

PROFORMA INVOICE

| | | | |
|---|---|--|--|
| Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-2944/23-24 | Dated 17-Oct-23 | |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT | |
| Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Reference No. & Date. | Other References | |
| | Buyer's Order No. | Dated | |
| | Dispatch Doc No. 004237/2303040 | Delivery Note Date | |
| | Dispatched through | Destination | |
| | Terms of Delivery | | |

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

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

Indian Rupee Twelve Thousand Three Hundred Ninety Only

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

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

Remarks:

"Supremo Phase I Salvia D - Wing", Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village - Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India - M/s. K. V. Buildhome Ltd. (Master Valuation)

Company's PAN : **AADCV4303R**

Declaration

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

MSME Registration No. - 27222201137

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Supremo Phase I Salvia D - Wing"

"Supremo Phase I Salvia D - Wing", Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India

Latitude Longitude: 19°09'49.5"N 72°57'31.4"E




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

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



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF "Supremo Phase I Salvia D - Wing"

"Supremo Phase I Salvia D - Wing", Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village - Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India

Latitude Longitude: 19°09'49.5"N 72°57'31.4"E

NAME OF DEVELOPER: M/s. K. V. Buildhome Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **7th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Supremo Phase I Salvia D - Wing"**, Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village - Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India. It is about 1.4 Km. travel distance from Mulund Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

| | | |
|-----------------------------|--|---------------------|
| Name of builder | M/s. K. V. Buildhome Ltd. | |
| Project Registration Number | Project | RERA Project Number |
| | Supremo Phase I Salvia D - Wing | P51800050377 |
| Register office address | M/s. K. V. Buildhome Ltd. Office No. 322, "Commerce House", 140, N. M. Road, Shree K. M. Vardhan, Chowk, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country - India | |
| Contact Numbers | Contact Person : Jayshree (Builder Person - Mobile No. 8692852383) Mr. Naresh Khatri (Builder Person - Mobile No. 9619725557) | |
| E - mail ID & Website | naresh@neelamrealtors.com www.neelamrealtors.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|-----------------------------------|
| On or towards North | Open Plot & SRA Building |
| On or towards South | Tata Colony Road |
| On or towards East | Open Plot & Tata Colony Road |
| On or towards West | VB Phadake Road & Shubh Labh CHSL |



Our Pan India Presence at :

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

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

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

To,

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

| I | General | |
|----|---|--|
| 1. | Purpose for which the valuation is made | : As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 2. | a) | Date of inspection : 07.10.2023 |
| | b) | Date on which the valuation is made : 17.10.2023 |
| 3. | List of documents produced for perusal | |
| | 1. | Copy of Report Legal Title Report date 18.01.2023 issued by Adv. Pratik K. Shah |
| | 2. | Copy of Development Agreement date 08.07.2022 b/w. Swas Construction Co. (the Owner) AND K. V. Buildhome Ltd. (the Developer) |
| | 3. | Copy of Architect's Certificate date 31.08.2023 issued by Arc. Aniket Sonar (Vastuvikalp) (As per RERA Certificate) |
| | 4. | Copy of Engineer Certificate date 03.10.2023 issued by Eng. Ghanshyam M. Sutar (As per RERA Certificate) |
| | 5. | Copy of NOC from Fire Fighting & Fire Protection No. CHE / ES / 2027 / T / 337 (NBEW) – CFO / 1 / New date 15.11.2022 issued by MCGM Fire Brigade |
| | 6. | Copy of NOC for Height Clearance No. SNCR / WEST / B-011223 / 736527 date 31.04.2023 issued by Airports Authority of India |
| | 7. | Copy of MAHARERA Registration Certificate of Project No. P51800050377 issued by Maharashtra Real Estate Regulatory Authority date 05.04.2023. Last Modified date 14.10.2023 |
| | 8. | Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 425448 / 2023 date 10.08.2023 issued by State Level Environment Impact Assessment Authority |
| | 9. | Copy of Commencement Certificate No. CHE / ES / 2027 / T / 337 (NEW) / CC / 1 / New dated 24.11.2015 issued by Municipal Corporation of Greater Mumbai C.C. for shore plies only as per fresh IOD date 07.02.2023. This C.C. is valid upto 19.03.2024. Commencement Certificate upto Plinth for commercial portion and CC upto Stilt slab for Residential Wings including IH tenement building as per approved IOD Plan date 07.02.2023 (CC valid upto 19.03.2024) |
| | 10. | Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai Approved upto: |
| | Building | Number of Floors |

| No. Wing | | | | | | | | | | | | |
|---|---|---|---------------------|------------------|-------|---|---------------------|-------------------------------|-------------------------------|-------|-----------------------------|-----|
| 1 / D | Ground + 1st to 6th floors (Podiums) + Podium Top Level (Fitness Center) + Service Floor + 1st to 28th upper floors. | | | | | | | | | | | |
| Project Name (with address & phone nos.) | : | "Supremo Phase I Salvia D - Wing" , Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, 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. K. V. Buildhome Ltd. Address: Office No. 322, "Commerce House", 140, N. M. Road, Shree K. M. Vardhan Chowk, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country - India Contact Person : Jayshree (Builder Person - Mobile No. 8692852383) Mr. Naresh Khatri (Builder Person – Mobile No. 9619725557) | | | | | | | | | | |
| 5. Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | | |
| <p>About "Supremo Phase I Salvia D - Wing" Project: Residential project, Neelam Supremo Phase I Salvia D Wing in Mumbai is offering units for sale in Mulund East. Check out some Apartment that suit your lifestyle and liking. Possession date of Neelam Supremo Phase I Salvia D Wing is Dec, 2029. The property offers 1 BHK, 2 BHK units. As per the area plan, units are in the size range of 420.0 - 630.0 sq.ft.. The project by Neelam Realtors is set in 0.47 Acres . This residential project was launched in April 2023. It has 316 units. There is 1 building in this project. Contact for further details. Neelam Supremo Phase I Salvia D Wing follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well. ID is P51800050377</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Proposed Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 41st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table> | | | Building No. / Wing | Number of Floors | 1 / D | Proposed Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 41 st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors. | Building No. / Wing | Present stage of Construction | Percentage of work completion | 1 / D | Plinth work is in progress. | 05% |
| Building No. / Wing | Number of Floors | | | | | | | | | | | |
| 1 / D | Proposed Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 41 st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors. | | | | | | | | | | | |
| Building No. / Wing | Present stage of Construction | Percentage of work completion | | | | | | | | | | |
| 1 / D | Plinth work is in progress. | 05% | | | | | | | | | | |

| | | |
|--|---|--|
| DATE OF COMPLETION & FUTURE LIFE: | | |
| Expected completion date as informed by builder is December - 2029 (As per MAHARERA Certificate) | | |
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. | | |
| PROPOSED PROJECT AMENITIES: | | |
| ➤ Italian Marble flooring in all rooms | | ➤ Skating Rink |
| ➤ Granite Kitchen platform with Stainless Steel Sink | | ➤ Box Office |
| ➤ Powder coated aluminum sliding windows with M.S. Grills | | ➤ Meditation Area |
| ➤ Laminated wooden flush doors with Safety door | | ➤ Health Care Center |
| ➤ Concealed wiring | | ➤ Library |
| ➤ Concealed plumbing | | ➤ Kids Play Area |
| ➤ Swimming Pool | | ➤ Tennis Court |
| ➤ Jogging Track | | ➤ Senior Citizen Corner Area |
| ➤ Gymnasium | | ➤ Fitness Centre |
| 6. | Location of property | : |
| | a) Plot No. / Survey No. | : Sub Plot No. M + B1 + B2 & A |
| | b) Door No. | : Not applicable |
| | c) C. T.S. No. / Village | : C. T. S. No. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund |
| | d) Ward / Taluka | : T - Ward |
| | e) Mandal / District | : Mumbai Suburban District |
| 7. | Postal address of the property | : “Supremo Phase I Salvia D - Wing” , Proposed Residential Cum Commercial Building No. 1 on Plot Bearing C.T.S. Nos. 1289 (pt), 1290 (pt), 1292 (pt), 1294 (pt), 1295 (pt), 1296 (pt) & 1297 (pt) of Village – Mulund (East), Jaihind Colony, Tata Colony, 90 ft. Road, Near Kelkar College & Eastern Express Highway, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, Country - India |
| 8. | City / Town | : Mulund (East), Mumbai |
| | Residential area | : Yes |
| | Commercial area | : No |
| | Industrial area | : No |
| 9. | Classification of the area | : |
| | i) High / Middle / Poor | : Middle Class |
| | ii) Urban / Semi Urban / Rural | : Urban |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : Municipal Corporation of Greater Mumbai, Village – Mulund (East) |
| 11 | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : No |
| 12 | In Case it is Agricultural land, any conversion to house site plots is contemplated | : N.A. |

| 13. | Boundaries of the property | As per Documents | As per RERA Certificate | As per Site |
|-----------|--|-----------------------|---|-----------------------------------|
| | North | Maratha Mandal Mulund | Maratha Mandal Mulund | Open Plot & SRA Building |
| | South | Kelkar College | Kelkar College | Tata Colony Road |
| | East | Tata Colony Road | Tata Colony Road | Open Plot & Tata Colony Road |
| | West | VB Phadake Road | VB Phadake Road | VB Phadake Road & Shubh Labh CHSL |
| 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°09'49.5"N 72°57'31.4"E | |
| 14. | Extent of the site | | : Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate) Structure - As per table attached to the report | |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | | : Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate) Structure - As per table attached to the report | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | | : N.A. Building Construction work is in progress | |
| II | CHARACTERISTICS OF THE SITE | | | |
| 1. | Classification of locality | | : Middle class | |
| 2. | Development of surrounding areas | | : Good | |
| 3. | Possibility of frequent flooding/ sub-merging | | : No | |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | | : All available near by | |
| 5. | Level of land with topographical conditions | | : Plain | |
| 6. | Shape of land | | : Irregular | |
| 7. | Type of use to which it can be put | | : For residential purpose | |
| 8. | Any usage restriction | | : Residential | |
| 9. | Is plot in town planning approved layout? | | : Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater | |

| | | | Mumbai Approved upto: | | | | | | | | | | | | | | | | | | |
|---|--|-------------------|---|----------------------|------------------|-------|--|----------------|--------------|----------|-------|-------------------|-------------------------|--|--|---------------------|----------------|--------------|--------|-------|----------------|
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| Building No. / Wing | Number of Floors | | | | | | | | | | | | | | | | | | | | |
| 1 / D | Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 th upper floors. | | | | | | | | | | | | | | | | | | | | |
| 10. | Corner plot or intermittent plot? | : | Intermittent | | | | | | | | | | | | | | | | | | |
| 11. | Road facilities | : | Yes | | | | | | | | | | | | | | | | | | |
| 12. | Type of road available at present | : | B. T. Road | | | | | | | | | | | | | | | | | | |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | 18.30 M. Wide D. P. Road | | | | | | | | | | | | | | | | | | |
| 14. | Is it a Land – Locked land? | : | No | | | | | | | | | | | | | | | | | | |
| 15. | Water potentiality | : | Municipal Water supply | | | | | | | | | | | | | | | | | | |
| 16. | Underground sewerage system | : | Connected to Municipal sewer | | | | | | | | | | | | | | | | | | |
| 17. | Is Power supply is available in the site | : | Yes | | | | | | | | | | | | | | | | | | |
| 18. | Advantages of the site | : | Located in developed area | | | | | | | | | | | | | | | | | | |
| 19. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated) | : | No | | | | | | | | | | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | | | | | | | | | | |
| 1 | Size of plot | : | Total Plot area – 25426.16 Sq. M. (As per Approved Plan) Plot area – 851.37 (As per RERA Certificate) | | | | | | | | | | | | | | | | | | |
| | North & South | : | - | | | | | | | | | | | | | | | | | | |
| | East & West | : | - | | | | | | | | | | | | | | | | | | |
| 2 | Total extent of the plot | : | As per table attached to the report | | | | | | | | | | | | | | | | | | |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | As per table attached to the report Details of recent transactions/online listings are attached with the report. | | | | | | | | | | | | | | | | | | |
| 4 | Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed) | : | ₹ 1,33,330.00 per Sq. M. for Residential ₹ 67,520.00 per Sq. M. for Land | | | | | | | | | | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>25426.16</td> <td>67520</td> <td>1,71,67,74,323.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>851.37</td> <td>67520</td> <td>5,74,84,502.00</td> </tr> </tbody> </table> | As per Approved Plan | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 25426.16 | 67520 | 1,71,67,74,323.00 | As per RERA Certificate | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 851.37 | 67520 | 5,74,84,502.00 |
| As per Approved Plan | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | |
| 25426.16 | 67520 | 1,71,67,74,323.00 | | | | | | | | | | | | | | | | | | | |
| As per RERA Certificate | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | |
| 851.37 | 67520 | 5,74,84,502.00 | | | | | | | | | | | | | | | | | | | |
| Part – B (Valuation of Building) | | | | | | | | | | | | | | | | | | | | | |

| 1 | Technical details of the building | : | | | | | |
|---------------------|--|---|---|---------------------|------------------|-------|--|
| | a) Type of Building (Residential / Commercial / Industrial) | : | Residential | | | | |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | N.A. Building Construction work is in progress | | | | |
| | c) Year of construction | : | N.A. Building Construction work is in progress | | | | |
| | d) Number of floors and height of each floor including basement, if any | : | | | | | |
| | Building No. / Wing | | Number of Floors | | | | |
| | 1 / D | | Proposed Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 41 st upper floors as per information provided by builder. The building permission as on date is received till Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 th upper floors. | | | | |
| | e) Plinth area floor-wise | : | As per table attached to the report | | | | |
| | f) Condition of the building | : | | | | | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | |
| | ii) Interior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | |
| | g) Date of issue and validity of layout of approved map | : | Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai | | | | |
| | h) Approved map / plan issuing authority | : | <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / D</td> <td>Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</td> </tr> </tbody> </table> | Building No. / Wing | Number of Floors | 1 / D | Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 th upper floors. |
| Building No. / Wing | Number of Floors | | | | | | |
| 1 / D | Ground + 1 st to 6 th floors (Podiums) + 7 th Floor (Part Podium / Part Fitness Center) + Service Floor + 1 st to 28 th upper floors. | | | | | | |
| | i) Whether genuineness or authenticity of approved map / plan is verified | : | Yes | | | | |
| | j) Any other comments by our empanelled valuers on authentic of approved plan | : | No. | | | | |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | : | |
|---------|--|---|--|
| 1. | Foundation | : | Proposed R.C.C. Footing |
| 2. | Basement | : | N.A. Building Construction work is in progress |
| 3. | Superstructure | : | Proposed as per IS Code requirements |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, | : | Proposed |

| | | | |
|-----------|---|---|--|
| | fitting etc. and specify the species of timber | | |
| 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 | : | N.A. Building Construction work is in progress |
| | d) No. of bath tubs | : | |
| | e) Water meters, taps etc. | : | |
| | f) Any other fixtures | : | |

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

| <i>Proposed as per site information</i> | <i>As per Sanctioned Approval Plan</i> |
|--|--|
| <p>Proposed Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 41st upper floors.</p> | <p>Copy of Approved Plan No. CHE / ES / 2027 / T / 337 (New) dated 07.02.2023 issued by Municipal Corporation of Greater Mumbai.</p> <p>Approval upto: Ground + 1st to 6th floors (Podiums) + 7th Floor (Part Podium / Part Fitness Center) + Service Floor + 1st to 28th upper floors.</p> |

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1) Phase I, Building No. 1, D – Wing (Approved Inventory):

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 1 | 101 | 1 | 1 BHK | 441 | 41 | 482 | 530 | 18000 | 86,76,000.00 | 89,36,280.00 | 18500 | 16,96,640 |
| 2 | 102 | 1 | 2 BHK | 607 | 41 | 648 | 713 | 18000 | 1,16,64,000.00 | 1,20,13,920.00 | 25000 | 22,80,960 |
| 3 | 103 | 1 | 1 BHK | 439 | 41 | 480 | 528 | 18000 | 86,40,000.00 | 88,99,200.00 | 18500 | 16,89,600 |
| 4 | 104 | 1 | 1 BHK | 441 | 41 | 482 | 530 | 18000 | 86,76,000.00 | 89,36,280.00 | 18500 | 16,96,640 |
| 5 | 107 | 1 | 2 BHK | 610 | 41 | 651 | 716 | 18000 | 1,17,18,000.00 | 1,20,69,540.00 | 25000 | 22,91,520 |
| 6 | 108 | 1 | 1 BHK | 441 | 41 | 482 | 530 | 18000 | 86,76,000.00 | 89,36,280.00 | 18500 | 16,96,640 |
| 7 | 201 | 2 | 1 BHK | 433 | 16 | 449 | 494 | 18070 | 81,13,430.00 | 83,56,833.00 | 17500 | 15,80,480 |
| 8 | 202 | 2 | 2 BHK | 599 | 16 | 615 | 677 | 18070 | 1,11,13,050.00 | 1,14,46,442.00 | 24000 | 21,64,800 |
| 9 | 203 | 2 | 1 BHK | 432 | 16 | 448 | 493 | 18070 | 80,95,360.00 | 83,38,221.00 | 17500 | 15,76,960 |
| 10 | 204 | 2 | 1 BHK | 433 | 16 | 449 | 494 | 18070 | 81,13,430.00 | 83,56,833.00 | 17500 | 15,80,480 |
| 11 | 205 | 2 | 1 BHK | 433 | 16 | 449 | 494 | 18070 | 81,13,430.00 | 83,56,833.00 | 17500 | 15,80,480 |
| 12 | 206 | 2 | 2 BHK | 602 | 16 | 618 | 680 | 18070 | 1,11,67,260.00 | 1,15,02,278.00 | 24000 | 21,75,360 |
| 13 | 207 | 2 | 2 BHK | 602 | 16 | 618 | 680 | 18070 | 1,11,67,260.00 | 1,15,02,278.00 | 24000 | 21,75,360 |
| 14 | 208 | 2 | 1 BHK | 433 | 16 | 449 | 494 | 18070 | 81,13,430.00 | 83,56,833.00 | 17500 | 15,80,480 |
| 15 | 301 | 3 | 1 BHK | 441 | 41 | 482 | 530 | 18140 | 87,43,480.00 | 90,05,784.00 | 19000 | 16,96,640 |
| 16 | 302 | 3 | 2 BHK | 607 | 41 | 648 | 713 | 18140 | 1,17,54,720.00 | 1,21,07,362.00 | 25000 | 22,80,960 |
| 17 | 303 | 3 | 1 BHK | 439 | 41 | 480 | 528 | 18140 | 87,07,200.00 | 89,68,416.00 | 18500 | 16,89,600 |
| 18 | 304 | 3 | 1 BHK | 441 | 41 | 482 | 530 | 18140 | 87,43,480.00 | 90,05,784.00 | 19000 | 16,96,640 |
| 19 | 305 | 3 | 1 BHK | 441 | 41 | 482 | 530 | 18140 | 87,43,480.00 | 90,05,784.00 | 19000 | 16,96,640 |
| 20 | 306 | 3 | 2 BHK | 610 | 41 | 651 | 716 | 18140 | 1,18,09,140.00 | 1,21,63,414.00 | 25500 | 22,91,520 |
| 21 | 307 | 3 | 2 BHK | 610 | 41 | 651 | 716 | 18140 | 1,18,09,140.00 | 1,21,63,414.00 | 25500 | 22,91,520 |
| 22 | 308 | 3 | 1 BHK | 441 | 41 | 482 | 530 | 18140 | 87,43,480.00 | 90,05,784.00 | 19000 | 16,96,640 |
| 23 | 401 | 4 | 1 BHK | 433 | 16 | 449 | 494 | 18210 | 81,76,290.00 | 84,21,579.00 | 17500 | 15,80,480 |
| 24 | 402 | 4 | 2 BHK | 599 | 16 | 615 | 677 | 18210 | 1,11,99,150.00 | 1,15,35,125.00 | 24000 | 21,64,800 |
| 25 | 403 | 4 | 1 BHK | 432 | 16 | 448 | 493 | 18210 | 81,58,080.00 | 84,02,822.00 | 17500 | 15,76,960 |
| 26 | 404 | 4 | 1 BHK | 433 | 16 | 449 | 494 | 18210 | 81,76,290.00 | 84,21,579.00 | 17500 | 15,80,480 |
| 27 | 405 | 4 | 1 BHK | 433 | 16 | 449 | 494 | 18210 | 81,76,290.00 | 84,21,579.00 | 17500 | 15,80,480 |
| 28 | 406 | 4 | 2 BHK | 602 | 16 | 618 | 680 | 18210 | 1,12,53,780.00 | 1,15,91,393.00 | 24000 | 21,75,360 |
| 29 | 407 | 4 | 2 BHK | 602 | 16 | 618 | 680 | 18210 | 1,12,53,780.00 | 1,15,91,393.00 | 24000 | 21,75,360 |
| 30 | 408 | 4 | 1 BHK | 433 | 16 | 449 | 494 | 18210 | 81,76,290.00 | 84,21,579.00 | 17500 | 15,80,480 |
| 31 | 501 | 5 | 1 BHK | 441 | 41 | 482 | 530 | 18280 | 88,10,960.00 | 90,75,289.00 | 19000 | 16,96,640 |
| 32 | 502 | 5 | 2 BHK | 607 | 41 | 648 | 713 | 18280 | 1,18,45,440.00 | 1,22,00,803.00 | 25500 | 22,80,960 |
| 33 | 503 | 5 | 1 BHK | 439 | 41 | 480 | 528 | 18280 | 87,74,400.00 | 90,37,632.00 | 19000 | 16,89,600 |
| 34 | 504 | 5 | 1 BHK | 441 | 41 | 482 | 530 | 18280 | 88,10,960.00 | 90,75,289.00 | 19000 | 16,96,640 |

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 35 | 505 | 5 | 1 BHK | 441 | 41 | 482 | 530 | 18280 | 88,10,960.00 | 90,75,289.00 | 19000 | 16,96,640 |
| 36 | 506 | 5 | 2 BHK | 610 | 41 | 651 | 716 | 18280 | 1,19,00,280.00 | 1,22,57,288.00 | 25500 | 22,91,520 |
| 37 | 507 | 5 | 2 BHK | 610 | 41 | 651 | 716 | 18280 | 1,19,00,280.00 | 1,22,57,288.00 | 25500 | 22,91,520 |
| 38 | 508 | 5 | 1 BHK | 441 | 41 | 482 | 530 | 18280 | 88,10,960.00 | 90,75,289.00 | 19000 | 16,96,640 |
| 39 | 601 | 6 | 1 BHK | 433 | 16 | 449 | 494 | 18350 | 82,39,150.00 | 84,86,325.00 | 17500 | 15,80,480 |
| 40 | 602 | 6 | 2 BHK | 599 | 16 | 615 | 677 | 18350 | 1,12,85,250.00 | 1,16,23,808.00 | 24000 | 21,64,800 |
| 41 | 603 | 6 | 1 BHK | 432 | 16 | 448 | 493 | 18350 | 82,20,800.00 | 84,67,424.00 | 17500 | 15,76,960 |
| 42 | 604 | 6 | 1 BHK | 433 | 16 | 449 | 494 | 18350 | 82,39,150.00 | 84,86,325.00 | 17500 | 15,80,480 |
| 43 | 605 | 6 | 1 BHK | 433 | 16 | 449 | 494 | 18350 | 82,39,150.00 | 84,86,325.00 | 17500 | 15,80,480 |
| 44 | 606 | 6 | 2 BHK | 602 | 16 | 618 | 680 | 18350 | 1,13,40,300.00 | 1,16,80,509.00 | 24500 | 21,75,360 |
| 45 | 607 | 6 | 2 BHK | 602 | 16 | 618 | 680 | 18350 | 1,13,40,300.00 | 1,16,80,509.00 | 24500 | 21,75,360 |
| 46 | 608 | 6 | 1 BHK | 433 | 16 | 449 | 494 | 18350 | 82,39,150.00 | 84,86,325.00 | 17500 | 15,80,480 |
| 47 | 701 | 7 | 1 BHK | 441 | 41 | 482 | 530 | 18420 | 88,78,440.00 | 91,44,793.00 | 19000 | 16,96,640 |
| 48 | 702 | 7 | 2 BHK | 607 | 41 | 648 | 713 | 18420 | 1,19,36,160.00 | 1,22,94,245.00 | 25500 | 22,80,960 |
| 49 | 703 | 7 | 1 BHK | 439 | 41 | 480 | 528 | 18420 | 88,41,600.00 | 91,06,848.00 | 19000 | 16,89,600 |
| 50 | 704 | 7 | 1 BHK | 441 | 41 | 482 | 530 | 18420 | 88,78,440.00 | 91,44,793.00 | 19000 | 16,96,640 |
| 51 | 705 | 7 | 1 BHK | 441 | 41 | 482 | 530 | 18420 | 88,78,440.00 | 91,44,793.00 | 19000 | 16,96,640 |
| 52 | 706 | 7 | 2 BHK | 610 | 41 | 651 | 716 | 18420 | 1,19,91,420.00 | 1,23,51,163.00 | 25500 | 22,91,520 |
| 53 | 707 | 7 | 2 BHK | 610 | 41 | 651 | 716 | 18420 | 1,19,91,420.00 | 1,23,51,163.00 | 25500 | 22,91,520 |
| 54 | 708 | 7 | 1 BHK | 441 | 41 | 482 | 530 | 18420 | 88,78,440.00 | 91,44,793.00 | 19000 | 16,96,640 |
| 55 | 801 | 8 | 1 BHK | 433 | 16 | 449 | 494 | 18490 | 83,02,010.00 | 85,51,070.00 | 18000 | 15,80,480 |
| 56 | 802 | 8 | 2 BHK | 599 | 16 | 615 | 677 | 18490 | 1,13,71,350.00 | 1,17,12,491.00 | 24500 | 21,64,800 |
| 57 | 803 | 8 | 1 BHK | 432 | 16 | 448 | 493 | 18490 | 82,83,520.00 | 85,32,026.00 | 18000 | 15,76,960 |
| 58 | 804 | 8 | 1 BHK | 433 | 16 | 449 | 494 | 18490 | 83,02,010.00 | 85,51,070.00 | 18000 | 15,80,480 |
| 59 | 807 | 8 | 2 BHK | 602 | 16 | 618 | 680 | 18490 | 1,14,26,820.00 | 1,17,69,625.00 | 24500 | 21,75,360 |
| 60 | 808 | 8 | 1 BHK | 433 | 16 | 449 | 494 | 18490 | 83,02,010.00 | 85,51,070.00 | 18000 | 15,80,480 |
| 61 | 901 | 9 | 1 BHK | 441 | 41 | 482 | 530 | 18560 | 89,45,920.00 | 92,14,298.00 | 19000 | 16,96,640 |
| 62 | 902 | 9 | 2 BHK | 607 | 41 | 648 | 713 | 18560 | 1,20,26,880.00 | 1,23,87,686.00 | 26000 | 22,80,960 |
| 63 | 903 | 9 | 1 BHK | 439 | 41 | 480 | 528 | 18560 | 89,08,800.00 | 91,76,064.00 | 19000 | 16,89,600 |
| 64 | 904 | 9 | 1 BHK | 441 | 41 | 482 | 530 | 18560 | 89,45,920.00 | 92,14,298.00 | 19000 | 16,96,640 |
| 65 | 905 | 9 | 1 BHK | 441 | 41 | 482 | 530 | 18560 | 89,45,920.00 | 92,14,298.00 | 19000 | 16,96,640 |
| 66 | 906 | 9 | 2 BHK | 610 | 41 | 651 | 716 | 18560 | 1,20,82,560.00 | 1,24,45,037.00 | 26000 | 22,91,520 |
| 67 | 907 | 9 | 2 BHK | 610 | 41 | 651 | 716 | 18560 | 1,20,82,560.00 | 1,24,45,037.00 | 26000 | 22,91,520 |
| 68 | 908 | 9 | 1 BHK | 441 | 41 | 482 | 530 | 18560 | 89,45,920.00 | 92,14,298.00 | 19000 | 16,96,640 |
| 69 | 1001 | 10 | 1 BHK | 433 | 16 | 449 | 494 | 18630 | 83,64,870.00 | 86,15,816.00 | 18000 | 15,80,480 |

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 70 | 1002 | 10 | 2 BHK | 599 | 16 | 615 | 677 | 18630 | 1,14,57,450.00 | 1,18,01,174.00 | 24500 | 21,64,800 |
| 71 | 1003 | 10 | 1 BHK | 432 | 16 | 448 | 493 | 18630 | 83,46,240.00 | 85,96,627.00 | 18000 | 15,76,960 |
| 72 | 1004 | 10 | 1 BHK | 433 | 16 | 449 | 494 | 18630 | 83,64,870.00 | 86,15,816.00 | 18000 | 15,80,480 |
| 73 | 1005 | 10 | 1 BHK | 433 | 16 | 449 | 494 | 18630 | 83,64,870.00 | 86,15,816.00 | 18000 | 15,80,480 |
| 74 | 1006 | 10 | 2 BHK | 602 | 16 | 618 | 680 | 18630 | 1,15,13,340.00 | 1,18,58,740.00 | 24500 | 21,75,360 |
| 75 | 1007 | 10 | 2 BHK | 602 | 16 | 618 | 680 | 18630 | 1,15,13,340.00 | 1,18,58,740.00 | 24500 | 21,75,360 |
| 76 | 1008 | 10 | 1 BHK | 433 | 16 | 449 | 494 | 18630 | 83,64,870.00 | 86,15,816.00 | 18000 | 15,80,480 |
| 77 | 1101 | 11 | 1 BHK | 441 | 41 | 482 | 530 | 18700 | 90,13,400.00 | 92,83,802.00 | 19500 | 16,96,640 |
| 78 | 1102 | 11 | 2 BHK | 607 | 41 | 648 | 713 | 18700 | 1,21,17,600.00 | 1,24,81,128.00 | 26000 | 22,80,960 |
| 79 | 1103 | 11 | 1 BHK | 439 | 41 | 480 | 528 | 18700 | 89,76,000.00 | 92,45,280.00 | 19500 | 16,89,600 |
| 80 | 1104 | 11 | 1 BHK | 441 | 41 | 482 | 530 | 18700 | 90,13,400.00 | 92,83,802.00 | 19500 | 16,96,640 |
| 81 | 1105 | 11 | 1 BHK | 441 | 41 | 482 | 530 | 18700 | 90,13,400.00 | 92,83,802.00 | 19500 | 16,96,640 |
| 82 | 1106 | 11 | 2 BHK | 610 | 41 | 651 | 716 | 18700 | 1,21,73,700.00 | 1,25,38,911.00 | 26000 | 22,91,520 |
| 83 | 1107 | 11 | 2 BHK | 610 | 41 | 651 | 716 | 18700 | 1,21,73,700.00 | 1,25,38,911.00 | 26000 | 22,91,520 |
| 84 | 1108 | 11 | 1 BHK | 441 | 41 | 482 | 530 | 18700 | 90,13,400.00 | 92,83,802.00 | 19500 | 16,96,640 |
| 85 | 1201 | 12 | 1 BHK | 433 | 16 | 449 | 494 | 18770 | 84,27,730.00 | 86,80,562.00 | 18000 | 15,80,480 |
| 86 | 1202 | 12 | 2 BHK | 599 | 16 | 615 | 677 | 18770 | 1,15,43,550.00 | 1,18,89,857.00 | 25000 | 21,64,800 |
| 87 | 1203 | 12 | 1 BHK | 432 | 16 | 448 | 493 | 18770 | 84,08,960.00 | 86,61,229.00 | 18000 | 15,76,960 |
| 88 | 1204 | 12 | 1 BHK | 433 | 16 | 449 | 494 | 18770 | 84,27,730.00 | 86,80,562.00 | 18000 | 15,80,480 |
| 89 | 1205 | 12 | 1 BHK | 433 | 16 | 449 | 494 | 18770 | 84,27,730.00 | 86,80,562.00 | 18000 | 15,80,480 |
| 90 | 1206 | 12 | 2 BHK | 602 | 16 | 618 | 680 | 18770 | 1,15,99,860.00 | 1,19,47,856.00 | 25000 | 21,75,360 |
| 91 | 1207 | 12 | 2 BHK | 602 | 16 | 618 | 680 | 18770 | 1,15,99,860.00 | 1,19,47,856.00 | 25000 | 21,75,360 |
| 92 | 1208 | 12 | 1 BHK | 433 | 16 | 449 | 494 | 18770 | 84,27,730.00 | 86,80,562.00 | 18000 | 15,80,480 |
| 93 | 1301 | 13 | 1 BHK | 441 | 41 | 482 | 530 | 18840 | 90,80,880.00 | 93,53,306.00 | 19500 | 16,96,640 |
| 94 | 1302 | 13 | 2 BHK | 607 | 41 | 648 | 713 | 18840 | 1,22,08,320.00 | 1,25,74,570.00 | 26000 | 22,80,960 |
| 95 | 1303 | 13 | 1 BHK | 439 | 41 | 480 | 528 | 18840 | 90,43,200.00 | 93,14,496.00 | 19500 | 16,89,600 |
| 96 | 1304 | 13 | 1 BHK | 441 | 41 | 482 | 530 | 18840 | 90,80,880.00 | 93,53,306.00 | 19500 | 16,96,640 |
| 97 | 1305 | 13 | 1 BHK | 441 | 41 | 482 | 530 | 18840 | 90,80,880.00 | 93,53,306.00 | 19500 | 16,96,640 |
| 98 | 1306 | 13 | 2 BHK | 610 | 41 | 651 | 716 | 18840 | 1,22,64,840.00 | 1,26,32,785.00 | 26500 | 22,91,520 |
| 99 | 1307 | 13 | 2 BHK | 610 | 41 | 651 | 716 | 18840 | 1,22,64,840.00 | 1,26,32,785.00 | 26500 | 22,91,520 |
| 100 | 1308 | 13 | 1 BHK | 441 | 41 | 482 | 530 | 18840 | 90,80,880.00 | 93,53,306.00 | 19500 | 16,96,640 |
| 101 | 1401 | 14 | 1 BHK | 433 | 16 | 449 | 494 | 18910 | 84,90,590.00 | 87,45,308.00 | 18000 | 15,80,480 |
| 102 | 1402 | 14 | 2 BHK | 599 | 16 | 615 | 677 | 18910 | 1,16,29,650.00 | 1,19,78,540.00 | 25000 | 21,64,800 |
| 103 | 1403 | 14 | 1 BHK | 432 | 16 | 448 | 493 | 18910 | 84,71,680.00 | 87,25,830.00 | 18000 | 15,76,960 |
| 104 | 1404 | 14 | 1 BHK | 433 | 16 | 449 | 494 | 18910 | 84,90,590.00 | 87,45,308.00 | 18000 | 15,80,480 |

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 105 | 1405 | 14 | 1 BHK | 433 | 16 | 449 | 494 | 18910 | 84,90,590.00 | 87,45,308.00 | 18000 | 15,80,480 |
| 106 | 1406 | 14 | 2 BHK | 602 | 16 | 618 | 680 | 18910 | 1,16,86,380.00 | 1,20,36,971.00 | 25000 | 21,75,360 |
| 107 | 1407 | 14 | 2 BHK | 602 | 16 | 618 | 680 | 18910 | 1,16,86,380.00 | 1,20,36,971.00 | 25000 | 21,75,360 |
| 108 | 1408 | 14 | 1 BHK | 433 | 16 | 449 | 494 | 18910 | 84,90,590.00 | 87,45,308.00 | 18000 | 15,80,480 |
| 109 | 1501 | 15 | 1 BHK | 441 | 41 | 482 | 530 | 18980 | 91,48,360.00 | 94,22,811.00 | 19500 | 16,96,640 |
| 110 | 1502 | 15 | 2 BHK | 607 | 41 | 648 | 713 | 18980 | 1,22,99,040.00 | 1,26,68,011.00 | 26500 | 22,80,960 |
| 111 | 1503 | 15 | 1 BHK | 439 | 41 | 480 | 528 | 18980 | 91,10,400.00 | 93,83,712.00 | 19500 | 16,89,600 |
| 112 | 1504 | 15 | 1 BHK | 441 | 41 | 482 | 530 | 18980 | 91,48,360.00 | 94,22,811.00 | 19500 | 16,96,640 |
| 113 | 1507 | 15 | 2 BHK | 610 | 41 | 651 | 716 | 18980 | 1,23,55,980.00 | 1,27,26,659.00 | 26500 | 22,91,520 |
| 114 | 1508 | 15 | 1 BHK | 441 | 41 | 482 | 530 | 18980 | 91,48,360.00 | 94,22,811.00 | 19500 | 16,96,640 |
| 115 | 1601 | 16 | 1 BHK | 433 | 16 | 449 | 494 | 19050 | 85,53,450.00 | 88,10,054.00 | 18500 | 15,80,480 |
| 116 | 1602 | 16 | 2 BHK | 599 | 16 | 615 | 677 | 19050 | 1,17,15,750.00 | 1,20,67,223.00 | 25000 | 21,64,800 |
| 117 | 1603 | 16 | 1 BHK | 432 | 16 | 448 | 493 | 19050 | 85,34,400.00 | 87,90,432.00 | 18500 | 15,76,960 |
| 118 | 1604 | 16 | 1 BHK | 433 | 16 | 449 | 494 | 19050 | 85,53,450.00 | 88,10,054.00 | 18500 | 15,80,480 |
| 119 | 1605 | 16 | 1 BHK | 433 | 16 | 449 | 494 | 19050 | 85,53,450.00 | 88,10,054.00 | 18500 | 15,80,480 |
| 120 | 1606 | 16 | 2 BHK | 602 | 16 | 618 | 680 | 19050 | 1,17,72,900.00 | 1,21,26,087.00 | 25500 | 21,75,360 |
| 121 | 1607 | 16 | 2 BHK | 602 | 16 | 618 | 680 | 19050 | 1,17,72,900.00 | 1,21,26,087.00 | 25500 | 21,75,360 |
| 122 | 1608 | 16 | 1 BHK | 433 | 16 | 449 | 494 | 19050 | 85,53,450.00 | 88,10,054.00 | 18500 | 15,80,480 |
| 123 | 1701 | 17 | 1 BHK | 441 | 41 | 482 | 530 | 19120 | 92,15,840.00 | 94,92,315.00 | 20000 | 16,96,640 |
| 124 | 1702 | 17 | 2 BHK | 607 | 41 | 648 | 713 | 19120 | 1,23,89,760.00 | 1,27,61,453.00 | 26500 | 22,80,960 |
| 125 | 1703 | 17 | 1 BHK | 439 | 41 | 480 | 528 | 19120 | 91,77,600.00 | 94,52,928.00 | 19500 | 16,89,600 |
| 126 | 1704 | 17 | 1 BHK | 441 | 41 | 482 | 530 | 19120 | 92,15,840.00 | 94,92,315.00 | 20000 | 16,96,640 |
| 127 | 1705 | 17 | 1 BHK | 441 | 41 | 482 | 530 | 19120 | 92,15,840.00 | 94,92,315.00 | 20000 | 16,96,640 |
| 128 | 1706 | 17 | 2 BHK | 610 | 41 | 651 | 716 | 19120 | 1,24,47,120.00 | 1,28,20,534.00 | 26500 | 22,91,520 |
| 129 | 1707 | 17 | 2 BHK | 610 | 41 | 651 | 716 | 19120 | 1,24,47,120.00 | 1,28,20,534.00 | 26500 | 22,91,520 |
| 130 | 1708 | 17 | 1 BHK | 441 | 41 | 482 | 530 | 19120 | 92,15,840.00 | 94,92,315.00 | 20000 | 16,96,640 |
| 131 | 1801 | 18 | 1 BHK | 433 | 16 | 449 | 494 | 19190 | 86,16,310.00 | 88,74,799.00 | 18500 | 15,80,480 |
| 132 | 1802 | 18 | 2 BHK | 599 | 16 | 615 | 677 | 19190 | 1,18,01,850.00 | 1,21,55,906.00 | 25500 | 21,64,800 |
| 133 | 1803 | 18 | 1 BHK | 432 | 16 | 448 | 493 | 19190 | 85,97,120.00 | 88,55,034.00 | 18500 | 15,76,960 |
| 134 | 1804 | 18 | 1 BHK | 433 | 16 | 449 | 494 | 19190 | 86,16,310.00 | 88,74,799.00 | 18500 | 15,80,480 |
| 135 | 1805 | 18 | 1 BHK | 433 | 16 | 449 | 494 | 19190 | 86,16,310.00 | 88,74,799.00 | 18500 | 15,80,480 |
| 136 | 1806 | 18 | 2 BHK | 602 | 16 | 618 | 680 | 19190 | 1,18,59,420.00 | 1,22,15,203.00 | 25500 | 21,75,360 |
| 137 | 1807 | 18 | 2 BHK | 602 | 16 | 618 | 680 | 19190 | 1,18,59,420.00 | 1,22,15,203.00 | 25500 | 21,75,360 |
| 138 | 1808 | 18 | 1 BHK | 433 | 16 | 449 | 494 | 19190 | 86,16,310.00 | 88,74,799.00 | 18500 | 15,80,480 |
| 139 | 1901 | 19 | 1 BHK | 441 | 41 | 482 | 530 | 19260 | 92,83,320.00 | 95,61,820.00 | 20000 | 16,96,640 |

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 140 | 1902 | 19 | 2 BHK | 607 | 41 | 648 | 713 | 19260 | 1,24,80,480.00 | 1,28,54,894.00 | 27000 | 22,80,960 |
| 141 | 1903 | 19 | 1 BHK | 439 | 41 | 480 | 528 | 19260 | 92,44,800.00 | 95,22,144.00 | 20000 | 16,89,600 |
| 142 | 1904 | 19 | 1 BHK | 441 | 41 | 482 | 530 | 19260 | 92,83,320.00 | 95,61,820.00 | 20000 | 16,96,640 |
| 143 | 1905 | 19 | 1 BHK | 441 | 41 | 482 | 530 | 19260 | 92,83,320.00 | 95,61,820.00 | 20000 | 16,96,640 |
| 144 | 1906 | 19 | 2 BHK | 610 | 41 | 651 | 716 | 19260 | 1,25,38,260.00 | 1,29,14,408.00 | 27000 | 22,91,520 |
| 145 | 1907 | 19 | 2 BHK | 610 | 41 | 651 | 716 | 19260 | 1,25,38,260.00 | 1,29,14,408.00 | 27000 | 22,91,520 |
| 146 | 1908 | 19 | 1 BHK | 441 | 41 | 482 | 530 | 19260 | 92,83,320.00 | 95,61,820.00 | 20000 | 16,96,640 |
| 147 | 2001 | 20 | 1 BHK | 433 | 16 | 449 | 494 | 19330 | 86,79,170.00 | 89,39,545.00 | 18500 | 15,80,480 |
| 148 | 2002 | 20 | 2 BHK | 599 | 16 | 615 | 677 | 19330 | 1,18,87,950.00 | 1,22,44,589.00 | 25500 | 21,64,800 |
| 149 | 2003 | 20 | 1 BHK | 432 | 16 | 448 | 493 | 19330 | 86,59,840.00 | 89,19,635.00 | 18500 | 15,76,960 |
| 150 | 2004 | 20 | 1 BHK | 433 | 16 | 449 | 494 | 19330 | 86,79,170.00 | 89,39,545.00 | 18500 | 15,80,480 |
| 151 | 2005 | 20 | 1 BHK | 433 | 16 | 449 | 494 | 19330 | 86,79,170.00 | 89,39,545.00 | 18500 | 15,80,480 |
| 152 | 2006 | 20 | 2 BHK | 602 | 16 | 618 | 680 | 19330 | 1,19,45,940.00 | 1,23,04,318.00 | 25500 | 21,75,360 |
| 153 | 2007 | 20 | 2 BHK | 602 | 16 | 618 | 680 | 19330 | 1,19,45,940.00 | 1,23,04,318.00 | 25500 | 21,75,360 |
| 154 | 2008 | 20 | 1 BHK | 433 | 16 | 449 | 494 | 19330 | 86,79,170.00 | 89,39,545.00 | 18500 | 15,80,480 |
| 155 | 2101 | 21 | 1 BHK | 441 | 41 | 482 | 530 | 19400 | 93,50,800.00 | 96,31,324.00 | 20000 | 16,96,640 |
| 156 | 2102 | 21 | 2 BHK | 611 | 41 | 652 | 717 | 19400 | 1,26,48,800.00 | 1,30,28,264.00 | 27000 | 22,95,040 |
| 157 | 2103 | 21 | 1 BHK | 445 | 41 | 486 | 535 | 19400 | 94,28,400.00 | 97,11,252.00 | 20000 | 17,10,720 |
| 158 | 2104 | 21 | 1 BHK | 441 | 41 | 482 | 530 | 19400 | 93,50,800.00 | 96,31,324.00 | 20000 | 16,96,640 |
| 159 | 2105 | 21 | 1 BHK | 441 | 41 | 482 | 530 | 19400 | 93,50,800.00 | 96,31,324.00 | 20000 | 16,96,640 |
| 160 | 2106 | 21 | 2 BHK | 613 | 41 | 654 | 719 | 19400 | 1,26,87,600.00 | 1,30,68,228.00 | 27000 | 23,02,080 |
| 161 | 2107 | 21 | 2 BHK | 613 | 41 | 654 | 719 | 19400 | 1,26,87,600.00 | 1,30,68,228.00 | 27000 | 23,02,080 |
| 162 | 2108 | 21 | 1 BHK | 441 | 41 | 482 | 530 | 19400 | 93,50,800.00 | 96,31,324.00 | 20000 | 16,96,640 |
| 163 | 2201 | 22 | 1 BHK | 435 | 16 | 451 | 496 | 19470 | 87,80,970.00 | 90,44,399.00 | 19000 | 15,87,520 |
| 164 | 2202 | 22 | 2 BHK | 605 | 16 | 621 | 683 | 19470 | 1,20,90,870.00 | 1,24,53,596.00 | 26000 | 21,85,920 |
| 165 | 2203 | 22 | 1 BHK | 438 | 16 | 454 | 499 | 19470 | 88,39,380.00 | 91,04,561.00 | 19000 | 15,98,080 |
| 166 | 2204 | 22 | 1 BHK | 435 | 16 | 451 | 496 | 19470 | 87,80,970.00 | 90,44,399.00 | 19000 | 15,87,520 |
| 167 | 2207 | 22 | 2 BHK | 605 | 16 | 621 | 683 | 19470 | 1,20,90,870.00 | 1,24,53,596.00 | 26000 | 21,85,920 |
| 168 | 2208 | 22 | 1 BHK | 435 | 16 | 451 | 496 | 19470 | 87,80,970.00 | 90,44,399.00 | 19000 | 15,87,520 |
| 169 | 2301 | 23 | 1 BHK | 441 | 41 | 482 | 530 | 19540 | 94,18,280.00 | 97,00,828.00 | 20000 | 16,96,640 |
| 170 | 2302 | 23 | 2 BHK | 611 | 41 | 652 | 717 | 19540 | 1,27,40,080.00 | 1,31,22,282.00 | 27500 | 22,95,040 |
| 171 | 2303 | 23 | 1 BHK | 445 | 41 | 486 | 535 | 19540 | 94,96,440.00 | 97,81,333.00 | 20500 | 17,10,720 |
| 172 | 2304 | 23 | 1 BHK | 441 | 41 | 482 | 530 | 19540 | 94,18,280.00 | 97,00,828.00 | 20000 | 16,96,640 |
| 173 | 2305 | 23 | 1 BHK | 441 | 41 | 482 | 530 | 19540 | 94,18,280.00 | 97,00,828.00 | 20000 | 16,96,640 |
| 174 | 2306 | 23 | 2 BHK | 613 | 41 | 654 | 719 | 19540 | 1,27,79,160.00 | 1,31,62,535.00 | 27500 | 23,02,080 |



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| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 175 | 2307 | 23 | 2 BHK | 613 | 41 | 654 | 719 | 19540 | 1,27,79,160.00 | 1,31,62,535.00 | 27500 | 23,02,080 |
| 176 | 2308 | 23 | 1 BHK | 441 | 41 | 482 | 530 | 19540 | 94,18,280.00 | 97,00,828.00 | 20000 | 16,96,640 |
| 177 | 2401 | 24 | 1 BHK | 435 | 16 | 451 | 496 | 19610 | 88,44,110.00 | 91,09,433.00 | 19000 | 15,87,520 |
| 178 | 2402 | 24 | 2 BHK | 605 | 16 | 621 | 683 | 19610 | 1,21,77,810.00 | 1,25,43,144.00 | 26000 | 21,85,920 |
| 179 | 2403 | 24 | 1 BHK | 438 | 16 | 454 | 499 | 19610 | 89,02,940.00 | 91,70,028.00 | 19000 | 15,98,080 |
| 180 | 2404 | 24 | 1 BHK | 435 | 16 | 451 | 496 | 19610 | 88,44,110.00 | 91,09,433.00 | 19000 | 15,87,520 |
| 181 | 2405 | 24 | 1 BHK | 435 | 16 | 451 | 496 | 19610 | 88,44,110.00 | 91,09,433.00 | 19000 | 15,87,520 |
| 182 | 2406 | 24 | 2 BHK | 605 | 16 | 621 | 683 | 19610 | 1,21,77,810.00 | 1,25,43,144.00 | 26000 | 21,85,920 |
| 183 | 2407 | 24 | 2 BHK | 605 | 16 | 621 | 683 | 19610 | 1,21,77,810.00 | 1,25,43,144.00 | 26000 | 21,85,920 |
| 184 | 2408 | 24 | 1 BHK | 435 | 16 | 451 | 496 | 19610 | 88,44,110.00 | 91,09,433.00 | 19000 | 15,87,520 |
| 185 | 2501 | 25 | 1 BHK | 441 | 41 | 482 | 530 | 19680 | 94,85,760.00 | 97,70,333.00 | 20500 | 16,96,640 |
| 186 | 2502 | 25 | 2 BHK | 611 | 41 | 652 | 717 | 19680 | 1,28,31,360.00 | 1,32,16,301.00 | 27500 | 22,95,040 |
| 187 | 2503 | 25 | 1 BHK | 445 | 41 | 486 | 535 | 19680 | 95,64,480.00 | 98,51,414.00 | 20500 | 17,10,720 |
| 188 | 2504 | 25 | 1 BHK | 441 | 41 | 482 | 530 | 19680 | 94,85,760.00 | 97,70,333.00 | 20500 | 16,96,640 |
| 189 | 2505 | 25 | 1 BHK | 441 | 41 | 482 | 530 | 19680 | 94,85,760.00 | 97,70,333.00 | 20500 | 16,96,640 |
| 190 | 2506 | 25 | 2 BHK | 613 | 41 | 654 | 719 | 19680 | 1,28,70,720.00 | 1,32,56,842.00 | 27500 | 23,02,080 |
| 191 | 2507 | 25 | 2 BHK | 613 | 41 | 654 | 719 | 19680 | 1,28,70,720.00 | 1,32,56,842.00 | 27500 | 23,02,080 |
| 192 | 2508 | 25 | 1 BHK | 441 | 41 | 482 | 530 | 19680 | 94,85,760.00 | 97,70,333.00 | 20500 | 16,96,640 |
| 193 | 2601 | 26 | 1 BHK | 435 | 16 | 451 | 496 | 19750 | 89,07,250.00 | 91,74,468.00 | 19000 | 15,87,520 |
| 194 | 2602 | 26 | 2 BHK | 605 | 16 | 621 | 683 | 19750 | 1,22,64,750.00 | 1,26,32,693.00 | 26500 | 21,85,920 |
| 195 | 2603 | 26 | 1 BHK | 438 | 16 | 454 | 499 | 19750 | 89,66,500.00 | 92,35,495.00 | 19000 | 15,98,080 |
| 196 | 2604 | 26 | 1 BHK | 435 | 16 | 451 | 496 | 19750 | 89,07,250.00 | 91,74,468.00 | 19000 | 15,87,520 |
| 197 | 2605 | 26 | 1 BHK | 435 | 16 | 451 | 496 | 19750 | 89,07,250.00 | 91,74,468.00 | 19000 | 15,87,520 |
| 198 | 2606 | 26 | 2 BHK | 605 | 16 | 621 | 683 | 19750 | 1,22,64,750.00 | 1,26,32,693.00 | 26500 | 21,85,920 |
| 199 | 2607 | 26 | 2 BHK | 605 | 16 | 621 | 683 | 19750 | 1,22,64,750.00 | 1,26,32,693.00 | 26500 | 21,85,920 |
| 200 | 2608 | 26 | 1 BHK | 435 | 16 | 451 | 496 | 19750 | 89,07,250.00 | 91,74,468.00 | 19000 | 15,87,520 |
| 201 | 2701 | 27 | 1 BHK | 441 | 41 | 482 | 530 | 19820 | 95,53,240.00 | 98,39,837.00 | 20500 | 16,96,640 |
| 202 | 2702 | 27 | 2 BHK | 611 | 41 | 652 | 717 | 19820 | 1,29,22,640.00 | 1,33,10,319.00 | 27500 | 22,95,040 |
| 203 | 2703 | 27 | 1 BHK | 445 | 41 | 486 | 535 | 19820 | 96,32,520.00 | 99,21,496.00 | 20500 | 17,10,720 |
| 204 | 2704 | 27 | 1 BHK | 441 | 41 | 482 | 530 | 19820 | 95,53,240.00 | 98,39,837.00 | 20500 | 16,96,640 |
| 205 | 2705 | 27 | 1 BHK | 441 | 41 | 482 | 530 | 19820 | 95,53,240.00 | 98,39,837.00 | 20500 | 16,96,640 |
| 206 | 2706 | 27 | 2 BHK | 613 | 41 | 654 | 719 | 19820 | 1,29,62,280.00 | 1,33,51,148.00 | 28000 | 23,02,080 |
| 207 | 2707 | 27 | 2 BHK | 613 | 41 | 654 | 719 | 19820 | 1,29,62,280.00 | 1,33,51,148.00 | 28000 | 23,02,080 |
| 208 | 2708 | 27 | 1 BHK | 441 | 41 | 482 | 530 | 19820 | 95,53,240.00 | 98,39,837.00 | 20500 | 16,96,640 |
| 209 | 2801 | 28 | 1 BHK | 435 | 16 | 451 | 496 | 19890 | 89,70,390.00 | 92,39,502.00 | 19000 | 15,87,520 |
| 210 | 2802 | 28 | 2 BHK | 605 | 16 | 621 | 683 | 19890 | 1,23,51,690.00 | 1,27,22,241.00 | 26500 | 21,85,920 |
| 211 | 2803 | 28 | 1 BHK | 438 | 16 | 454 | 499 | 19890 | 90,30,060.00 | 93,00,962.00 | 19500 | 15,98,080 |
| 212 | 2804 | 28 | 1 BHK | 435 | 16 | 451 | 496 | 19890 | 89,70,390.00 | 92,39,502.00 | 19000 | 15,87,520 |

| Sr. No. | Flat No. | Floor No. | Comp | As per RERA Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 213 | 2805 | 28 | 1 BHK | 435 | 16 | 451 | 496 | 19890 | 89,70,390.00 | 92,39,502.00 | 19000 | 15,87,520 |
| 214 | 2806 | 28 | 2 BHK | 605 | 16 | 621 | 683 | 19890 | 1,23,51,690.00 | 1,27,22,241.00 | 26500 | 21,85,920 |
| 215 | 2807 | 28 | 2 BHK | 605 | 16 | 621 | 683 | 19890 | 1,23,51,690.00 | 1,27,22,241.00 | 26500 | 21,85,920 |
| 216 | 2808 | 28 | 1 BHK | 435 | 16 | 451 | 496 | 19890 | 89,70,390.00 | 92,39,502.00 | 19000 | 15,87,520 |
| Total | | | | 107949 | 6156 | 114105 | 125516 | | 2,16,26,63,070.00 | 2,22,75,42,972.00 | | 40,16,49,600 |

2) Phase I, Building No. 1, D – Wing (Proposed Inventory – Approval Pending):

| Sr. No. | Flat No. | Floor No. | Comp | As per Builder Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|---------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 217 | 2901 | 29 | 1 BHK | 441 | 41 | 482 | 530 | 19960 | 96,20,720.00 | 99,09,342.00 | 20500 | 16,96,640 |
| 218 | 2902 | 29 | 2 BHK | 611 | 41 | 652 | 717 | 19960 | 1,30,13,920.00 | 1,34,04,338.00 | 28000 | 22,95,040 |
| 219 | 2903 | 29 | 1 BHK | 445 | 41 | 486 | 535 | 19960 | 97,00,560.00 | 99,91,577.00 | 21000 | 17,10,720 |
| 220 | 2904 | 29 | 1 BHK | 441 | 41 | 482 | 530 | 19960 | 96,20,720.00 | 99,09,342.00 | 20500 | 16,96,640 |
| 221 | 2907 | 29 | 2 BHK | 613 | 41 | 654 | 719 | 19960 | 1,30,53,840.00 | 1,34,45,455.00 | 28000 | 23,02,080 |
| 222 | 2908 | 29 | 1 BHK | 441 | 41 | 482 | 530 | 19960 | 96,20,720.00 | 99,09,342.00 | 20500 | 16,96,640 |
| 223 | 3001 | 30 | 1 BHK | 435 | 16 | 451 | 496 | 20030 | 90,33,530.00 | 93,04,536.00 | 19500 | 15,87,520 |
| 224 | 3002 | 30 | 2 BHK | 605 | 16 | 621 | 683 | 20030 | 1,24,38,630.00 | 1,28,11,789.00 | 26500 | 21,85,920 |
| 225 | 3003 | 30 | 1 BHK | 438 | 16 | 454 | 499 | 20030 | 90,93,620.00 | 93,66,429.00 | 19500 | 15,98,080 |
| 226 | 3004 | 30 | 1 BHK | 435 | 16 | 451 | 496 | 20030 | 90,33,530.00 | 93,04,536.00 | 19500 | 15,87,520 |
| 227 | 3005 | 30 | 1 BHK | 435 | 16 | 451 | 496 | 20030 | 90,33,530.00 | 93,04,536.00 | 19500 | 15,87,520 |
| 228 | 3006 | 30 | 2 BHK | 605 | 16 | 621 | 683 | 20030 | 1,24,38,630.00 | 1,28,11,789.00 | 26500 | 21,85,920 |
| 229 | 3007 | 30 | 2 BHK | 605 | 16 | 621 | 683 | 20030 | 1,24,38,630.00 | 1,28,11,789.00 | 26500 | 21,85,920 |
| 230 | 3008 | 30 | 1 BHK | 435 | 16 | 451 | 496 | 20030 | 90,33,530.00 | 93,04,536.00 | 19500 | 15,87,520 |
| 231 | 3101 | 31 | 1 BHK | 441 | 41 | 482 | 530 | 20100 | 96,88,200.00 | 99,78,846.00 | 21000 | 16,96,640 |
| 232 | 3102 | 31 | 2 BHK | 611 | 41 | 652 | 717 | 20100 | 1,31,05,200.00 | 1,34,98,356.00 | 28000 | 22,95,040 |
| 233 | 3103 | 31 | 1 BHK | 445 | 41 | 486 | 535 | 20100 | 97,68,600.00 | 1,00,61,658.00 | 21000 | 17,10,720 |
| 234 | 3104 | 31 | 1 BHK | 441 | 41 | 482 | 530 | 20100 | 96,88,200.00 | 99,78,846.00 | 21000 | 16,96,640 |
| 235 | 3105 | 31 | 1 BHK | 441 | 41 | 482 | 530 | 20100 | 96,88,200.00 | 99,78,846.00 | 21000 | 16,96,640 |
| 236 | 3106 | 31 | 2 BHK | 613 | 41 | 654 | 719 | 20100 | 1,31,45,400.00 | 1,35,39,762.00 | 28000 | 23,02,080 |
| 237 | 3107 | 31 | 2 BHK | 613 | 41 | 654 | 719 | 20100 | 1,31,45,400.00 | 1,35,39,762.00 | 28000 | 23,02,080 |
| 238 | 3108 | 31 | 1 BHK | 441 | 41 | 482 | 530 | 20100 | 96,88,200.00 | 99,78,846.00 | 21000 | 16,96,640 |
| 239 | 3201 | 32 | 1 BHK | 435 | 16 | 451 | 496 | 20170 | 90,96,670.00 | 93,69,570.00 | 19500 | 15,87,520 |
| 240 | 3202 | 32 | 2 BHK | 605 | 16 | 621 | 683 | 20170 | 1,25,25,570.00 | 1,29,01,337.00 | 27000 | 21,85,920 |
| 241 | 3203 | 32 | 1 BHK | 438 | 16 | 454 | 499 | 20170 | 91,57,180.00 | 94,31,895.00 | 19500 | 15,98,080 |
| 242 | 3204 | 32 | 1 BHK | 435 | 16 | 451 | 496 | 20170 | 90,96,670.00 | 93,69,570.00 | 19500 | 15,87,520 |
| 243 | 3205 | 32 | 1 BHK | 435 | 16 | 451 | 496 | 20170 | 90,96,670.00 | 93,69,570.00 | 19500 | 15,87,520 |
| 244 | 3206 | 32 | 2 BHK | 605 | 16 | 621 | 683 | 20170 | 1,25,25,570.00 | 1,29,01,337.00 | 27000 | 21,85,920 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Builder Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|---------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 245 | 3207 | 32 | 2 BHK | 605 | 16 | 621 | 683 | 20170 | 1,25,25,570.00 | 1,29,01,337.00 | 27000 | 21,85,920 |
| 246 | 3208 | 32 | 1 BHK | 435 | 16 | 451 | 496 | 20170 | 90,96,670.00 | 93,69,570.00 | 19500 | 15,87,520 |
| 247 | 3301 | 33 | 1 BHK | 441 | 41 | 482 | 530 | 20240 | 97,55,680.00 | 1,00,48,350.00 | 21000 | 16,96,640 |
| 248 | 3302 | 33 | 2 BHK | 611 | 41 | 652 | 717 | 20240 | 1,31,96,480.00 | 1,35,92,374.00 | 28500 | 22,95,040 |
| 249 | 3303 | 33 | 1 BHK | 445 | 41 | 486 | 535 | 20240 | 98,36,640.00 | 1,01,31,739.00 | 21000 | 17,10,720 |
| 250 | 3304 | 33 | 1 BHK | 441 | 41 | 482 | 530 | 20240 | 97,55,680.00 | 1,00,48,350.00 | 21000 | 16,96,640 |
| 251 | 3305 | 33 | 1 BHK | 441 | 41 | 482 | 530 | 20240 | 97,55,680.00 | 1,00,48,350.00 | 21000 | 16,96,640 |
| 252 | 3306 | 33 | 2 BHK | 613 | 41 | 654 | 719 | 20240 | 1,32,36,960.00 | 1,36,34,069.00 | 28500 | 23,02,080 |
| 253 | 3307 | 33 | 2 BHK | 613 | 41 | 654 | 719 | 20240 | 1,32,36,960.00 | 1,36,34,069.00 | 28500 | 23,02,080 |
| 254 | 3308 | 33 | 1 BHK | 441 | 41 | 482 | 530 | 20240 | 97,55,680.00 | 1,00,48,350.00 | 21000 | 16,96,640 |
| 255 | 3401 | 34 | 1 BHK | 435 | 16 | 451 | 496 | 20310 | 91,59,810.00 | 94,34,604.00 | 19500 | 15,87,520 |
| 256 | 3402 | 34 | 2 BHK | 605 | 16 | 621 | 683 | 20310 | 1,26,12,510.00 | 1,29,90,885.00 | 27000 | 21,85,920 |
| 257 | 3403 | 34 | 1 BHK | 438 | 16 | 454 | 499 | 20310 | 92,20,740.00 | 94,97,362.00 | 20000 | 15,98,080 |
| 258 | 3404 | 34 | 1 BHK | 435 | 16 | 451 | 496 | 20310 | 91,59,810.00 | 94,34,604.00 | 19500 | 15,87,520 |
| 259 | 3405 | 34 | 1 BHK | 435 | 16 | 451 | 496 | 20310 | 91,59,810.00 | 94,34,604.00 | 19500 | 15,87,520 |
| 260 | 3406 | 34 | 2 BHK | 605 | 16 | 621 | 683 | 20310 | 1,26,12,510.00 | 1,29,90,885.00 | 27000 | 21,85,920 |
| 261 | 3407 | 34 | 2 BHK | 605 | 16 | 621 | 683 | 20310 | 1,26,12,510.00 | 1,29,90,885.00 | 27000 | 21,85,920 |
| 262 | 3408 | 34 | 1 BHK | 435 | 16 | 451 | 496 | 20310 | 91,59,810.00 | 94,34,604.00 | 19500 | 15,87,520 |
| 263 | 3501 | 35 | 1 BHK | 441 | 41 | 482 | 530 | 20380 | 98,23,160.00 | 1,01,17,855.00 | 21000 | 16,96,640 |
| 264 | 3502 | 35 | 2 BHK | 611 | 41 | 652 | 717 | 20380 | 1,32,87,760.00 | 1,36,86,393.00 | 28500 | 22,95,040 |
| 265 | 3503 | 35 | 1 BHK | 445 | 41 | 486 | 535 | 20380 | 99,04,680.00 | 1,02,01,820.00 | 21500 | 17,10,720 |
| 266 | 3504 | 35 | 1 BHK | 441 | 41 | 482 | 530 | 20380 | 98,23,160.00 | 1,01,17,855.00 | 21000 | 16,96,640 |
| 267 | 3505 | 35 | 1 BHK | 441 | 41 | 482 | 530 | 20380 | 98,23,160.00 | 1,01,17,855.00 | 21000 | 16,96,640 |
| 268 | 3506 | 35 | 2 BHK | 613 | 41 | 654 | 719 | 20380 | 1,33,28,520.00 | 1,37,28,376.00 | 28500 | 23,02,080 |
| 269 | 3507 | 35 | 2 BHK | 613 | 41 | 654 | 719 | 20380 | 1,33,28,520.00 | 1,37,28,376.00 | 28500 | 23,02,080 |
| 270 | 3508 | 35 | 1 BHK | 441 | 41 | 482 | 530 | 20380 | 98,23,160.00 | 1,01,17,855.00 | 21000 | 16,96,640 |
| 271 | 3601 | 36 | 1 BHK | 435 | 16 | 451 | 496 | 20450 | 92,22,950.00 | 94,99,639.00 | 20000 | 15,87,520 |
| 272 | 3602 | 36 | 2 BHK | 605 | 16 | 621 | 683 | 20450 | 1,26,99,450.00 | 1,30,80,434.00 | 27500 | 21,85,920 |
| 273 | 3603 | 36 | 1 BHK | 438 | 16 | 454 | 499 | 20450 | 92,84,300.00 | 95,62,829.00 | 20000 | 15,98,080 |
| 274 | 3604 | 36 | 1 BHK | 435 | 16 | 451 | 496 | 20450 | 92,22,950.00 | 94,99,639.00 | 20000 | 15,87,520 |
| 275 | 3607 | 36 | 2 BHK | 605 | 16 | 621 | 683 | 20450 | 1,26,99,450.00 | 1,30,80,434.00 | 27500 | 21,85,920 |
| 276 | 3608 | 36 | 1 BHK | 435 | 16 | 451 | 496 | 20450 | 92,22,950.00 | 94,99,639.00 | 20000 | 15,87,520 |
| 277 | 3701 | 37 | 1 BHK | 441 | 41 | 482 | 530 | 20520 | 98,90,640.00 | 1,01,87,359.00 | 21000 | 16,96,640 |
| 278 | 3702 | 37 | 2 BHK | 611 | 41 | 652 | 717 | 20520 | 1,33,79,040.00 | 1,37,80,411.00 | 28500 | 22,95,040 |
| 279 | 3703 | 37 | 1 BHK | 445 | 41 | 486 | 535 | 20520 | 99,72,720.00 | 1,02,71,902.00 | 21500 | 17,10,720 |
| 280 | 3704 | 37 | 1 BHK | 441 | 41 | 482 | 530 | 20520 | 98,90,640.00 | 1,01,87,359.00 | 21000 | 16,96,640 |
| 281 | 3705 | 37 | 1 BHK | 441 | 41 | 482 | 530 | 20520 | 98,90,640.00 | 1,01,87,359.00 | 21000 | 16,96,640 |
| 282 | 3706 | 37 | 2 BHK | 613 | 41 | 654 | 719 | 20520 | 1,34,20,080.00 | 1,38,22,682.00 | 29000 | 23,02,080 |
| 283 | 3707 | 37 | 2 BHK | 613 | 41 | 654 | 719 | 20520 | 1,34,20,080.00 | 1,38,22,682.00 | 29000 | 23,02,080 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Builder Carpet Area in Sq. Ft. | As per Builder Balcony / Deck Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|---------------------------------------|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 284 | 3708 | 37 | 1 BHK | 441 | 41 | 482 | 530 | 20520 | 98,90,640.00 | 1,01,87,359.00 | 21000 | 16,96,640 |
| 285 | 3801 | 38 | 1 BHK | 435 | 16 | 451 | 496 | 20590 | 92,86,090.00 | 95,64,673.00 | 20000 | 15,87,520 |
| 286 | 3802 | 38 | 2 BHK | 605 | 16 | 621 | 683 | 20590 | 1,27,86,390.00 | 1,31,69,982.00 | 27500 | 21,85,920 |
| 287 | 3803 | 38 | 1 BHK | 438 | 16 | 454 | 499 | 20590 | 93,47,860.00 | 96,28,296.00 | 20000 | 15,98,080 |
| 288 | 3804 | 38 | 1 BHK | 435 | 16 | 451 | 496 | 20590 | 92,86,090.00 | 95,64,673.00 | 20000 | 15,87,520 |
| 289 | 3805 | 38 | 1 BHK | 435 | 16 | 451 | 496 | 20590 | 92,86,090.00 | 95,64,673.00 | 20000 | 15,87,520 |
| 290 | 3806 | 38 | 2 BHK | 605 | 16 | 621 | 683 | 20590 | 1,27,86,390.00 | 1,31,69,982.00 | 27500 | 21,85,920 |
| 291 | 3807 | 38 | 2 BHK | 605 | 16 | 621 | 683 | 20590 | 1,27,86,390.00 | 1,31,69,982.00 | 27500 | 21,85,920 |
| 292 | 3808 | 38 | 1 BHK | 435 | 16 | 451 | 496 | 20590 | 92,86,090.00 | 95,64,673.00 | 20000 | 15,87,520 |
| 293 | 3901 | 39 | 1 BHK | 441 | 41 | 482 | 530 | 20660 | 99,58,120.00 | 1,02,56,864.00 | 21500 | 16,96,640 |
| 294 | 3902 | 39 | 2 BHK | 611 | 41 | 652 | 717 | 20660 | 1,34,70,320.00 | 1,38,74,430.00 | 29000 | 22,95,040 |
| 295 | 3903 | 39 | 1 BHK | 445 | 41 | 486 | 535 | 20660 | 1,00,40,760.00 | 1,03,41,983.00 | 21500 | 17,10,720 |
| 296 | 3904 | 39 | 1 BHK | 441 | 41 | 482 | 530 | 20660 | 99,58,120.00 | 1,02,56,864.00 | 21500 | 16,96,640 |
| 297 | 3905 | 39 | 1 BHK | 441 | 41 | 482 | 530 | 20660 | 99,58,120.00 | 1,02,56,864.00 | 21500 | 16,96,640 |
| 298 | 3906 | 39 | 2 BHK | 613 | 41 | 654 | 719 | 20660 | 1,35,11,640.00 | 1,39,16,989.00 | 29000 | 23,02,080 |
| 299 | 3907 | 39 | 2 BHK | 613 | 41 | 654 | 719 | 20660 | 1,35,11,640.00 | 1,39,16,989.00 | 29000 | 23,02,080 |
| 300 | 3908 | 39 | 1 BHK | 441 | 41 | 482 | 530 | 20660 | 99,58,120.00 | 1,02,56,864.00 | 21500 | 16,96,640 |
| 301 | 4001 | 40 | 1 BHK | 435 | 16 | 451 | 496 | 20730 | 93,49,230.00 | 96,29,707.00 | 20000 | 15,87,520 |
| 302 | 4002 | 40 | 2 BHK | 605 | 16 | 621 | 683 | 20730 | 1,28,73,330.00 | 1,32,59,530.00 | 27500 | 21,85,920 |
| 303 | 4003 | 40 | 1 BHK | 438 | 16 | 454 | 499 | 20730 | 94,11,420.00 | 96,93,763.00 | 20000 | 15,98,080 |
| 304 | 4004 | 40 | 1 BHK | 435 | 16 | 451 | 496 | 20730 | 93,49,230.00 | 96,29,707.00 | 20000 | 15,87,520 |
| 305 | 4005 | 40 | 1 BHK | 435 | 16 | 451 | 496 | 20730 | 93,49,230.00 | 96,29,707.00 | 20000 | 15,87,520 |
| 306 | 4006 | 40 | 2 BHK | 605 | 16 | 621 | 683 | 20730 | 1,28,73,330.00 | 1,32,59,530.00 | 27500 | 21,85,920 |
| 307 | 4007 | 40 | 2 BHK | 605 | 16 | 621 | 683 | 20730 | 1,28,73,330.00 | 1,32,59,530.00 | 27500 | 21,85,920 |
| 308 | 4008 | 40 | 1 BHK | 435 | 16 | 451 | 496 | 20730 | 93,49,230.00 | 96,29,707.00 | 20000 | 15,87,520 |
| 309 | 4101 | 41 | 1 BHK | 441 | 41 | 482 | 530 | 20800 | 1,00,25,600.00 | 1,03,26,368.00 | 21500 | 16,96,640 |
| 310 | 4102 | 41 | 2 BHK | 611 | 41 | 652 | 717 | 20800 | 1,35,61,600.00 | 1,39,68,448.00 | 29000 | 22,95,040 |
| 311 | 4103 | 41 | 1 BHK | 445 | 41 | 486 | 535 | 20800 | 1,01,08,800.00 | 1,04,12,064.00 | 21500 | 17,10,720 |
| 312 | 4104 | 41 | 1 BHK | 441 | 41 | 482 | 530 | 20800 | 1,00,25,600.00 | 1,03,26,368.00 | 21500 | 16,96,640 |
| 313 | 4105 | 41 | 1 BHK | 441 | 41 | 482 | 530 | 20800 | 1,00,25,600.00 | 1,03,26,368.00 | 21500 | 16,96,640 |
| 314 | 4106 | 41 | 2 BHK | 613 | 41 | 654 | 719 | 20800 | 1,36,03,200.00 | 1,40,11,296.00 | 29000 | 23,02,080 |
| 315 | 4107 | 41 | 2 BHK | 613 | 41 | 654 | 719 | 20800 | 1,36,03,200.00 | 1,40,11,296.00 | 29000 | 23,02,080 |
| 316 | 4108 | 41 | 1 BHK | 441 | 41 | 482 | 530 | 20800 | 1,00,25,600.00 | 1,03,26,368.00 | 21500 | 16,96,640 |
| Total | | | | 50186 | 2950 | 53136 | 58450 | | 1,08,33,13,760.00 | 1,11,58,13,178.00 | | 18,70,38,720 |



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Summary of the Project:

| Particulars | Comp. | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|---|---------------------------|-----------------------|------------------------|--------------------------|--|--|
| Approved | 1 BHK - 136 2 BHK - 80 | 216 | 114105 | 125516 | 2,16,26,63,070.00 | 2,22,75,42,972.00 |
| Proposed | 1 BHK - 63 2 BHK - 37 | 100 | 53136 | 58450 | 1,08,33,13,760.00 | 1,11,58,13,178.00 |
| Total | | 316 | 167241 | 183966 | 3,24,59,76,830.00 | 3,34,33,56,150.00 |
| Typical Refuge Floor – 8th, 15th, 22nd, 29th & 36th floor - Flat Nos. 5 & 6 | | | | | | |

| Particulars | Market Value (₹) |
|--|-------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 3,24,59,76,830.00 |
| Final Realizable Value After Completion in ₹ | 3,34,33,56,150.00 |
| Cost of Construction (Total Built up area x Rate) 183966 Sq. Ft. x ₹ 3200.00 | 58,86,91,200.00 |

| Building No. / Wing | Percentage of work done as on date | Built up area in Sq. Ft. | Total Cost Of Construction | Cost of construction as of today |
|---------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|
| 1 / D | 05 | 183966 | 58,86,91,200.00 | 2,94,34,560.00 |

| Part – C (Extra Items) | Amount in ₹ |
|---|--|
| 1. Portico | N.A. Building Construction work is in progress |
| 2. Ornamental front door | |
| 3. Sit out / Verandah with steel grills | |
| 4. Overhead water tank | |
| 5. Extra steel / collapsible gates | |
| Total | |

| Part – D (Amenities) | Amount in ₹ |
|------------------------------------|--|
| 1. Wardrobes | N.A. Building Construction work is 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 table attached to the report |
| Part – B | Building | |
| | Land development | |
| Part – C | Compound wall | |
| Part - D | Amenities | |
| Part – E | Pavement | |
| Part – F | Services | |
| Realizable Value / Fair Market Value as on date in ₹ | | ₹ 3,24,59,76,830.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 3,34,33,56,150.00 |

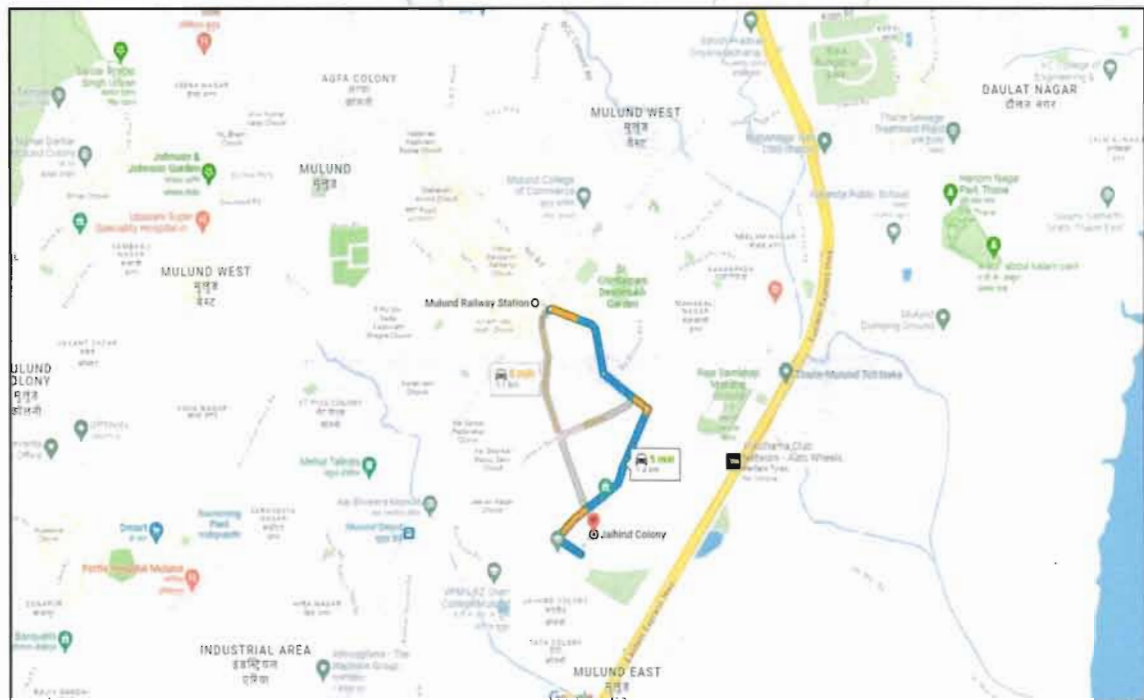
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500 to ₹ 21,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°09'49.5"N 72°57'31.4"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.4 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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Year Language

2023/2024 English

Annual Statement of Rates


Selected District मुंबई(उपनगर)

Select Village मुमुंड (पू) - कुर्ना

Search By Survey No Location

Enter Survey No

| उपविभाग | कुली बमीन | निवासी सदनिका | नोंदिस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|---|--------------|------------------|--------|--------|----------|---------------|----------------|
| 124/570 -भुभाग: रेल्वे लाईन व पूर्वे हुनगती मार्ग यामधील सर्व मिळकती. | 67520 | 133330 | 153220 | 224800 | 139250 | चौरस मीटर | मि.टी.एन. नंबर |



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year Language

2023/2024 English

Annual Statement of Rates

Selected District मुंबई(उपनगर)

Select Village मुमुंड (पू) - कुर्ना

Search By Survey No Location

| Select | उपविभाग | कुली बमीन | निवासी सदनिका | नोंदिस | दुकाने | औद्योगिक | एकक (Rs./) |
|----------|---|--------------|------------------|--------|--------|----------|---------------|
| SurveyNo | 124/570 -भुभाग: रेल्वे लाईन व पूर्वे हुनगती मार्ग यामधील सर्व मिळकती. | 67520 | 133330 | 153220 | 224800 | 139250 | चौरस मीटर |
| SurveyNo | 124/571A-भुभाग:CRZ-I क्षेत्रातील समाविष्ट मिळकती. | 19700 | 0 | 0 | 0 | 0 | चौरस मीटर |
| SurveyNo | 124/571B-भुभाग: संकुर विकास योजना 2034 नुसार चे Natural Area या बापर विभागात समाविष्ट मिळकती. | 19700 | 0 | 0 | 0 | 0 | चौरस मीटर |
| SurveyNo | 124/571C -भुभाग-पूर्वे हुनगती मार्गाच्या पूर्वेकडील मूलभूत विभाग क्रमांक 124/571 व 124/571Dमधील मिळकती वसवून असलेला भूभाग | 59750 | 142910 | 164340 | 178830 | 142910 | चौरस मीटर |
| SurveyNo | 124/571D-भुभाग-उत्तरेस व पूर्वेस राव हद्द, रश्मिसेस इन्फिय ड्राईव्ह व नासा व पश्चिमेस पूर्वे हुनगती मार्ग | 70290 | 142910 | 164340 | 178830 | 142910 | चौरस मीटर |

1 2

Survey Number

| |
|--|
| 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1319, 1322, 1489 |
|--|



Sales Instance

| | | |
|---|--|--|
| 1800670 16-10-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office | सूची क्र.2 | दुयम निबंधक सह दु.नि. कुर्ली 2 दस्ता क्रमांक - 18006 2023 नोंदणी Regn.63m |
| गावाचे नाव : मुसुंड | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) नोंदवदता | 11948167 | |
| (3) भाजारभाज/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देणे की परदेशार ते नमूद करावे | 10757517.222 | |
| (4) भू मालक पोस्टाद्वारा व परक्यांक/असत्यास | 1) पारिकेचे नाव-Mumbai Ma.aa.pn इतर वर्णन सवदिका नं: फ्लॉट नं: 4006, माळा नं: 40 वा मजला, इमारतीचे नाव: सावित्रा,विंग डी.बिल्डिंग नं. 1. ब्लॉक नं: प्रोजेक्ट सुप्रिमो फेस 1.केळकर कॉलेज जवळ. रोड : 90 फीट रोड मुसुंड पूर्व मुंबई 400081. इतर माहिती: सदर मिळकत ही मौजे मुसुंड पूर्व सि.टी.एस. नं: 1289(पार्ट),1290(पार्ट),1292(पार्ट),1293(पार्ट),1294(पार्ट),1295(पार्ट)आणि 1297(पार्ट)मध्ये आहे.---- फ्लॉट व क्षेत्रफळ 612.75 चौ. फूट रेश कारपेट आणि बाल्कनी डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाल्कनी डेक क्षेत्रफळ 16.36 चौ. फूट कारपेट ---- सोबत एक कार पार्किंग सहीत ----इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number: 1289 (पार्ट), 1290 (पार्ट),1292 (पार्ट),1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट),1296 (पार्ट) आणि 1297 (पार्ट). :)) | |
| (5) क्षेत्रफळ | 66.57 चौ.मीटर | |
| (6)अकारणी किंवा जुडी देण्यात असेल किंवा | | |
| (7) दस्तऐवज करून देणा-या विवहून देण्या-या पक्षकारांचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिबन्धित नाव व पत्ता | 1): नाव-के.जी.विठ्ठलराम एन एन पी तर्फे भण्डारा करण वं. कर्ण तर्फे मुळकार संजय बी. वेंगें डब-54 पत्ता-पॉस्ट नं. अशिक नं 322, माळा नं: 3 वा मजला, इमारतीचे नाव: कॉमर्स इण्डस, ब्लॉक नं. बी.के. एम. कर्ण रोड, रोड नं: 140, एन.एन. रोड, कॉर्ट मुंबई, महाराष्ट्र मुंबई पिन कोड:-400001 पिन नं:-AALFX3429N | |
| (8)दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिबन्धित नाव व पत्ता | 1): नाव-कुमार सुनील वटीत व्हा-41, पत्ता-पॉस्ट नं.पॉस्ट नं 1403, माळा नं. , इमारतीचे नाव: लक्ष्मिता बिल्डिंग, ब्लॉक नं. , रोड नं निमोत नगर, मुसुंड गोरगाव रॉक रोड, डी नॉट जवळ मुसुंड वेंग, मुंबई, महाराष्ट्र, M.C.B.A.I. पिन कोड-400080 पिन नं:-AMRPP3780P | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21.09.2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 21.09.2023 | |
| (11)अनुक्रमिक संखे व पृष्ठ | 18006 2023 | |
| (12)भाजारभाजमार्गी मुद्रांक शुल्क | 716900 | |
| (13)भाजारभाजमार्गी नोंदणी शुल्क | 30000 | |
| (14)नोंद | | |

| | | |
|---|---|--|
| 18213370 16-10-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office | सूची क्र.2 | दुयम निबंधक सह दु.नि. कुर्ली 2 दस्ता क्रमांक - 18215 2023 नोंदणी Regn.63m |
| गावाचे नाव : मुसुंड | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) नोंदवदता | 10661969 | |
| (3) भाजारभाज/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देणे की परदेशार ते नमूद करावे | 70235149.32 | |
| (4) भू मालक पोस्टाद्वारा व परक्यांक/असत्यास | 2) पारिकेचे नाव-Mumbai Ma.aa.pn इतर वर्णन सवदिका नं: फ्लॉट नं: 2002, माळा नं: 20 वा मजला, इमारतीचे नाव: सावित्रा,विंग डी.बिल्डिंग नं. 1. ब्लॉक नं: प्रोजेक्ट सुप्रिमो फेस जवळ. रोड : 90 फीट रोड मुसुंड पूर्व मुंबई 400081. इतर माहिती: सदर फ्लॉट हा मौजे मुसुंड पूर्व सि.टी.एस. नं: 1289(पार्ट),1290(पार्ट),1292(पार्ट),1293(पार्ट),1294(पार्ट),1295(पार्ट) आणि 1297(पार्ट)मध्ये आहे.---- फ्लॉट व क्षेत्रफळ 606.77 चौ. फूट रेश कारपेट आणि बाल्कनी डेक क्षेत्रफळ 24.97 चौ. फूट कारपेट आणि किचन बाल्कनी डेक क्षेत्रफळ 16.36 चौ. फूट एकर पार्किंग सहीत.---- इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number: 1289 (पार्ट), 1290 (पार्ट),1292 (पार्ट),1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट) आणि 1297 (पार्ट). :)) | |
| (5) क्षेत्रफळ | 66.26 चौ.मीटर | |
| (6)अकारणी किंवा जुडी देण्यात असेल किंवा | | |
| (7) दस्तऐवज करून देणा-या विवहून देण्या-या पक्षकारांचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिबन्धित नाव व पत्ता | 1): नाव-के.जी.विठ्ठलराम एन एन पी तर्फे भण्डारा करण वं. कर्ण तर्फे मुळकार संजय बी. वेंगें डब-54 पत्ता-पॉस्ट नं. अशिक नं 322, माळा नं: 3 वा मजला, इमारतीचे नाव: कॉमर्स इण्डस, ब्लॉक नं. बी.के. एम. कर्ण रोड, रोड नं: 140, एन.एन. रोड, कॉर्ट मुंबई, महाराष्ट्र मुंबई पिन कोड:-400001 पिन नं:-AALFX3429N | |
| (8)दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास प्रतिबन्धित नाव व पत्ता | 1): नाव- सनी खिरेबा वेंगा व्हा-49, पत्ता-पॉस्ट नं.पॉस्ट नं 1202, माळा नं: 12वा मजला, इमारतीचे नाव: विलिंग नं. 14, श्रद्धा मिळकत, ब्लॉक नं. , रोड नं: टांगोत नगर, विकोमी पूर्व मुंबई, महाराष्ट्र मुंबई पिन कोड-400064 2): नाव- विठेबा भवनजी वेंगा व्हा-48, पत्ता- पॉस्ट नं.पॉस्ट नं 1202, माळा नं: 12वा मजला, इमारतीचे नाव: विलिंग नं. 14, श्रद्धा मिळकत, ब्लॉक नं. , रोड नं: टांगोत नगर, विकोमी पूर्व मुंबई, महाराष्ट्र मुंबई पिन कोड-400064 | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25.09.2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 25.09.2023 | |
| (11)अनुक्रमिक संखे व पृष्ठ | 18215 2023 | |
| (12)भाजारभाजमार्गी मुद्रांक शुल्क | 639800 | |
| (13)भाजारभाजमार्गी नोंदणी शुल्क | 30000 | |



Price Indicators

HOUSING.com Mumbai

₹1.25 Cr - 2.8 Cr
Savita Drive
Mulund East, Central Mumbai Suburb, Mumbai
1.2 BHK Apartments

₹87.92 L - 1.45 Cr
Akhilay Akashraj Impartion
Mulund East, Central Mumbai Suburb, Mumbai
1.2 BHK Apartments

www.Mumbai24x7.com/Neelam-Supremo-Phase-I-Salvia-D-Wing/

Neelam Supremo Phase I Salvia D Wing
By NEELAM REALTORS
Mulund East, Central Mumbai Suburb, Mumbai

₹91 L - 1.38 Cr | ₹18.42/sq.ft
EMI starts at ₹45.18 k

Contact Developer

Project Image

| Configuration | Area (sq.ft) | Price (₹) |
|---------------|--------------|-----------|
| 1.2 BHK | 482 | 91.00 |
| 1.5 BHK | 650 | 1.38 |
| 2 BHK | 850 | 1.80 |
| 2.5 BHK | 1100 | 2.50 |
| 3 BHK | 1400 | 3.50 |
| 3.5 BHK | 1700 | 4.50 |
| 4 BHK | 2000 | 5.50 |
| 4.5 BHK | 2300 | 6.50 |
| 5 BHK | 2600 | 7.50 |
| 5.5 BHK | 2900 | 8.50 |
| 6 BHK | 3200 | 9.50 |
| 6.5 BHK | 3500 | 10.50 |
| 7 BHK | 3800 | 11.50 |
| 7.5 BHK | 4100 | 12.50 |
| 8 BHK | 4400 | 13.50 |
| 8.5 BHK | 4700 | 14.50 |
| 9 BHK | 5000 | 15.50 |
| 9.5 BHK | 5300 | 16.50 |
| 10 BHK | 5600 | 17.50 |
| 10.5 BHK | 5900 | 18.50 |
| 11 BHK | 6200 | 19.50 |
| 11.5 BHK | 6500 | 20.50 |
| 12 BHK | 6800 | 21.50 |
| 12.5 BHK | 7100 | 22.50 |
| 13 BHK | 7400 | 23.50 |
| 13.5 BHK | 7700 | 24.50 |
| 14 BHK | 8000 | 25.50 |
| 14.5 BHK | 8300 | 26.50 |
| 15 BHK | 8600 | 27.50 |
| 15.5 BHK | 8900 | 28.50 |
| 16 BHK | 9200 | 29.50 |
| 16.5 BHK | 9500 | 30.50 |
| 17 BHK | 9800 | 31.50 |
| 17.5 BHK | 10100 | 32.50 |
| 18 BHK | 10400 | 33.50 |
| 18.5 BHK | 10700 | 34.50 |
| 19 BHK | 11000 | 35.50 |
| 19.5 BHK | 11300 | 36.50 |
| 20 BHK | 11600 | 37.50 |
| 20.5 BHK | 11900 | 38.50 |
| 21 BHK | 12200 | 39.50 |
| 21.5 BHK | 12500 | 40.50 |
| 22 BHK | 12800 | 41.50 |
| 22.5 BHK | 13100 | 42.50 |
| 23 BHK | 13400 | 43.50 |
| 23.5 BHK | 13700 | 44.50 |
| 24 BHK | 14000 | 45.50 |
| 24.5 BHK | 14300 | 46.50 |
| 25 BHK | 14600 | 47.50 |
| 25.5 BHK | 14900 | 48.50 |
| 26 BHK | 15200 | 49.50 |
| 26.5 BHK | 15500 | 50.50 |
| 27 BHK | 15800 | 51.50 |
| 27.5 BHK | 16100 | 52.50 |
| 28 BHK | 16400 | 53.50 |
| 28.5 BHK | 16700 | 54.50 |
| 29 BHK | 17000 | 55.50 |
| 29.5 BHK | 17300 | 56.50 |
| 30 BHK | 17600 | 57.50 |
| 30.5 BHK | 17900 | 58.50 |
| 31 BHK | 18200 | 59.50 |
| 31.5 BHK | 18500 | 60.50 |
| 32 BHK | 18800 | 61.50 |
| 32.5 BHK | 19100 | 62.50 |
| 33 BHK | 19400 | 63.50 |
| 33.5 BHK | 19700 | 64.50 |
| 34 BHK | 20000 | 65.50 |
| 34.5 BHK | 20300 | 66.50 |
| 35 BHK | 20600 | 67.50 |
| 35.5 BHK | 20900 | 68.50 |
| 36 BHK | 21200 | 69.50 |
| 36.5 BHK | 21500 | 70.50 |
| 37 BHK | 21800 | 71.50 |
| 37.5 BHK | 22100 | 72.50 |
| 38 BHK | 22400 | 73.50 |
| 38.5 BHK | 22700 | 74.50 |
| 39 BHK | 23000 | 75.50 |
| 39.5 BHK | 23300 | 76.50 |
| 40 BHK | 23600 | 77.50 |
| 40.5 BHK | 23900 | 78.50 |
| 41 BHK | 24200 | 79.50 |
| 41.5 BHK | 24500 | 80.50 |
| 42 BHK | 24800 | 81.50 |
| 42.5 BHK | 25100 | 82.50 |
| 43 BHK | 25400 | 83.50 |
| 43.5 BHK | 25700 | 84.50 |
| 44 BHK | 26000 | 85.50 |
| 44.5 BHK | 26300 | 86.50 |
| 45 BHK | 26600 | 87.50 |
| 45.5 BHK | 26900 | 88.50 |
| 46 BHK | 27200 | 89.50 |
| 46.5 BHK | 27500 | 90.50 |
| 47 BHK | 27800 | 91.50 |
| 47.5 BHK | 28100 | 92.50 |
| 48 BHK | 28400 | 93.50 |
| 48.5 BHK | 28700 | 94.50 |
| 49 BHK | 29000 | 95.50 |
| 49.5 BHK | 29300 | 96.50 |
| 50 BHK | 29600 | 97.50 |
| 50.5 BHK | 29900 | 98.50 |
| 51 BHK | 30200 | 99.50 |
| 51.5 BHK | 30500 | 100.50 |
| 52 BHK | 30800 | 101.50 |
| 52.5 BHK | 31100 | 102.50 |
| 53 BHK | 31400 | 103.50 |
| 53.5 BHK | 31700 | 104.50 |
| 54 BHK | 32000 | 105.50 |
| 54.5 BHK | 32300 | 106.50 |
| 55 BHK | 32600 | 107.50 |
| 55.5 BHK | 32900 | 108.50 |
| 56 BHK | 33200 | 109.50 |
| 56.5 BHK | 33500 | 110.50 |
| 57 BHK | 33800 | 111.50 |
| 57.5 BHK | 34100 | 112.50 |
| 58 BHK | 34400 | 113.50 |
| 58.5 BHK | 34700 | 114.50 |
| 59 BHK | 35000 | 115.50 |
| 59.5 BHK | 35300 | 116.50 |
| 60 BHK | 35600 | 117.50 |
| 60.5 BHK | 35900 | 118.50 |
| 61 BHK | 36200 | 119.50 |
| 61.5 BHK | 36500 | 120.50 |
| 62 BHK | 36800 | 121.50 |
| 62.5 BHK | 37100 | 122.50 |
| 63 BHK | 37400 | 123.50 |
| 63.5 BHK | 37700 | 124.50 |
| 64 BHK | 38000 | 125.50 |
| 64.5 BHK | 38300 | 126.50 |
| 65 BHK | 38600 | 127.50 |
| 65.5 BHK | 38900 | 128.50 |
| 66 BHK | 39200 | 129.50 |
| 66.5 BHK | 39500 | 130.50 |
| 67 BHK | 39800 | 131.50 |
| 67.5 BHK | 40100 | 132.50 |
| 68 BHK | 40400 | 133.50 |
| 68.5 BHK | 40700 | 134.50 |
| 69 BHK | 41000 | 135.50 |
| 69.5 BHK | 41300 | 136.50 |
| 70 BHK | 41600 | 137.50 |
| 70.5 BHK | 41900 | 138.50 |

1.2 BHK Apartment Configurations

Dec. 2029 Possession Starts

₹18.42 ₹/sq.ft Avg. Price

420.00 sq.ft. - 830.00 sq.ft. Carpet Area Sizes

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund East > 1 BHK Flats for Sale in Mulund East > 810 Sq.ft

₹90.0 Lac EMI-₹4.5k | Can I afford it?

1 BHK 810 Sq. ft Flat For Sale **Mulund East, Mumbai**

1 Bed 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 482 sqft - ₹18.672/sqft

Floor: 10 (Out of 45 Floors)

Lifts: 4

Developer: **Neelam Realtors**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Supremo Phase I Salvia D Wing**

Facing: **East**

Car Parking: **1 Covered**

Contact Agent Get Phone No.

More Details

Price Breakup: ₹90 Lac | ₹4,50,000 Approx. Registration Charges | ₹4,000 Monthly

Booking Amount: ₹1.0 Lac

Address: **Mulund East, Mumbai, Mulund East, Mumbai - Central Mumbai, Maharashtra**

Landmarks: **Mulund East**

Price Indicators

Ghar.tv Select City ▾ Search
Post Property Post Requirement

Property in Mumbai / Property in Mulund East / 1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

RERA 0% Brokerage

₹ 80.00 Lacs
₹ 18736 / Sq.ft

Jeetendra
Agent

[Contact Now](#)

Configuration
1 BHK
Flat

Bedroom
1

Floor Number
Lower Floor of

Property Code
CHARL288281

Carpet Area
427 Sq.ft

Bathroom
1

Furnishing
Un-Furnished

Posession
New Launch -
Possession Around
December 2029

Balcony
1

RERA No.
P51800050377

Ghar.tv Select City ▾ Search
Post Property Post Requirement

Property in Mumbai / Property in Mulund East / 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

RERA 0% Brokerage

₹ 1.17 Cr
₹ 18736 / Sq.ft

Jeetendra
Agent

[Contact Now](#)

Configuration
2 BHK
Flat

Bedroom
2

Floor Number
Higher Floor of

Property Code
CHARL288285

Carpet Area
627 Sq.ft

Bathroom
2

Furnishing
Un-Furnished

Posession
New Launch -
Possession Around
December 2029

Balcony
1

RERA No.
P51800050377

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Price Indicators

Ghar.tv Select City Search
Post Property Post Requirement

Property in Mumbai / Property in Mulund East / 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

| | | |
|-----------------------------------|---------------------|---|
| Configuration | Carpet Area | Possession |
| 2 BHK Flat | 597 Sq.ft | New Launch - Possession Around December 2029 |
| Bedroom: | Bathroom: | Balcony: |
| 2 | 2 | 1 |
| Floor Number | Furnishing | RERA No |
| Middle Floor of | Un-Furnished | PS1800050377 |
| Property Code: CHARL288284 | | |

₹ 1.12 Cr

₹ 18736 / Sq.ft

Rohit Verma
Agent

Connect Now

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Post Property Post Requirement

Property in Mumbai / Property in Mulund East / 1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing Last updated on 02 Oct 2023

1 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

| | | |
|-----------------------------------|---------------------|---|
| Configuration | Carpet Area | Possession |
| 1 BHK Flat | 460 Sq.ft | New Launch - Possession Around December 2029 |
| Bedroom: | Bathroom: | Balcony: |
| 1 | 1 | 1 |
| Floor Number | Furnishing | RERA No |
| Middle Floor of | Un-Furnished | PS1800050377 |
| Property Code: GHARL288282 | | |

₹ 86.19 Lacs

₹ 18736 / Sq.ft

Times True Properties
Agent

Connect Now

Price Indicators

Ghar.tv Select City Search
Post Property Post Requirement

Property in Mumbai Property in Mulund East 2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Last updated on 02 Oct 2023

2 BHK Flat for Sale in Neelam Supremo Phase I Salvia D Wing
Mulund East, Mumbai - 400081

Building: Neelam Supremo Phase I Salvia D Wing

REDA
0% Brokerage

₹ 1.18 Cr
₹ 18736 / Sq.ft

Ajay R
Agent

Contact Now

| | | |
|---|------------------------------------|---|
| Configuration: 2 BHK Flat | Carpet Area: 631 Sq.ft | Possession: New Launch Possession Around December 2029 |
| Bedroom: 2 | Bathroom: 2 | Balcony: 1 |
| Floor Number: Middle Floor of | Furnishing: Un-Furnished | RERA No: P51800050377 |
| Property Code: GHARL286286 | | |

PROPTIGER Mumbai
Enter a location, quarter, project or RERA ID

Via Property Property - Mumbai Property - Mulund East

PROJECT RERA ID: P51800050377

Neelam Supremo Phase I Salvia D Wing ♥

by Neelam Realtors

Mulund East, Mumbai 📍

1, 2 BHK

Apartment

420 - 630 sq ft

Carpet Area

₹ 91.00 L - ₹ 1.38 Cr

Buyer Price

Price Indicators Projects nearby Locality

Neelam Spiro Tower
 ₹2.7 Cr - 3.5 Cr | ₹9.30 K/sq.ft.
 EMI starts at ₹1.54 Lacs

3 BHK Apartment Configuration
 Ready to Move Possession Status
 ₹9.30 K/sq.ft. Avg. Price
 1476.00 sq.ft. - 1910.00 sq.ft. (Builtup Area)

1 BHK Flat
 ₹95.0 L. EMI starts at ₹47 to ₹

1 BHK Configuration
 1st Dec. 2027 Possession status
 ₹11.88 K/sq.ft. Avg. Price
 800 sq.ft. Build Up Area
 Higher of 41 floors
 East facing Facing
 Unfurnished Furnishing

Price Indicators Projects nearby Locality

NOBROKER

2 BHK Flat In Neelam Passcode Sequel For Sale In Mulund East

₹ 1.36 Crores | ₹ 77,947/Month | 943 sq.ft.

2 Bedroom | 2 Bathroom | 1 Balcony

Oct 14, 2023 | Oct 13, 2023

Neelam Passcode S...

Contact | Book Virtual Visit

Price trends by NBEstimate | Check Now

99acres

Buy | 1 BHK 1 Bath | ₹ 78 Lac

Estimated EMF ₹ 1,62,200

1BHK 1Bath

Built Up area: 456 sq.ft. | Carpet area: 383 sq.ft.

₹ 78 Lac | @ 17,105 per sq.ft.

1 of 1 Floors

1 Bedroom, 1 Bathroom, 1 Balcony

The Kamal Sagar CHS | Jaihind Colony, Central Mumbai suburbs



Price Indicators Projects nearby Locality

NOBROKER My Bookings Find Your Property Sign Up Log In

1 BHK Flat In Triratnadeep Chs For Sale In Mulund East ₹91 Lacs ₹52,156/Month 550 [View Home Loan](#)

Photos Location

1 Bedroom Oct 18, 2023

1 Bathroom Immediately

NA Triratnadeep Chs

Car Full

Contact [Request Availability](#)

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

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2 BHK Flat In Sainath Gardens For Sale In Mulund East ₹1.6 Crores ₹91,703/Month 800 [View Home Loan](#)

Photos Location

2 Bedroom Sep 5, 2023

2 Bathroom Immediately

NA Sainath Gardens

Bike and Car Full

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Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

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 : 17.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=9422b6c4bd35d031edc39e2885913490cf1d3301333
115279617a1805452, postalCode=400069, st=Maharashtra,
serialNumber=412042546d8c1d99832255881c315d1118a2e
394e282e29e127e4258e, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 16:58:59 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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

(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 17.10.2023 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 07.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. K. V. Buildhome Ltd. |
| 2. | Purpose of valuation and appointing authority | As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Officer |
| 4. | Disclosure of Valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | Date of appointment, valuation date and date of report; | Date of Appointment - 07.10.2023 Valuation Date - 17.10.2023 Date of Report - 17.10.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 07.10.2023 |
| 7. | Nature and sources of the information used or relied upon; | Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparative Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs 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 **M/s. K. V. Buildhome Ltd.** 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. K. V. Buildhome Ltd.** 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 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 information 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



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.

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
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2.5.4.20=9822b6c4fa225dc03edcf19c26865913490c0d33da11
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serialNumber=41a56a596ab8cc89862a55a8fcc3feb31f3, uid
2e394e2882e29a327062304c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.17 14:03:30 +05'30'

Auth. Sign.