associates Co	ompany Secretaries.					
	2. 0	Copy of regis	tration of charge Reg. No. U45400M	H2007P1	C176105 dated 12.07.2021 issued by Registrar of			
	1		Sovernment of India.					
	3. 0	Copy of Tax	clearance certificate No. AA & C / F	PN / 387	3 / 2017- 18 NOC / 43 / 17-18 dated 01.03.2018			
	1	<u>-</u>	nan Mumbai Mahanagarpalika.					
	1	,		nce date	31.03.2023 issued by Eng. Zakirhusain Chaugule			
		· ,	A Certificate)					
	1		hitect's Certificate date 30.06.2023	issued b	y Aakar Architect and Consultants (As per RERA			
		Certificate)						
	l .				date- 29.03.2019 issued by Dy. Chief Fire Officer,			
			Brigade.	and the second				
	l .		-	•	No. P51800018784 issued by Maharashtra Real			
			atory Authority date 09.09.2021 Last					
	l	· · · · ·			/ 20150610 / AP / S – 2 dated 23.10.2018 issued			
	1	•	Engineer Slum Rehabilitation Author	,				
	1				rith Brickwork & upto 38th (pt) floor for RCC			
			<u> </u>		er amended plans dated 17.08.2021.			
	1	, -	, ,		0170 / 20150610 / AP / S - 2 dated 17.08.2021			
	issued by Executive Engineer Slum Rehabilitation Authority.							
		10. Copy of Approved Plan No. SRA / ENG / PN / PVT / 0170 / 20150610 / AP / S – 2 dated 17.08.2021 issued						
	1	•	<u> </u>	ity. (Num	nber of Copies - Sheet No. 1/14 to 14/14)			
	ے	Approved U						
		Building	N	umber o	f Floors			
		No.						



	Lower Ground Floor + Upper Ground + 1st to 6th floors (Podiums) + 7th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1st Floor (Part Fitness Center / Part Residential) + 2nd to 37th Upper Floors + 38th Upper Floors (Part Residential / Part Terrace)					
	Project Name (With address & phone nos.)		"Divum" Proposed Slum Rehabilitation Scheme on Property Bearing Survey No. 267, "Shivpuri Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City Road, Malad (East), Mumbai, PIN – 400 097, State - Maharashtra, Country - India			
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		M/s Dynamix Contractors and Builders Pvt. Ltd. Address: Ground Floor, "Dynamix House", Yashodham, General A.K. Vaidya Marg, Opp. Dindoshi Bus Depot, Goregaon (East), PIN - 400 063, State - Maharashtra, Country – India Contact Person: Murali Salian (Builder Person – Mobile No. 8956881387) Mr. Aadil Thasariya (Builder person – Mobile No. 9967025135)			
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	7			

About "Divum" Project: Dynamix Divum by Dynamix Group is one of the well-known under-construction projects in Malad East, offering low budget apartments. Dynamix Divum Malad East is scheduled for possession in Sep, 2023. With almost all basic amenities in place, Dynamix Divum brings highly affordable yet beautiful. There are 2BHK apartments for sale, coming up in this project. Dynamix Divum Mumbai Andheri-Dahisar is a RERAregistered project with registration number P51800018784. Dynamix Divum Malad East has single tower, with 38 floors each and 208 units to offer. Dynamix Divum is one of the spacious projects in the Mumbai Andheri-Dahisar

TYPE OF THE BUILDING hink. Innovate. Create

Building	Number of Floors
No.	
2	Proposed Lower Ground Floor + Upper Ground + 1st to 6th floors (Podiums) + 7th Floor (Part E- Deck / Fitness Center / Part Amenity) + 1st Floor (Part Fitness Center / Part Residential) + 2nd to 37th Upper Floors + 38th Upper Floors (Part Residential / Part Terrace)

LEVEL OF COMPLETEION:

Building No.	Present stage of Construction	Percentage of work completion
2	RCC work is completed. Brick work upto 26th floor is completed. Internal plaster work upto 26th floor is completed. Flooring work upto 20th floor is completed.	61%





DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is September - 2024 (As per MAHARERA Certificate)

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

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- > Granite Kitchen platform with Stainless Steel Sink
- > Powder coated aluminum sliding windows with M.S. Grills
- > Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- > Children Play Area
- Club House
- ➤ Landscaped Garden
- > Yoga
- Swimming Pool
- Gymnasium
- Kids Play Area
- ➤ Multipurpose Hall
- Outdoor Games
- ➤ Jogging Track
- ➤ Meditation Area

	P Wicditation Area					
6.	Location of property	1				
	a) Plot No. / Survey No.	:		Survey No. 267		
	b) Door No.	1:		Not applicable		
	c) C. T.S. No. / Village	:		C.T.S. No. 845(pt.), Village - Malad		
	d) Ward / Taluka	μė		±.		
	e) Mandal / District	:		Mumbai Suburban		
7.	Postal address of the property	:		"Divum" Proposed Slum Rehabilitation Scheme		
				on Property Bearing Survey No. 267, "Shivpuri		
	Think.Innovat	0		Pragati SRA CHSL", C.T.S. No. 845(pt.) of Village Malad, Pimpripada Road, Off Film City		
				Road, Malad (East), Mumbai, PIN - 400 09		
				State - Maharashtra, Country - India		
8.	City / Town	1:	\exists	Malad (East), Mumbai		
	Residential area	1:	\exists	Yes		
	Commercial area	:	\neg	No		
	Industrial area	:		No		
9.	Classification of the area	1:	ヿ			
	i) High / Middle / Poor	1:	\exists	Middle Class		
	ii) Urban / Semi Urban / Rural			Urban		
10.	Coming under Corporation limit / Village Panchayat /	:		Executive Engineer Slum Rehabilitation		
	Municipality			Authority, Village – Malad (East)		
11.	Whether covered under any State / Central Govt.			No		





12.	under agenc	y area/ scheduled area / can							
12.		y arear scrieduled arear carr	tonment a	rea					
	In Case it is	Agricultural land, any conve	ersion to h	nous	se :	N.A.			
	site plots is c	ontemplated							
13.	Boundaries of the	As per Documents	As p	er N	MAHARER	Α	A	s per Site	
	property								
	North	CTS No. 610A- 1A - 2C	CTS No	. 61	0A- 1A –	· 2C	Road		
	South	DP Road	DP Roa	ıd			Slum Area		
	East	CTS No. 677	CTS No	. 67	77		Riddhi Garden Ro	oad & Riddhi Tower	
	West	CTS No. 610- 1A- 2B	CTS No	o. 61	10- 1A- 2E	3	Gharkul Building	& Shubham Kala Kendra	
14.1	Dimensions (of the site			N. A. as	the lar	nd is irregular in sh	ape	
						Α	В	Actuals	
			-		As	per the	e Deed		
	North			Ŕ		-	1	-	
	South					-			
	East		100	Ŭ.		-	1	<u>-</u>	
	West			:		-		<u>-</u>	
14.2	Latitude, Lor	ngitude & Co-ordinates of pro	perty		19°10'40.5"N 72°52'18.1"E				
14.	Extent of the	site		:		ot area	a = 3846.30 (As p	er Approved Plan - Non	
					Slum)				
							·	As per Approved Plan &	
					RERA C		,		
4.5	□	:kid-m-d f Valvati	on Hoost	1			per table attached	·	
15.	of 14A& 14B	e site considered for Valuation	on (least		: Total Plot area = 3846.30 (As per Approved Plan - N Slum) Plot area = 3640.38 Sq. M. (As per Approved Plan				
	01 14A& 14D)							
					RERA C			to por Approved Flair d	
16	Whether oc	cupied by the owner / te	nant? If	:	N.A. Bu	ilding (Construction work is in progress		
		y tenant since how long	g? Rent	,,	de Crasta				
	received per		HOV	U	le.Create				
II.		RSTICS OF THE SITE			14:11				
1.	Classification			:	Middle class				
2.	•	t of surrounding areas	· !m.m.	:	Good				
3.		frequent flooding/ sub-merg o the Civic amenities like		<u> </u>	No All available near by				
4.	,	o the Civic amenities like s Stop, Market etc.	e School,		All avall	auie iie	cai by		
5.	·	with topographical condition	ons -		Plain				
6.	Shape of lan		•	<u> </u>	Irregula	r			
7.	'	to which it can be put		:	For residential purpose				
8.	Any usage re	<u>`</u>		:	Resider		· ·		
9.		n planning approved layout?	,	:	Copy of	Appro	oved Plan No. PN /	PVT / 0170 / 20150610 /	
					AP/S-	- 2 date	ed 17.08.2021 issu	ed by Executive Engineer	







			Slum Rehab	oilitation Autho	rity. (Number of Copie	s - Sheet		
			No. 1/14 to	No. 1/14 to 14/14)				
			Approved L					
			Building No.]	Number of Floors			
			2	1st to 6th fl (Part E- De Amenity) + 7 / Part Resid	nd Floor + Upper Gr oors (Podiums) + 7 ^t ck / Fitness Center 1 st Floor (Part Fitness dential) + 2 nd to 37 th 3 th Floor (Part Resid	h Floor / Part Center Upper		
10.	Corner plot or intermittent plot?	:	Intermittent					
11.	Road facilities	:	Yes					
12.	Type of road available at present	:	B. T. Road					
13.	Width of road - is it below 20 ft. or more than 20 ft.	:	13.4 Mtr. Wi	de Road				
14.	Is it a Land - Locked land?	:	No					
15.	Water potentiality	:	Municipal W	ater supply				
16.	Underground sewerage system	:	Connected t	o Municipal se	wer			
17.	Is Power supply is available in the site	:	Yes					
18.	Advantages of the site	:	Located in d	eveloped area				
19.	Special remarks, if any like threat of	:	No					
	acquisition of land for publics service							
	purposes, road widening or applicability of							
	CRZ provisions etc.(Distance from sea-cost /							
	tidal level must be incorporated)							
Part -	- A (Valuation of land)							
1	Size of plot	:	Total Plot a	rea = 3846.30	(As per Approved Pla	an – Non		
	V		Slum)					
	">		Plot area =	3640.38 Sq.	M. (As per Approved	d Plan &		
	Think longy	0	RERA Certif	icate)				
	North & South	9	19,01	0010				
	East & West	:	-					
2	Total extent of the plot	:	As per table	attached to the	e report			
3	Prevailing market rate (Along With details /	:	As per table	attached to the	e report	_		
	reference of at least two latest deals /		Details of recent transactions/online listings are att			attached		
	transactions with respect to adjacent properties		with the repo	ort.				
	in the areas)		·					
4	Guideline rate obtained from the Register's	:	₹ 1,32,420.00 per Sq. M. for Residential					
	Office (an evidence thereof to be enclosed)		₹ 62,930.00 per Sq. M. for Land					
5	Assessed / adopted rate of valuation	:	As per table	attached to t	the report			
6	Estimated value of land			As per Appro				
			Land Area	Rate in	Value in (₹)			
			in Sq. M.	Sq. M.				





					3846.30	62930	24,20,47,659.00		
						As per RERA			
					Land Area	Rate in	Value in (₹)		
					in Sq. M.	Sq. M.	, -		
					3640.38	62930	22,90,89,113.00		
Part -	B (Valuation	of Building)			_				
1	Technical details of the building			:					
	a) Type of Building (Residential / Commercial / Industrial)			:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)			:	N.A. Building	Construction	work is in progress		
	c) Year of	construction		:	N.A. Building	Construction	work is in progress		
		of floors and height of basement, if any	of each floor	:					
	Building No.	1	1	Nu	mber of Floor	'S			
	2		ess Center / F	art	Amenity) +	1st Floor (Part	s (Podiums) + 7 th Floor t Fitness Center / Part ial / Part Terrace)		
	e) Plinth ar	ea floor-wise		:	As per table	attached to t	he report		
	f) Condition	n of the building		\Box					
	i) Exte	erior - Excellent, Good, No	ormal, Poor	:	N.A. Building	Construction	work is in progress		
	ii) Inte	rior – Excellent, Good, I	Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of	f issue and validity	of layout of	:	Copy of App	roved Plan No	. PN / PVT / 0170 / 201	50610 /	
	approve	d map			AP / S - 2 dated 17.08.2021 issued by Executive Enginee				
	h) Approve	ed map / plan issuing au	thority	2	Slum Rehabilitation Authority. (Number of Copies - Shee				
	., .,	J	,		No. 1/14 to 14/14)				
					Approved U				
			1		Building	N	lumber of Floors		
			100	_	No.	1 0	151		
		Think	.Innov	C	ie.Cr	1st to 6th flo	nd Floor + Upper Gro pors (Podiums) + 7 th ck / Fitness Center /	Floor	
					2	/ Part Resid	st Floor (Part Fitness (ential) + 2 nd to 37 th (th Floor (Part Resider	Upper	
	,	r genuineness or au d map / plan is verified	uthenticity of	:	Yes				
	j) Any oth	ner comments by our	empanelled	:	No.		_		
		on authentic of approve	ed plan						

Specifications of construction (floor-wise) in respect of

Sr. No	Description		
1.	Foundation	:	Proposed R.C.C. Footing







s in progress
ments
s in progress
s in progress
s in progress
s in progress
s in progress
n in program
s in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building No. 2:

th

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan I RERA Carpet Area in Sq. ft.	Built up Area in Sq. 11	Rate per Sq. ft. on Carpet area in T	Fair Market Value in ₹	Realizable Valus in ₹	Distress Sals Value in ₹	Expected Rent per month in
1	103	1	2 BHK	789	868	23000	1,81,47,000.00	1,63,32,300.00	1,45,17,600.00	38000
2	104	1	2 BHK	789	868	23000	1,81,47,000.00	1,63,32,300.00	1,45,17,600.00	38000
3	105	1	2 BHK	757	833	23000	1,74,11,000.00	1,56,69,900.00	1,39,28,800.00	36500
4	106	1	2 BHK	757	833	23000	1,74,11,000.00	1,56,69,900.00	1,39,28,800.00	36500
5	201	2	2 BHK	789	868	23080	1,82,10,120.00	1,63,89,108.00	1,45,68,096.00	38000
6	202	2	2 BHK	789	868	23080	1,82,10,120.00	1,63,89,108.00	1,45,68,096.00	38000
7	203	2	2 BHK	789	868	23080	1,82,10,120.00	1,63,89,108.00	1,45,68,096.00	38000
8	204	2	2 BHK	789	868	23080	1,82,10,120.00	1,63,89,108.00	1,45,68,096.00	38000
9	205	2	2 BHK	757	833	23080	1,74,71,560.00	1,57,24,404.00	1,39,77,248.00	36500





Sr. No	Flat No.	Floor No.	Comp:	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft	Rate per Sq.ft on Carpet area in T	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value In ₹	Expected Rent per month in
10	206	2	2 BHK	757	833	23080	1,74,71,560.00	1,57,24,404.00	1,39,77,248.00	36500
11	301	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
12	302	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
13	303	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
14	304	3	2 BHK	789	868	23160	1,82,73,240.00	1,64,45,916.00	1,46,18,592.00	38000
15	305	3	2 BHK	757	833	23160	1,75,32,120.00	1,57,78,908.00	1,40,25,696.00	36500
16	306	3	2 BHK	757	833	23160	1,75,32,120.00	1,57,78,908.00	1,40,25,696.00	36500
17	401	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
18	402	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
19	403	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
20	404	4	2 BHK	789	868	23240	1,83,36,360.00	1,65,02,724.00	1,46,69,088.00	38000
21	405	4	2 BHK	757	833	23240	1,75,92,680.00	1,58,33,412.00	1,40,74,144.00	36500
22	406	4	2 BHK	757	833	23240	1,75,92,680.00	1,58,33,412.00	1,40,74,144.00	36500
23	501	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
24	502	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
25	503	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
26	504	5	2 BHK	789	868	23320	1,83,99,480.00	1,65,59,532.00	1,47,19,584.00	38500
27	505	5	2 BHK	757	833	23320	1,76,53,240.00	1,58,87,916.00	1,41,22,592.00	37000
28	506	5	2 BHK	757	833	23320	1,76,53,240.00	1,58,87,916.00	1,41,22,592.00	37000
29	601	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
30	602	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
31	603	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
32	604	6	2 BHK	789	868	23400	1,84,62,600.00	1,66,16,340.00	1,47,70,080.00	38500
33	605	6	2 BHK	757	833	23400	1,77,13,800.00	1,59,42,420.00	1,41,71,040.00	37000
34	606	6	2 BHK	757	833	23400	1,77,13,800.00	1,59,42,420.00	1,41,71,040.00	37000
35	703	7	2 BHK	789	868	.23480	1,85,25,720.00	1,66,73,148.00	1,48,20,576.00	38500
36	704	7	2 BHK	789	868	23480	1,85,25,720.00	1,66,73,148.00	1,48,20,576.00	38500
37	705	7	2 BHK	757	833	23480	1,77,74,360.00	1,59,96,924.00	1,42,19,488.00	37000
38	706	7	2 BHK	757	833	23480	1,77,74,360.00	1,59,96,924.00	1,42,19,488.00	37000
39	801	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
40	802	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
41	803	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
42	804	8	2 BHK	789	868	23560	1,85,88,840.00	1,67,29,956.00	1,48,71,072.00	38500
43	805	8	2 BHK	757	833	23560	1,78,34,920.00	1,60,51,428.00	1,42,67,936.00	37000
44	806	8	2 BHK	757	833	23560	1,78,34,920.00	1,60,51,428.00	1,42,67,936.00	37000
45	901	9	2 BHK	789	868	23640	1,86,51,960.00	1,67,86,764.00	1,49,21,568.00	39000







Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Pian I RERA Cerpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in T	Pair Market Value in ₹	Regitzable Value in ₹	Distress Sale Value in C	Expected Rent per month in
46	902	9	2 BHK	789	868	23640	1,86,51,960.00	1,67,86,764.00	1,49,21,568.00	39000
47	903	9	2 BHK	789	868	23640	1,86,51,960.00	1,67,86,764.00	1,49,21,568.00	39000
48	904	9	2 BHK	789	868	23640	1,86,51,960.00	1,67,86,764.00	1,49,21,568.00	39000
49	905	9	2 BHK	757	833	23640	1,78,95,480.00	1,61,05,932.00	1,43,16,384.00	37500
50	906	9	2 BHK	757	833	23640	1,78,95,480.00	1,61,05,932.00	1,43,16,384.00	37500
51	1001	10	2 BHK	789	868	23720	1,87,15,080.00	1,68,43,572.00	1,49,72,064.00	39000
52	1002	10	2 BHK	789	868	23720	1,87,15,080.00	1,68,43,572.00	1,49,72,064.00	39000
53	1003	10	2 BHK	789	868	23720	1,87,15,080.00	1,68,43,572.00	1,49,72,064.00	39000
54	1004	10	2 BHK	789	868	23720	1,87,15,080.00	1,68,43,572.00	1,49,72,064.00	39000
55	1005	10	2 BHK	757	833	23720	1,79,56,040.00	1,61,60,436.00	1,43,64,832.00	37500
56	1006	10	2 BHK	757	833	23720	1,79,56,040.00	1,61,60,436.00	1,43,64,832.00	37500
57	1101	11	2 BHK	789	868	23800	1,87,78,200.00	1,69,00,380.00	1,50,22,560.00	39000
58	1102	11	2 BHK	789	868	23800	1,87,78,200.00	1,69,00,380.00	1,50,22,560.00	39000
59	1103	11	2 BHK	789	868	23800	1,87,78,200.00	1,69,00,380.00	1,50,22,560.00	39000
60	1104	11	2 BHK	789	868	23800	1,87,78,200.00	1,69,00,380.00	1,50,22,560.00	39000
61	1105	11	2 BHK	757	833	23800	1,80,16,600.00	1,62,14,940.00	1,44,13,280.00	37500
62	1106	11	2 BHK	757	833	23800	1,80,16,600.00	1,62,14,940.00	1,44,13,280.00	37500
63	1201	12	2 BHK	789	868	23880	1,88,41,320.00	1,69,57,188.00	1,50,73,056.00	39500
64	1202	12	2 BHK	789	868	23880	1,88,41,320.00	1,69,57,188.00	1,50,73,056.00	39500
65	1203	12	2 BHK	789	868	23880	1,88,41,320.00	1,69,57,188.00	1,50,73,056.00	39500
66	1204	12	2 BHK	789	868	23880	1,88,41,320.00	1,69,57,188.00	1,50,73,056.00	39500
67	1205	12	2 BHK	757	833	23880	1,80,77,160.00	1,62,69,444.00	1,44,61,728.00	37500
68	1206	12	2 BHK	757	833	23880	1,80,77,160.00	1,62,69,444.00	1,44,61,728.00	37500
69	1301	13	2 BHK	789	868	23960	1,89,04,440.00	1,70,13,996.00	1,51,23,552.00	39500
70	1302	13	2 BHK	789	868	23960	1,89,04,440.00	1,70,13,996.00	1,51,23,552.00	39500
71	1303	13	2 BHK	789	868	23960	1,89,04,440.00	1,70,13,996.00	1,51,23,552.00	39500
72	1304	13	2 BHK	789	868	23960	1,89,04,440.00	1,70,13,996.00	1,51,23,552.00	39500
73	1305	13	2 BHK	757	833	23960	1,81,37,720.00	1,63,23,948.00	1,45,10,176.00	38000
74	1306	13	2 BHK	757	833	23960	1,81,37,720.00	1,63,23,948.00	1,45,10,176.00	38000
75	1403	14	2 BHK	789	868	24040	1,89,67,560.00	1,70,70,804.00	1,51,74,048.00	39500
76	1404	14	2 BHK	789	868	24040	1,89,67,560.00	1,70,70,804.00	1,51,74,048.00	39500
77	1405	14	2 BHK	757	833	24040	1,81,98,280.00	1,63,78,452.00	1,45,58,624.00	38000
78	1406	14	2 BHK	757	833	24040	1,81,98,280.00	1,63,78,452.00	1,45,58,624.00	38000
79	1501	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
80	1502	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
	1502	13	2 31 11	109	000	24120	1,30,30,000.00	1,11,21,012.00	1,32,24,344.00	33300







Sr. No.	Flat No.	Floar No	Comp.	As per Approved Plan I RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq.ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value In ₹	Distress Sale Value in ₹	Expected Rent per month in
81	1503	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
82	1504	15	2 BHK	789	868	24120	1,90,30,680.00	1,71,27,612.00	1,52,24,544.00	39500
83	1505	15	2 BHK	757	833	24120	1,82,58,840.00	1,64,32,956.00	1,46,07,072.00	38000
84	1506	15	2 BHK	757	833	24120	1,82,58,840.00	1,64,32,956.00	1,46,07,072.00	38000
85	1601	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
86	1602	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
87	1603	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
88	1604	16	2 BHK	789	868	24200	1,90,93,800.00	1,71,84,420.00	1,52,75,040.00	40000
89	1605	16	2 BHK	757	833	24200	1,83,19,400.00	1,64,87,460.00	1,46,55,520.00	38000
90	1606	16	2 BHK	757	833	24200	1,83,19,400.00	1,64,87,460.00	1,46,55,520.00	38000
91	1701	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
92	1702	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
93	1703	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
94	1704	17	2 BHK	789	868	24280	1,91,56,920.00	1,72,41,228.00	1,53,25,536.00	40000
95	1705	17	2 BHK	757	833	24280	1,83,79,960.00	1,65,41,964.00	1,47,03,968.00	38500
96	1706	17	2 BHK	757	833	24280	1,83,79,960.00	1,65,41,964.00	1,47,03,968.00	38500
97	1801	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
98	1802	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
99	1803	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
100	1804	18	2 BHK	789	868	24360	1,92,20,040.00	1,72,98,036.00	1,53,76,032.00	40000
101	1805	18	2 BHK	757	833	24360	1,84,40,520.00	1,65,96,468.00	1,47,52,416.00	38500
102	1806	18	2 BHK	757	833	24360	1,84,40,520.00	1,65,96,468.00	1,47,52,416.00	38500
103	1901	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
104	1902	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
105	1903	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
106	1904	19	2 BHK	789	868	24440	1,92,83,160.00	1,73,54,844.00	1,54,26,528.00	40000
107	1905	19	2 BHK	757	833	24440	1,85,01,080.00	1,66,50,972.00	1,48,00,864.00	38500
108	1906	19	2 BHK	757	833	24440	1,85,01,080.00	1,66,50,972.00	1,48,00,864.00	38500
109	2001	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
110	2002	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
111	2003	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
112	2004	20	2 BHK	789	868	24520	1,93,46,280.00	1,74,11,652.00	1,54,77,024.00	40500
113	2005	20	2 BHK	757	833	24520	1,85,61,640.00	1,67,05,476.00	1,48,49,312.00	38500
114	2006	20	2 BHK	757	833	24520	1,85,61,640.00	1,67,05,476.00	1,48,49,312.00	38500
115	2103	21	2 BHK	789	868	24600	1,94,09,400.00	1,74,68,460.00	1,55,27,520.00	40500





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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan /	Built up Area in Sq. ft.	Rate per Sq. ft.	Fair Market Value in ₹	Realizable Value	Distress Sale Value	Expected Rent per month in
				RERA Carpet Area in Sq.ft.		on Carpet area In ₹				
116	2104	21	2 BHK	789	868	24600	1,94,09,400.00	1,74,68,460.00	1,55,27,520.00	40500
117	2105	21	2 BHK	757	833	24600	1,86,22,200.00	1,67,59,980.00	1,48,97,760.00	39000
118	2106	21	2 BHK	757	833	24600	1,86,22,200.00	1,67,59,980.00	1,48,97,760.00	39000
119	2201	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
120	2202	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
121	2203	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
122	2204	22	2 BHK	789	868	24680	1,94,72,520.00	1,75,25,268.00	1,55,78,016.00	40500
123	2205	22	2 BHK	757	833	24680	1,86,82,760.00	1,68,14,484.00	1,49,46,208.00	39000
124	2206	22	2 BHK	757	833	24680	1,86,82,760.00	1,68,14,484.00	1,49,46,208.00	39000
125	2301	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
126	2302	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
127	2303	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
128	2304	23	2 BHK	789	868	24760	1,95,35,640.00	1,75,82,076.00	1,56,28,512.00	40500
129	2305	23	2 BHK	757	833	24760	1,87,43,320.00	1,68,68,988.00	1,49,94,656.00	39000
130	2306	23	2 BHK	757	833	24760	1,87,43,320.00	1,68,68,988.00	1,49,94,656.00	39000
131	2401	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
132	2402	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
133	2403	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
134	2404	24	2 BHK	789	868	24840	1,95,98,760.00	1,76,38,884.00	1,56,79,008.00	41000
135	2405	24	2 BHK	757	833	24840	1,88,03,880.00	1,69,23,492.00	1,50,43,104.00	39000
136	2406	24	2 BHK	757	833	24840	1,88,03,880.00	1,69,23,492.00	1,50,43,104.00	39000
137	2501	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
138	2502	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
139	2503	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
140	2504	25	2 BHK	789	868	24920	1,96,61,880.00	1,76,95,692.00	1,57,29,504.00	41000
141	2505	25	2 BHK	757	833	24920	1,88,64,440.00	1,69,77,996.00	1,50,91,552.00	39500
142	2506	25	2 BHK	757	833	24920	1,88,64,440.00	1,69,77,996.00	1,50,91,552.00	39500
143	2601	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
144	2602	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
145	2603	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
146	2604	26	2 BHK	789	868	25000	1,97,25,000.00	1,77,52,500.00	1,57,80,000.00	41000
147	2605	26	2 BHK	757	833	25000	1,89,25,000.00	1,70,32,500.00	1,51,40,000.00	39500
148	2606	26	2 BHK	757	833	25000	1,89,25,000.00	1,70,32,500.00	1,51,40,000.00	39500
149	2701	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
150	2702	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000







Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan J RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in C	Expected Rent per month in
151	2703	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
152	2704	27	2 BHK	789	868	25080	1,97,88,120.00	1,78,09,308.00	1,58,30,496.00	41000
153	2705	27	2 BHK	757	833	25080	1,89,85,560.00	1,70,87,004.00	1,51,88,448.00	39500
154	2706	27	2 BHK	757	833	25080	1,89,85,560.00	1,70,87,004.00	1,51,88,448.00	39500
155	2803	28	2 BHK	789	868	25160	1,98,51,240.00	1,78,66,116.00	1,58,80,992.00	41500
156	2804	28	2 BHK	789	868	25160	1,98,51,240.00	1,78,66,116.00	1,58,80,992.00	41500
157	2805	28	2 BHK	757	833	25160	1,90,46,120.00	1,71,41,508.00	1,52,36,896.00	39500
158	2806	28	2 BHK	757	833	25160	1,90,46,120.00	1,71,41,508.00	1,52,36,896.00	39500
159	2901	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
160	2902	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
161	2903	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
162	2904	29	2 BHK	789	868	25240	1,99,14,360.00	1,79,22,924.00	1,59,31,488.00	41500
163	2905	29	2 BHK	757	833	25240	1,91,06,680.00	1,71,96,012.00	1,52,85,344.00	40000
164	2906	29	2 BHK	757	833	25240	1,91,06,680.00	1,71,96,012.00	1,52,85,344.00	40000
165	3001	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
166	3002	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
167	3003	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
168	3004	30	2 BHK	789	868	25320	1,99,77,480.00	1,79,79,732.00	1,59,81,984.00	41500
169	3005	30	2 BHK	757	833	25320	1,91,67,240.00	1,72,50,516.00	1,53,33,792.00	40000
170	3006	30	2 BHK	757	833	25320	1,91,67,240.00	1,72,50,516.00	1,53,33,792.00	40000
171	3101	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
172	3102	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
173	3103	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
174	3104	31	2 BHK	789	868	25400	2,00,40,600.00	1,80,36,540.00	1,60,32,480.00	42000
175	3105	31	2 BHK	757	833	25400	1,92,27,800.00	1,73,05,020.00	1,53,82,240.00	40000
176	3106	31	2 BHK	757	833	25400	1,92,27,800.00	1,73,05,020.00	1,53,82,240.00	40000
177	3201	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
178	3202	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
179	3203	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
180	3204	32	2 BHK	789	868	25480	2,01,03,720.00	1,80,93,348.00	1,60,82,976.00	42000
181	3205	32	2 BHK	757	833	25480	1,92,88,360.00	1,73,59,524.00	1,54,30,688.00	40000
182	3206	32	2 BHK	757	833	25480	1,92,88,360.00	1,73,59,524.00	1,54,30,688.00	40000
183	3301	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
184	3302	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
185	3303	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000







Pag	e '	15	of	35

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq.ft.	Built up Area in Sq. It	Rate per Sq. ft. on Carpet area In ₹	Fair Market Value in ₹	Reafizable Value in ₹	Distress Sale Value. In ₹	Expected Rent per month in
186	3304	33	2 BHK	789	868	25560	2,01,66,840.00	1,81,50,156.00	1,61,33,472.00	42000
187	3305	33	2 BHK	757	833	25560	1,93,48,920.00	1,74,14,028.00	1,54,79,136.00	40500
188	3306	33	2 BHK	757	833	25560	1,93,48,920.00	1,74,14,028.00	1,54,79,136.00	40500
189	3401	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
190	3402	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
191	3403	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
192	3404	34	2 BHK	789	868	25640	2,02,29,960.00	1,82,06,964.00	1,61,83,968.00	42000
193	3405	34	2 BHK	757	833	25640	1,94,09,480.00	1,74,68,532.00	1,55,27,584.00	40500
194	3406	34	2 BHK	757	833	25640	1,94,09,480.00	1,74,68,532.00	1,55,27,584.00	40500
195	3503	35	2 BHK	789	868	25720	2,02,93,080.00	1,82,63,772.00	1,62,34,464.00	42500
196	3504	35	2 BHK	789	868	25720	2,02,93,080.00	1,82,63,772.00	1,62,34,464.00	42500
197	3505	35	2 BHK	757	833	25720	1,94,70,040.00	1,75,23,036.00	1,55,76,032.00	40500
198	3506	35	2 BHK	757	833	25720	1,94,70,040.00	1,75,23,036.00	1,55,76,032.00	40500
199	3601	36	3 BHK	1634	1797	25800	4,21,57,200.00	3,79,41,480.00	3,37,25,760.00	88000
200	3602	36	3 BHK	1634	1797	25800	4,21,57,200.00	3,79,41,480.00	3,37,25,760.00	88000
201	3605	36	2 BHK	757	833	25800	1,95,30,600.00	1,75,77,540.00	1,56,24,480.00	40500
202	3606	36	2 BHK	757	833	25800	1,95,30,600.00	1,75,77,540.00	1,56,24,480.00	40500
203	3701	37	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
204	3702	37	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
205	3705	37	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
206	3706	37	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
207	3801	38	3 BHK	1634	1797	25880	4,22,87,920.00	3,80,59,128.00	3,38,30,336.00	88000
208	3806	38	2 BHK	757	833	25880	1,95,91,160.00	1,76,32,044.00	1,56,72,928.00	41000
	To	otal		165937	182531	ELLIN	4,06,02,66,840.00	3,65,42,40,156.00	3,24,82,13,472.00	

Summary of the Project:

Building	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value In (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
2	2 BHK - 203 3 BHK - 05	208	165937	182531	4,06,02,66,840.00	3,65,42,40,156.00	3,24,82,13,472.00

Building No.	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2	61	182531	58,40,98,240.00	35,62,99,926.00







Particulars	Market Value (₹)
Full Fair Market Value as on date	4,06,02,66,840.00
Realizable Value as on date	3,65,42,40,156.00
Distress Sale Value as on date	3,24,82,13,472.00
Cost of Construction	58,40,98,240.00
(Total Built up area x Rate)	
182531 Sq. Ft. x₹3200.00	

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000 to ₹ 26,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions , demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovale, Create





Actual Site Photographs



Think.Innovate.Create

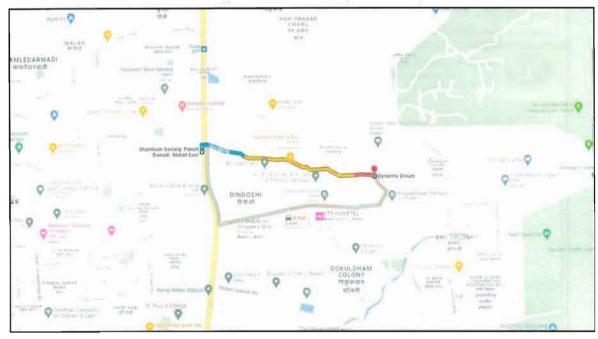






Route Map of the property Site u/r





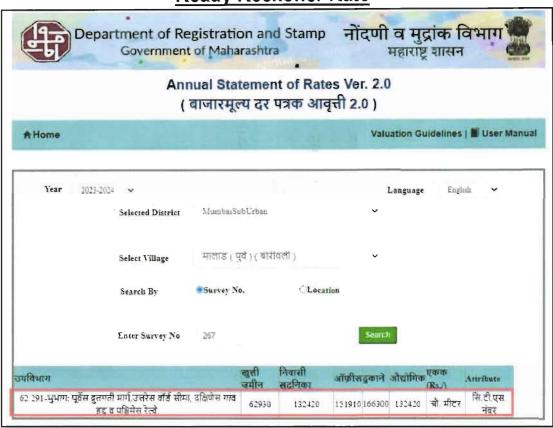
Latitude Longitude: 19°10'40.5"N 72°52'18.1"E

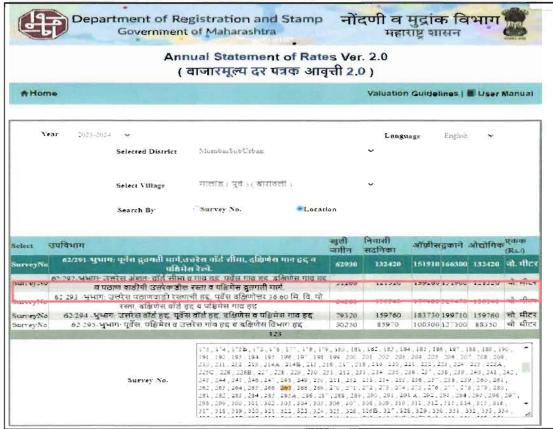
Note: The Blue line shows the route to site from nearest Metro station (Dindoshi – 2.4 Km.)





Ready Reckoner Rate







Sales Instance

P1641B	सूची क्र.2	ङ्ग्यानेकालः सह दुनिः वोरीवारी 6
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्र साम्बर्ग प्रेस्टाज्य स्थीनराजा अवार्ग से ग्रेस्टा है जुद्र स्थे	144136.4	
µ. ५ मान मेरहेला र पारनंक अलयात	ा) पारिकेचे नाह Standay Managa इसर वर्णन सदनिकानं 2012. माळा नं 20 व जवता, इसरतीचे नाह दिका बिल्डिंग, बलेक नं गरिगोद-मुनुंड तिंक रोड: गाताड पूर्व मुंबई 40007. इस महिती, सदनिक क्षेत्रकात १९ 26 वी. मी रेश कारपेट सोसत 2 कारपार्विमा (C.E.S. Nauder: 547:11)	
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o Marcel किया पूर्व के पात अंतर के स		
े दर्माक्ष्य करने देशक हिन्दु देशक व स्वकार के नम क्षेत्र दिश्वी स्ववत्यक हुक्ताना विक तदेश अस्तर होतियोंने कर रूप	ः नक्ष्यानीक बहेबर्स की बेहर्स हो के की की को क्ष्योंका में नुकता पूर्ण सीवन माना का बोर ने स्वापन का प्रतिक्र इसे नहाड़ नुबंदिन के अध्यक्ष में 1,40000000 5 का अन्योंका बहेबर्स की बेहर्स में मिल के ति के संस्था कृति तहाओं के नुकार मूर्ण सीवन माना निर्माण का मानिक हाता, सीवन कर के बेहर्स के ने कुछ में सीवन माना नहीं के समान कर के बेहर्स के ने कुछ माना का मानिक हाता, सीवन कर के बेहर्स की ने सुकार मूर्ण सीव की माना माना माना माना माना माना माना मान	
क्षतांत्र्य सम्पर्धाः प्रकारते व वित्र देशां नावण्यः सुक्तम् वित्र शरेर अस्यस्य विद्योदे ना र मा	्र महर्भाग हो के मुख्या को ही था था जा नी है 15 नाम हो है। इसारिया हो में अवोध रोजन सीचन अपूर्ण के एक नीची हुए ही जाए हुआ के के के आपास की कर के आपास की के	
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() 新秋田	10.5% ची मोरर	
a.सम्बद्धरी विश्व हुटी देग्यतं उत्तेत तेनः		
ारतीय कर प्रेमान दिन्दा रेगाना अकानो नव देव देवानी नारायाच सुक्तान या अर्थन अरुपार, नीरावित ना व वर	। का अपनीक अंदर्श के विश्व के ति है की की देवी इसीका में मुख्या पूर्ण सोवान था। का गोर र मान ना इसावी का अपनीकार एक सीन ने ना है है है जो है। ने से मान है कृत जाता कर निवास अध्यक्ति के निवास के स्थाप की संख्या मूर्ण सीवन आता का नाम ने उत्पर्धन के अपनीकार के ने कि यो है है है में से स्थाप के से का मान के से को है है है में से स्थाप के सीव के साम के से को है है में सीव साम के से को सीव के सीव के सीव की सीव के सीव की सीव के सीव की सीव सीव की सीव सीव सीव सीव सीव सीव सीव सीव सीव सी	
इ.इ.स्टॉक्ट करू प्राप्ता प्रकार परिच दिवने नामकृत हुन्साम केंद्र अहेर आस्पन प्रीवर्षित व प्रकार	। कर कृति होते के कर कर कोर है है कर कर नामसे के समाजिता और में बाद कर के आहु के दिन्हें आप के अवस्थात के 5 कर मात्र कृति के कर अन्य मोर से की कार नामसे कर मात्र केवार सीमाया के किए में बाद की के की आहर की के की अवस्थात	
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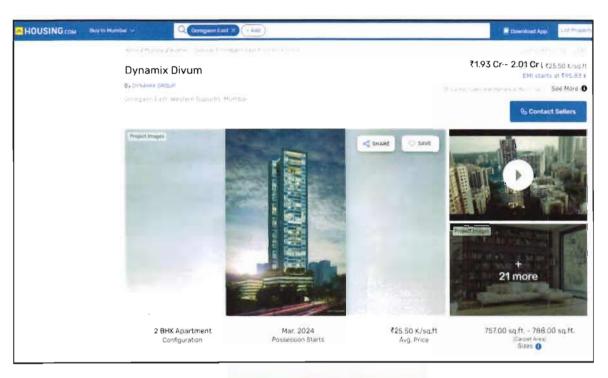
Sales Instance

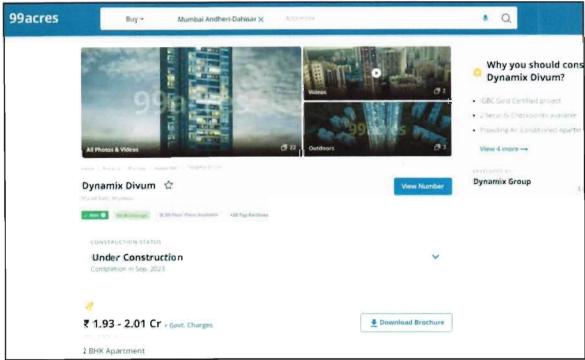
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di मृज्यम् पोरहेशा ४ प्रतनिक अस्ययः	ा, पार्किके गव Mandon Manage इतर वर्षन अवनिकान १९६६ माळा ने १९ वा माळा इमारतीचे नाव दिवस बिविदेंग, ब्लॉबर ने गोरेगाव मुबुड तिक रोड रोड माळाड पूर्व नुंबई २०००० इतर माहिती: सदनिका क्षेत्रफळ १३१५ वो मी रेस कारपेट लोकट १ कारपारिमा (C.E. Namber : dd SUA IA IA २००० \$1896) . । ।		
्रं क्षेत्रका	80.56 चौ मीटर		
ं समार्थ किय पूर्व देखार अनेत तेक:			
ा दक्तांच्य करन देश न विकृत देशक या चक्रतार्थ ना क्रिया देशको सम्माणना हुनुस्तरन निया अदेश करनार प्रीयोदिय नावणना	१८ का शामिक बहुंबर देह केवर हो है भी हैं की इसीका के नुवास भूगी जीवन वह 30 का महिन, भाग र इसतीर का आयोक्स हाम, कीवन से 5 है के केवली है है ने मीवान कुछ कुछ कि की अध्यासिक का किया है के केवली है है ने मीवान कुछ कुछ कि की अध्यासिक का किया है के की मीवान कुछ कुछ की किया है की की मीवान कुछ कुछ की किया मीवान कुछ कुछ की की मीवान कुछ की की मीवान कुछ की किया मीवान कुछ की की मीवान मीवान कुछ की की मीवान मीवान कुछ की की मीवान कुछ की की मीवान कुछ की की मीवान कुछ की की मीवान मीवान कुछ की मीवान मीवान कुछ की मीवान मीवान कुछ की मीवान मीव		
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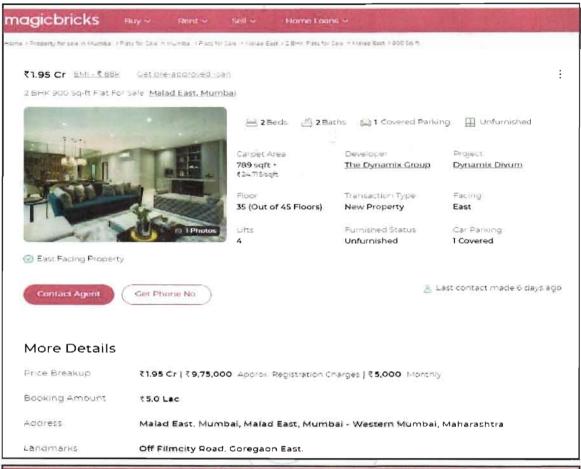


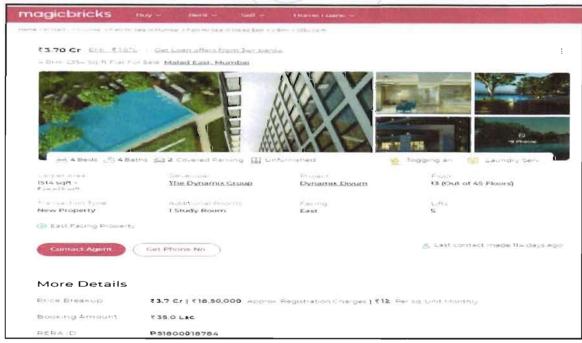








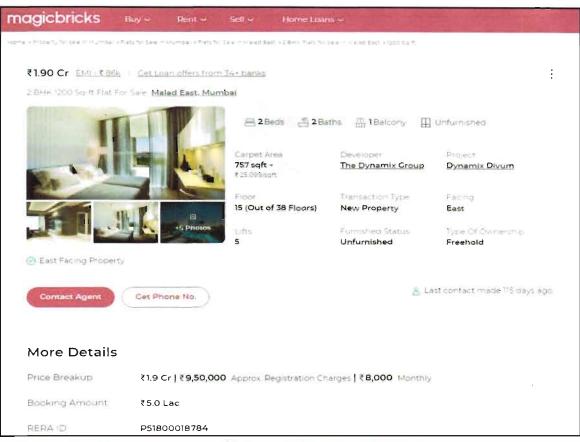


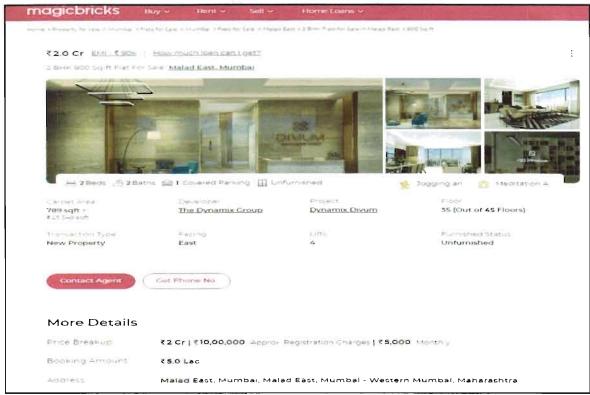










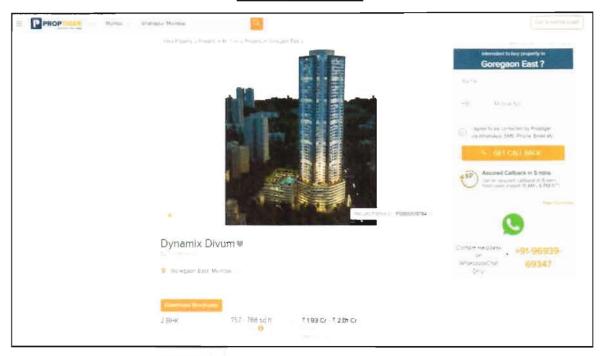


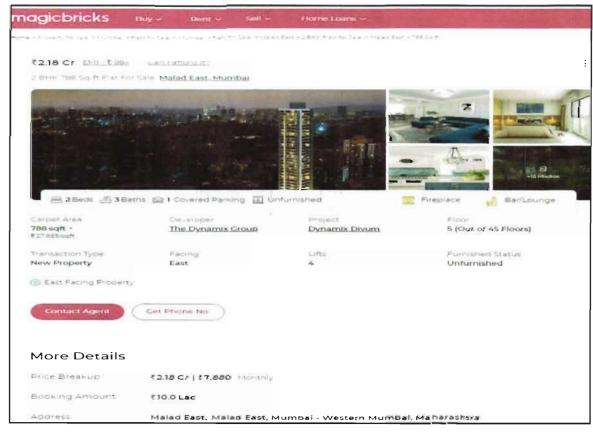










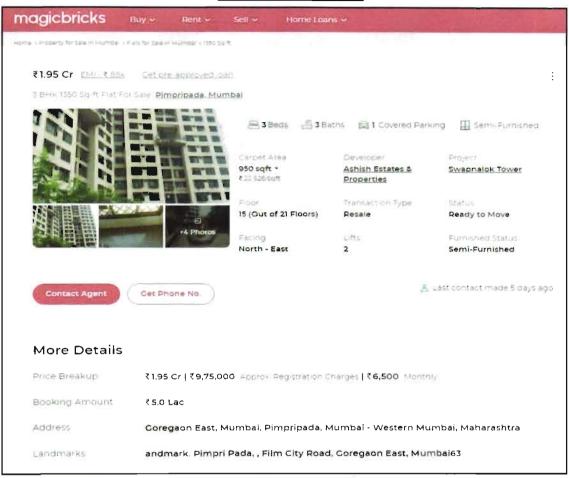


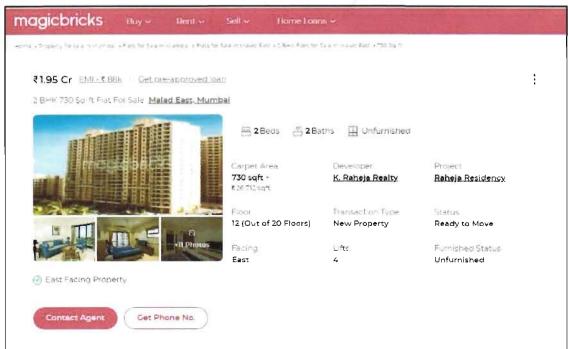






Price Indicators Projects nearby Locality



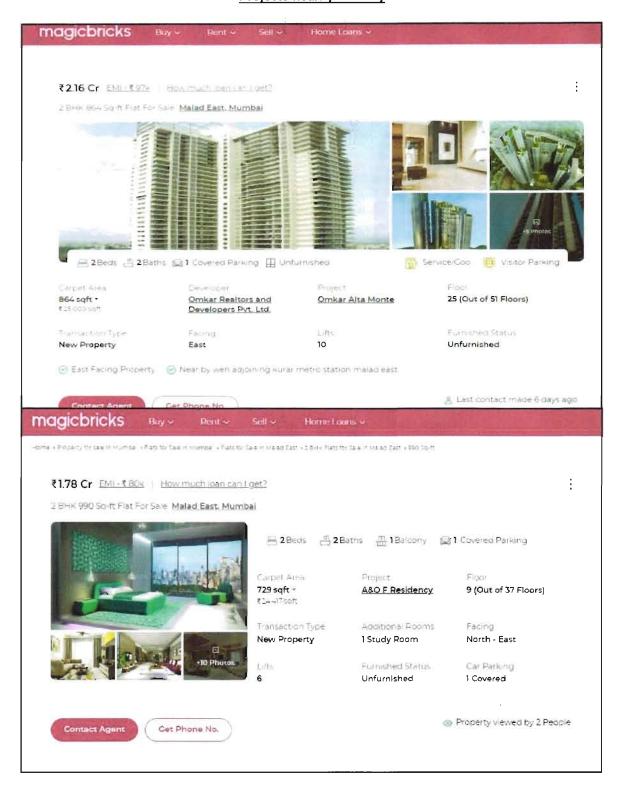








Projects nearby Locality

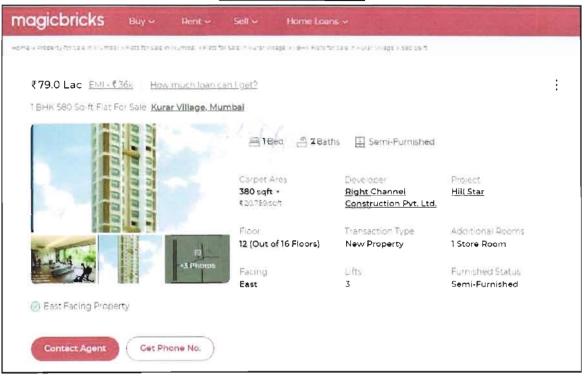


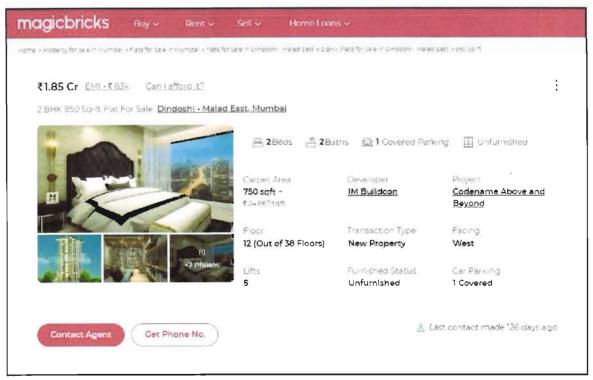






Projects nearby Locality





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

Place: Mumbai Date: 21.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar DN: cn-Sharadkumar B. Chalikwar, ou-Vastukala Consultants (I) Pvt. Ltd., ou-CMD, email-cmd@vastukala.org, c=IN Date: 2023.09.22 10:52:18 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138

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

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

- I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. The information furnished in my valuation report dated 21.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- I. Valuer/authorized representative have visited & valued the right property.





	Particulars	Valuer comment
. 1.	Background information of the asset being valued;	M/s Dynamix Contractors and Builders Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Valuation Date - 21.09.2023 Date of Report - 21.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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





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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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





Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- 2. The property is valued as though under responsible ownership.
- 3. It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- 5. There is no direct/ indirect interest in the property valued.
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Master Valuation of the property under reference as on 21st September 2023.

The term Fair Market Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar Digitally signed by Sharadkumar B. Chalikwar DN::cn=Sharadkumar B. Chalikwar,

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.09.22 10:52:33 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138



