

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Highland Sky Towers"

"Highland Sky Towers", Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India.

Latitude Longitude: 19°11'24.7"N 72°57'59.4"E

Valuation Done for:

State Bank of India

Wagle Ind. Est. Branch

Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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

Vastu/SBI/Thane/09/2023/3979/2302685
23/04-329-PY
Date: 23.09.2023

To,
**The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch**
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country - India.

Sub: Project Valuation for "**Highland Sky Towers**" at Thane (West), Pin Code – 400 602.

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Project Valuation for "**Highland Sky Towers**", Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India.

The project is being developed by M/s. Providence Realty LLP. Providence Realty LLP is a leading player in Thane real estate industry. Everyone dreams to have their own home & they help many of them to make their dreams come true. They build each home painstakingly, with focus on Quality, Useful detailing & ensure Value for money. They desire to earn people's trust and confidence while they create whenever they launch their new product and services.

M/s. Providence Realty LLP is developing a Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India. Project is comprising of two Buildings Wing A & B.

Wing A is Residential cum Commercial Sale Building is proposed of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Floor and Wing B is Residential Rehab Building is proposed of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Floor with total RERA carpet area of 4,19,225.51 Sq. Ft. which consists 2 BHK, 3 BHK Flat & Shops with total 245 nos. of Sell flats, 19 nos. of Sell shops, 5 nos. of land owner flats, 156 nos. of Tenant Flats & 7 nos. of Tenants shops along with all the Amenities.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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TeleFax : +91 22 28371325/24
mumbai@vastukala.org



In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

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

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

Sale Realisation from the Project is ₹ 791.12 Cr. and Net Present Value of the project as on date is ₹ 251.58 Cr.

For Vastukala Consultants (I) Pvt. Ltd.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

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PROJECT VALUATION REPORT OF "HIGHLAND SKY TOWERS"

"Highland Sky Towers", Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India

Latitude Longitude: 19°11'24.7"N 72°57'59.4"E

NAME OF DEVELOPER: M/s. Providence Realty LLP.

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

1. Location Details:

Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602. It is about 1.90 Km. travelling distance from Thane 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. Providence Realty LLP	
Project Registration Number	Tower	RERA No.
	Wing A	P51700032367
	Wing B	P51700032859
	Arcade (Commercial Shops)	P51700029045
Register office address	M/s. Providence Realty LLP Siddhi Real Developers Office, Highland Gardens, Opp. Highland Residency, Dhokali, Thane (West), Pin Code – 400 608, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mrs. Suman (CFO of the Company) Mobile No. +91 – 9823233805	
E – mail ID and Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Dheeraj Baug Building
On or towards South	Shubha Family Restaurant & Bar
On or towards East	Buildings
On or towards West	LBS Marg



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- mumbai@vastukala.org

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

To,

The Branch Manager,**State Bank of India****Wagle Ind. Est. Branch**

Regional Business Office, Region-II,

Wagle Ind. Area, Plot No. B-35, 2nd Floor,

Wagle Circle, Thane (West) - 400 604,

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, Wagle Ind. Est. Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 16.09.2023
	b)	Date on which the valuation is made : 23.09.2023
3.	List of documents produced for perusal	
	1. Copy of Development cum Sale Agreement Reg. No. TNN - 12/11420/2018 dated 03.11.2018 and agreement dated 10.09.2018 between M/s. Surajratan Fatehchand Damani Janhit Nidhi (The Landlord / Owner), Damani Co-operative Housing Society Limited (The Society) and M/s. Providence Realty LLP (The Developers).	
	2. Copy of Charity Commissioner Order No. CC/621/2018 dated 31.07.2018 issued by Charity Commissioner, Maharashtra State	
	3. Copy of Property Card	
	4. Copy of TDR Agreement Reg. No. TNN – 12/9228/2020 dated 24.01.2020 and agreement dated 24.01.2020 for Area 2,363.08 Sq. M. between M/s. Surajratan Fatehchand Damani Janhit Nidhi (The Transferor) and M/s. Providence Realty LLP (The Transferee).	
	5. Copy of Deed of Transfer Reg. No. TNN – 5/1175/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 3,731.00 Sq. M. between Mrs. Kanina Rajdaksh Sharma & Mrs. Kshama Kapil Sharma (The Transferors) and M/s. Providence Realty LLP (The Transferee).	
	6. Copy of Deed of Transfer Reg. No. TNN – 5/1178/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 1,155.00 Sq. M. between M/s. Anjur Warehouse Pvt. Ltd. (The Transferors) and M/s. Providence Realty LLP (The Transferee).	
	7. Copy of Deed of Transfer Reg. No. TNN – 5/1176/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 2,755.00 Sq. M. between Mrs. Kanina Rajdaksh Sharma & Mrs. Kshama Kapil Sharma (The Transferors) and M/s. Providence Realty LLP (The Transferee).	
	8. Copy of Approved Plan No. V.P./SO2/0217/18/TMC/TD-DP/TPS/4012/22 dated 30.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Club House: Ground + 1st Floor	
	9. Copy of Commencement Certificate No. V.P. No. SO2/0217/18/TMC/TDD/4174/22 dated 12.08.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor	

	Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Club House: Ground + 1st Floor	
	10. Copy of LOI / Concession Drawing Plan dated 09.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Floor Club House: Ground + 1st Floor	
	11. Copy of Fire NOC Certificate No. TMC/CFO/M/137/125 dated 10.08.2022 issued by Thane Municipal Corporation (TMC).	
	12. Copy of No Objection Certificate for Height Clearance NOC ID No. SNCR/WEST/B/032423/748692 dated 10.04.2023 valid upto 09.04.20231 issued by Airports Authority of India.	
	13. Copy of Environment Clearance Certificate dated 14.09.2017 issued by Ministry of Environment, Forest and Climate Change Department.	
	14. Copy of Storm Water Drainage NOC Certificate No. TMP/KA/INDP/527 dated 28.01.2022 issued by Thane Municipal Corporation (TMC).	
	15. Copy of STP NOC Certificate No. TMP/MN/Other NOC/02 dated 15.02.2022 issued by Thane Municipal Corporation (TMC).	
	16. Copy of Tree NOC Certificate No. Mukhya – 1/U.V.Vr.P.V-23-15 dated 15.10.2020 issued by issued by Thane Municipal Corporation (TMC).	
	17. Copy of Water Supply NOC Certificate No. TMC/WSI EE/38 dated 21.12.2021 issued by Thane Municipal Corporation (TMC).	
	18. Copy of Draft Geotechnical Investigation Report dated 27.04.2019 issued by M/s. Ochre Drillers India Pvt. Ltd.	
	19. Copy of CA Certificate dated 23.09.2023 issued by M/s. P. Somani & Co.	
	20. Copy of Legal Title Report dated 30.06.2021 issued by Adv. Prashant G. Kadam.	
	21. Copy of RERA Certificate No. P51700032367 dated 12.08.2022 for Wing A issued by Maharashtra Real Estate Regulatory Authority.	
	22. Copy of RERA Certificate No. P51700032859 dated 12.08.2022 for Wing B issued by Maharashtra Real Estate Regulatory Authority.	
	23. Copy of RERA Certificate No. P51700029045 dated 09.06.2023 for Arcade (Commercial Shops) issued by Maharashtra Real Estate Regulatory Authority.	
	Project Name (with address & phone nos.)	: "Highland Sky Towers" , Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, 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. Providence Realty LLP Siddhi Real Developers Office, Highland Gardens, Opp. Highland Residency, Dhokali, Thane (West), Pin Code – 400 608, State - Maharashtra, Country – India <u>Contact Person:</u> Mrs. Suman (CFO of the Company) Mobile No. +91 – 9823233805
5.	Brief description of the property (Including Leasehold / freehold etc.):	
	ABOUT PROJECT: Providence Highland Sky Towers A Building is a residential project in Naupada, Thane. It is set in an area of 0.17 Acres. They offer Apartment available configurations include 2 BHK, 3 BHK. Apartment, as per the area plan, are in the size of 727.0 Sq. Ft. The property is Under Construction. There is 1 building for sale. It is	

located in LBS Marg, Naupada. The project is developed by Providence Realty LLP. There are 218 units for sale. The property is equipped with Fire Sprinklers. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at the tower. This project meets all mandates as required by the state authority. RERA ID of Project is P51700032367.

TYPE OF THE BUILDING

Building	Wing	Number of Floors
"Highland Sky Tower"	A	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing A Building is proposed of Basement + Ground Floor + 1 st to 6 th Podium Floor + Service Floor + 1 st to 48 th Habitable Floor.
	B	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing B Building is proposed of Basement + Ground Floor + 1 st to 6 th Podium Floor + Service Floor + 1 st to 26 th Habitable Floor.
	Club House	Proposed building of Basement + Ground Floor + 1st Floor as per approved plan.

LEVEL OF COMPLETEION:

Building	Wing	Present stage of Construction	% of work completion	% of total cost incurred till date
"Highland Sky Tower"	A	Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st Habitable Floor Slab work is completed.	17%	15%
	B	Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 4th Habitable Floor Slab work is completed.	25%	
	Club House	Work is not started yet	0%	

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is as per below table (As per RERA Certificate)

Tower	RERA No.	Expected Completion Date
Wing A	P51700032367	31.12.2026
Wing B	P51700032859	30.04.2025
Arcade (Commercial Shops)	P51700029045	31.08.2024

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

Building	Wing	Number of Floors
"Highland Sky Tower"	A	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing A Building is proposed of Basement + Ground Floor + 1 st to 6 th Podium Floor + Service Floor + 1 st to 48 th Habitable Floor.
	B	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing B Building is proposed of Basement + Ground Floor + 1 st to 6 th Podium Floor + Service Floor + 1 st to 26 th Habitable Floor.
	Club House	Proposed building of Basement + Ground Floor + 1st Floor as per approved plan.



PROPOSED PROJECT AMENITIES:				
Vitrified tiles flooring in all rooms				
Granite Kitchen platform				
Powder coated aluminum sliding windows with Grills				
Laminated wooden flush doors with Safety door				
Concealed wiring				
Concealed plumbing				
Fire Fighting System				
Power Back Up				
Car Parking				
Swimming Pool				
Jain Temple				
Ganesh Mandir				
Landscape Garden				
Club House				
Indoor Games				
Tennis Court				
Senior Sitting Area				
Community Hall				
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 15, 47, 48, 49, 59 & 63	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	Village – Naupada	
	d) Ward / Taluka	:	Taluka – Thane	
	e) Mandal / District	:	District – Thane	
7.	Postal address of the property	:	"Highland Sky Towers" , Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India.	
8.	City / Town	:	Thane (West)	
	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	:	Thane (West), Thane Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Agreement	As per RERA Certificate	As per Site

	North	Information not available	CTS No. 480, 479	Dheeraj Baug Building
	South	Information not available	CTS No. 484, 494	Shubha Family Restaurant & Bar
	East	Information not available	CTS No. 493, 488	Buildings
	West	Information not available	CTS No. 478, 483	LBS Marg
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°11'24.7"N 72°57'59.4"E	
14.	Extent of the site		: Net Plot Area of 12,591.06 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Net Plot Area of 12,591.06 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: 1. Copy of Approved Plan No. V.P./SO2/0217/18/TMC/TD-DP/TPS/4012/22 dated 30.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Club House: Ground + 1st Floor 2. Copy of LOI / Concession Drawing Plan dated 09.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Floor	

			Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Floor Club House: Ground + 1st Floor
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	24 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 publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Net Plot Area of 12,591.06 Sq. M. (As per Approved Plan)
	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)	:	₹ 54,600.00 per Sq. M. for Land ₹ 1,16,200.00 per Sq. M. for Residential Flat ₹ 2,05,600.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	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	:	
	Building	Wing	Number of Floors
	"Highland Sky Tower"	A	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing A Building is proposed of Basement + Ground Floor + 1 st to 6 th Podium Floor + Service Floor + 1 st to 48 th Habitable Floor.

	B	Proposed building of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor as per approved plan. As per information from developer & concession drawing Wing B Building is proposed of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Floor.
	Club House	Proposed building of Basement + Ground Floor + 1st Floor as per approved plan.
e)	Plinth area floor-wise	: As per table attached to the report
f)	Condition of the building	:
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
g)	Date of issue and validity of layout of approved map	: 1. Copy of Approved Plan No. V.P./SO2/0217/18/TMC/TD-DP/TPS/4012/22 dated 30.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Club House: Ground + 1st Floor 2. Copy of LOI / Concession Drawing Plan dated 09.03.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Floor Club House: Ground + 1st Floor 3. Copy of Commencement Certificate No. V.P. No. SO2/0217/18/TMC/TDD/4174/22 dated 12.08.2022 issued by Thane Municipal Corporation (TMC). Approved upto: Wing A: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Wing B: Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Floor Club House: Ground + 1st Floor
h)	Approved map / plan issuing authority	: Thane Municipal Corporation
i)	Whether genuineness or authenticity of approved map / plan is verified	: Verified
j)	Any other comments by our empaneled 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	:	N.A. 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
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	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	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work is in progress

Remarks:

- As per Approved Plan of building is approved upto Basement + Ground Floor + 1st to 6th Podium + Service Floor + 1st to 25th Habitable Floor for Wing A & B and Ground + 1st Floor for Club House till date and so revised Approved plan upto Basement + Ground Floor + 1st to 6th Podium + Service Floor + 1st to 48th Habitable Floor for Wing A, Basement + Ground Floor + 1st to 6th Podium + Service Floor + 1st to 26th Habitable Floor for Wing & B and Ground + 1st Floor for Club House will be approved by the TMC after the payment of premium paid to the TMC authority for the further construction of the building.
- We have referenced approved plan & Concession 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	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is 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	

Area Statement as per Approved Plan

Sr. No.	Description	Area (Sq. M.)
1	Area Of Plot (Minimum Area Of A, B, C To Be Considered)	12,591.65
A	Area Of Plot (As Per 7/12)	25,744.78
B	Area As Per Measurement Sheet	22,319.53
C	Area As Per Site	22,319.53
I	Area Not in Possession (Sub Plot-A)	57.04
II	Less Area of Sub Plot B Including Road Area as Per O.C. Dt. 20/12/1996	9,582.65
III	Less Area Under Sub Plot B (As Per Sanctioned Plan Dt. 25/11/1986)	88.78
IV	Total (I + II + III)	9,728.47
	BALANCE PLOT AREA (1b-1civ)	12,591.06
2	Deduction For	-
A	Proposed D.P/9.00 M. D.P Road Widening Area/Service Road/Highway Widening	3,976.21
B	Any DP Reservation Area	
	Total (A + B)	3,976.21
3	Balance Plot Area (1 - 2)	8,614.85
4	Amenity Open Space (If Applicable)	N.A.
A	Required As Per UDCPR	-
B	Adjustment Of 2(B) If Any	-
C	Balance Proposed	-
5	NET PLOT AREA (3) - (4c)	8,614.85
6	Recreational Open Space (If Applicable)	N.A.
A	Required	861.48
B	Proposed	1,790.47
7	Internal Road Area	-
8	Plotable Area	-
9	Permissible Built-Up Area with Reference to Basic FSI As Per Front Road Width (5) X (1.10)	9,476.33
10	Addition For	
A	Additional Of FSI on Payment of Premium Maximum Permissible Premium FSI - Based on Road Width / Tod Zone (0.5x1) = 12591.06 X 0.50 = 6295.53	
B	Proposed FSI on Payment of Premium	6,295.53
C	Maximum Permissible TDR 1.15 On (1) 12591.06 X 1.15 = 14479.71 Sq. M. 70% Open TDR = 14479.71 X 70% = 10135.80	-
D	Additional Area Under Road as Per I.R.D.P. (3976.21-1143.67 Area Under Road of Sub Plot A as Per Sanctioned Plan Dated 25/11/1986) = 2832.54 X 2.05 = 5806.71	5,806.71
E	In Suit Area Against Amenity Space in Handover	
F	Additional 10% Of FSI Consumed by The Existing Authorized Building as Per Sanctioned Plan Dated 25/11/1986 (As Existing Building Is Dilapidated) i.e., 50% Of 8087.54	4,043.77
G	Total (B + C + F)	16,146.01
11	Total Entitlement of FSI in Proposal	25,622.34
A	TOTAL (9 + 11g)	
B	Considering 80% As Commercial And 60% As Residential Ancillary Area	
1	Entitlement FSI For Commercial (8938.76/1.8)	4,965.98
2	Commercial Ancillary Area (11b1 x 0.80)	3,972.78
3	Total (1 + 2)	8,938.76
4	Balance for residential (11a-13b1)	20,656.36
5	Residential ancillary area (11b4 x 0.60)	10,289.89
6	Total (4 + 5)	30,946.25
7	Total Entitlement (3+6)	39,885.01
12	Maximum Utilization Limit of FSI in Proposal	55,865.74
13	Total Built Up Area in Proposal (Excluding Area At Sr.No.17b)	
A	Existing Built Up Area (As Per P-Line) Sr. No. 17b)	
B	Proposed Built Up Area (As Per P-Line) Sr. No.14	39,755.05
	Total (A + B)	39,755.05
14	F.S.I. Consumed (15/14)	0.99
15	Area For Inclusive Housing If Any	
A	Required (20% Of Sr.No.5)	
B	Proposed	

Area Statement as per Concession Drawing Plan

Sr. No.	Description	Area (Sq. M.)
1	Area Of Plot (Minimum Area Of A, B, C To Be Considered)	12,591.65
A	Area Of Plot (As Per 7/12)	25,744.78
B	Area As Per Measurement Sheet	22,319.53
C	Area As Per Site	22,319.53
I	Area Not in Possession (Sub Plot-A)	57.04
II	Less Area of Sub Plot B Including Road Area as Per O.C. Dt. 20/12/1996	9,582.65
III	Less Area Under Sub Plot B (As Per Sanctioned Plan Dt. 25/11/1986)	88.78
IV	Total (I + II + III)	9,728.47
	BALANCE PLOT AREA (1b-1civ)	12,591.06
2	Deduction For	-
A	Proposed D.P/9.00 M. D.P Road Widening Area/Service Road/Highway Widening	3,976.21
B	Any DP Reservation Area	
	Total (A + B)	3,976.21
3	Balance Plot Area (1 - 2)	8,614.85
4	Amenity Open Space (If Applicable)	N.A.
A	Required As Per UDCPR	-
B	Adjustment Of 2(B) If Any	-
C	Balance Proposed	-
5	NET PLOT AREA (3) - (4c)	8,614.85
6	Recreational Open Space (If Applicable)	N.A.
A	Required	861.48
B	Proposed	1,790.47
7	Internal Road Area	-
8	Plotable Area	-
9	Permissible Built-Up Area with Reference to Basic FSI As Per Front Road Width (5) X (1.10)	9,476.33
10	Addition For	
A	Additional Of FSI on Payment of Premium Maximum Permissible Premium FSI - Based on Road Width / Tod Zone (0.5x1) = 12591.06 X 0.50 = 6295.53	
B	Proposed FSI on Payment of Premium	6,295.53
C	Maximum Permissible TDR 1.15 On (1) 12591.06 X 1.15 = 14479.71 Sq. M. 70% Open TDR = 14479.71 X 70% = 10135.80	14,479.71
D	Additional Area Under Road as Per I.R.D.P. (3976.21-1143.67 Area Under Road of Sub Plot A as Per Sanctioned Plan Dated 25/11/1986) = 2832.54 X 2.05 = 5806.71	
E	In Suit Area Against Amenity Space in Handover	
F	Additional 10% Of FSI Consumed by The Existing Authorized Building as Per Sanctioned Plan Dated 25/11/1986 (As Existing Building Is Dilapidated) i.e., 50% Of 8087.54	4,043.77
G	Total (B + C + F)	24,819.01
11	Total Entitlement of FSI in Proposal	34,295.34
A	TOTAL (9 + 11g)	
B	Considering 80% As Commercial And 60% As Residential Ancillary Area	
1	Entitlement FSI For Commercial (8938.76/1.8)	4,965.98
2	Commercial Ancillary Area (11b1 x 0.80)	3,972.78
3	Total (1 + 2)	8,938.76
4	Balance for residential (11a-13b1)	29,329.36
5	Residential ancillary area (11b4 x 0.60)	17,597.62
6	Total (4 + 5)	46,926.98
7	Total Entitlement (3+6)	55,865.74
12	Maximum Utilization Limit of FSI in Proposal	55,865.74
13	Total Built Up Area in Proposal (Excluding Area At Sr.No.17b)	
A	Existing Built Up Area (As Per P-Line) Sr. No. 17b)	
B	Proposed Built Up Area (As Per P-Line) Sr. No.14	55,306.94
	Total (A + B)	55,306.94
14	F.S.I. Consumed (15/14)	0.99
15	Area For Inclusive Housing If Any	
A	Required (20% Of Sr.No.5)	
B	Proposed	

CA Certificate dated 23.09.2023 issued by M/s. P. Somani & Co.

Sr. No.	Particulars	Incurred Amount in ₹ (Cr.)
1.	Land Cost	4.87
2.	TDR	9.34
3.	Fungible FSI & Approval Charges	17.33
4.	Construction Cost	37.67
5.	Architect, Legal & Professional Cost	2.17
6.	Selling & Marketing Advertising Expenses	3.51
7.	Admin & Other Cost	8.32
8.	Interest – Bank Finance	6.39
9.	Contingency	-
Total Cost Incurred		106.24

Construction Area for Wing A & B

Sr. No.	Particulars	Total Construction Area in Sq. M.
1	Commercial BUA Area	8,938.76
2	A Building (Resi.) BUA Area	33,489.94
3	B Building (Resi.) BUA Area	13,918.99
4	Basement	6,519.58
5	Ground Level	432.54
6	1st Podium	211.66
7	2nd Podium	4,793.40
8	3rd Podium	4,726.42
9	4th Podium	4,835.47
10	5th Podium	5,528.93
11	Service Floor (A Building)	1,288.13
12	Recreational Floor (A Building)	1,403.20
13	Club House	155.20
14	Vipsahyana Hall	42.89
Total Area in Sq. M.		86,285.11

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The floor wise Area Statement of the Project is as table below:**Wing A: -**

Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
1	Basement		Parking	-	-	-	Parking
2	Ground Floor	SR-1	Showroom	412.69	4,442.20	4,886.41	Sold
3	Ground Floor	SR-2	Showroom	2,420.65	26,055.88	28,661.46	Unsold
4	Ground Floor	SR-3	Showroom	108.88	1,171.98	1,289.18	Sold
5	Ground Floor	SR-4	Showroom	100.64	1,083.29	1,191.62	Unsold
6	Ground Floor	SR-5	Showroom	44.61	480.18	528.20	Sold
7	Ground Floor	SR-6	Showroom	405.22	4,361.79	4,797.97	Unsold
8	Ground Floor	Shop-1	Shop	32.37	348.43	383.27	Member
9	Ground Floor	Shop-2	Shop	72.09	775.98	853.57	Member
10	Ground Floor	Shop-3	Shop	32.94	354.57	390.02	Member
11	Ground Floor	Shop-4	Shop	87.18	938.41	1,032.25	Member
12	Ground Floor	Shop-5	Shop	38.25	411.72	452.90	Member
13	Ground Floor	Shop-6	Shop	44.32	477.06	524.77	Member
14	Ground Floor	Shop-7	Shop	135.88	1,462.61	1,608.87	Sold
15	Ground Floor	Shop-8	Shop	28.24	303.98	334.37	Member
16	1st Floor	SR-1	Showroom	409.27	4,405.38	4,845.92	Sold
17	1st Floor	SR-2	Showroom	2,440.56	26,270.19	28,897.21	Unsold
18	1st Floor	SR-3	Showroom	90.48	973.93	1,071.32	Unsold
19	1st Floor	SR-4	Showroom	90.48	973.93	1,071.32	Unsold
20	1st Floor	SR-5	Showroom	90.48	973.93	1,071.32	Unsold
21	1st Floor	SR-6	Showroom	114.84	1,236.14	1,359.75	Unsold
22	1st Floor	SR-7	Showroom	75.95	817.53	899.28	Unsold
23	1st Floor	SR-8	Showroom	45.11	485.56	534.12	Sold
24	1st Floor	SR-9	Showroom	68.07	732.71	805.98	Unsold
25	1st Floor	SR-10	Showroom	159.58	1,717.72	1,889.49	Unsold
26	1st Floor	SR-11	Showroom	73.97	796.21	875.83	Unsold
27	1st Floor	Unit No. 10	Unit No. 10	301.65	3,246.96	3,571.66	Unsold
28	2nd Podium Floor		Parking	-	-	-	Parking
29	3rd		Parking	-	-	-	Parking

Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
	Podium Floor						
30	4th Podium Floor		Parking	-	-	-	Parking
31	5th Podium Floor		Parking	-	-	-	Parking
32	6th Podium Floor		Parking	-	-	-	Parking
33	Service Floor		Service	-	-	-	Service
34	1st Floor	101	2BHK	71.52	769.84	846.83	Unsold
35	1st Floor	102	2BHK	71.52	769.84	846.83	Unsold
36	1st Floor	103	3BHK	98.48	1,060.04	1,166.04	Unsold
37	1st Floor	104	3BHK	98.48	1,060.04	1,166.04	Unsold
38	1st Floor	105	3BHK	117.38	1,263.48	1,389.83	Unsold
39	2nd Floor	201	GYM	-	-	-	GYM
40	3rd Floor	301	2BHK	71.52	769.84	846.83	Unsold
41	3rd Floor	302	2BHK	71.52	769.84	846.83	Unsold
42	3rd Floor	303	3BHK	98.48	1,060.04	1,166.04	Unsold
43	3rd Floor	304	3BHK	98.48	1,060.04	1,166.04	Sold
44	3rd Floor	305	2BHK	71.36	768.12	844.93	Unsold
45	3rd Floor	306	2BHK	71.52	769.84	846.83	Unsold
46	4th Floor	401	2BHK	70.59	759.83	835.81	Unsold
47	4th Floor	402	2BHK	70.59	759.83	835.81	Unsold
48	4th Floor	403	3BHK	97.98	1,054.66	1,160.12	Unsold
49	4th Floor	404	3BHK	97.98	1,054.66	1,160.12	Unsold
50	4th Floor	405	3BHK	115.49	1,243.13	1,367.45	Unsold
51	4th Floor	406	Refuge	-	-	-	Refuge
52	5th Floor	501	2BHK	71.52	769.84	846.83	Sold
53	5th Floor	502	2BHK	71.52	769.84	846.83	Sold
54	5th Floor	503	3BHK	98.48	1,060.04	1,166.04	Sold
55	5th Floor	504	3BHK	98.48	1,060.04	1,166.04	Sold
56	5th Floor	505	2BHK	71.36	768.12	844.93	Unsold
57	5th Floor	506	2BHK	71.52	769.84	846.83	Unsold
58	6th Floor	601	2BHK	70.59	759.83	835.81	Unsold
59	6th Floor	602	2BHK	70.59	759.83	835.81	Unsold
60	6th Floor	603	3BHK	97.98	1,054.66	1,160.12	Unsold
61	6th Floor	604	3BHK	97.98	1,054.66	1,160.12	Unsold
62	6th Floor	605	2BHK	70.42	758.00	833.80	Unsold
63	6th Floor	606	2BHK	70.59	759.83	835.81	Unsold
64	7th Floor	701	2BHK	71.52	769.84	846.83	Unsold
65	7th Floor	702	2BHK	71.52	769.84	846.83	Sold
66	7th Floor	703	3BHK	98.48	1,060.04	1,166.04	Sold
67	7th Floor	704	3BHK	98.48	1,060.04	1,166.04	Sold
68	7th Floor	705	2BHK	71.36	768.12	844.93	Unsold
69	7th Floor	706	2BHK	71.52	769.84	846.83	Unsold
70	8th Floor	801	2BHK	70.59	759.83	835.81	Unsold



Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
71	8th Floor	802	2BHK	70.59	759.83	835.81	Unsold
72	8th Floor	803	3BHK	97.98	1,054.66	1,160.12	Unsold
73	8th Floor	804	3BHK	97.98	1,054.66	1,160.12	Unsold
74	8th Floor	805	3BHK	115.49	1,243.13	1,367.45	Sold
75	8th Floor	806	Refuge	-	-	-	Refuge
76	9th Floor	901	2BHK	71.52	769.84	846.83	Unsold
77	9th Floor	902	2BHK	71.52	769.84	846.83	Unsold
78	9th Floor	903	3BHK	98.48	1,060.04	1,166.04	Unsold
79	9th Floor	904	3BHK	98.48	1,060.04	1,166.04	Unsold
80	9th Floor	905	2BHK	71.36	768.12	844.93	Unsold
81	9th Floor	906	2BHK	71.52	769.84	846.83	Unsold
82	10th Floor	1001	2BHK	70.59	759.83	835.81	Unsold
83	10th Floor	1002	2BHK	70.59	759.83	835.81	Unsold
84	10th Floor	1003	3BHK	97.98	1,054.66	1,160.12	Unsold
85	10th Floor	1004	3BHK	97.98	1,054.66	1,160.12	Unsold
86	10th Floor	1005	2BHK	70.42	758.00	833.80	Unsold
87	10th Floor	1006	2BHK	70.59	759.83	835.81	Unsold
88	11th Floor	1101	2BHK	71.52	769.84	846.83	Unsold
89	11th Floor	1102	2BHK	71.52	769.84	846.83	Unsold
90	11th Floor	1103	3BHK	98.48	1,060.04	1,166.04	Sold
91	11th Floor	1104	3BHK	98.48	1,060.04	1,166.04	Sold
92	11th Floor	1105	2BHK	71.36	768.12	844.93	Unsold
93	11th Floor	1106	2BHK	71.52	769.84	846.83	Unsold
94	12th Floor	1201	2BHK	70.59	759.83	835.81	Unsold
95	12th Floor	1202	2BHK	70.59	759.83	835.81	Unsold
96	12th Floor	1203	3BHK	97.98	1,054.66	1,160.12	Unsold
97	12th Floor	1204	3BHK	97.98	1,054.66	1,160.12	Unsold
98	12th Floor	1205	3BHK	115.49	1,243.13	1,367.45	Unsold
99	12th Floor	1206	Refuge	-	-	-	Refuge
100	13th Floor	1301	2BHK	71.52	769.84	846.83	Unsold
101	13th Floor	1302	2BHK	71.52	769.84	846.83	Unsold
102	13th Floor	1303	3BHK	98.48	1,060.04	1,166.04	Sold
103	13th Floor	1304	3BHK	98.48	1,060.04	1,166.04	Sold
104	13th Floor	1305	2BHK	71.36	768.12	844.93	Unsold
105	13th Floor	1306	2BHK	71.52	769.84	846.83	Unsold
106	14th Floor	1401	2BHK	70.59	759.83	835.81	Unsold
107	14th Floor	1402	2BHK	70.59	759.83	835.81	Unsold
108	14th Floor	1403	3BHK	97.98	1,054.66	1,160.12	Unsold
109	14th Floor	1404	3BHK	97.98	1,054.66	1,160.12	Unsold
110	14th Floor	1405	2BHK	70.42	758.00	833.80	Unsold
111	14th Floor	1406	2BHK	70.59	759.83	835.81	Unsold
112	15th Floor	1501	2BHK	71.52	769.84	846.83	Unsold
113	15th Floor	1502	2BHK	71.52	769.84	846.83	Unsold
114	15th Floor	1503	3BHK	98.48	1,060.04	1,166.04	Unsold
115	15th Floor	1504	3BHK	98.48	1,060.04	1,166.04	Unsold
116	15th Floor	1505	2BHK	71.36	768.12	844.93	Unsold
117	15th Floor	1506	2BHK	71.52	769.84	846.83	Unsold
118	16th Floor	Recreational Floor		-	-	-	Recreational
119	17th Floor	1701	2BHK	71.52	769.84	846.83	Unsold
120	17th Floor	1702	2BHK	71.52	769.84	846.83	Unsold



Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
121	17th Floor	1703	3BHK	98.48	1,060.04	1,166.04	Sold
122	17th Floor	1704	3BHK	98.48	1,060.04	1,166.04	Sold
123	17th Floor	1705	2BHK	71.36	768.12	844.93	Unsold
124	17th Floor	1706	2BHK	71.52	769.84	846.83	Unsold
125	18th Floor	1801	2BHK	70.59	759.83	835.81	Unsold
126	18th Floor	1802	2BHK	70.59	759.83	835.81	Unsold
127	18th Floor	1803	3BHK	97.98	1,054.66	1,160.12	Unsold
128	18th Floor	1804	3BHK	97.98	1,054.66	1,160.12	Unsold
129	18th Floor	1805	2BHK	70.42	758.00	833.80	Sold
130	18th Floor	1806	2BHK	70.59	759.83	835.81	Sold
131	19th Floor	1901	2BHK	71.52	769.84	846.83	Unsold
132	19th Floor	1902	2BHK	71.52	769.84	846.83	Unsold
133	19th Floor	1903	3BHK	98.48	1,060.04	1,166.04	Sold
134	19th Floor	1904	3BHK	98.48	1,060.04	1,166.04	Unsold
135	19th Floor	1905	2BHK	71.36	768.12	844.93	Unsold
136	19th Floor	1906	2BHK	71.52	769.84	846.83	Unsold
137	20th Floor	2001	2BHK	70.59	759.83	835.81	Unsold
138	20th Floor	2002	2BHK	70.59	759.83	835.81	Unsold
139	20th Floor	2003	3BHK	97.98	1,054.66	1,160.12	Unsold
140	20th Floor	2004	3BHK	97.98	1,054.66	1,160.12	Unsold
141	20th Floor	2005	3BHK	115.49	1,243.13	1,367.45	Unsold
142	20th Floor	2006	Refuge	-	-	-	Refuge
143	21st Floor	2101	2BHK	71.52	769.84	846.83	Unsold
144	21st Floor	2102	2BHK	71.52	769.84	846.83	Sold
145	21st Floor	2103	3BHK	98.48	1,060.04	1,166.04	Sold
146	21st Floor	2104	3BHK	98.48	1,060.04	1,166.04	Unsold
147	21st Floor	2105	2BHK	71.36	768.12	844.93	Unsold
148	21st Floor	2106	2BHK	71.52	769.84	846.83	Unsold
149	22nd Floor	2201	2BHK	70.59	759.83	835.81	Unsold
150	22nd Floor	2202	2BHK	70.59	759.83	835.81	Unsold
151	22nd Floor	2203	3BHK	97.98	1,054.66	1,160.12	Unsold
152	22nd Floor	2204	3BHK	97.98	1,054.66	1,160.12	Unsold
153	22nd Floor	2205	2BHK	70.42	758.00	833.80	Unsold
154	22nd Floor	2206	2BHK	70.59	759.83	835.81	Unsold
155	23rd Floor	2301	2BHK	71.52	769.84	846.83	Unsold
156	23rd Floor	2302	2BHK	71.52	769.84	846.83	Unsold
157	23rd Floor	2303	3BHK	98.48	1,060.04	1,166.04	Sold
158	23rd Floor	2304	3BHK	98.48	1,060.04	1,166.04	Unsold
159	23rd Floor	2305	2BHK	71.36	768.12	844.93	Unsold

Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
160	23rd Floor	2306	2BHK	71.52	769.84	846.83	Unsold
161	24th Floor	2401	2BHK	70.59	759.83	835.81	Unsold
162	24th Floor	2402	2BHK	70.59	759.83	835.81	Sold
163	24th Floor	2403	3BHK	97.98	1,054.66	1,160.12	Unsold
164	24th Floor	2404	3BHK	97.98	1,054.66	1,160.12	Unsold
165	24th Floor	2405	3BHK	115.49	1,243.13	1,367.45	Unsold
166	24th Floor	2406	Refuge	-	-	-	Refuge
167	25th Floor	2501	2BHK	71.52	769.84	846.83	Unsold
168	25th Floor	2502	2BHK	71.52	769.84	846.83	Unsold
169	25th Floor	2503	3BHK	98.48	1,060.04	1,166.04	Sold
170	25th Floor	2504	3BHK	98.48	1,060.04	1,166.04	Sold
171	25th Floor	2505	2BHK	71.36	768.12	844.93	Unsold
172	25th Floor	2506	2BHK	71.52	769.84	846.83	Unsold
173	26th Floor	2601	2BHK	70.59	759.83	835.81	Sold
174	26th Floor	2602	2BHK	70.59	759.83	835.81	Sold
175	26th Floor	2603	3BHK	97.98	1,054.66	1,160.12	Unsold
176	26th Floor	2604	3BHK	97.98	1,054.66	1,160.12	Unsold
177	26th Floor	2605	2BHK	70.42	758.00	833.80	Unsold
178	26th Floor	2606	2BHK	70.59	759.83	835.81	Unsold
179	27th Floor	2701	2BHK	71.52	769.84	846.83	Sold
180	27th Floor	2702	2BHK	71.52	769.84	846.83	Sold
181	27th Floor	2703	3BHK	98.48	1,060.04	1,166.04	Unsold
182	27th Floor	2704	3BHK	98.48	1,060.04	1,166.04	Unsold
183	27th Floor	2705	2BHK	71.36	768.12	844.93	Unsold
184	27th Floor	2706	2BHK	71.52	769.84	846.83	Unsold
185	28th Floor	2801	2BHK	70.59	759.83	835.81	Trust / Land Owner
186	28th Floor	2802	2BHK	70.59	759.83	835.81	Trust / Land Owner
187	28th Floor	2803	3BHK	97.98	1,054.66	1,160.12	Trust / Land Owner
188	28th Floor	2804	3BHK	97.98	1,054.66	1,160.12	Trust / Land Owner
189	28th Floor	2805	3BHK	115.49	1,243.13	1,367.45	Trust / Land Owner
190	28th Floor	2806	Refuge	-	-	-	Refuge
191	29th Floor	2901	2BHK	71.52	769.84	846.83	Unsold
192	29th Floor	2902	2BHK	71.52	769.84	846.83	Unsold
193	29th Floor	2903	3BHK	98.48	1,060.04	1,166.04	Sold
194	29th Floor	2904	3BHK	98.48	1,060.04	1,166.04	Sold
195	29th Floor	2905	2BHK	71.36	768.12	844.93	Unsold
196	29th Floor	2906	2BHK	71.52	769.84	846.83	Unsold
197	30th Floor	Recreational Floor		-	-	-	Recreational
198	31st Floor	3101	2BHK	71.52	769.84	846.83	Sold
199	31st Floor	3102	2BHK	71.52	769.84	846.83	Sold
200	31st Floor	3103	3BHK	98.48	1,060.04	1,166.04	Sold
201	31st Floor	3104	3BHK	98.48	1,060.04	1,166.04	Sold
202	31st Floor	3105	2BHK	71.36	768.12	844.93	Unsold
203	31st Floor	3106	2BHK	71.52	769.84	846.83	Unsold
204	32nd Floor	3201	2BHK	70.59	759.83	835.81	Unsold
205	32nd Floor	3202	2BHK	70.59	759.83	835.81	Unsold
206	32nd	3203	3BHK	97.98	1,054.66	1,160.12	Unsold



Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
	Floor						
207	32nd Floor	3204	3BHK	97.98	1,054.66	1,160.12	Unsold
208	32nd Floor	3205	3BHK	115.49	1,243.13	1,367.45	Sold
209	32nd Floor	3206	Refuge	-	-	-	Refuge
210	33rd Floor	3301	2BHK	71.52	769.84	846.83	Unsold
211	33rd Floor	3302	2BHK	71.52	769.84	846.83	Unsold
212	33rd Floor	3303	3BHK	98.48	1,060.04	1,166.04	Sold
213	33rd Floor	3304	3BHK	98.48	1,060.04	1,166.04	Unsold
214	33rd Floor	3305	2BHK	71.36	768.12	844.93	Unsold
215	33rd Floor	3306	2BHK	71.52	769.84	846.83	Unsold
216	34th Floor	3401	2BHK	70.59	759.83	835.81	Unsold
217	34th Floor	3402	2BHK	70.59	759.83	835.81	Unsold
218	34th Floor	3403	3BHK	97.98	1,054.66	1,160.12	Unsold
219	34th Floor	3404	3BHK	97.98	1,054.66	1,160.12	Unsold
220	34th Floor	3405	2BHK	70.42	758.00	833.80	Unsold
221	34th Floor	3406	2BHK	70.59	759.83	835.81	Unsold
222	35th Floor	3501	2BHK	71.52	769.84	846.83	Unsold
223	35th Floor	3502	2BHK	71.52	769.84	846.83	Sold
224	35th Floor	3503	3BHK	98.48	1,060.04	1,166.04	Sold
225	35th Floor	3504	3BHK	98.48	1,060.04	1,166.04	Unsold
226	35th Floor	3505	2BHK	71.36	768.12	844.93	Sold
227	35th Floor	3506	2BHK	71.52	769.84	846.83	Sold
228	36th Floor	3601	2BHK	70.59	759.83	835.81	Unsold
229	36th Floor	3602	2BHK	70.59	759.83	835.81	Unsold
230	36th Floor	3603	3BHK	97.98	1,054.66	1,160.12	Unsold
231	36th Floor	3604	3BHK	97.98	1,054.66	1,160.12	Unsold
232	36th Floor	3605	3BHK	115.49	1,243.13	1,367.45	Unsold
233	36th Floor	3606	Refuge	-	-	-	Refuge
234	37th Floor	3701	2BHK	71.52	769.84	846.83	Unsold
235	37th Floor	3702	2BHK	71.52	769.84	846.83	Unsold
236	37th Floor	3703	3BHK	98.48	1,060.04	1,166.04	Unsold
237	37th Floor	3704	3BHK	98.48	1,060.04	1,166.04	Unsold
238	37th Floor	3705	2BHK	71.36	768.12	844.93	Unsold
239	37th Floor	3706	2BHK	71.52	769.84	846.83	Unsold
240	38th Floor	3801	2BHK	70.59	759.83	835.81	Unsold
241	38th Floor	3802	2BHK	70.59	759.83	835.81	Unsold
242	38th Floor	3803	3BHK	97.98	1,054.66	1,160.12	Unsold
243	38th Floor	3804	3BHK	97.98	1,054.66	1,160.12	Unsold
244	38th Floor	3805	2BHK	70.42	758.00	833.80	Unsold
245	38th Floor	3806	2BHK	70.59	759.83	835.81	Unsold
246	39th Floor	3901	2BHK	71.52	769.84	846.83	Sold



Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
247	39th Floor	3902	2BHK	71.52	769.84	846.83	Sold
248	39th Floor	3903	3BHK	98.48	1,060.04	1,166.04	Unsold
249	39th Floor	3904	3BHK	98.48	1,060.04	1,166.04	Unsold
250	39th Floor	3905	2BHK	71.36	768.12	844.93	Unsold
251	39th Floor	3906	2BHK	71.52	769.84	846.83	Unsold
252	40th Floor	4001	2BHK	70.59	759.83	835.81	Unsold
253	40th Floor	4002	2BHK	70.59	759.83	835.81	Unsold
254	40th Floor	4003	3BHK	97.98	1,054.66	1,160.12	Unsold
255	40th Floor	4004	3BHK	97.98	1,054.66	1,160.12	Unsold
256	40th Floor	4005	3BHK	115.49	1,243.13	1,367.45	Unsold
257	40th Floor	4006	Refuge	-	-	-	Refuge
258	41st Floor	4101	2BHK	71.52	769.84	846.83	Unsold
259	41st Floor	4102	2BHK	71.52	769.84	846.83	Unsold
260	41st Floor	4103	3BHK	98.48	1,060.04	1,166.04	Unsold
261	41st Floor	4104	3BHK	98.48	1,060.04	1,166.04	Unsold
262	41st Floor	4105	2BHK	71.36	768.12	844.93	Unsold
263	41st Floor	4106	2BHK	71.52	769.84	846.83	Unsold
264	42nd Floor	4201	2BHK	70.59	759.83	835.81	Unsold
265	42nd Floor	4202	2BHK	70.59	759.83	835.81	Unsold
266	42nd Floor	4203	3BHK	97.98	1,054.66	1,160.12	Unsold
267	42nd Floor	4204	3BHK	97.98	1,054.66	1,160.12	Unsold
268	42nd Floor	4205	2BHK	70.42	758.00	833.80	Unsold
269	42nd Floor	4206	2BHK	70.59	759.83	835.81	Unsold
270	43rd Floor	4301	2BHK	71.52	769.84	846.83	Unsold
271	43rd Floor	4302	2BHK	71.52	769.84	846.83	Unsold
272	43rd Floor	4303	3BHK	98.48	1,060.04	1,166.04	Unsold
273	43rd Floor	4304	3BHK	98.48	1,060.04	1,166.04	Unsold
274	43rd Floor	4305	2BHK	71.36	768.12	844.93	Unsold
275	43rd Floor	4306	2BHK	71.52	769.84	846.83	Unsold
276	44th Floor	4401	2BHK	70.59	759.83	835.81	Unsold
277	44th Floor	4402	2BHK	70.59	759.83	835.81	Unsold
278	44th Floor	4403	3BHK	97.98	1,054.66	1,160.12	Unsold
279	44th Floor	4404	3BHK	97.98	1,054.66	1,160.12	Unsold
280	44th Floor	4405	3BHK	115.49	1,243.13	1,367.45	Unsold
281	44th Floor	4406	Refuge	-	-	-	Refuge
282	45th Floor	4501	2BHK	71.52	769.84	846.83	Unsold
283	45th Floor	4502	2BHK	71.52	769.84	846.83	Unsold
284	45th Floor	4503	3BHK	98.48	1,060.04	1,166.04	Unsold
285	45th Floor	4504	3BHK	98.48	1,060.04	1,166.04	Unsold



Sr. No.	Floor No.	Shop No / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Member Inventory
286	45th Floor	4505	2BHK	71.36	768.12	844.93	Unsold
287	45th Floor	4506	2BHK	71.52	769.84	846.83	Unsold
288	46th Floor	4601	2BHK	70.59	759.83	835.81	Unsold
289	46th Floor	4602	2BHK	70.59	759.83	835.81	Unsold
290	46th Floor	4603	3BHK	97.98	1,054.66	1,160.12	Unsold
291	46th Floor	4604	3BHK	97.98	1,054.66	1,160.12	Unsold
292	46th Floor	4605	2BHK	70.42	758.00	833.80	Unsold
293	46th Floor	4606	2BHK	70.59	759.83	835.81	Unsold
294	47th & 48th Floor	4701	5BHK	216.45	2,329.87	2,562.85	Unsold
295	47th & 48th Floor	4702	9BHK	327.05	3,520.37	3,872.40	Unsold
296	47th & 48th Floor	4703	5BHK	216.30	2,328.25	2,561.08	Unsold
TOTAL				29,072.74	3,12,938.97	3,44,232.87	

Wing B: -

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Member Inventory
1	Basement		Parking	-	-	-	Parking
2	Ground Floor			-	-	-	
3	1st Podium Floor		Parking	-	-	-	Parking
4	2nd Podium Floor		Parking	-	-	-	Parking
5	3rd Podium Floor		Parking	-	-	-	Parking
6	4th Podium Floor		Parking	-	-	-	Parking
7	5th Podium Floor		Parking	-	-	-	Parking
8	6th Podium Floor		Parking	-	-	-	Parking
9	Service Floor		Service	-	-	-	Service
10	1st Floor	101	2BHK	74.59	802.89	883.18	Member
11	1st Floor	102	2BHK	74.25	799.23	879.15	Member
12	1st Floor	103	2BHK	74.25	799.23	879.15	Member
13	1st Floor	104	2BHK	74.59	802.89	883.18	Member
14	1st Floor	105	2BHK	74.04	796.97	876.66	Member
15	1st Floor	106	2BHK	74.37	800.52	880.57	Member
16	2nd Floor	201	2BHK	74.59	802.89	883.18	Member
17	2nd Floor	202	2BHK	74.25	799.23	879.15	Member
18	2nd Floor	203	2BHK	74.25	799.23	879.15	Member
19	2nd Floor	204	2BHK	74.59	802.89	883.18	Member
20	2nd Floor	205	2BHK	74.04	796.97	876.66	Member
21	2nd Floor	206	2BHK	74.37	800.52	880.57	Member
22	3rd Floor	301	2BHK	74.59	802.89	883.18	Member

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Member Inventory
23	3rd Floor	302	2BHK	74.25	799.23	879.15	Member
24	3rd Floor	303	2BHK	74.25	799.23	879.15	Member
25	3rd Floor	304	2BHK	74.59	802.89	883.18	Member
26	3rd Floor	305	2BHK	74.04	796.97	876.66	Member
27	3rd Floor	306	2BHK	74.37	800.52	880.57	Member
28	4th Floor	401	2BHK	61.99	667.26	733.99	Member
29	4th Floor	402	2BHK	61.72	664.35	730.79	Member
30	4th Floor	403	2BHK	61.72	664.35	730.79	Member
31	4th Floor	404	2BHK	61.99	667.26	733.99	Member
32	4th Floor	405	2BHK	61.72	664.35	730.79	Member
33	4th Floor	406	2BHK	61.99	667.26	733.99	Member
34	5th Floor	501	2BHK	61.99	667.26	733.99	Member
35	5th Floor	502	2BHK	61.72	664.35	730.79	Member
36	5th Floor	503	2BHK	61.72	664.35	730.79	Member
37	5th Floor	504	2BHK	61.99	667.26	733.99	Member
38	5th Floor	505	2BHK	61.72	664.35	730.79	Member
39	5th Floor	506	2BHK	61.99	667.26	733.99	Member
40	6th Floor	601	2BHK	61.99	667.26	733.99	Member
41	6th Floor	602	2BHK	61.72	664.35	730.79	Member
42	6th Floor	603	2BHK	61.72	664.35	730.79	Member
43	6th Floor	604	2BHK	61.99	667.26	733.99	Member
44	6th Floor	605	2BHK	61.72	664.35	730.79	Member
45	6th Floor	606	2BHK	61.99	667.26	733.99	Member
46	7th Floor	701	2BHK	61.99	667.26	733.99	Member
47	7th Floor	702	2BHK	61.72	664.35	730.79	Member
48	7th Floor	703	2BHK	61.72	664.35	730.79	Member
49	7th Floor	704	2BHK	61.99	667.26	733.99	Member
50	7th Floor	705	2BHK	61.72	664.35	730.79	Member
51	7th Floor	706	2BHK	61.99	667.26	733.99	Member
52	8th Floor	801	2BHK	61.99	667.26	733.99	Member
53	8th Floor	802	2BHK	61.72	664.35	730.79	Member
54	8th Floor	803	2BHK	61.72	664.35	730.79	Member
55	8th Floor	804	2BHK	61.99	667.26	733.99	Member
56	8th Floor	805	2BHK	61.72	664.35	730.79	Member
57	8th Floor	806	2BHK	61.99	667.26	733.99	Member
58	9th Floor	901	2BHK	61.99	667.26	733.99	Member
59	9th Floor	902	2BHK	61.72	664.35	730.79	Member
60	9th Floor	903	2BHK	61.72	664.35	730.79	Member
61	9th Floor	904	2BHK	61.99	667.26	733.99	Member
62	9th Floor	905	2BHK	61.72	664.35	730.79	Member
63	9th Floor	906	2BHK	61.99	667.26	733.99	Member
64	10th Floor	1001	2BHK	61.99	667.26	733.99	Member
65	10th Floor	1002	2BHK	61.72	664.35	730.79	Member
66	10th Floor	1003	2BHK	61.72	664.35	730.79	Member
67	10th Floor	1004	2BHK	61.99	667.26	733.99	Member
68	10th Floor	1005	2BHK	61.72	664.35	730.79	Member
69	10th Floor	1006	2BHK	61.99	667.26	733.99	Member
70	11th Floor	1101	2BHK	61.99	667.26	733.99	Member
71	11th Floor	1102	2BHK	61.72	664.35	730.79	Member
72	11th Floor	1103	2BHK	61.72	664.35	730.79	Member
73	11th Floor	1104	2BHK	61.99	667.26	733.99	Member

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Member Inventory
74	11th Floor	1105	2BHK	61.72	664.35	730.79	Member
75	11th Floor	1106	2BHK	61.99	667.26	733.99	Member
76	12th Floor	1201	2BHK	61.99	667.26	733.99	Member
77	12th Floor	1202	2BHK	61.72	664.35	730.79	Member
78	12th Floor	1203	2BHK	61.72	664.35	730.79	Member
79	12th Floor	1204	2BHK	61.99	667.26	733.99	Member
80	12th Floor	1205	2BHK	61.72	664.35	730.79	Member
81	12th Floor	1206	2BHK	61.99	667.26	733.99	Member
82	13th Floor	1301	2BHK	61.99	667.26	733.99	Member
83	13th Floor	1302	2BHK	61.72	664.35	730.79	Member
84	13th Floor	1303	2BHK	61.72	664.35	730.79	Member
85	13th Floor	1304	2BHK	61.99	667.26	733.99	Member
86	13th Floor	1305	2BHK	61.72	664.35	730.79	Member
87	13th Floor	1306	2BHK	61.99	667.26	733.99	Member
88	14th Floor	1401	2BHK	61.99	667.26	733.99	Member
89	14th Floor	1402	2BHK	61.72	664.35	730.79	Member
90	14th Floor	1403	2BHK	61.72	664.35	730.79	Member
91	14th Floor	1404	2BHK	61.99	667.26	733.99	Member
92	14th Floor	1405	2BHK	61.72	664.35	730.79	Member
93	14th Floor	1406	2BHK	61.99	667.26	733.99	Member
94	15th Floor	1501	2BHK	61.99	667.26	733.99	Member
95	15th Floor	1502	2BHK	61.72	664.35	730.79	Member
96	15th Floor	1503	2BHK	61.72	664.35	730.79	Member
97	15th Floor	1504	2BHK	61.99	667.26	733.99	Member
98	15th Floor	1505	2BHK	61.72	664.35	730.79	Member
99	15th Floor	1506	2BHK	61.99	667.26	733.99	Member
100	16th Floor	1601	2BHK	61.99	667.26	733.99	Member
101	16th Floor	1602	2BHK	61.72	664.35	730.79	Member
102	16th Floor	1603	2BHK	61.72	664.35	730.79	Member
103	16th Floor	1604	2BHK	61.99	667.26	733.99	Member
104	16th Floor	1605	2BHK	61.72	664.35	730.79	Member
105	16th Floor	1606	2BHK	61.99	667.26	733.99	Member
106	17th Floor	1701	2BHK	61.99	667.26	733.99	Member
107	17th Floor	1702	2BHK	61.72	664.35	730.79	Member
108	17th Floor	1703	2BHK	61.72	664.35	730.79	Member
109	17th Floor	1704	2BHK	61.99	667.26	733.99	Member
110	17th Floor	1705	2BHK	61.72	664.35	730.79	Member
111	17th Floor	1706	2BHK	61.99	667.26	733.99	Member
112	18th Floor	1801	2BHK	61.99	667.26	733.99	Member
113	18th Floor	1802	2BHK	61.72	664.35	730.79	Member
114	18th Floor	1803	2BHK	61.72	664.35	730.79	Member
115	18th Floor	1804	2BHK	61.99	667.26	733.99	Member
116	18th Floor	1805	2BHK	61.72	664.35	730.79	Member
117	18th Floor	1806	2BHK	61.99	667.26	733.99	Member
118	19th Floor	1901	2BHK	61.99	667.26	733.99	Member
119	19th Floor	1902	2BHK	61.72	664.35	730.79	Member
120	19th Floor	1903	2BHK	61.72	664.35	730.79	Member
121	19th Floor	1904	2BHK	61.99	667.26	733.99	Member
122	19th Floor	1905	2BHK	61.72	664.35	730.79	Member
123	19th Floor	1906	2BHK	61.99	667.26	733.99	Member
124	20th Floor	2001	2BHK	61.99	667.26	733.99	Member

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Member Inventory
125	20th Floor	2002	2BHK	61.72	664.35	730.79	Member
126	20th Floor	2003	2BHK	61.72	664.35	730.79	Member
127	20th Floor	2004	2BHK	61.99	667.26	733.99	Member
128	20th Floor	2005	2BHK	61.72	664.35	730.79	Member
129	20th Floor	2006	2BHK	61.99	667.26	733.99	Member
130	21st Floor	2101	2BHK	61.99	667.26	733.99	Member
131	21st Floor	2102	2BHK	61.72	664.35	730.79	Member
132	21st Floor	2103	2BHK	61.72	664.35	730.79	Member
133	21st Floor	2104	2BHK	61.99	667.26	733.99	Member
134	21st Floor	2105	2BHK	61.72	664.35	730.79	Member
135	21st Floor	2106	2BHK	61.99	667.26	733.99	Member
136	22nd Floor	2201	2BHK	61.99	667.26	733.99	Member
137	22nd Floor	2202	2BHK	61.72	664.35	730.79	Member
138	22nd Floor	2203	2BHK	61.72	664.35	730.79	Member
139	22nd Floor	2204	2BHK	61.99	667.26	733.99	Member
140	22nd Floor	2205	2BHK	61.72	664.35	730.79	Member
141	22nd Floor	2206	2BHK	61.99	667.26	733.99	Member
142	23rd Floor	2301	2BHK	61.99	667.26	733.99	Member
143	23rd Floor	2302	2BHK	61.72	664.35	730.79	Member
144	23rd Floor	2303	2BHK	61.72	664.35	730.79	Member
145	23rd Floor	2304	2BHK	61.99	667.26	733.99	Member
146	23rd Floor	2305	2BHK	61.72	664.35	730.79	Member
147	23rd Floor	2306	2BHK	61.99	667.26	733.99	Member
148	24th Floor	2401	2BHK	61.99	667.26	733.99	Member
149	24th Floor	2402	2BHK	61.72	664.35	730.79	Member
150	24th Floor	2403	2BHK	61.72	664.35	730.79	Member
151	24th Floor	2404	2BHK	61.99	667.26	733.99	Member
152	24th Floor	2405	2BHK	61.72	664.35	730.79	Member
153	24th Floor	2406	2BHK	61.99	667.26	733.99	Member
154	25th Floor	2501	2BHK	61.99	667.26	733.99	Member
155	25th Floor	2502	2BHK	61.72	664.35	730.79	Member
156	25th Floor	2503	2BHK	61.72	664.35	730.79	Member
157	25th Floor	2504	2BHK	61.99	667.26	733.99	Member
158	25th Floor	2505	2BHK	61.72	664.35	730.79	Unsold
159	25th Floor	2506	2BHK	61.99	667.26	733.99	Unsold
160	26th Floor	2601	2BHK	61.99	667.26	733.99	Unsold
161	26th Floor	2602	2BHK	61.72	664.35	730.79	Unsold
162	26th Floor	2603	2BHK	61.72	664.35	730.79	Unsold
163	26th Floor	2604	2BHK	61.99	667.26	733.99	Unsold
164	26th Floor	2605	2BHK	61.72	664.35	730.79	Unsold
165	26th Floor	2606	2BHK	61.99	667.26	733.99	Unsold
TOTAL				9,874.26	1,06,286.53	1,16,915.19	



Land Owner's / Trust Flat Inventory**Wing A: -**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	A	28th Floor	2801	2BHK	70.59	759.83	835.81
2	A	28th Floor	2802	2BHK	70.59	759.83	835.81
3	A	28th Floor	2803	3BHK	97.98	1,054.66	1,160.12
4	A	28th Floor	2804	3BHK	97.98	1,054.66	1,160.12
5	A	28th Floor	2805	3BHK	115.49	1,243.13	1,367.45
TOTAL					452.63	4,872.11	5,359.32

Tenant Flat Inventory**Wing B: -**

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	1st Floor	101	2BHK	74.59	802.89	883.18
2	1st Floor	102	2BHK	74.25	799.23	879.15
3	1st Floor	103	2BHK	74.25	799.23	879.15
4	1st Floor	104	2BHK	74.59	802.89	883.18
5	1st Floor	105	2BHK	74.04	796.97	876.66
6	1st Floor	106	2BHK	74.37	800.52	880.57
7	2nd Floor	201	2BHK	74.59	802.89	883.18
8	2nd Floor	202	2BHK	74.25	799.23	879.15
9	2nd Floor	203	2BHK	74.25	799.23	879.15
10	2nd Floor	204	2BHK	74.59	802.89	883.18
11	2nd Floor	205	2BHK	74.04	796.97	876.66
12	2nd Floor	206	2BHK	74.37	800.52	880.57
13	3rd Floor	301	2BHK	74.59	802.89	883.18
14	3rd Floor	302	2BHK	74.25	799.23	879.15
15	3rd Floor	303	2BHK	74.25	799.23	879.15
16	3rd Floor	304	2BHK	74.59	802.89	883.18
17	3rd Floor	305	2BHK	74.04	796.97	876.66
18	3rd Floor	306	2BHK	74.37	800.52	880.57
19	4th Floor	401	2BHK	61.99	667.26	733.99
20	4th Floor	402	2BHK	61.72	664.35	730.79
21	4th Floor	403	2BHK	61.72	664.35	730.79
22	4th Floor	404	2BHK	61.99	667.26	733.99
23	4th Floor	405	2BHK	61.72	664.35	730.79
24	4th Floor	406	2BHK	61.99	667.26	733.99
25	5th Floor	501	2BHK	61.99	667.26	733.99
26	5th Floor	502	2BHK	61.72	664.35	730.79
27	5th Floor	503	2BHK	61.72	664.35	730.79
28	5th Floor	504	2BHK	61.99	667.26	733.99
29	5th Floor	505	2BHK	61.72	664.35	730.79
30	5th Floor	506	2BHK	61.99	667.26	733.99
31	6th Floor	601	2BHK	61.99	667.26	733.99
32	6th Floor	602	2BHK	61.72	664.35	730.79
33	6th Floor	603	2BHK	61.72	664.35	730.79
34	6th Floor	604	2BHK	61.99	667.26	733.99
35	6th Floor	605	2BHK	61.72	664.35	730.79
36	6th Floor	606	2BHK	61.99	667.26	733.99
37	7th Floor	701	2BHK	61.99	667.26	733.99



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
38	7th Floor	702	2BHK	61.72	664.35	730.79
39	7th Floor	703	2BHK	61.72	664.35	730.79
40	7th Floor	704	2BHK	61.99	667.26	733.99
41	7th Floor	705	2BHK	61.72	664.35	730.79
42	7th Floor	706	2BHK	61.99	667.26	733.99
43	8th Floor	801	2BHK	61.99	667.26	733.99
44	8th Floor	802	2BHK	61.72	664.35	730.79
45	8th Floor	803	2BHK	61.72	664.35	730.79
46	8th Floor	804	2BHK	61.99	667.26	733.99
47	8th Floor	805	2BHK	61.72	664.35	730.79
48	8th Floor	806	2BHK	61.99	667.26	733.99
49	9th Floor	901	2BHK	61.99	667.26	733.99
50	9th Floor	902	2BHK	61.72	664.35	730.79
51	9th Floor	903	2BHK	61.72	664.35	730.79
52	9th Floor	904	2BHK	61.99	667.26	733.99
53	9th Floor	905	2BHK	61.72	664.35	730.79
54	9th Floor	906	2BHK	61.99	667.26	733.99
55	10th Floor	1001	2BHK	61.99	667.26	733.99
56	10th Floor	1002	2BHK	61.72	664.35	730.79
57	10th Floor	1003	2BHK	61.72	664.35	730.79
58	10th Floor	1004	2BHK	61.99	667.26	733.99
59	10th Floor	1005	2BHK	61.72	664.35	730.79
60	10th Floor	1006	2BHK	61.99	667.26	733.99
61	11th Floor	1101	2BHK	61.99	667.26	733.99
62	11th Floor	1102	2BHK	61.72	664.35	730.79
63	11th Floor	1103	2BHK	61.72	664.35	730.79
64	11th Floor	1104	2BHK	61.99	667.26	733.99
65	11th Floor	1105	2BHK	61.72	664.35	730.79
66	11th Floor	1106	2BHK	61.99	667.26	733.99
67	12th Floor	1201	2BHK	61.99	667.26	733.99
68	12th Floor	1202	2BHK	61.72	664.35	730.79
69	12th Floor	1203	2BHK	61.72	664.35	730.79
70	12th Floor	1204	2BHK	61.99	667.26	733.99
71	12th Floor	1205	2BHK	61.72	664.35	730.79
72	12th Floor	1206	2BHK	61.99	667.26	733.99
73	13th Floor	1301	2BHK	61.99	667.26	733.99
74	13th Floor	1302	2BHK	61.72	664.35	730.79
75	13th Floor	1303	2BHK	61.72	664.35	730.79
76	13th Floor	1304	2BHK	61.99	667.26	733.99
77	13th Floor	1305	2BHK	61.72	664.35	730.79
78	13th Floor	1306	2BHK	61.99	667.26	733.99
79	14th Floor	1401	2BHK	61.99	667.26	733.99
80	14th Floor	1402	2BHK	61.72	664.35	730.79
81	14th Floor	1403	2BHK	61.72	664.35	730.79
82	14th Floor	1404	2BHK	61.99	667.26	733.99
83	14th Floor	1405	2BHK	61.72	664.35	730.79
84	14th Floor	1406	2BHK	61.99	667.26	733.99
85	15th Floor	1501	2BHK	61.99	667.26	733.99
86	15th Floor	1502	2BHK	61.72	664.35	730.79
87	15th Floor	1503	2BHK	61.72	664.35	730.79
88	15th Floor	1504	2BHK	61.99	667.26	733.99



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
89	15th Floor	1505	2BHK	61.72	664.35	730.79
90	15th Floor	1506	2BHK	61.99	667.26	733.99
91	16th Floor	1601	2BHK	61.99	667.26	733.99
92	16th Floor	1602	2BHK	61.72	664.35	730.79
93	16th Floor	1603	2BHK	61.72	664.35	730.79
94	16th Floor	1604	2BHK	61.99	667.26	733.99
95	16th Floor	1605	2BHK	61.72	664.35	730.79
96	16th Floor	1606	2BHK	61.99	667.26	733.99
97	17th Floor	1701	2BHK	61.99	667.26	733.99
98	17th Floor	1702	2BHK	61.72	664.35	730.79
99	17th Floor	1703	2BHK	61.72	664.35	730.79
100	17th Floor	1704	2BHK	61.99	667.26	733.99
101	17th Floor	1705	2BHK	61.72	664.35	730.79
102	17th Floor	1706	2BHK	61.99	667.26	733.99
103	18th Floor	1801	2BHK	61.99	667.26	733.99
104	18th Floor	1802	2BHK	61.72	664.35	730.79
105	18th Floor	1803	2BHK	61.72	664.35	730.79
106	18th Floor	1804	2BHK	61.99	667.26	733.99
107	18th Floor	1805	2BHK	61.72	664.35	730.79
108	18th Floor	1806	2BHK	61.99	667.26	733.99
109	19th Floor	1901	2BHK	61.99	667.26	733.99
110	19th Floor	1902	2BHK	61.72	664.35	730.79
111	19th Floor	1903	2BHK	61.72	664.35	730.79
112	19th Floor	1904	2BHK	61.99	667.26	733.99
113	19th Floor	1905	2BHK	61.72	664.35	730.79
114	19th Floor	1906	2BHK	61.99	667.26	733.99
115	20th Floor	2001	2BHK	61.99	667.26	733.99
116	20th Floor	2002	2BHK	61.72	664.35	730.79
117	20th Floor	2003	2BHK	61.72	664.35	730.79
118	20th Floor	2004	2BHK	61.99	667.26	733.99
119	20th Floor	2005	2BHK	61.72	664.35	730.79
120	20th Floor	2006	2BHK	61.99	667.26	733.99
121	21st Floor	2101	2BHK	61.99	667.26	733.99
122	21st Floor	2102	2BHK	61.72	664.35	730.79
123	21st Floor	2103	2BHK	61.72	664.35	730.79
124	21st Floor	2104	2BHK	61.99	667.26	733.99
125	21st Floor	2105	2BHK	61.72	664.35	730.79
126	21st Floor	2106	2BHK	61.99	667.26	733.99
127	22nd Floor	2201	2BHK	61.99	667.26	733.99
128	22nd Floor	2202	2BHK	61.72	664.35	730.79
129	22nd Floor	2203	2BHK	61.72	664.35	730.79
130	22nd Floor	2204	2BHK	61.99	667.26	733.99
131	22nd Floor	2205	2BHK	61.72	664.35	730.79
132	22nd Floor	2206	2BHK	61.99	667.26	733.99
133	23rd Floor	2301	2BHK	61.99	667.26	733.99
134	23rd Floor	2302	2BHK	61.72	664.35	730.79
135	23rd Floor	2303	2BHK	61.72	664.35	730.79
136	23rd Floor	2304	2BHK	61.99	667.26	733.99
137	23rd Floor	2305	2BHK	61.72	664.35	730.79
138	23rd Floor	2306	2BHK	61.99	667.26	733.99
139	24th Floor	2401	2BHK	61.99	667.26	733.99



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
140	24th Floor	2402	2BHK	61.72	664.35	730.79
141	24th Floor	2403	2BHK	61.72	664.35	730.79
142	24th Floor	2404	2BHK	61.99	667.26	733.99
143	24th Floor	2405	2BHK	61.72	664.35	730.79
144	24th Floor	2406	2BHK	61.99	667.26	733.99
145	25th Floor	2501	2BHK	61.99	667.26	733.99
146	25th Floor	2502	2BHK	61.72	664.35	730.79
147	25th Floor	2503	2BHK	61.72	664.35	730.79
148	25th Floor	2504	2BHK	61.99	667.26	733.99
TOTAL				9,379.42	1,00,960.08	1,11,056.08

Tenant Shop Inventory [®]

Wing A: -

Sr. No.	Floor No.	Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	Ground Floor	Shop-1	Shop	32.37	348.43	383.27
2	Ground Floor	Shop-2	Shop	72.09	775.98	853.57
3	Ground Floor	Shop-3	Shop	32.94	354.57	390.02
4	Ground Floor	Shop-4	Shop	87.18	938.41	1,032.25
5	Ground Floor	Shop-5	Shop	38.25	411.72	452.90
6	Ground Floor	Shop-6	Shop	44.32	477.06	524.77
7	Ground Floor	Shop-8	Shop	28.24	303.98	334.37
TOTAL				335.39	3,610.14	3,971.15

Think.Innovate.Create

Sold Flat Inventory**Wing A: -**

Sr. No.	Floor No.	Flat No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	3rd Floor	304	3BHK	1,060.04	1,166.04	2,94,31,668.00	1,25,46,143.00	1,68,85,525.00
2	5th Floor	501	2BHK	769.84	846.83	1,55,14,366.00	68,26,320.00	86,88,046.00
3	5th Floor	502	2BHK	769.84	846.83	1,75,56,822.00	2,00,000.00	1,73,56,822.00
4	5th Floor	503	3BHK	1,060.04	1,166.04	1,89,55,167.00	3,00,000.00	1,86,55,167.00
5	5th Floor	504	3BHK	1,060.04	1,166.04	2,39,21,918.00	1,10,11,897.00	1,29,10,021.00
6	7th Floor	702	2BHK	769.84	846.83	1,75,56,822.00	1,00,000.00	1,74,56,822.00
7	7th Floor	703	3BHK	1,060.04	1,166.04	1,89,55,167.00	1,05,00,000.00	84,55,167.00
8	7th Floor	704	3BHK	1,060.04	1,166.04	2,85,28,832.00	1,39,79,128.00	1,45,49,704.00
9	8th Floor	805	3BHK	1,243.13	1,367.45	2,99,59,152.00	1,31,82,027.00	1,67,77,125.00
10	11th Floor	1103	3BHK	1,060.04	1,166.04	2,51,00,000.00	1,11,00,000.00	1,40,00,000.00
11	11th Floor	1104	3BHK	1,060.04	1,166.04	2,32,45,473.00	1,02,28,007.00	1,30,17,466.00
12	13th Floor	1303	3BHK	1,060.04	1,166.04	2,55,74,040.00	50,31,830.00	2,05,42,210.00
13	13th Floor	1304	3BHK	1,060.04	1,166.04	2,08,61,357.00	91,15,000.00	1,17,46,357.00
14	17th Floor	1703	3BHK	1,060.04	1,166.04	2,11,29,324.00	92,96,902.00	1,18,32,422.00
15	17th Floor	1704	3BHK	1,060.04	1,166.04	2,11,29,324.00	92,96,902.00	1,18,32,422.00
16	18th Floor	1805	2BHK	758.00	833.80	1,19,97,795.00	41,52,379.00	78,45,416.00
17	18th Floor	1806	2BHK	759.83	835.81	1,20,39,894.00	34,52,378.00	85,87,516.00
18	19th Floor	1903	3BHK	1,060.04	1,166.04	2,00,02,982.00	88,01,312.00	1,12,01,670.00
19	21st Floor	2102	2BHK	769.84	846.83	1,50,46,380.00	66,19,967.00	84,26,413.00
20	21st Floor	2103	3BHK	1,060.04	1,166.04	2,00,02,982.00	84,01,252.00	1,16,01,730.00
21	23rd Floor	2303	3BHK	1,060.04	1,166.04	2,00,02,982.00	84,01,252.00	1,16,01,730.00
22	24th Floor	2402	2BHK	759.83	835.81	1,65,36,166.00	73,48,945.00	91,87,221.00
23	25th Floor	2503	3BHK	1,060.04	1,166.04	2,15,00,000.00	10,00,000.00	2,05,00,000.00
24	25th Floor	2504	3BHK	1,060.04	1,166.04	2,15,00,000.00	10,00,000.00	2,05,00,000.00
25	26th Floor	2601	2BHK	759.83	835.81	1,76,67,149.00	29,00,002.00	1,47,67,147.00
26	26th Floor	2602	2BHK	759.83	835.81	1,76,67,149.00	27,27,430.00	1,49,39,719.00
27	27th Floor	2701	2BHK	769.84	846.83	1,48,12,451.00	14,50,000.00	1,33,62,451.00
28	27th Floor	2702	2BHK	769.84	846.83	1,48,12,451.00	14,50,000.00	1,33,62,451.00
29	29th Floor	2903	3BHK	1,060.04	1,166.04	2,15,00,000.00	45,89,000.00	1,69,11,000.00
30	29th Floor	2904	3BHK	1,060.04	1,166.04	2,15,00,000.00	44,11,000.00	1,70,89,000.00
31	31st Floor	3101	2BHK	769.84	846.83	1,67,44,534.00	1,20,88,000.00	46,56,534.00
32	31st Floor	3102	2BHK	769.84	846.83	1,67,44,534.00	1,14,15,000.00	53,29,534.00
33	31st Floor	3103	3BHK	1,060.04	1,166.04	2,18,16,912.00	25,50,000.00	1,92,66,912.00
34	31st Floor	3104	3BHK	1,060.04	1,166.04	2,18,16,912.00	25,50,000.00	1,92,66,912.00
35	32nd Floor	3205	3BHK	1,243.13	1,367.45	2,80,12,103.00	51,00,011.00	2,29,12,092.00
36	33rd Floor	3303	3BHK	1,060.04	1,166.04	3,13,36,119.00	1,00,24,000.00	2,13,12,119.00
37	35th Floor	3502	2BHK	769.84	846.83	1,99,26,892.00	16,32,600.00	1,82,94,292.00
38	35th Floor	3503	3BHK	1,060.04	1,166.04	2,71,11,561.00	16,00,000.00	2,55,11,561.00
39	35th Floor	3505	2BHK	768.12	844.93	1,50,15,564.00	18,50,000.00	1,31,65,564.00
40	35th Floor	3506	2BHK	769.84	846.83	1,50,15,564.00	33,50,000.00	1,16,65,564.00
41	39th Floor	3901	2BHK	769.84	846.83	2,09,25,318.00	37,50,000.00	1,71,75,318.00
42	39th Floor	3902	2BHK	769.84	846.83	2,09,25,318.00	37,50,000.00	1,71,75,318.00
TOTAL				39,610.66	43,571.72	85,93,99,144.00	24,90,78,684.00	61,03,20,460.00



Sold Shop Inventory**Wing A: -**

Sr. No.	Floor No.	Shop No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	Ground Floor	SR-1	Showroom	4,442.20	4,886.41	8,75,00,000.00	97,50,000.00	7,77,50,000.00
2	Ground Floor	SR-3	Showroom	1,171.98	1,289.18	3,34,12,400.00	1,19,00,000.00	2,15,12,400.00
3	Ground Floor	SR-5	Showroom	480.18	528.20	1,14,74,720.00	33,83,929.00	80,90,791.00
4	Ground Floor	Shop-7	Shop	1,462.61	1,608.87	3,10,00,000.00	1,86,25,000.00	1,23,75,000.00
5	Ground Floor	SR-1	Showroom	4,405.38	4,845.92	8,75,00,000.00	97,50,000.00	7,77,50,000.00
6	Ground Floor	SR-8	Showroom	485.56	534.12	1,15,82,790.00	9,00,000.00	1,06,82,790.00
TOTAL				12,447.92	13,692.71	26,24,69,910.00	5,43,08,929.00	20,81,60,981.00

Unsold Flats Inventory**Wing A: -**

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	101	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
2	1st Floor	102	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
3	1st Floor	103	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
4	1st Floor	104	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
5	1st Floor	105	3BHK	1,263.48	1,389.83	25,000.00	3,15,86,958.00
6	3rd Floor	301	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
7	3rd Floor	302	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
8	3rd Floor	303	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
9	3rd Floor	305	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
10	3rd Floor	306	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
11	4th Floor	401	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
12	4th Floor	402	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
13	4th Floor	403	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
14	4th Floor	404	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
15	4th Floor	405	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
16	5th Floor	505	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
17	5th Floor	506	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
18	6th Floor	601	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
19	6th Floor	602	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
20	6th Floor	603	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
21	6th Floor	604	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
22	6th Floor	605	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
23	6th Floor	606	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
24	7th Floor	701	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
25	7th Floor	705	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
26	7th Floor	706	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
27	8th Floor	801	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
28	8th Floor	802	2BHK	759.83	835.81	25,000.00	1,89,95,769.00



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
29	8th Floor	803	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
30	8th Floor	804	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
31	9th Floor	901	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
32	9th Floor	902	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
33	9th Floor	903	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
34	9th Floor	904	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
35	9th Floor	905	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
36	9th Floor	906	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
37	10th Floor	1001	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
38	10th Floor	1002	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
39	10th Floor	1003	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
40	10th Floor	1004	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
41	10th Floor	1005	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
42	10th Floor	1006	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
43	11th Floor	1101	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
44	11th Floor	1102	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
45	11th Floor	1105	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
46	11th Floor	1106	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
47	12th Floor	1201	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
48	12th Floor	1202	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
49	12th Floor	1203	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
50	12th Floor	1204	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
51	12th Floor	1205	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
52	13th Floor	1301	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
53	13th Floor	1302	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
54	13th Floor	1305	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
55	13th Floor	1306	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
56	14th Floor	1401	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
57	14th Floor	1402	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
58	14th Floor	1403	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
59	14th Floor	1404	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
60	14th Floor	1405	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
61	14th Floor	1406	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
62	15th Floor	1501	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
63	15th Floor	1502	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
64	15th Floor	1503	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
65	15th Floor	1504	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
66	15th Floor	1505	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
67	15th Floor	1506	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
68	17th Floor	1701	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
69	17th Floor	1702	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
70	17th Floor	1705	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
71	17th Floor	1706	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
72	18th Floor	1801	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
73	18th Floor	1802	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
74	18th Floor	1803	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
75	18th Floor	1804	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
76	19th Floor	1901	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
77	19th Floor	1902	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
78	19th Floor	1904	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
79	19th Floor	1905	2BHK	768.12	844.93	25,000.00	1,92,02,976.00



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
80	19th Floor	1906	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
81	20th Floor	2001	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
82	20th Floor	2002	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
83	20th Floor	2003	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
84	20th Floor	2004	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
85	20th Floor	2005	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
86	21st Floor	2101	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
87	21st Floor	2104	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
88	21st Floor	2105	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
89	21st Floor	2106	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
90	22nd Floor	2201	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
91	22nd Floor	2202	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
92	22nd Floor	2203	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
93	22nd Floor	2204	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
94	22nd Floor	2205	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
95	22nd Floor	2206	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
96	23rd Floor	2301	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
97	23rd Floor	2302	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
98	23rd Floor	2304	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
99	23rd Floor	2305	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
100	23rd Floor	2306	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
101	24th Floor	2401	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
102	24th Floor	2403	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
103	24th Floor	2404	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
104	24th Floor	2405	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
105	25th Floor	2501	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
106	25th Floor	2502	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
107	25th Floor	2505	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
108	25th Floor	2506	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
109	26th Floor	2603	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
110	26th Floor	2604	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
111	26th Floor	2605	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
112	26th Floor	2606	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
113	27th Floor	2703	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
114	27th Floor	2704	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
115	27th Floor	2705	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
116	27th Floor	2706	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
117	29th Floor	2901	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
118	29th Floor	2902	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
119	29th Floor	2905	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
120	29th Floor	2906	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
121	31st Floor	3105	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
122	31st Floor	3106	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
123	32nd Floor	3201	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
124	32nd Floor	3202	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
125	32nd Floor	3203	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
126	32nd Floor	3204	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
127	33rd Floor	3301	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
128	33rd Floor	3302	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
129	33rd Floor	3304	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
130	33rd Floor	3305	2BHK	768.12	844.93	25,000.00	1,92,02,976.00



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
131	33rd Floor	3306	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
132	34th Floor	3401	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
133	34th Floor	3402	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
134	34th Floor	3403	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
135	34th Floor	3404	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
136	34th Floor	3405	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
137	34th Floor	3406	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
138	35th Floor	3501	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
139	35th Floor	3504	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
140	36th Floor	3601	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
141	36th Floor	3602	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
142	36th Floor	3603	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
143	36th Floor	3604	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
144	36th Floor	3605	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
145	37th Floor	3701	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
146	37th Floor	3702	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
147	37th Floor	3703	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
148	37th Floor	3704	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
149	37th Floor	3705	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
150	37th Floor	3706	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
151	38th Floor	3801	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
152	38th Floor	3802	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
153	38th Floor	3803	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
154	38th Floor	3804	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
155	38th Floor	3805	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
156	38th Floor	3806	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
157	39th Floor	3903	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
158	39th Floor	3904	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
159	39th Floor	3905	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
160	39th Floor	3906	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
161	40th Floor	4001	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
162	40th Floor	4002	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
163	40th Floor	4003	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
164	40th Floor	4004	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
165	40th Floor	4005	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
166	41st Floor	4101	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
167	41st Floor	4102	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
168	41st Floor	4103	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
169	41st Floor	4104	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
170	41st Floor	4105	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
171	41st Floor	4106	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
172	42nd Floor	4201	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
173	42nd Floor	4202	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
174	42nd Floor	4203	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
175	42nd Floor	4204	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
176	42nd Floor	4205	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
177	42nd Floor	4206	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
178	43rd Floor	4301	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
179	43rd Floor	4302	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
180	43rd Floor	4303	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
181	43rd Floor	4304	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00



Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
182	43rd Floor	4305	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
183	43rd Floor	4306	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
184	44th Floor	4401	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
185	44th Floor	4402	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
186	44th Floor	4403	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
187	44th Floor	4404	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
188	44th Floor	4405	3BHK	1,243.13	1,367.45	25,000.00	3,10,78,359.00
189	45th Floor	4501	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
190	45th Floor	4502	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
191	45th Floor	4503	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
192	45th Floor	4504	3BHK	1,060.04	1,166.04	25,000.00	2,65,00,968.00
193	45th Floor	4505	2BHK	768.12	844.93	25,000.00	1,92,02,976.00
194	45th Floor	4506	2BHK	769.84	846.83	25,000.00	1,92,46,032.00
195	46th Floor	4601	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
196	46th Floor	4602	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
197	46th Floor	4603	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
198	46th Floor	4604	3BHK	1,054.66	1,160.12	25,000.00	2,63,66,418.00
199	46th Floor	4605	2BHK	758.00	833.80	25,000.00	1,89,50,022.00
200	46th Floor	4606	2BHK	759.83	835.81	25,000.00	1,89,95,769.00
201	47th Floor	4701	5BHK	2,329.87	2,562.85	25,000.00	5,82,46,695.00
202	47th Floor	4702	9BHK	3,520.37	3,872.40	25,000.00	8,80,09,155.00
203	47th Floor	4703	5BHK	2,328.25	2,561.08	25,000.00	5,82,06,330.00
TOTAL				1,83,157.96	2,01,473.76		4,57,89,49,089.00

Wing B: -

Sr. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. M.	Rate per Sq. Ft. on Carpet Area	Value in `
1	25th Floor	2505	2BHK	664.35	730.79	25,000.00	1,66,08,852.00
2	25th Floor	2506	2BHK	667.26	733.99	25,000.00	1,66,81,509.00
3	26th Floor	2601	2BHK	667.26	733.99	25,000.00	1,66,81,509.00
4	26th Floor	2602	2BHK	664.35	730.79	25,000.00	1,66,08,852.00
5	26th Floor	2603	2BHK	664.35	730.79	25,000.00	1,66,08,852.00
6	26th Floor	2604	2BHK	667.26	733.99	25,000.00	1,66,81,509.00
7	26th Floor	2605	2BHK	664.35	730.79	25,000.00	1,66,08,852.00
8	26th Floor	2606	2BHK	667.26	733.99	25,000.00	1,66,81,509.00
TOTAL				5,326.46	5,859.10		13,31,61,444.00

Unsold Shops Inventory**Wing A: -**

Sr. No.	Floor No.	Shop No	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in `
1	Ground Floor	SR-2	Showroom	26,055.88	28,661.46	30,000.00	78,16,76,298.00
2	Ground Floor	SR-4	Showroom	1,083.29	1,191.62	30,000.00	3,24,98,669.00
3	Ground Floor	SR-6	Showroom	4,361.79	4,797.97	30,000.00	13,08,53,642.00
4	1st Floor	SR-2	Showroom	26,270.19	28,897.21	30,000.00	78,81,05,635.00
5	1st Floor	SR-3	Showroom	973.93	1,071.32	30,000.00	2,92,17,802.00
6	1st Floor	SR-4	Showroom	973.93	1,071.32	30,000.00	2,92,17,802.00
7	1st Floor	SR-5	Showroom	973.93	1,071.32	30,000.00	2,92,17,802.00
8	1st Floor	SR-6	Showroom	1,236.14	1,359.75	30,000.00	3,70,84,133.00
9	1st Floor	SR-7	Showroom	817.53	899.28	30,000.00	2,45,25,774.00
10	1st Floor	SR-9	Showroom	732.71	805.98	30,000.00	2,19,81,164.00
11	1st Floor	SR-10	Showroom	1,717.72	1,889.49	30,000.00	5,15,31,574.00
12	1st Floor	SR-11	Showroom	796.21	875.83	30,000.00	2,38,86,392.00
13	1st Floor	Unit No. 10	Unit No. 10	3,246.96	3,571.66	30,000.00	9,74,08,818.00
TOTAL				69,240.18	76,164.20		2,07,72,05,505.00

TOTAL SUMMARY

Particulars	RERA Carpet Area in Sq. Ft.	No. of Units	Rate in ₹	Mkt. Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat of Wing A	1,83,157.96	203.00	25,000.00	4,57,89,49,089.00	-	-
Unsold Flat of Wing B	5,326.46	8.00	25,000.00	13,31,61,444.00	-	-
Sold Flat of Wing A	39,610.66	42.00		85,93,99,144.00	24,90,78,684.00	61,03,20,460.00
Unsold Shop / Showroom	69,240.18	13.00	30,000.00	2,07,72,05,504.00	-	-
Sold Shop / Showroom	12,447.92	6.00		26,24,69,910.00	5,43,08,929.00	20,81,60,981.00
Land Owner Flat of Trust	4,872.11	5.00				
Tenant Flat Area	1,00,960.08	148.00				
Tenant Shop Area	3,610.14	7.00				
Total	4,19,225.51	432.00		791,11,85,091.00	30,33,87,613.00	81,84,81,441.00
Total Income from Sale in Cr.				791.12	30.34	81.85

COST OF PROJECT

Project expenses	Incurred Cost in ₹	To be Incurred Cost in ₹	Total (₹ in Cr.)
Land Cost + Stamp Duty	4.87	-	4.87
Payment payable to Rehab Tenants (Rent Cost)	16.64	11.60	28.24
Construction Cost of Building	37.67	218.60	256.27
TDR Cost	9.34	18.46	27.80
Approval Cost of Fungible Cost & Development cess premium	17.33	31.41	48.74
Architect Cost, RCC & other Professional fees	2.17	1.67	3.84
Administrative Expenses	8.32	4.49	12.81
Marketing Expenses	3.51	12.31	15.82
Interest Cost	6.39	24.39	30.78
Contiguous Cost	-	7.69	7.69
Total Cost	106.24	330.62	436.86

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 68.75 Cr. considering Land Rate @ ₹54,600.00 per Sq. M. & Net Plot Area of 12,591.06 Sq. M.

As per document cost of land and stamp duty is ₹ 4,87,11,580.00 i.e., ₹ 4.87 Cr. which is 1.12% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Amount in ₹	Incurred Amount in ₹
1	Development Agreement	19.11.2018	Purchase Cost	3,00,00,000.00	3,00,00,000.00
2			Stamp Duty	1,86,78,000.00	1,86,78,000.00
3			Reg. Fees	30,000.00	30,000.00
4				3,580.00	3,580.00
TOTAL				4,87,11,580.00	4,87,11,580.00

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

Since it is a having some redevelopment flat from the date of shifting of 160 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 ₹ 28,23,97,352.00 i.e., ₹ 28.24 Cr. Builder has paid ₹ 16.64 Cr. which is 6.46 % of Total Project Cost.

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

Sr. No.	Particulars		Unit
1	No. of Residential Tenants	148.00	Nos.
2	No. of Commercial Tenants	12.00	Nos.
3	Rent for Residential Tenants / Month for April 19 - March 20	20,000.00	Rupees
4	Rent per month for April 19 - March 20 Year	3,55,20,000.00	Rupees
5	Rent for Residential Tenants / month for April 20 - March 21	20,000.00	Rupees
6	Rent per month for April 20 - March 21	3,55,20,000.00	Rupees
7	Rent for Residential Tenants / month for April 21 - March 22	20,000.00	Rupees
8	Rent per month for April 21 - March 22	3,55,20,000.00	Rupees
9	Rent for Residential Tenants / month for April 22 - March 23	22,000.00	Rupees
10	Rent per month for April 22 - March 23	3,90,72,000.00	Rupees
11	Rent for Residential Tenants / month for April 23 - March 24	24,200.00	Rupees
12	Rent per month for April 23 - March 24	4,29,79,200.00	Rupees
13	Rent for Residential Tenants / month for April 24 - March 25	26,620.00	Rupees
14	Rent per month for April 24 - March 25	4,72,77,120.00	Rupees
15	Rent for 17 tenant per month for 9 Months	15,000.00	Rupees
16	Rent for 17 tenant for 9 Months	22,95,000.00	Rupees
17	Rent for Commercial Tenants / Month for April 19 - March 20	30,000.00	Rupees

Sr. No.	Particulars		Unit
18	Rent per month for April 19 - March 20 Year	21,60,000.00	Rupees
19	Rent for Commercial Tenants / month for April 20 - March 21	33,000.00	Rupees
20	Rent per month for April 20 - March 21	43,20,000.00	Rupees
21	Rent for Commercial Tenants / month for April 21 - March 22	36,300.00	Rupees
22	Rent per month for April 21 - March 22	47,52,000.00	Rupees
23	Rent for Commercial Tenants / month for April 22 - March 23	39,930.00	Rupees
24	Rent per month for April 22 - March 23	52,27,200.00	Rupees
25	Rent for Commercial Tenants / month for April 23 - March 24	43,923.00	Rupees
26	Rent per month for April 23 - March 24	57,49,920.00	Rupees
27	Rent for Commercial Tenants / month for April 24 - March 25	48,315.00	Rupees
28	Rent per month for April 24 - March 25	63,24,912.00	Rupees
29	Shifting per Tenant	23,000.00	Rupees
30	Shifting Cost	36,80,000.00	Rupees
31	Corpus Fund	1,00,00,000.00	Rupees
32	Additional corpus fund	20,00,000.00	Rupees
33	Total Rent Cost (4 + 6 + 8 + 10 + 12 + 14 + 16 + 18 + 20 + 22 + 24 + 26 + 28 + 30 + 31 + 32)	28,23,97,352.00	Rupees

➤ **Building Cost of Construction of Wing A & B:**

Construction area = 86,285.11 Sq. M.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹232,96,97,970.00 i.e., ₹232.97 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building, cost of deep excavation & piling work is ₹23,29,69,797.00 i.e., ₹23.30 Cr. which comes 10% of cost of construction. Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Work) is ₹256,26,67,767.00 i.e., ₹256.27 Cr.

The total construction area is 86,285.11 Sq. M., projected cost of ₹256.27 Cr is 58.66% of total project cost

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

➤ **TDR Charges:**

The TDR charges is ₹27,80,05,235.00 i.e., ₹27.80 Cr. which is 6.36% of Total Project Cost.

Sr. No.	Agreement Name	Date	Area in Sq. M.	Particulars	Total Amount in ₹
1	TDR Purchase of Agreement	24.01.2020	2,363.08	Purchase Cost	2,21,00,000.00
2				Stamp Duty	6,63,000.00
3				Reg. Fees	30,000.00
4					1,120.00
5	TDR Purchase of Agreement	25.01.2023	3,731.00	Purchase Cost	3,34,29,760.00
6				Stamp Duty	10,03,000.00
7				Reg. Fees	30,000.00
8					740.00
9	TDR Purchase of Agreement	25.01.2023	1,155.00	Purchase Cost	1,03,48,800.00
10				Stamp Duty	3,10,600.00
11				Reg. Fees	30,000.00
12					740.00
13	TDR Purchase of Agreement	25.01.2023	2,755.00	Purchase Cost	2,46,84,800.00
14				Stamp Duty	7,40,700.00

Sr. No.	Agreement Name	Date	Area in Sq. M.	Particulars	Total Amount in ₹
15				Reg. Fees	30,000.00
16					740.00
17	Non-Slum TDR		274.00	Purchase Cost	67,32,180.00
18				Stamp Duty	2,01,965.00
19	Slum TDR		3,949.00	Purchase Cost	17,24,92,320.00
20				Stamp Duty	51,74,770.00
TOTAL			14,227.08		27,80,05,235.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium) as per information provided by the developer is ₹48,73,58,563.00 i.e., ₹48.74 Cr. which is 11.16% of Total Project Cost.

Sr. No.	Particulars	Total Amount in ₹
1	Proposal Submission Fee	2,46,247.00
2	Revised Plan	1,83,020.00
3	Development Charges Fee	49,44,357.00
4	Development Charges for Metro Project	49,44,357.00
5	Cess for worker welfare on building construction	32,40,000.00
6	Additional FSI Government Share	75,19,224.00
7	Ancillary FSI Premium	1,46,01,408.00
8	Development Fund (50% of premium)	75,19,224.00
9	Fire Premium Charges	13,33,562.00
10	Fire Infrastructure Charges	57,33,936.00
11	Fire Service Fee	71,353.00
12	Fire Premium Charges	56,766.00
13	Fire Service Fee	12,485.00
14	Development Charges Fee	29,11,946.00
15	Development Fund (50% of premium)	45,11,534.00
16	Development Charges for Metro Project	29,11,946.00
17	Cess for worker welfare on building construction	71,48,036.00
18	Additional FSI Government Share	45,11,534.00
19	Ancillary FSI Premium	87,60,845.00
20	Scrutiny Fees	2,00,000.00
21	Revised Plan	1,98,776.00
22	Fire Infrastructure Charges	34,335.00
23	Fire Service Fee	8,896.00
24	Fire Infrastructure Charges	15,46,664.00
25	Fire Service Fee	23,568.00
26	Development Charges fee	44,39,860.00
27	Development Charges for Metro Project	44,39,860.00
28	Cess for worker welfare on building construction	60,05,896.00
29	Scrutiny Fees	38,115.00
30	Scrutiny Fees	38,115.00
31	Scrutiny Fees	90,915.00
32	Scrutiny Fees	90,915.00
33	Scrutiny Fees	1,23,123.00
34	Scrutiny Fees	1,23,123.00
35	Fire Service Fee	59,995.00
36	Fire Infrastructure Charges	47,37,482.00
37	Fire Service Fee	49,231.00
38	Fire Infrastructure Charges	48,38,720.00
39	Scrutiny Fees	7,00,000.00

Sr. No.	Particulars	Total Amount in ₹
40	Developers Registration Fee	10,000.00
41	Proposal Submission Fee	12,97,632.00
42	Scrutiny Fees	14,63,489.00
43	Permission Deposit	9,47,634.00
44	Existing Structure Demolition Charges	3,50,000.00
45	Infrastructure Improvement Charges	34,27,374.00
46	Debris Charges	11,19,931.00
47	Development Charges fee	86,18,998.00
48	Development Charges for Metro Project	86,18,998.00
49	Vacant land Tax	6,49,894.00
50	Fire Service Fee	85,000.00
51	Fire Infrastructure Charges	2,21,220.00
52	Fire Premium Charges	1,80,117.00
53	Fire Premium Charges	13,52,568.00
54	Fire Infrastructure Charges	45,01,047.00
55	Fire Service Fee	1,41,081.00
56	Fire Service Fee	2,04,702.00
57	Security Deposit	10,00,000.00
58	Security Deposit	25,000.00
59	Pollution Fees	6,92,000.00
60	Property Tax	7,20,793.00
61	Royalty charges	36,97,250.00
62	Survey charges	1,02,000.00
63	Revised Plan charges	3,01,665.00
64	Revised Plan charges	12,20,310.00
65	Cess for worker welfare on building construction	20,00,000.00
66	Margin Condonation Premium	2,52,072.00
67	Society Office Deposit	4,06,800.00
68	Development Charges	4,51,95,954.00
69	Metro Cess Charges	4,51,95,954.00
70	Ancillary FSI charges	3,37,97,363.22
71	Premium FSI charges	8,95,23,675.35
72	Ancillary FSI charges	10,03,12,518.18
73	Other Development Charges	2,07,76,153.86
	Total	48,73,58,563.00

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

The total Architect charges of ₹ 3,84,40,017.00 i.e., ₹ 3.84 Cr. is 1.5% of total construction cost & it is on lower side because developer have their inhouse team for professional work.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost which comes to ₹ 12,81,33,388.00 i.e., ₹ 12.81 Cr.

The admin charges which in market is in the range of 4% - 6% 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 ₹ 15,82,23,702.00 i.e., ₹15.82 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 2% - 4% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is expected to be ₹30,78,00,000.00 i.e., ₹30.78 Cr., which is 7.05% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 7,68,80,033.00 i.e., ₹7.69 Cr.

PROFIT FROM THE PROJECT:

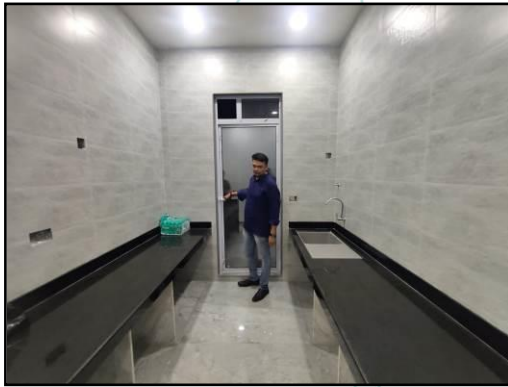
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	791.12
Less: Total projected Expenses	436.60
Estimated Surplus	354.26
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	106.28
Net Surplus (3-4)	247.98
PV (discounted @ 9% for 4 years)	Rs.175.67
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	106.24
Less:	30.34
Present Value of the project potential/ Land Value as on Date	Rs. 251.58
The realizable value of the property	Rs. 213.84
Distress value of the property	Rs. 201.26

Think.Innovate.Create

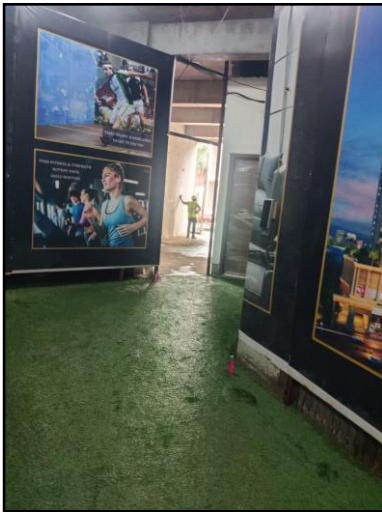
Actual Site Photographs



Actual Site Photographs

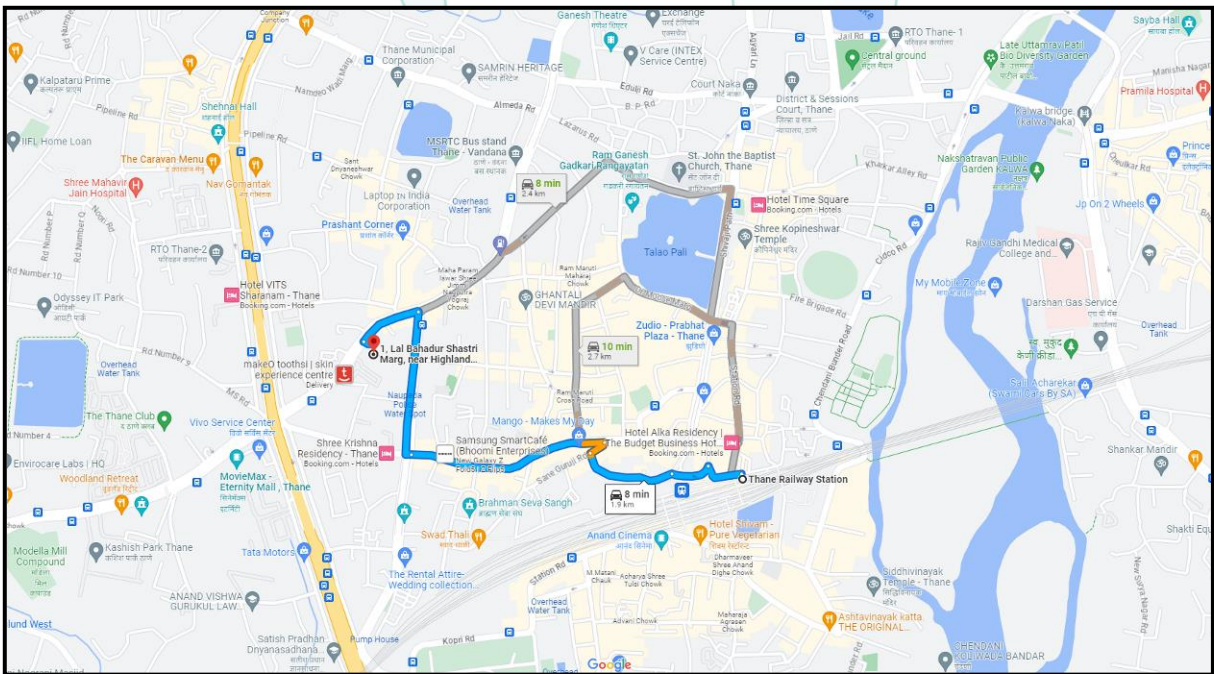


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°11'24.7"N 72°57'59.4"E


Note: The Blue line shows the route to site from nearest railway station (Thane – 1.90 Km.)

Ready Reckoner 2023 – 2024



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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20232024

Annual Statement of Rates

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Search By Survey No Location

Enter Survey No 15

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3/10/A1-कनाकिया स्पेसेस-इंटरनिटी हौ.कॉम्प्लेक्स.	50100	126500	145700	158400	145700	चौ. मीटर	सि.टी.एस. नंबर
3/12/N-6ब-2) मुंबई आगा हुतगती महामार्गाच्या पूर्वकडील बरील ब-1 व्यतिरिक्त इतर मिळकती सर्वे नं.	54600	116200	144500	205600	144500	चौ. मीटर	सर्व्हे नंबर

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Registered Sales Instances

Index 2	
13819530 17/01/2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 13819/2021 नोंदणी : Regn.63m
गावाचे नाव : नौपाडा	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	21521523
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	15474225.69
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.ठाणे म.न.पा.इतर वर्णन :सदनिका नं. ., माळा नं. . इमारतीचे नाव. ., ब्लॉक नं. ., रोड : . इतर माहिती: मौजे नौपाडा,ठाणे प घेधील सिस नं. 76,271 ते 279,2026 ए.टि पी एस नं. 2,वरील नियोजित इमारत गिरीराज हिमस,दि स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो लि(विंग ए)ईमारतीच्या 24 व्या मजल्यावरील सदनिका नं. 2404 क्षेत्र 947 चौ फूट कार्पेट/रेरा कार्पेट क्षेत्र 74.92 चौ मी),2 कार पार्किंग स्पेस(विंग बी)सह, दस्तात नमूद केल्याप्रमाणे,(रेरा नं P51700017669)((C.T.S. Number : 76,271 ते 279,2026 ए. टि पी एस नं. 2 :))
(5) क्षेत्रफळ	947 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स प्राईडिडिम रिअलटर्स प्रा लि चे डायरेक्टर श्री. सचिन मारुती भोसले निष्पादक म्हणून व त्यांचे तर्फे कु.मु.राजेश मुळीक कबुली जबाब देणार वय.-39 पत्ता.-प्लॉट नं. 204, माळा नं. 2, इमारतीचे नाव. बी विंग, ब्लॉक नं. साईतीर्थ टॉवर, रोड नं. कोपरी कॉलनी ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.-AAJCP6087G 2): नाव.-स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो ली ठाणे तर्फे-कु.मु.मेसर्स प्राईडिडिम रिअलटर्स प्रा लि चे डायरेक्टर श्री. सचिन मारुती भोसले निष्पादक म्हणून व त्यांचे तर्फे कु.मु.राजेश मुळीक कबुली जबाब देणार.- मान्यता देणार वय.-39 पत्ता.-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव. स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो ली ठाणे, ब्लॉक नं. नौपाडा, रोड नं. ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AAJCP6087G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पल्लवी सचिन वेलणकर . . वय.-38; पत्ता.-प्लॉट नं. 602, माळा नं. . इमारतीचे नाव. पल्लवी को ओप ही सो लि, ब्लॉक नं. टाटा कॉलनी, रोड नं: मुलुंड (पु). मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं.-BAIP5798C 2): नाव.-सचिन वि. वेलणकर . . वय.-39; पत्ता.-प्लॉट नं. 602, माळा नं. . इमारतीचे नाव. पालन को ओप ही सो लि, ब्लॉक नं. टाटा कॉलनी, रोड नं: मुलुंड (पु). मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं.-ADLPV8271A
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	13/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	13819/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1291300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Index 2	
14468530 17/01/2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 14468/2021 नोंदणी : Regn.63m
गावाचे नाव : नौपाडा	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	20250336
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	13736478.42
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे नौपाडा,ठाणे प घेधील सिस नं. 76,271 ते 279,2026 ए.टि पी एस नं. 2,वरील नियोजित इमारत गिरीराज हिमस,दि स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो लि(विंग ए)ईमारतीच्या 23 व्या मजल्यावरील सदनिका नं. 2304 क्षेत्र 947 चौ फूट कार्पेट/रेरा कार्पेट क्षेत्र 74.92 चौ मी),2 कार पार्किंग स्पेस(विंग बी)सह, दस्तात नमूद केल्याप्रमाणे,(रेरा नं P51700017669)((C.T.S. Number : 76,271 ते 279,2026 ए. टि पी एस नं. 2 :))
(5) क्षेत्रफळ	947 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स प्राईडिडिम रिअलटर्स प्रा लि चे डायरेक्टर श्री. सचिन मारुती भोसले निष्पादक म्हणून व त्यांचे तर्फे कु.मु.राजेश मुळीक कबुली जबाब देणार वय.-39 पत्ता.-प्लॉट नं. 204, माळा नं. 2, इमारतीचे नाव. बी विंग, ब्लॉक नं. साईतीर्थ टॉवर, रोड नं. कोपरी कॉलनी ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.-AAJCP6087G 2): नाव.-स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो ली ठाणे तर्फे-कु.मु.मेसर्स प्राईडिडिम रिअलटर्स प्रा लि चे डायरेक्टर श्री. सचिन मारुती भोसले निष्पादक म्हणून व त्यांचे तर्फे कु.मु.राजेश मुळीक कबुली जबाब देणार.- मान्यता देणार वय.-39 पत्ता.-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव. स्टेट बँक ऑफ इंडिया एमप्लॉयीज को ऑप ही सो ली ठाणे, ब्लॉक नं. नौपाडा, रोड नं. ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AAJCP6087G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-हृषिकेश विनायक देवधर . . वय.-42; पत्ता.-प्लॉट नं. ., माळा नं. 3 रा मजला, इमारतीचे नाव. गोपाल कृष्ण, ब्लॉक नं. राम मारुती क्रोस रोड, रोड नं: बेडेकर हॉस्पिटल जवळ. नौपाडा, ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AHUPD7349G 2): नाव.-चिन्मयी हृषिकेश देवधर . . वय.-36; पत्ता.-प्लॉट नं. ., माळा नं. 3 रा मजला, इमारतीचे नाव. गोपाल कृष्ण, ब्लॉक नं. राम मारुती क्रोस रोड, रोड नं: बेडेकर हॉस्पिटल जवळ. नौपाडा, ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं.-AMGPD8513P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	27/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	14468/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1215100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Naupada > 3 BHK Flats for Sale In Naupada > 1550 Sq-ft

₹2.80 Cr Get ₹84,000 cashback on Home Loan

3 BHK 1550 Sq-ft Flat For Sale **Naupada, Thane**

3 Beds 3 Baths 3 Balconies 1 Covered Parking Laundry Ser... Service/Good...

Carpet Area 1036 sqft ₹ 27,027/sqft	Developer Priedream Realtors	Project Giriraj Dreams	Floor 28 (Out of 30 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Naupada > 3 BHK Flats for Sale In Naupada > 1500 Sq-ft

₹2.85 Cr Get ₹85,500 cashback on Home Loan

3 BHK 1500 Sq-ft Flat For Sale **Naupada, Thane**

3 Beds 3 Baths 3 Balconies 1 Covered Parking Laundry Ser... Service/Good...

Carpet Area 1036 sqft ₹ 27,510/sqft	Developer Priedream Realtors	Project Giriraj Dreams	Floor 29 (Out of 30 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

Price Indicators for Flats


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾




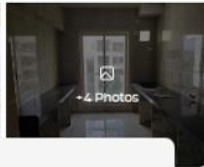
Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Bhaskar Colony > 3 BHK Flats for Sale In Bhaskar Colony > 1750 Sq-ft

₹3.40 Cr

Get ₹1,02,000 cashback on Home Loan

3 BHK 1750 Sq-ft Flat For Sale **Bhaskar Colony, Thane**



🛏 3 Beds
🚿 3 Baths
🏠 3 Balconies
🚗 2 Covered Parking
📦 Service/Goods ...

Carpet Area 1300 sqft ▾ ₹ 26,154/sqft	Developer Pridedream Realtors	Project Giriraj Dreams	Floor 27 (Out of 30 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing East


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale In Thane > Flats for Sale In Thane > Flats for Sale In Naupada > 2 BHK Flats for Sale In Naupada > 1050 Sq-ft

₹1.92 Cr




Get ₹ 57,600 cashback on Home Loan

2 BHK 1050 Sq-ft Flat For Sale **giriraj dreams, Thane**



🛏 2 Beds | 🚿 2 Baths | 🏠 3 Balconies | 🏠 Unfurnished

Carpet Area 742 sqft ▾ ₹ 25,876/sqft	Developer Pridedream Realtors	Project Giriraj Dreams	
Floor 8 (Out of 30 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room	
Facing North - East	Furnished Status Unfurnished	Type Of Ownership Freehold	




+3 Photos

Justification for price /rate

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

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

We hope this will satisfy your requirements.

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Valuation Report Prepared for SBI/ Wagle Industrial Estate Branch/ Highland Sky Towers (3979/2302685) Page 53 of 61
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: 23.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign. 

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

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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 16.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be, has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.

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

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Providence Realty LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Wagle Ind. Est. 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
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 14.09.2023 Valuation Date – 23.09.2023 Date of Report – 23.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.09.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd September 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 advice 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. Providence Realty 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. Providence Realty 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 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **23rd 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 knowledgeable 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.

Think.Innovate.Create

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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