

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Delta Palm Beach"

"Delta Palm Beach", Proposed Residential Cum Commercial Building on Plot No. 5, Sector -46A, Nerul, Navi Mumbai, Sant Nirankari Marg, Palm Beach Road, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°00'36.4"N 73°00'50.6"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



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

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NAME OF DEVELOPER: M/s. Balaji Corporation

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 **16th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Delta Palm Beach"**, Proposed Residential Cum Commercial Building on Plot No. 5, Sector -46A, Nerul, Navi Mumbai, Sant Nirankari Marg, Palm Beach Road, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India. It is about 1.7 Km. travel distance from Seawood Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Balaji Corporation	
Project Registration Number	Project	RERA Project Number
	Delta Palmbeach	P51700052109
Register office address	M/s. Balaji Corporation Ground Floor 1/2, "Shyam Bungalow", Pushpa Colony, Manchubhai Road, Malad (East), Mumbai, Pin – 400 097, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Ashish Ajani (Builder Person – Mobile No. 8080995670) Mr. Babubhai V. Patel (Chairman – Mobile No. 9323652544 / 022-27560450)	
E – mail ID & Website	babubhai@delta@gmail.com, balajivtimes2@gmail.com www.balaji-group.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Pandurang Shastri Athawale Marg & Neelkanth Residency
On or towards South	Open Plot & Road
On or towards East	Sant Nirankari Marg & Shri Gurudatta CHSL
On or towards West	Service Road / Palm Beach Road



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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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 : 16.10.2023
	b)	Date on which the valuation is made : 30.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Shrikant Kherkar date 05.07.2023
	2.	Copy of Search Report date 22.06.2023 issued by Adv. Shrikant Kherkar
	3.	Copy of NOC from CIDCO No. CIDCO / MTS – I / 8000171489 / 2023 / 156 date 29.03.2023
	4.	Copy of NOC for Transfer No. CIDCO / ESTATE – 1 / 2022 / 8000153925 date 13.06.2022
	5.	Copy of Grant to Permission to change of use from Hotel to Residential + Commercial Letter No. NMMC / NRV / SSNR / 960 / 2022 date 29.03.2022 issued by Navi Mumbai Municipal Corporation
	6.	Copy of Grant to Permission to change of use from Hotel to Residential + Commercial Letter No. CIDCO / M (TS-I) / 2022 / 8000148480 / 153 date 06.04.2022 issued by CIDCO
	7.	Copy of Grant Environment Clearance (EC) No. SIA / MH / INFRA2 / 416277 / 2023 date 26.05.2023 issued by Government of India Ministry of State Environment Impact Assessment Authority (SEIAA), Maharashtra
	8.	Copy of Letter of Intent No. NMMC / TPO / ADTP / 272 / 2023 date 20.01.2023 issued by Adv. Shrikant Kherkar
	9.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 050922 / 670900 date 02.01.2023 issued by Airports Authority of India
	10.	Copy of Fire Brigade Provisional NOC No. 1154 / 2023 date 15.02.2023 issued by Divisional Fire Officer, Navi Mumbai Municipal Corporation
	11.	Copy of MAHARERA Registration Certificate of Project No. P51700052109 issued by Maharashtra Real Estate Regulatory Authority date 24.07.2023. Last Modified date 03.10.2023
	12.	Copy of Commencement Certificate No. NMMC / TPO / BP / 19115 / 2023 date 25.08.2023 issued by Assistant Director of Town Planning, by Navi Mumbai Municipal Corporation
	13.	Copy of Approved Plan No. NRV / A / 19115 / 2023 dated 25.08.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Thirty Five – Sheet No. 1 / 35 to 35/35)
	Approved upto:	
	Wing	Number of Floors
	A to E	2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming

		Pool) + Ground Floor + 1 st to 15 th Upper Floors.																				
	F, G, L & M	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 13 th Upper Floors.																				
	H to K	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 14 th Upper Floors.																				
	Project Name (with address & phone nos.)	: "Delta Palm Beach", Proposed Residential Cum Commercial Building on Plot No. 5, Sector -46A, Nerul, Navi Mumbai, Sant Nirankari Marg, Palm Beach Road, Taluka & Dist. – Thane, PIN – 400 706, 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. Balaji Corporation Address: Ground Floor 1/2, "Shyam Bungalow", Pushpa Colony, Manchubhai Road, Malad (East), Mumbai, Pin – 400 097, State - Maharashtra, Country – India Contact Person : Mr. Ashish Ajani (Builder Person – Mobile No. 8080995670) Mr. Babubhai V. Patel (Chairman – Mobile No. 9323652544 / 022-27560450)																				
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																				
About "Delta Palmbeach" Project: Delta Palm Beach by Delta Realty is an upcoming project (RERA registration number Awaited) in Nerul, Navi Mumbai. It is spread across 6 acres of land. They are offering 2 BHK, 3 BHK, and 4 BHK apartments with different layouts. These flats are a perfect blend of comfort and style. Delta Palm Beach Nerul has 13 towers, with 14 floors each on offer. The RERA registration number of this project is P51700052109. TYPE OF THE BUILDING <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td rowspan="5">Proposed 2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 15th Upper Floors.</td> </tr> <tr> <td>B</td> </tr> <tr> <td>C</td> </tr> <tr> <td>D</td> </tr> <tr> <td>E</td> </tr> <tr> <td>F</td> <td rowspan="2">Proposed 2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 13th Upper Floors.</td> </tr> <tr> <td>G, L & M</td> </tr> <tr> <td>H & K</td> <td rowspan="2">Proposed 2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 14th Upper Floors.</td> </tr> <tr> <td>I & J</td> </tr> </tbody> </table> LEVEL OF COMPLETEION: <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A to M</td> <td>Work not yet started</td> <td>0%</td> </tr> </tbody> </table>			Wing	Number of Floors	A	Proposed 2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 15 th Upper Floors.	B	C	D	E	F	Proposed 2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 13 th Upper Floors.	G, L & M	H & K	Proposed 2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 14 th Upper Floors.	I & J	Wing	Present stage of Construction	Percentage of work completion	A to M	Work not yet started	0%
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DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **June - 2031 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Garden
➤ Club House
➤ Gymnasium
➤ Kids Play Area
➤ Library
➤ Swimming Pool
➤ Jogging Track
➤ Shopping Center
➤ Spa & Massage
➤ Theatre
➤ Yoga & Meditation Area
➤ Cricket Ground
➤ Cafeteria
➤ Barbeque/Party Lawn
➤ Indoor Games

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 5, Sector -46A
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Plot No. 5, Sector -46A, Village - Nerul
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad
7.	Postal address of the property	:	"Delta Palm Beach" , Proposed Residential Cum Commercial Building on Plot No. 5, Sector -46A, Nerul, Navi Mumbai, Sant Nirankari Marg, Palm Beach Road, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India
8.	City / Town	:	Nerul, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban



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10	Coming under Corporation limit / Village Panchayat / Municipality			:	Navi Mumbai Municipal Corporation, Village - Nerul	
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	15.00 Mtr Wide Road	15.00 Mtr Wide Road		Pandurang Shastri Athawale Marg & Neelkanth Residency	
	South	15.00 Mtr Wide Road	15.00 Mtr Wide Road		Open Plot & Road	
	East	Plot No. 5A	Plot No. 5A		Sant Nirankari Marg & Shri Gurudatta CHSL	
	West	15.00 Mtr Wide Road	15.00 Mtr Wide Road		Service Road / Palm Beach Road	
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°00'36.4"N 73°00'50.6"E	
14.	Extent of the site			:	Plot area – 24000.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)			:	Plot area – 24000.00 Sq. M. (As per Approved Plan & 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 not yet started	
II	CHARACTERSTICS OF THE SITE					
1.	Classification of locality			:	Middle class	
2.	Development of surrounding areas			:	Good	
3.	Possibility of frequent flooding/ sub-merging			:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			:	All available near by	
5.	Level of land with topographical conditions			:	Plain	
6.	Shape of land			:	Irregular	
7.	Type of use to which it can be put			:	For residential purpose	
8.	Any usage restriction			:	Residential	
9.	Is plot in town planning approved layout?			:	Copy of Approved Plan No. NRV / A / 19115 / 2023 dated 25.08.2023 issued by Navi Mumbai	

			Municipal Corporation (Number of Copies - Thirty Five – Sheet No. 1 / 35 to 35/35) Approved upto: <table><tr><th>Wing</th><th>Number of Floors</th></tr><tr><td>A to E</td><td>2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 15th Upper Floors.</td></tr><tr><td>F, G, L & M</td><td>2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 13th Upper Floors.</td></tr><tr><td>H to K</td><td>2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 14th Upper Floors.</td></tr></table>	Wing	Number of Floors	A to E	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 15 th Upper Floors.	F, G, L & M	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 13 th Upper Floors.	H to K	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 14 th Upper Floors.
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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.	:	15.00 Mtr. Wide Road								
14.	Is it a Land – Locked land?	:	No								
15.	Water potentiality	:	Municipal Water supply								
16.	Underground sewerage system	:	Connected to Municipal sewer								
17.	Is Power supply is available in the site	:	Yes								
18.	Advantages of the site	:	Located in developed area								
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No								
Part – A (Valuation of land)											
1	Size of plot	:	Plot area – 24000.00 Sq. M. (As per Approved Plan & 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)	:	₹ 1,57,800.00 per Sq. M. for Residential ₹ 68,900.00 per Sq. M. for Land								
5	Assessed / adopted rate of valuation	:	As per table attached to the report								

6	Estimated value of land	:	As per Approved Plan & RERA Certificate																
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)														
			24000	68900	165,36,00,000.00														
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 not yet started																
	c) Year of construction	:	N.A. Building Construction work not yet started																
	d) Number of floors and height of each floor including basement, if any	:																	
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	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 not yet started																
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. NRV / A / 19115 / 2023 dated 25.08.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Thirty Five – Sheet No. 1 / 35 to 35/35)																
	h) Approved map / plan issuing authority	:	Approved upto: <table><tr><th>Wing</th><th>Number of Floors</th></tr><tr><td>A to E</td><td>2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 15th Upper Floors.</td></tr><tr><td>F, G, L & M</td><td>2 Basements (1st & 2nd Floors) + 3rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1st to 13th Upper Floors.</td></tr></table>			Wing	Number of Floors	A to E	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 15 th Upper Floors.	F, G, L & M	2 Basements (1 st & 2 nd Floors) + 3 rd Floor (Part Basement / Part Swimming Pool) + Ground Floor + 1 st to 13 th Upper Floors.								
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Wing - A:**

Sl. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	(Natural Terrace Area 40%) in Sq. Ft.							
1	101	1	4 BHK	2142	453	0	2595	2854	27800	7,21,39,008	7,93,52,909	165500	74,21,495
2	102	1	3 BHK	1503	197	0	1700	1870	27800	4,72,50,692	5,19,75,761	108500	48,61,042
3	103	1	3 BHK	1510	197	267	1974	2171	27800	5,48,77,073	6,03,64,780	126000	56,45,627
4	104	1	4 BHK	2142	453	129	2724	2996	27800	7,57,25,208	8,32,97,729	173500	77,90,435
5	201	2	4 BHK	2142	453	0	2595	2854	27850	7,22,68,755	7,94,95,631	165500	74,21,495
6	202	2	3 BHK	1503	197	0	1700	1870	27850	4,73,35,675	5,20,69,243	108500	48,61,042
7	203	2	3 BHK	1510	197	0	1707	1878	27850	4,75,39,823	5,22,93,805	109000	48,82,007
8	204	2	4 BHK	2142	453	0	2595	2854	27850	7,22,68,755	7,94,95,631	165500	74,21,495
9	301	3	4 BHK	2142	453	0	2595	2854	27900	7,23,98,501	7,96,38,351	166000	74,21,495
10	302	3	3 BHK	1503	197	0	1700	1870	27900	4,74,20,658	5,21,62,724	108500	48,61,042
11	303	3	3 BHK	1510	197	0	1707	1878	27900	4,76,25,173	5,23,87,690	109000	48,82,007
12	304	3	4 BHK	2142	453	0	2595	2854	27900	7,23,98,501	7,96,38,351	166000	74,21,495
13	401	4	4 BHK	2142	453	0	2595	2854	27950	7,25,28,248	7,97,81,073	166000	74,21,495
14	402	4	3 BHK	1503	197	0	1700	1870	27950	4,75,05,641	5,22,56,205	109000	48,61,042
15	403	4	3 BHK	1510	197	0	1707	1878	27950	4,77,10,523	5,24,81,575	109500	48,82,007
16	404	4	4 BHK	2142	453	0	2595	2854	27950	7,25,28,248	7,97,81,073	166000	74,21,495
17	501	5	4 BHK	2142	453	0	2595	2854	28000	7,26,57,994	7,99,23,793	166500	74,21,495
18	502	5	3 BHK	1503	197	0	1700	1870	28000	4,75,90,625	5,23,49,688	109000	48,61,042
19	503	5	3 BHK	1510	197	0	1707	1878	28000	4,77,95,873	5,25,75,460	109500	48,82,007
20	504	5	4 BHK	2142	453	0	2595	2854	28000	7,26,57,994	7,99,23,793	166500	74,21,495
21	601	6	4 BHK	2142	453	0	2595	2854	28050	7,27,87,740	8,00,66,514	167000	74,21,495
22	602	6	3 BHK	1503	197	0	1700	1870	28050	4,76,75,608	5,24,43,169	109500	48,61,042
23	603	6	3 BHK	1510	197	0	1707	1878	28050	4,78,81,222	5,26,69,344	109500	48,82,007
24	604	6	4 BHK	2142	453	0	2595	2854	28050	7,27,87,740	8,00,66,514	167000	74,21,495
25	701	7	4 BHK	2142	453	0	2595	2855	28100	7,29,19,500	8,02,11,450	167000	74,21,700
26	702	7	1 BHK	723	83	0	806	887	28100	2,26,48,600	2,49,13,460	52000	23,05,160
27	703	7	3 BHK	1510	197	0	1707	1878	28100	4,79,66,700	5,27,63,370	110000	48,82,020
28	704	7	4 BHK	2142	453	0	2595	2855	28100	7,29,19,500	8,02,11,450	167000	74,21,700
29	801	8	4 BHK	2142	453	0	2595	2854	28150	7,30,47,233	8,03,51,956	167500	74,21,495
30	802	8	3 BHK	1503	197	0	1700	1870	28150	4,78,45,574	5,26,30,131	109500	48,61,042
31	803	8	3 BHK	1510	197	0	1707	1878	28150	4,80,51,922	5,28,57,114	110000	48,82,007
32	804	8	4 BHK	2142	453	0	2595	2854	28150	7,30,47,233	8,03,51,956	167500	74,21,495
33	901	9	4 BHK	2142	453	0	2595	2854	28200	7,31,76,980	8,04,94,678	167500	74,21,495
34	902	9	3 BHK	1503	197	0	1700	1870	28200	4,79,30,558	5,27,23,614	110000	48,61,042



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	(Natural Terrace Area 40%) in Sq. Ft.							
35	903	9	3 BHK	1510	197	0	1707	1878	28200	4,81,37,272	5,29,50,999	110500	48,82,007
36	904	9	4 BHK	2142	453	0	2595	2854	28200	7,31,76,980	8,04,94,678	167500	74,21,495
37	1001	10	4 BHK	2142	453	0	2595	2854	28250	7,33,06,726	8,06,37,399	168000	74,21,495
38	1002	10	3 BHK	1503	197	0	1700	1870	28250	4,80,15,541	5,28,17,095	110000	48,61,042
39	1003	10	3 BHK	1510	197	0	1707	1878	28250	4,82,22,621	5,30,44,883	110500	48,82,007
40	1004	10	4 BHK	2142	453	0	2595	2854	28250	7,33,06,726	8,06,37,399	168000	74,21,495
41	1101	11	4 BHK	2142	453	0	2595	2854	28300	7,34,36,473	8,07,80,120	168500	74,21,495
42	1102	11	3 BHK	1503	197	0	1700	1870	28300	4,81,00,524	5,29,10,576	110000	48,61,042
43	1103	11	3 BHK	1510	197	0	1707	1878	28300	4,83,07,971	5,31,38,768	110500	48,82,007
44	1104	11	4 BHK	2142	453	0	2595	2854	28300	7,34,36,473	8,07,80,120	168500	74,21,495
45	1201	12	4 BHK	2142	0	0	2142	2356	28350	6,07,25,700	6,67,98,270	139000	61,26,120
46	1202	12	1 BHK	723	0	0	723	795	28350	2,04,97,050	2,25,46,755	47000	20,67,780
47	1203	12	3 BHK	1510	0	0	1510	1661	28350	4,28,08,500	4,70,89,350	98000	43,18,600
48	1204	12	4 BHK	2142	0	0	2142	2356	28350	6,07,25,700	6,67,98,270	139000	61,26,120
49	1301	13	4 BHK	2142	453	0	2595	2854	28400	7,36,95,965	8,10,65,562	169000	74,21,495
50	1302	13	3 BHK	1503	197	0	1700	1870	28400	4,82,70,491	5,30,97,540	110500	48,61,042
51	1303	13	3 BHK	1510	197	0	1707	1878	28400	4,84,78,671	5,33,26,538	111000	48,82,007
52	1304	13	4 BHK	2142	453	0	2595	2854	28400	7,36,95,965	8,10,65,562	169000	74,21,495
53	1401	14	4 BHK	2142	453	0	2595	2854	28450	7,38,25,712	8,12,08,283	169000	74,21,495
54	1402	14	3 BHK	1503	197	0	1700	1870	28450	4,83,55,474	5,31,91,021	111000	48,61,042
55	1403	14	3 BHK	1510	197	0	1707	1878	28450	4,85,64,020	5,34,20,422	111500	48,82,007
56	1404	14	4 BHK	2142	453	0	2595	2854	28450	7,38,25,712	8,12,08,283	169000	74,21,495
57	1501	15	7 BHK	7678	4149	0	11827	13010	28500	33,70,69,500	37,07,76,450	772500	3,38,25,220
Total				108270	20935	396	129601	142561		3,64,88,94,845	4,01,37,84,328		37,06,59,448

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	(Natural Terrace Area 40%) in Sq. Ft.							
1	101	1	3 BHK	1506	195	0	1701	1871	27800	4,72,87,800	5,20,16,580	1,08,500	48,64,860
2	102	1	3 BHK	1506	195	0	1701	1871	27800	4,72,87,800	5,20,16,580	1,08,500	48,64,860
3	103	1	3 BHK	1506	195	272	1973	2170	27800	5,48,49,400	6,03,34,340	1,25,500	56,42,780
4	104	1	3 BHK	1506	195	272	1973	2170	27800	5,48,49,400	6,03,34,340	1,25,500	56,42,780
5	201	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	1,08,500	48,64,860
6	202	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	1,08,500	48,64,860
7	203	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	1,08,500	48,64,860
8	204	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	1,08,500	48,64,860

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
9	301	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	1,09,000	48,64,860
10	302	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	1,09,000	48,64,860
11	303	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	1,09,000	48,64,860
12	304	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	1,09,000	48,64,860
13	401	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	1,09,000	48,64,860
14	402	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	1,09,000	48,64,860
15	403	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	1,09,000	48,64,860
16	404	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	1,09,000	48,64,860
17	501	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	1,09,000	48,64,860
18	502	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	1,09,000	48,64,860
19	503	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	1,09,000	48,64,860
20	504	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	1,09,000	48,64,860
21	601	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	1,09,500	48,64,860
22	602	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	1,09,500	48,64,860
23	603	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	1,09,500	48,64,860
24	604	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	1,09,500	48,64,860
25	701	7	1 BHK	690	134	0	824	906	28100	2,31,54,400	2,54,69,840	53,000	23,56,640
26	702	7	3 BHK	1506	195	0	1701	1871	28100	4,77,98,100	5,25,77,910	1,09,500	48,64,860
27	703	7	3 BHK	1506	195	0	1701	1871	28100	4,77,98,100	5,25,77,910	1,09,500	48,64,860
28	704	7	3 BHK	1506	195	0	1701	1871	28100	4,77,98,100	5,25,77,910	1,09,500	48,64,860
29	801	8	1 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	1,09,500	48,64,860
30	802	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	1,09,500	48,64,860
31	803	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	1,09,500	48,64,860
32	804	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	1,09,500	48,64,860
33	901	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	1,10,000	48,64,860
34	902	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	1,10,000	48,64,860
35	903	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	1,10,000	48,64,860
36	904	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	1,10,000	48,64,860
37	1001	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	1,10,000	48,64,860
38	1002	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	1,10,000	48,64,860
39	1003	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	1,10,000	48,64,860
40	1004	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	1,10,000	48,64,860
41	1101	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	1,10,500	48,64,860
42	1102	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	1,10,500	48,64,860
43	1103	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	1,10,500	48,64,860
44	1104	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	1,10,500	48,64,860
45	1201	12	1 BHK	690	134	0	824	906	28350	2,33,60,400	2,56,96,440	53,500	23,56,640
46	1202	12	3 BHK	1506	195	0	1701	1871	28350	4,82,23,350	5,30,45,685	1,10,500	48,64,860



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
47	1203	12	3 BHK	1506	195	0	1701	1871	28350	4,82,23,350	5,30,45,685	1,10,500	48,64,860
48	1204	12	3 BHK	1506	195	0	1701	1871	28350	4,82,23,350	5,30,45,685	1,10,500	48,64,860
49	1301	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	1,10,500	48,64,860
50	1302	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	1,10,500	48,64,860
51	1303	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	1,10,500	48,64,860
52	1304	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	1,10,500	48,64,860
53	1401	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	1,11,000	48,64,860
54	1402	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	1,11,000	48,64,860
55	1403	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	1,11,000	48,64,860
56	1404	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	1,11,000	48,64,860
57	1501	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	1,11,000	48,64,860
58	1502	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	1,11,000	48,64,860
59	1503	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	1,11,000	48,64,860
60	1504	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	1,11,000	48,64,860
Total				88728	11578	544	100850	110935		2,83,86,05,550	3,12,24,66,105		28,84,31,000

3) Wing - C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1505	195	0	1700	1870	27800	4,72,60,000	5,19,86,000	108500	48,62,000
2	102	1	4 BHK	1633	144	0	1777	1955	27800	4,94,00,779	5,43,40,857	113000	50,82,238
3	103	1	4 BHK	1633	144	246	2023	2225	27800	5,62,36,587	6,18,60,245	129000	57,85,491
4	104	1	3 BHK	1505	195	273	1973	2170	27800	5,48,49,400	6,03,34,340	125500	56,42,780
5	201	2	3 BHK	1505	195	0	1700	1870	27850	4,73,45,000	5,20,79,500	108500	48,62,000
6	202	2	4 BHK	1633	144	0	1777	1955	27850	4,94,89,629	5,44,38,592	113500	50,82,238
7	203	2	4 BHK	1633	144	0	1777	1955	27850	4,94,86,632	5,44,35,295	113500	50,81,931
8	204	2	3 BHK	1505	195	0	1700	1870	27850	4,73,45,000	5,20,79,500	108500	48,62,000
9	301	3	3 BHK	1505	195	0	1700	1870	27900	4,74,30,000	5,21,73,000	108500	48,62,000
10	302	3	4 BHK	1633	144	0	1777	1955	27900	4,95,78,480	5,45,36,328	113500	50,82,238
11	303	3	4 BHK	1633	144	0	1777	1955	27900	4,95,75,477	5,45,33,024	113500	50,81,931
12	304	3	3 BHK	1505	195	0	1700	1870	27900	4,74,30,000	5,21,73,000	108500	48,62,000
13	401	4	3 BHK	1505	195	0	1700	1870	27950	4,75,15,000	5,22,66,500	109000	48,62,000
14	402	4	4 BHK	1633	144	0	1777	1955	27950	4,96,67,330	5,46,34,063	114000	50,82,238
15	403	4	4 BHK	1633	144	0	1777	1955	27950	4,96,64,321	5,46,30,754	114000	50,81,931
16	404	4	3 BHK	1505	195	0	1700	1870	27950	4,75,15,000	5,22,66,500	109000	48,62,000
17	501	5	3 BHK	1505	195	0	1700	1870	28000	4,76,00,000	5,23,60,000	109000	48,62,000

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
18	502	5	4 BHK	1633	144	0	1777	1955	28000	4,97,56,180	5,47,31,798	114000	50,82,238
19	503	5	4 BHK	1633	144	0	1777	1955	28000	4,97,53,166	5,47,28,483	114000	50,81,931
20	504	5	3 BHK	1505	195	0	1700	1870	28000	4,76,00,000	5,23,60,000	109000	48,62,000
21	601	6	3 BHK	1505	195	0	1700	1870	28050	4,76,85,000	5,24,53,500	109500	48,62,000
22	602	6	4 BHK	1633	144	0	1777	1955	28050	4,98,45,031	5,48,29,534	114000	50,82,238
23	603	6	4 BHK	1633	144	0	1777	1955	28050	4,98,42,011	5,48,26,212	114000	50,81,931
24	604	6	3 BHK	1505	195	0	1700	1870	28050	4,76,85,000	5,24,53,500	109500	48,62,000
25	701	7	1 BHK	656	83	0	739	813	28100	2,07,66,539	2,28,43,193	47500	21,13,605
26	702	7	4 BHK	1633	144	0	1777	1955	28100	4,99,33,881	5,49,27,269	114500	50,82,238
27	703	7	4 BHK	1633	144	0	1777	1955	28100	4,99,33,881	5,49,27,269	114500	50,82,238
28	704	7	3 BHK	1505	195	0	1700	1870	28100	4,77,70,000	5,25,47,000	109500	48,62,000
29	801	8	3 BHK	1505	195	0	1700	1870	28150	4,78,55,000	5,26,40,500	109500	48,62,000
30	802	8	4 BHK	1633	144	0	1777	1955	28150	5,00,22,550	5,50,24,805	114500	50,82,220
31	803	8	4 BHK	1633	144	0	1777	1955	28150	5,00,22,550	5,50,24,805	114500	50,82,220
32	804	8	3 BHK	1505	195	0	1700	1870	28150	4,78,55,000	5,26,40,500	109500	48,62,000
33	901	9	3 BHK	1505	195	0	1700	1870	28200	4,79,40,000	5,27,34,000	110000	48,62,000
34	902	9	4 BHK	1633	144	0	1777	1955	28200	5,01,11,400	5,51,22,540	115000	50,82,220
35	903	9	4 BHK	1633	144	0	1777	1955	28200	5,01,11,400	5,51,22,540	115000	50,82,220
36	904	9	3 BHK	1505	195	0	1700	1870	28200	4,79,40,000	5,27,34,000	110000	48,62,000
37	1001	10	3 BHK	1505	195	0	1700	1870	28250	4,80,25,000	5,28,27,500	110000	48,62,000
38	1002	10	4 BHK	1633	144	0	1777	1955	28250	5,02,00,250	5,52,20,275	115000	50,82,220
39	1003	10	4 BHK	1633	144	0	1777	1955	28250	5,02,00,250	5,52,20,275	115000	50,82,220
40	1004	10	3 BHK	1505	195	0	1700	1870	28250	4,80,25,000	5,28,27,500	110000	48,62,000
41	1101	11	3 BHK	1505	195	0	1700	1870	28300	4,81,10,000	5,29,21,000	110500	48,62,000
42	1102	11	4 BHK	1633	144	0	1777	1955	28300	5,02,89,100	5,53,18,010	115000	50,82,220
43	1103	11	4 BHK	1633	144	0	1777	1955	28300	5,02,89,100	5,53,18,010	115000	50,82,220
44	1104	11	3 BHK	1505	195	0	1700	1870	28300	4,81,10,000	5,29,21,000	110500	48,62,000
45	1201	12	1 BHK	656	83	0	739	813	28350	2,09,51,295	2,30,46,424	48000	21,13,605
46	1202	12	4 BHK	1633	144	0	1777	1955	28350	5,03,78,133	5,54,15,946	115500	50,82,238
47	1203	12	4 BHK	1633	144	0	1777	1955	28350	5,03,78,133	5,54,15,946	115500	50,82,238
48	1204	12	3 BHK	1505	195	0	1700	1870	28350	4,81,95,000	5,30,14,500	110500	48,62,000
49	1301	13	3 BHK	1505	195	0	1700	1870	28400	4,82,80,000	5,31,08,000	110500	48,62,000
50	1302	13	4 BHK	1633	144	0	1777	1955	28400	5,04,66,800	5,55,13,480	115500	50,82,220
51	1303	13	4 BHK	1633	144	0	1777	1955	28400	5,04,66,800	5,55,13,480	115500	50,82,220
52	1304	13	3 BHK	1505	195	0	1700	1870	28400	4,82,80,000	5,31,08,000	110500	48,62,000
53	1401	14	3 BHK	1505	195	0	1700	1870	28450	4,83,65,000	5,32,01,500	111000	48,62,000
54	1402	14	4 BHK	1633	144	0	1777	1955	28450	5,05,55,650	5,56,11,215	116000	50,82,220
55	1403	14	4 BHK	1633	144	0	1777	1955	28450	5,05,55,650	5,56,11,215	116000	50,82,220

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
56	1404	14	3 BHK	1505	195	0	1700	1870	28450	4,83,65,000	5,32,01,500	111000	48,62,000
57	1501	15	3 BHK	1505	195	0	1700	1870	28500	4,84,50,000	5,32,95,000	111000	48,62,000
58	1502	15	4 BHK	1633	144	0	1777	1955	28500	5,06,44,500	5,57,08,950	116000	50,82,220
59	1503	15	4 BHK	1633	144	0	1777	1955	28500	5,06,44,500	5,57,08,950	116000	50,82,220
60	1504	15	3 BHK	1505	195	0	1700	1870	28500	4,84,50,000	5,32,95,000	111000	48,62,000
Total				92442	9946	519	102907	113197		2,89,64,92,384	3,18,61,41,622		29,43,12,596

4) Wing – D:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	4 BHK	1631	144	0	1775	1953	27800	4,93,57,689	5,42,93,457	113000	50,77,805
2	102	1	4 BHK	1631	144	0	1775	1953	27800	4,93,57,689	5,42,93,457	113000	50,77,805
3	103	1	4 BHK	1631	144	246	2021	2224	27800	5,61,96,489	6,18,16,137	129000	57,81,365
4	104	1	4 BHK	1631	144	246	2021	2224	27800	5,61,96,489	6,18,16,137	129000	57,81,365
5	201	2	4 BHK	1631	144	0	1775	1953	27850	4,94,46,461	5,43,91,108	113500	50,77,805
6	202	2	4 BHK	1631	144	0	1775	1953	27850	4,94,46,461	5,43,91,108	113500	50,77,805
7	203	2	4 BHK	1631	144	0	1775	1953	27850	4,94,46,461	5,43,91,108	113500	50,77,805
8	204	2	4 BHK	1631	144	0	1775	1953	27850	4,94,46,461	5,43,91,108	113500	50,77,805
9	301	3	4 BHK	1631	144	0	1775	1953	27900	4,95,35,234	5,44,88,758	113500	50,77,805
10	302	3	4 BHK	1631	144	0	1775	1953	27900	4,95,35,234	5,44,88,758	113500	50,77,805
11	303	3	4 BHK	1631	144	0	1775	1953	27900	4,95,35,234	5,44,88,758	113500	50,77,805
12	304	3	4 BHK	1631	144	0	1775	1953	27900	4,95,35,234	5,44,88,758	113500	50,77,805
13	401	4	4 BHK	1631	144	0	1775	1953	27950	4,96,24,007	5,45,86,408	113500	50,77,805
14	402	4	4 BHK	1631	144	0	1775	1953	27950	4,96,24,007	5,45,86,408	113500	50,77,805
15	403	4	4 BHK	1631	144	0	1775	1953	27950	4,96,24,007	5,45,86,408	113500	50,77,805
16	404	4	4 BHK	1631	144	0	1775	1953	27950	4,96,24,007	5,45,86,408	113500	50,77,805
17	501	5	4 BHK	1631	144	0	1775	1953	28000	4,97,12,780	5,46,84,058	114000	50,77,805
18	502	5	4 BHK	1631	144	0	1775	1953	28000	4,97,12,780	5,46,84,058	114000	50,77,805
19	503	5	4 BHK	1631	144	0	1775	1953	28000	4,97,12,780	5,46,84,058	114000	50,77,805
20	504	5	4 BHK	1631	144	0	1775	1953	28000	4,97,12,780	5,46,84,058	114000	50,77,805
21	601	6	4 BHK	1631	144	0	1775	1953	28050	4,98,01,553	5,47,81,708	114000	50,77,805
22	602	6	4 BHK	1631	144	0	1775	1953	28050	4,98,01,553	5,47,81,708	114000	50,77,805
23	603	6	4 BHK	1631	144	0	1775	1953	28050	4,98,01,553	5,47,81,708	114000	50,77,805
24	604	6	4 BHK	1631	144	0	1775	1953	28050	4,98,01,553	5,47,81,708	114000	50,77,805
25	701	7	4 BHK	1631	144	0	1775	1953	28100	4,98,90,326	5,48,79,358	114500	50,77,805

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
26	702	7	1 BHK	686	83	0	769	846	28100	2,16,04,074	2,37,64,482	49500	21,98,849
27	703	7	4 BHK	1631	144	0	1775	1953	28100	4,98,90,326	5,48,79,358	114500	50,77,805
28	704	7	4 BHK	1631	144	0	1775	1953	28100	4,98,90,326	5,48,79,358	114500	50,77,805
29	801	8	4 BHK	1631	144	0	1775	1953	28150	4,99,79,098	5,49,77,008	114500	50,77,805
30	802	8	4 BHK	1631	144	0	1775	1953	28150	4,99,79,098	5,49,77,008	114500	50,77,805
31	803	8	4 BHK	1631	144	0	1775	1953	28150	4,99,79,098	5,49,77,008	114500	50,77,805
32	804	8	4 BHK	1631	144	0	1775	1953	28150	4,99,79,098	5,49,77,008	114500	50,77,805
33	901	9	4 BHK	1631	144	0	1775	1953	28200	5,00,67,871	5,50,74,658	114500	50,77,805
34	902	9	4 BHK	1631	144	0	1775	1953	28200	5,00,67,871	5,50,74,658	114500	50,77,805
35	903	9	4 BHK	1631	144	0	1775	1953	28200	5,00,67,871	5,50,74,658	114500	50,77,805
36	904	9	4 BHK	1631	144	0	1775	1953	28200	5,00,67,871	5,50,74,658	114500	50,77,805
37	1001	10	4 BHK	1631	144	0	1775	1953	28250	5,01,56,644	5,51,72,308	115000	50,77,805
38	1002	10	4 BHK	1631	144	0	1775	1953	28250	5,01,56,644	5,51,72,308	115000	50,77,805
39	1003	10	4 BHK	1631	144	0	1775	1953	28250	5,01,56,644	5,51,72,308	115000	50,77,805
40	1004	10	4 BHK	1631	144	0	1775	1953	28250	5,01,56,644	5,51,72,308	115000	50,77,805
41	1101	11	4 BHK	1631	144	0	1775	1953	28300	5,02,45,417	5,52,69,958	115000	50,77,805
42	1102	11	4 BHK	1631	144	0	1775	1953	28300	5,02,45,417	5,52,69,958	115000	50,77,805
43	1103	11	4 BHK	1631	144	0	1775	1953	28300	5,02,45,417	5,52,69,958	115000	50,77,805
44	1104	11	4 BHK	1631	144	0	1775	1953	28300	5,02,45,417	5,52,69,958	115000	50,77,805
45	1201	12	4 BHK	1631	144	0	1775	1953	28350	5,03,34,190	5,53,67,609	115500	50,77,805
46	1202	12	1 BHK	686	83	0	769	846	28350	2,17,96,281	2,39,75,909	50000	21,98,849
47	1203	12	4 BHK	1631	144	0	1775	1953	28350	5,03,34,190	5,53,67,609	115500	50,77,805
48	1204	12	4 BHK	1631	144	0	1775	1953	28350	5,03,34,190	5,53,67,609	115500	50,77,805
49	1301	13	4 BHK	1631	144	0	1775	1953	28400	5,04,22,962	5,54,65,259	115500	50,77,805
50	1302	13	4 BHK	1631	144	0	1775	1953	28400	5,04,22,962	5,54,65,259	115500	50,77,805
51	1303	13	4 BHK	1631	144	0	1775	1953	28400	5,04,22,962	5,54,65,259	115500	50,77,805
52	1304	13	4 BHK	1631	144	0	1775	1953	28400	5,04,22,962	5,54,65,259	115500	50,77,805
53	1401	14	4 BHK	1631	144	0	1775	1953	28450	5,05,11,735	5,55,62,909	116000	50,77,805
54	1402	14	4 BHK	1631	144	0	1775	1953	28450	5,05,11,735	5,55,62,909	116000	50,77,805
55	1403	14	4 BHK	1631	144	0	1775	1953	28450	5,05,11,735	5,55,62,909	116000	50,77,805
56	1404	14	4 BHK	1631	144	0	1775	1953	28450	5,05,11,735	5,55,62,909	116000	50,77,805
57	1501	15	4 BHK	1631	144	0	1775	1953	28500	5,06,00,508	5,56,60,559	116000	50,77,805
58	1502	15	4 BHK	1631	144	0	1775	1953	28500	5,06,00,508	5,56,60,559	116000	50,77,805
59	1503	15	4 BHK	1631	144	0	1775	1953	28500	5,06,00,508	5,56,60,559	116000	50,77,805
60	1504	15	4 BHK	1631	144	0	1775	1953	28500	5,06,00,508	5,56,60,559	116000	50,77,805
Total				95996	8518	492	105006	115507		2,95,55,99,340	3,25,11,59,274		30,03,17,508

5) Wing – E:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1506	195	0	1701	1871	27800	4,72,87,800	5,20,16,580	108500	48,64,860
2	102	1	3 BHK	1506	195	0	1701	1871	27800	4,72,87,800	5,20,16,580	108500	48,64,860
3	103	1	4 BHK	1970	313	114	2397	2637	27800	6,66,36,600	7,33,00,260	152500	68,55,420
4	104	1	3 BHK	1506	195	274	1975	2173	27800	5,49,05,000	6,03,95,500	126000	56,48,500
5	201	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	108500	48,64,860
6	202	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	108500	48,64,860
7	203	2	4 BHK	1970	313	0	2283	2511	27850	6,35,81,550	6,99,39,705	145500	65,29,380
8	204	2	3 BHK	1506	195	0	1701	1871	27850	4,73,72,850	5,21,10,135	108500	48,64,860
9	301	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	109000	48,64,860
10	302	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	109000	48,64,860
11	303	3	4 BHK	1970	313	0	2283	2511	27900	6,36,95,700	7,00,65,270	146000	65,29,380
12	304	3	3 BHK	1506	195	0	1701	1871	27900	4,74,57,900	5,22,03,690	109000	48,64,860
13	401	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	109000	48,64,860
14	402	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	109000	48,64,860
15	403	4	4 BHK	1970	313	0	2283	2511	27950	6,38,09,850	7,01,90,835	146000	65,29,380
16	404	4	3 BHK	1506	195	0	1701	1871	27950	4,75,42,950	5,22,97,245	109000	48,64,860
17	501	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	109000	48,64,860
18	502	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	109000	48,64,860
19	503	5	4 BHK	1970	313	0	2283	2511	28000	6,39,24,000	7,03,16,400	146500	65,29,380
20	504	5	3 BHK	1506	195	0	1701	1871	28000	4,76,28,000	5,23,90,800	109000	48,64,860
21	601	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	109500	48,64,860
22	602	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	109500	48,64,860
23	603	6	4 BHK	1970	313	0	2283	2511	28050	6,40,38,150	7,04,41,965	147000	65,29,380
24	604	6	3 BHK	1506	195	0	1701	1871	28050	4,77,13,050	5,24,84,355	109500	48,64,860
25	701	7	1 BHK	656	83	0	739	813	28100	2,07,66,539	2,28,43,193	47500	21,13,605
26	702	7	3 BHK	1506	195	0	1701	1871	28100	4,77,98,100	5,25,77,910	109500	48,64,860
27	703	7	4 BHK	1970	313	0	2283	2511	28100	6,41,52,300	7,05,67,530	147000	65,29,380
28	704	7	3 BHK	1506	195	0	1701	1871	28100	4,77,98,100	5,25,77,910	109500	48,64,860
29	801	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	109500	48,64,860
30	802	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	109500	48,64,860
31	803	8	4 BHK	1970	313	0	2283	2511	28150	6,42,66,450	7,06,93,095	147500	65,29,380
32	804	8	3 BHK	1506	195	0	1701	1871	28150	4,78,83,150	5,26,71,465	109500	48,64,860
33	901	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	110000	48,64,860
34	902	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	110000	48,64,860
35	903	9	4 BHK	1970	313	0	2283	2511	28200	6,43,80,600	7,08,18,660	147500	65,29,380
36	904	9	3 BHK	1506	195	0	1701	1871	28200	4,79,68,200	5,27,65,020	110000	48,64,860

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	Deck / Balcony / Terrace in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
37	1001	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	110000	48,64,860
38	1002	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	110000	48,64,860
39	1003	10	4 BHK	1970	313	0	2283	2511	28250	6,44,94,750	7,09,44,225	148000	65,29,380
40	1004	10	3 BHK	1506	195	0	1701	1871	28250	4,80,53,250	5,28,58,575	110000	48,64,860
41	1101	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	110500	48,64,860
42	1102	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	110500	48,64,860
43	1103	11	4 BHK	1970	313	0	2283	2511	28300	6,46,08,900	7,10,69,790	148000	65,29,380
44	1104	11	3 BHK	1506	195	0	1701	1871	28300	4,81,38,300	5,29,52,130	110500	48,64,860
45	1201	12	1 BHK	656	83	0	739	813	28350	2,09,50,650	2,30,45,715	48000	21,13,540
46	1202	12	3 BHK	1506	195	0	1701	1871	28350	4,82,23,350	5,30,45,685	110500	48,64,860
47	1203	12	4 BHK	1970	313	0	2283	2511	28350	6,47,23,050	7,11,95,355	148500	65,29,380
48	1204	12	3 BHK	1506	195	0	1701	1871	28350	4,82,23,350	5,30,45,685	110500	48,64,860
49	1301	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	110500	48,64,860
50	1302	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	110500	48,64,860
51	1303	13	4 BHK	1970	313	0	2283	2511	28400	6,48,37,200	7,13,20,920	148500	65,29,380
52	1304	13	3 BHK	1506	195	0	1701	1871	28400	4,83,08,400	5,31,39,240	110500	48,64,860
53	1401	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	111000	48,64,860
54	1402	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	111000	48,64,860
55	1403	14	4 BHK	1970	313	0	2283	2511	28450	6,49,51,350	7,14,46,485	149000	65,29,380
56	1404	14	3 BHK	1506	195	0	1701	1871	28450	4,83,93,450	5,32,32,795	111000	48,64,860
57	1501	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	111000	48,64,860
58	1502	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	111000	48,64,860
59	1503	15	4 BHK	1970	313	0	2283	2511	28500	6,50,65,500	7,15,72,050	149000	65,29,380
60	1504	15	3 BHK	1506	195	0	1701	1871	28500	4,84,78,500	5,33,26,350	111000	48,64,860
Total				95620	13246	388	109254	120179		3,07,52,20,639	3,38,27,42,703		31,24,66,505

6) Wing - F:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.							
1	101	1	3 BHK	1201	115	1317	1449	27800	3,66,12,600	4,02,73,860	84000	37,66,620
2	102	1	3 BHK	1129	74	1203	1323	27800	3,34,43,400	3,67,87,740	76500	34,40,580
3	103	1	2 BHK	778	90	868	955	27800	2,41,30,400	2,65,43,440	55500	24,82,480
4	104	1	2 BHK	778	90	868	955	27800	2,41,30,400	2,65,43,440	55500	24,82,480
5	201	2	3 BHK	1201	116	1317	1449	27850	3,66,78,450	4,03,46,295	84000	37,66,620
6	202	2	3 BHK	1129	74	1203	1323	27850	3,35,03,550	3,68,53,905	77000	34,40,580

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.							
7	203	2	2 BHK	778	90	868	955	27850	2,41,73,800	2,65,91,180	55500	24,82,480
8	204	2	2 BHK	778	90	868	955	27850	2,41,73,800	2,65,91,180	55500	24,82,480
9	301	3	3 BHK	1201	116	1317	1449	27900	3,67,44,300	4,04,18,730	84000	37,66,620
10	302	3	3 BHK	1129	74	1203	1323	27900	3,35,63,700	3,69,20,070	77000	34,40,580
11	303	3	2 BHK	778	90	868	955	27900	2,42,17,200	2,66,38,920	55500	24,82,480
12	304	3	2 BHK	778	90	868	955	27900	2,42,17,200	2,66,38,920	55500	24,82,480
13	401	4	3 BHK	1201	116	1317	1449	27950	3,68,10,150	4,04,91,165	84500	37,66,620
14	402	4	3 BHK	1129	74	1203	1323	27950	3,36,23,850	3,69,86,235	77000	34,40,580
15	403	4	2 BHK	778	90	868	955	27950	2,42,60,600	2,66,86,660	55500	24,82,480
16	404	4	2 BHK	778	90	868	955	27950	2,42,60,600	2,66,86,660	55500	24,82,480
17	501	5	3 BHK	1201	116	1317	1449	28000	3,68,76,000	4,05,63,600	84500	37,66,620
18	502	5	3 BHK	1129	74	1203	1323	28000	3,36,84,000	3,70,52,400	77000	34,40,580
19	503	5	2 BHK	778	90	868	955	28000	2,43,04,000	2,67,34,400	55500	24,82,480
20	504	5	2 BHK	778	90	868	955	28000	2,43,04,000	2,67,34,400	55500	24,82,480
21	601	6	3 BHK	1201	116	1317	1449	28050	3,69,41,850	4,06,36,035	84500	37,66,620
22	602	6	3 BHK	1129	74	1203	1323	28050	3,37,44,150	3,71,18,565	77500	34,40,580
23	603	6	2 BHK	778	90	868	955	28050	2,43,47,400	2,67,82,140	56000	24,82,480
24	604	6	2 BHK	778	90	868	955	28050	2,43,47,400	2,67,82,140	56000	24,82,480
25	701	7	3 BHK	1201	116	1317	1449	28100	3,70,07,700	4,07,08,470	85000	37,66,620
26	703	7	3 BHK	997	90	1087	1196	28100	3,05,44,700	3,35,99,170	70000	31,08,820
27	704	7	2 BHK	778	90	868	955	28100	2,43,90,800	2,68,29,880	56000	24,82,480
28	801	8	3 BHK	1201	116	1317	1449	28150	3,70,73,550	4,07,80,905	85000	37,66,620
29	802	8	3 BHK	1129	74	1203	1323	28150	3,38,64,450	3,72,50,895	77500	34,40,580
30	803	8	2 BHK	778	90	868	955	28150	2,44,34,200	2,68,77,620	56000	24,82,480
31	804	8	2 BHK	778	90	868	955	28150	2,44,34,200	2,68,77,620	56000	24,82,480
32	901	9	3 BHK	1201	116	1317	1449	28200	3,71,39,400	4,08,53,340	85000	37,66,620
33	902	9	3 BHK	1129	74	1203	1323	28200	3,39,24,600	3,73,17,060	77500	34,40,580
34	903	9	2 BHK	778	90	868	955	28200	2,44,77,600	2,69,25,360	56000	24,82,480
35	904	9	2 BHK	778	90	868	955	28200	2,44,77,600	2,69,25,360	56000	24,82,480
36	1001	10	3 BHK	1201	116	1317	1449	28250	3,72,05,250	4,09,25,775	85500	37,66,620
37	1002	10	3 BHK	1129	74	1203	1323	28250	3,39,84,750	3,73,83,225	78000	34,40,580
38	1003	10	2 BHK	778	90	868	955	28250	2,45,21,000	2,69,73,100	56000	24,82,480
39	1004	10	2 BHK	778	90	868	955	28250	2,45,21,000	2,69,73,100	56000	24,82,480
40	1101	11	3 BHK	1201	116	1317	1449	28300	3,72,71,100	4,09,98,210	85500	37,66,620
41	1102	11	3 BHK	1129	74	1203	1323	28300	3,40,44,900	3,74,49,390	78000	34,40,580
42	1103	11	2 BHK	778	90	868	955	28300	2,45,64,400	2,70,20,840	56500	24,82,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.							
43	1104	11	2 BHK	778	90	868	955	28300	2,45,64,400	2,70,20,840	56500	24,82,480
44	1201	12	3 BHK	1201	116	1317	1449	28350	3,73,36,950	4,10,70,645	85500	37,66,620
45	1203	12	3 BHK	997	90	1087	1196	28350	3,08,16,450	3,38,98,095	70500	31,08,820
46	1204	12	2 BHK	778	90	868	955	28350	2,46,07,800	2,70,68,580	56500	24,82,480
47	1301	13	3 BHK	1201	116	1317	1449	28400	3,74,02,800	4,11,43,080	85500	37,66,620
48	1302	13	3 BHK	1129	74	1203	1323	28400	3,41,65,200	3,75,81,720	78500	34,40,580
49	1303	13	2 BHK	778	90	868	955	28400	2,46,51,200	2,71,16,320	56500	24,82,480
50	1304	13	2 BHK	778	90	868	955	28400	2,46,51,200	2,71,16,320	56500	24,82,480
Total				48698	4662	53360	58696		1,49,91,70,000	1,64,90,87,000		15,26,09,600

7) Wing – G:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace) in Sq. Ft.							
1	101	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
2	102	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
3	103	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
4	104	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
5	201	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
6	202	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
7	203	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
8	204	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
9	301	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
10	302	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
11	303	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
12	304	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
13	401	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500
14	402	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
15	403	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
16	404	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500
17	501	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
18	502	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
19	503	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
20	504	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
21	601	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace in Sq. Ft.							
22	602	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
23	603	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
24	604	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500
25	701	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
26	702	7	3 BHK	1351	75	1426	1569	28100	4,00,70,600	4,40,77,660	92000	40,78,360
27	704	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
28	801	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
29	802	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
30	803	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
31	804	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
32	901	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
33	902	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
34	903	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
35	904	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
36	1001	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500
37	1002	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
38	1003	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
39	1004	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500
40	1101	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
41	1102	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
42	1103	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
43	1104	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
44	1201	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
45	1202	12	3 BHK	1351	75	1426	1569	28350	4,04,27,100	4,44,69,810	92500	40,78,360
46	1204	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
47	1301	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
48	1302	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
49	1303	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
50	1304	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
Total				58932	4868	63800	70180		1,79,25,41,669	1,97,17,95,836		18,24,68,748

8) Wing - H:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1268	162	127	1557	1712	27800	4,32,70,813	4,75,97,894	99000	44,51,602
2	102	1	3 BHK	1268	162	127	1557	1712	27800	4,32,70,813	4,75,97,894	99000	44,51,602

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
3	103	1	2 BHK	763	81	0	844	929	27800	2,34,68,757	2,58,15,633	54000	24,14,412
4	104	1	3 BHK	1127	74	0	1201	1321	27800	3,33,95,025	3,67,34,528	76500	34,35,603
5	105	1	3 BHK	1183	135	0	1318	1450	27800	3,66,40,400	4,03,04,440	84000	37,69,480
6	201	2	3 BHK	1268	162	0	1430	1572	27850	3,98,11,688	4,37,92,857	91000	40,88,382
7	202	2	3 BHK	1268	162	0	1430	1572	27850	3,98,11,688	4,37,92,857	91000	40,88,382
8	203	2	2 BHK	763	81	0	844	929	27850	2,35,10,967	2,58,62,064	54000	24,14,412
9	204	2	3 BHK	1127	74	0	1201	1321	27850	3,34,55,088	3,68,00,597	76500	34,35,603
10	205	2	3 BHK	1183	135	0	1318	1450	27850	3,67,06,300	4,03,76,930	84000	37,69,480
11	301	3	3 BHK	1268	162	0	1430	1572	27900	3,98,83,163	4,38,71,479	91500	40,88,382
12	302	3	3 BHK	1268	162	0	1430	1572	27900	3,98,83,163	4,38,71,479	91500	40,88,382
13	303	3	2 BHK	763	81	0	844	929	27900	2,35,53,177	2,59,08,495	54000	24,14,412
14	304	3	3 BHK	1127	74	0	1201	1321	27900	3,35,15,151	3,68,66,666	77000	34,35,603
15	305	3	3 BHK	1183	135	0	1318	1450	27900	3,67,72,200	4,04,49,420	84500	37,69,480
16	401	4	3 BHK	1268	162	0	1430	1572	27950	3,99,54,638	4,39,50,102	91500	40,88,382
17	402	4	3 BHK	1268	162	0	1430	1572	27950	3,99,54,638	4,39,50,102	91500	40,88,382
18	403	4	2 BHK	763	81	0	844	929	27950	2,35,95,387	2,59,54,926	54000	24,14,412
19	404	4	3 BHK	1127	74	0	1201	1321	27950	3,35,75,214	3,69,32,736	77000	34,35,603
20	405	4	3 BHK	1183	135	0	1318	1450	27950	3,68,38,100	4,05,21,910	84500	37,69,480
21	501	5	3 BHK	1268	162	0	1430	1572	28000	4,00,26,114	4,40,28,725	91500	40,88,382
22	502	5	3 BHK	1268	162	0	1430	1572	28000	4,00,26,114	4,40,28,725	91500	40,88,382
23	503	5	2 BHK	763	81	0	844	929	28000	2,36,37,597	2,60,01,357	54000	24,14,412
24	504	5	3 BHK	1127	74	0	1201	1321	28000	3,36,35,277	3,69,98,805	77000	34,35,603
25	504	5	3 BHK	1183	135	0	1318	1450	28000	3,69,04,000	4,05,94,400	84500	37,69,480
26	601	6	3 BHK	1268	162	0	1430	1572	28050	4,00,97,589	4,41,07,348	92000	40,88,382
27	602	6	3 BHK	1268	162	0	1430	1572	28050	4,00,97,589	4,41,07,348	92000	40,88,382
28	603	6	2 BHK	763	81	0	844	929	28050	2,36,79,807	2,60,47,788	54500	24,14,412
29	604	6	3 BHK	1127	74	0	1201	1321	28050	3,36,95,340	3,70,64,874	77000	34,35,603
30	605	6	3 BHK	1183	135	0	1318	1450	28050	3,69,69,900	4,06,66,890	84500	37,69,480
31	701	7	3 BHK	1268	162	0	1430	1572	28100	4,01,69,064	4,41,85,970	92000	40,88,382
32	702	7	3 BHK	1268	162	0	1430	1572	28100	4,01,69,064	4,41,85,970	92000	40,88,382
33	703	7	3 BHK	981	81	0	1062	1168	28100	2,98,42,465	3,28,26,712	68500	30,37,347
34	705	7	3 BHK	1183	135	0	1318	1450	28100	3,70,35,800	4,07,39,380	85000	37,69,480
35	801	8	3 BHK	1268	162	0	1430	1572	28150	4,02,40,539	4,42,64,593	92000	40,88,382
36	802	8	3 BHK	1268	162	0	1430	1572	28150	4,02,40,539	4,42,64,593	92000	40,88,382
37	803	8	2 BHK	763	81	0	844	929	28150	2,37,64,227	2,61,40,650	54500	24,14,412
38	804	8	3 BHK	1127	74	0	1201	1321	28150	3,38,15,466	3,71,97,013	77500	34,35,603

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
39	805	8	3 BHK	1183	135	0	1318	1450	28150	3,71,01,700	4,08,11,870	85000	37,69,480
40	901	9	3 BHK	1268	162	0	1430	1572	28200	4,03,12,014	4,43,43,216	92500	40,88,382
41	902	9	3 BHK	1268	162	0	1430	1572	28200	4,03,12,014	4,43,43,216	92500	40,88,382
42	903	9	2 BHK	763	81	0	844	929	28200	2,38,06,437	2,61,87,081	54500	24,14,412
43	904	9	3 BHK	1127	74	0	1201	1321	28200	3,38,75,529	3,72,63,082	77500	34,35,603
44	905	9	3 BHK	1183	135	0	1318	1450	28200	3,71,67,600	4,08,84,360	85000	37,69,480
45	1001	10	3 BHK	1268	162	0	1430	1572	28250	4,03,83,490	4,44,21,839	92500	40,88,382
46	1002	10	3 BHK	1268	162	0	1430	1572	28250	4,03,83,490	4,44,21,839	92500	40,88,382
47	1003	10	2 BHK	763	81	0	844	929	28250	2,38,48,647	2,62,33,512	54500	24,14,412
48	1004	10	3 BHK	1127	74	0	1201	1321	28250	3,39,35,592	3,73,29,151	78000	34,35,603
49	1005	10	3 BHK	1183	135	0	1318	1450	28250	3,72,33,500	4,09,56,850	85500	37,69,480
50	1101	11	3 BHK	1268	162	0	1430	1572	28300	4,04,54,965	4,45,00,461	92500	40,88,382
51	1102	11	3 BHK	1268	162	0	1430	1572	28300	4,04,54,965	4,45,00,461	92500	40,88,382
52	1103	11	2 BHK	763	81	0	844	929	28300	2,38,90,857	2,62,79,943	54500	24,14,412
53	1104	11	3 BHK	1127	74	0	1201	1321	28300	3,39,95,655	3,73,95,221	78000	34,35,603
54	1105	11	3 BHK	1183	135	0	1318	1450	28300	3,72,99,400	4,10,29,340	85500	37,69,480
55	1201	12	3 BHK	1268	162	0	1430	1572	28350	4,05,26,440	4,45,79,084	93000	40,88,382
56	1202	12	3 BHK	1268	162	0	1430	1572	28350	4,05,26,440	4,45,79,084	93000	40,88,382
57	1203	12	3 BHK	981	81	0	1062	1168	28350	3,01,07,967	3,31,18,764	69000	30,37,347
58	1205	12	3 BHK	1183	135	0	1318	1450	28350	3,73,65,300	4,11,01,830	85500	37,69,480
59	1301	13	3 BHK	1268	162	0	1430	1572	28400	4,05,97,915	4,46,57,707	93000	40,88,382
60	1302	13	3 BHK	1268	162	0	1430	1572	28400	4,05,97,915	4,46,57,707	93000	40,88,382
61	1303	13	2 BHK	763	81	0	844	929	28400	2,39,75,277	2,63,72,805	55000	24,14,412
62	1304	13	3 BHK	1127	74	0	1201	1321	28400	3,41,15,781	3,75,27,359	78000	34,35,603
63	1305	13	3 BHK	1183	135	0	1318	1450	28400	3,74,31,200	4,11,74,320	86000	37,69,480
64	1401	14	3 BHK	1268	162	0	1430	1572	28450	4,06,69,390	4,47,36,329	93000	40,88,382
65	1402	14	3 BHK	1268	162	0	1430	1572	28450	4,06,69,390	4,47,36,329	93000	40,88,382
66	1403	14	2 BHK	763	81	0	844	929	28450	2,40,17,487	2,64,19,236	55000	24,14,412
Total				74389	8239	254	82882	91171		2,32,99,69,220	2,56,29,66,142		23,70,43,647

9) Wing - I:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck / Balcony / Terrace in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1267	162	155	1584	1742	27800	4,40,27,368	4,64,30,105	101000	45,29,434
2	102	1	3 BHK	1267	162	0	1429	1572	27800	3,97,18,368	4,36,90,205	91000	40,86,134
3	103	1	3 BHK	1267	162	0	1429	1572	27800	3,97,18,368	4,36,90,205	91000	40,86,134

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck / Balcony / Terrace in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
4	104	1	3 BHK	1267	162	155	1584	1742	27800	4,40,27,368	4,84,30,105	101000	45,29,434
5	201	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
6	202	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
7	203	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
8	204	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
9	301	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
10	302	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
11	303	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
12	304	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
13	401	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
14	402	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
15	403	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
16	404	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
17	501	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
18	502	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
19	503	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
20	504	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
21	601	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
22	602	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
23	603	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
24	604	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
25	701	7	3 BHK	1267	162	0	1429	1572	28100	4,01,46,984	4,41,61,682	92000	40,86,134
26	703	7	4 BHK	1491	208	0	1699	1869	28100	4,77,41,900	5,25,16,090	109500	48,59,140
27	704	7	3 BHK	1267	162	0	1429	1572	28100	4,01,46,984	4,41,61,682	92000	40,86,134
28	801	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
29	802	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
30	803	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
31	804	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
32	901	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
33	902	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
34	903	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
35	904	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
36	1001	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
37	1002	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
38	1003	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
39	1004	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
40	1101	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
41	1102	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
42	1103	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
43	1104	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
44	1201	12	3 BHK	1267	162	0	1429	1572	28350	4,05,04,163	4,45,54,580	93000	40,86,134
45	1203	12	4 BHK	1491	208	0	1699	1869	28350	4,81,66,650	5,29,83,315	110500	48,59,140
46	1204	12	3 BHK	1267	162	0	1429	1572	28350	4,05,04,163	4,45,54,580	93000	40,86,134
47	1301	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
48	1302	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
49	1303	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
50	1304	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
51	1401	14	3 BHK	1267	162	0	1429	1572	28450	4,06,47,035	4,47,11,739	93000	40,86,134
52	1404	14	3 BHK	1267	162	0	1429	1572	28450	4,06,47,035	4,47,11,739	93000	40,86,134
Total				66318	8516	310	75144	82658		2,11,21,61,483	2,32,33,77,631		21,49,11,595

10) Wing - J:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1267	162	155	1584	1742	27800	4,40,27,368	4,84,30,105	101000	45,29,434
2	102	1	3 BHK	1267	162	0	1429	1572	27800	3,97,18,368	4,36,90,205	91000	40,86,134
3	103	1	3 BHK	1267	162	0	1429	1572	27800	3,97,18,368	4,36,90,205	91000	40,86,134
4	104	1	3 BHK	1267	162	155	1584	1742	27800	4,40,27,368	4,84,30,105	101000	45,29,434
5	201	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
6	202	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
7	203	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
8	204	2	3 BHK	1267	162	0	1429	1572	27850	3,97,89,804	4,37,68,785	91000	40,86,134
9	301	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
10	302	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
11	303	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
12	304	3	3 BHK	1267	162	0	1429	1572	27900	3,98,61,240	4,38,47,364	91500	40,86,134
13	401	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
14	402	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
15	403	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134
16	404	4	3 BHK	1267	162	0	1429	1572	27950	3,99,32,676	4,39,25,944	91500	40,86,134

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck / Balcony / Terrace in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
17	501	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
18	502	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
19	503	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
20	504	5	3 BHK	1267	162	0	1429	1572	28000	4,00,04,112	4,40,04,523	91500	40,86,134
21	601	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
22	602	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
23	603	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
24	604	6	3 BHK	1267	162	0	1429	1572	28050	4,00,75,548	4,40,83,103	92000	40,86,134
25	701	7	3 BHK	1267	162	0	1429	1572	28100	4,01,46,984	4,41,61,682	92000	40,86,134
26	703	7	4 BHK	1491	208	0	1699	1869	28100	4,77,41,900	5,25,16,090	109500	48,59,140
27	704	7	3 BHK	1267	162	0	1429	1572	28100	4,01,46,984	4,41,61,682	92000	40,86,134
28	801	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
29	802	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
30	803	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
31	804	8	3 BHK	1267	162	0	1429	1572	28150	4,02,18,420	4,42,40,262	92000	40,86,134
32	901	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
33	902	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
34	903	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
35	904	9	3 BHK	1267	162	0	1429	1572	28200	4,02,89,856	4,43,18,841	92500	40,86,134
36	1001	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
37	1002	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
38	1003	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
39	1004	10	3 BHK	1267	162	0	1429	1572	28250	4,03,61,292	4,43,97,421	92500	40,86,134
40	1101	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
41	1102	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
42	1103	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
43	1104	11	3 BHK	1267	162	0	1429	1572	28300	4,04,32,727	4,44,76,000	92500	40,86,134
44	1201	12	3 BHK	1267	162	0	1429	1572	28350	4,05,04,163	4,45,54,580	93000	40,86,134
45	1203	12	4 BHK	1491	208	0	1699	1869	28350	4,81,66,650	5,29,83,315	110500	48,59,140
46	1204	12	3 BHK	1267	162	0	1429	1572	28350	4,05,04,163	4,45,54,580	93000	40,86,134
47	1301	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
48	1302	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
49	1303	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
50	1304	13	3 BHK	1267	162	0	1429	1572	28400	4,05,75,599	4,46,33,159	93000	40,86,134
51	1401	14	3 BHK	1267	162	0	1429	1572	28450	4,06,47,035	4,47,11,739	93000	40,86,134
52	1404	14	3 BHK	1267	162	0	1429	1572	28450	4,06,47,035	4,47,11,739	93000	40,86,134
Total				66318	8516	310	75144	82658		2,11,21,61,483	2,32,33,77,631		21,49,11,595

11) Wing – K:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan			Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
				RERA Carpet Area in Sq. Ft.	(Deck / Balcony / Terrace) in Sq. Ft.	Natural Terrace Area 40% in Sq. Ft.							
1	101	1	3 BHK	1268	162	127	1557	1712	27800	4,32,70,813	4,75,97,894	99000	44,51,602
2	102	1	3 BHK	1268	162	127	1557	1712	27800	4,32,70,813	4,75,97,894	99000	44,51,602
3	103	1	2 BHK	763	81	0	844	929	27800	2,34,68,757	2,58,15,633	54000	24,14,412
4	104	1	3 BHK	1127	74	0	1201	1321	27800	3,33,95,025	3,67,34,528	76500	34,35,603
5	105	1	3 BHK	1183	135	0	1318	1450	27800	3,66,40,400	4,03,04,440	84000	37,69,480
6	201	2	3 BHK	1268	162	0	1430	1572	27850	3,98,11,688	4,37,92,857	91000	40,88,382
7	202	2	3 BHK	1268	162	0	1430	1572	27850	3,98,11,688	4,37,92,857	91000	40,88,382
8	203	2	2 BHK	763	81	0	844	929	27850	2,35,10,967	2,58,62,064	54000	24,14,412
9	204	2	3 BHK	1127	74	0	1201	1321	27850	3,34,55,088	3,68,00,597	76500	34,35,603
10	205	2	3 BHK	1183	135	0	1318	1450	27850	3,67,06,300	4,03,76,930	84000	37,69,480
11	301	3	3 BHK	1268	162	0	1430	1572	27900	3,98,83,163	4,38,71,479	91500	40,88,382
12	302	3	3 BHK	1268	162	0	1430	1572	27900	3,98,83,163	4,38,71,479	91500	40,88,382
13	303	3	2 BHK	763	81	0	844	929	27900	2,35,53,177	2,59,08,495	54000	24,14,412
14	304	3	3 BHK	1127	74	0	1201	1321	27900	3,35,15,151	3,68,66,666	77000	34,35,603
15	305	3	3 BHK	1183	135	0	1318	1450	27900	3,67,72,200	4,04,49,420	84500	37,69,480
16	401	4	3 BHK	1268	162	0	1430	1572	27950	3,99,54,638	4,39,50,102	91500	40,88,382
17	402	4	3 BHK	1268	162	0	1430	1572	27950	3,99,54,638	4,39,50,102	91500	40,88,382
18	403	4	2 BHK	763	81	0	844	929	27950	2,35,95,387	2,59,54,926	54000	24,14,412
19	404	4	3 BHK	1127	74	0	1201	1321	27950	3,35,75,214	3,69,32,736	77000	34,35,603
20	405	4	3 BHK	1183	135	0	1318	1450	27950	3,68,38,100	4,05,21,910	84500	37,69,480
21	501	5	3 BHK	1268	162	0	1430	1572	28000	4,00,26,114	4,40,28,725	91500	40,88,382
22	502	5	3 BHK	1268	162	0	1430	1572	28000	4,00,26,114	4,40,28,725	91500	40,88,382
23	503	5	2 BHK	763	81	0	844	929	28000	2,36,37,597	2,60,01,357	54000	24,14,412
24	504	5	3 BHK	1127	74	0	1201	1321	28000	3,36,35,277	3,69,98,805	77000	34,35,603
25	504	5	3 BHK	1183	135	0	1318	1450	28000	3,69,04,000	4,05,94,400	84500	37,69,480
26	601	6	3 BHK	1268	162	0	1430	1572	28050	4,00,97,589	4,41,07,348	92000	40,88,382
27	602	6	3 BHK	1268	162	0	1430	1572	28050	4,00,97,589	4,41,07,348	92000	40,88,382
28	603	6	2 BHK	763	81	0	844	929	28050	2,36,79,807	2,60,47,788	54500	24,14,412
29	604	6	3 BHK	1127	74	0	1201	1321	28050	3,36,95,340	3,70,64,874	77000	34,35,603
30	605	6	3 BHK	1183	135	0	1318	1450	28050	3,69,69,900	4,06,66,890	84500	37,69,480
31	701	7	3 BHK	1268	162	0	1430	1572	28100	4,01,69,064	4,41,85,970	92000	40,88,382
32	702	7	3 BHK	1268	162	0	1430	1572	28100	4,01,69,064	4,41,85,970	92000	40,88,382
33	703	7	3 BHK	981	81	0	1062	1168	28100	2,98,42,465	3,28,26,712	68500	30,37,347
34	705	7	3 BHK	1183	135	0	1318	1450	28100	3,70,35,800	4,07,39,380	85000	37,69,480
35	801	8	3 BHK	1268	162	0	1430	1572	28150	4,02,40,539	4,42,64,593	92000	40,88,382

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12) Wing – L:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace in Sq. Ft.							
1	101	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
2	102	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
3	103	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
4	104	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
5	201	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
6	202	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
7	203	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
8	204	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
9	301	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
10	302	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
11	303	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
12	304	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
13	401	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500
14	402	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
15	403	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
16	404	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500
17	501	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
18	502	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
19	503	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
20	504	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
21	601	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500
22	602	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
23	603	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
24	604	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500
25	701	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
26	702	7	3 BHK	1351	75	1426	1569	28100	4,00,70,600	4,40,77,660	92000	40,78,360
27	704	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
28	801	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
29	802	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
30	803	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
31	804	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
32	901	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
33	902	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
34	903	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
35	904	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
36	1001	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace) in Sq. Ft.							
38	1002	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
39	1003	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
40	1004	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500
41	1101	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
42	1102	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
43	1103	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
44	1104	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
45	1201	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
46	1202	12	3 BHK	1351	75	1426	1569	28350	4,04,27,100	4,44,69,810	92500	40,78,360
48	1204	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
49	1301	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
50	1302	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
51	1303	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
52	1304	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
Total				58932	4868	63800	70180		1,79,25,41,669	1,97,17,95,836		18,24,68,748

13) Wing – M:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace) in Sq. Ft.							
1	101	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
2	102	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
3	103	1	3 BHK	1129	75	1204	1325	27800	3,34,84,169	3,68,32,586	76500	34,44,774
4	104	1	3 BHK	1207	118	1325	1458	27800	3,68,35,000	4,05,18,500	84500	37,89,500
5	201	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
6	202	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
7	203	2	3 BHK	1129	75	1204	1325	27850	3,35,44,393	3,68,98,832	77000	34,44,774
8	204	2	3 BHK	1207	118	1325	1458	27850	3,69,01,250	4,05,91,375	84500	37,89,500
9	301	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
10	302	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
11	303	3	3 BHK	1129	75	1204	1325	27900	3,36,04,616	3,69,65,077	77000	34,44,774
12	304	3	3 BHK	1207	118	1325	1458	27900	3,69,67,500	4,06,64,250	84500	37,89,500
13	401	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500
14	402	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
15	403	4	3 BHK	1129	75	1204	1325	27950	3,36,64,839	3,70,31,323	77000	34,44,774
16	404	4	3 BHK	1207	118	1325	1458	27950	3,70,33,750	4,07,37,125	85000	37,89,500



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft on Total area in ₹	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 ₹
				Carpet Area in Sq. Ft.	Deck Balcony / Terrace in Sq. Ft.							
17	501	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
18	502	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
19	503	5	3 BHK	1129	75	1204	1325	28000	3,37,25,063	3,70,97,569	77500	34,44,774
20	504	5	3 BHK	1207	118	1325	1458	28000	3,71,00,000	4,08,10,000	85000	37,89,500
21	601	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500
22	602	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
23	603	6	3 BHK	1129	75	1204	1325	28050	3,37,85,286	3,71,63,814	77500	34,44,774
24	604	6	3 BHK	1207	118	1325	1458	28050	3,71,66,250	4,08,82,875	85000	37,89,500
25	701	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
26	702	7	3 BHK	1351	75	1426	1569	28100	4,00,70,600	4,40,77,660	92000	40,78,360
28	704	7	3 BHK	1207	118	1325	1458	28100	3,72,32,500	4,09,55,750	85500	37,89,500
29	801	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
30	802	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
31	803	8	3 BHK	1129	75	1204	1325	28150	3,39,05,733	3,72,96,306	77500	34,44,774
32	804	8	3 BHK	1207	118	1325	1458	28150	3,72,98,750	4,10,28,625	85500	37,89,500
33	901	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
34	902	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
35	903	9	3 BHK	1129	75	1204	1325	28200	3,39,65,956	3,73,62,551	78000	34,44,774
36	904	9	3 BHK	1207	118	1325	1458	28200	3,73,65,000	4,11,01,500	85500	37,89,500
37	1001	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500
38	1002	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
39	1003	10	3 BHK	1129	75	1204	1325	28250	3,40,26,179	3,74,28,797	78000	34,44,774
40	1004	10	3 BHK	1207	118	1325	1458	28250	3,74,31,250	4,11,74,375	86000	37,89,500
41	1101	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
42	1102	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
43	1103	11	3 BHK	1129	75	1204	1325	28300	3,40,86,403	3,74,95,043	78000	34,44,774
44	1104	11	3 BHK	1207	118	1325	1458	28300	3,74,97,500	4,12,47,250	86000	37,89,500
45	1201	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
46	1202	12	3 BHK	1351	75	1426	1569	28350	4,04,27,100	4,44,69,810	92500	40,78,360
48	1204	12	3 BHK	1207	118	1325	1458	28350	3,75,63,750	4,13,20,125	86000	37,89,500
49	1301	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
50	1302	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
51	1303	13	3 BHK	1129	75	1204	1325	28400	3,42,06,849	3,76,27,534	78500	34,44,774
52	1304	13	3 BHK	1207	118	1325	1458	28400	3,76,30,000	4,13,93,000	86000	37,89,500
Total				58932	4868	63800	70180		1,79,25,41,669	1,97,17,95,836		18,24,68,748

Summary of the Project:

Wing	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 ₹
A	1 BHK - 02 3 BHK - 26 4 BHK - 28 7 BHK - 01	57	129601	142561	3,64,88,94,845.00	4,01,37,84,328.00
B	1 BHK - 02 3 BHK - 58	60	100850	110935	2,83,86,05,550.00	3,12,24,66,105.00
C	1 BHK - 02 3 BHK - 28 4 BHK - 30	60	102907	113197	2,89,64,92,384.00	3,18,61,41,622.00
D	1 BHK - 02 4 BHK - 58	60	105006	115507	2,95,55,99,340.00	3,25,11,59,274.00
E	1 BHK - 02 3 BHK - 43 4 BHK - 15	60	109254	120179	3,07,52,20,639.00	3,38,27,42,703.00
F	2 BHK - 24 3 BHK - 26	50	53360	58696	1,49,91,70,000.00	1,64,90,87,000.00
G	3 BHK - 52	50	63800	70180	1,79,25,41,669.00	1,97,17,95,836.00
H	2 BHK - 12 3 BHK - 54	66	82882	91171	2,32,99,69,220.00	2,56,29,66,142.00
I	3 BHK - 52	52	75144	82658	2,11,21,61,483.00	2,32,33,77,631.00
J	3 BHK - 52	52	75144	82658	2,11,21,61,483.00	2,32,33,77,631.00
K	2 BHK - 12 3 BHK - 54	66	82882	91171	2,32,99,69,220.00	2,56,29,66,142.00
L	3 BHK - 52	50	63800	70180	1,79,25,41,669.00	1,97,17,95,836.00
M	3 BHK - 52	50	63800	70180	1,79,25,41,669.00	1,97,17,95,836.00
Total		733	1108430	1219273	31,17,58,69,171.00	34,29,34,56,086.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	31,17,58,69,171.00
Final Realizable Value After Completion in ₹	34,29,34,56,086.00
Cost of Construction (Total Built up area x Rate) 1219273 Sq. Ft. x ₹ 2600.00	3,17,01,09,800.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
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 ₹		₹ 31,17,58,69,171.00
Final Realizable Value After Completion in ₹		₹ 34,29,34,56,086.00

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 ₹ 27,000 to ₹ 30,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 27,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



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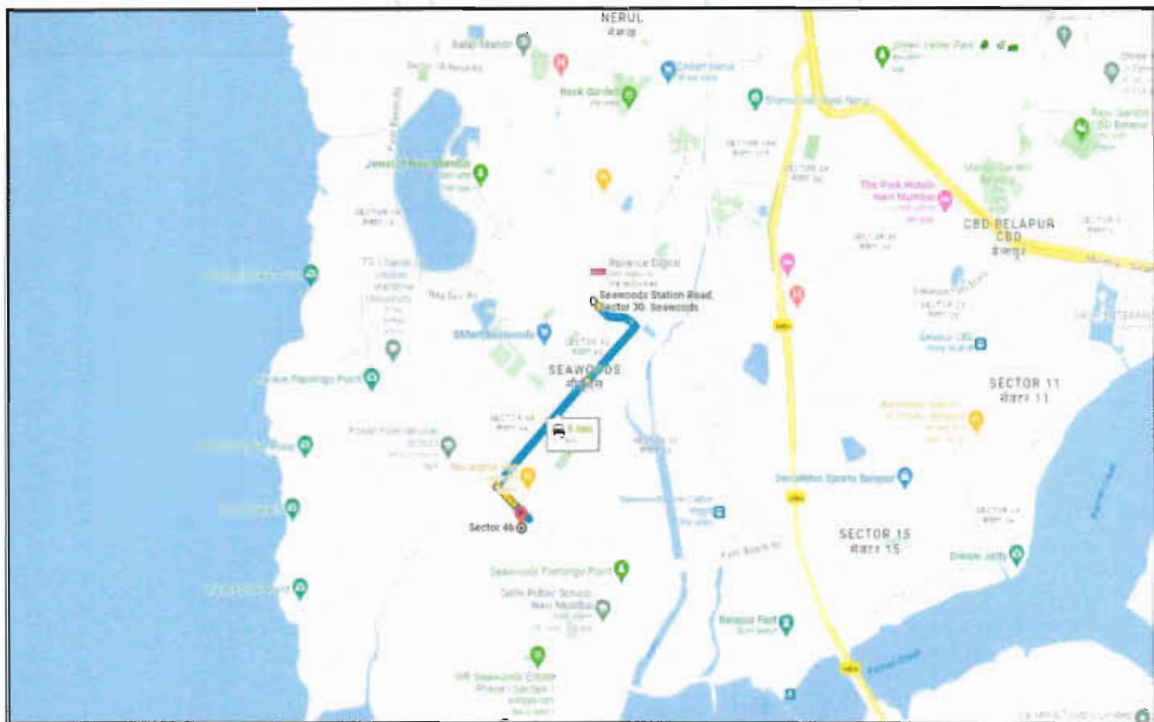
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Route Map of the property

Site u/r



Latitude Longitude: 19°00'36.4"N 73°00'50.6"E

Note: The Blue line shows the route to site from nearest railway station (Seawoods – 1.7 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
 2023/2024

Annual Statement of Rates

Language
 English

Selected District ठाणे
Select Taluka ठाणे
Select Village गावाचे नाव : नेरळ
Search By ☐ Survey No ☒ Location

Select	वपविभाग	भूमी जमीन	निवासी घटविश	मीडिंग	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	26 /306- नेरळ नोंद सेक्टर नंबर 46 अ	68900	157800	169400	197300	169400	चौ. मीटर
SurveyNo	26 /306- नेरळ नोंद सेक्टर नंबर 48	47400	120400	135000	150400	135000	चौ. मीटर
SurveyNo	26 /307- नेरळ नोंद सेक्टर नंबर 50	48100	116600	130700	145900	130700	चौ. मीटर
SurveyNo	26 /308- नेरळ नोंद सेक्टर नंबर 44	38800	102600	119000	143800	118000	चौ. मीटर
SurveyNo	26 /309- नेरळ नोंद सेक्टर नंबर 20, 22 (नेरळ रेल्वे स्टेशनवर्ग)	41000	105100	121900	154100	121500	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

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Sales Instance nearby

1065075	सूची क्र. २	दुसरे निबंधक सह दु.नि. ठाणे 3
19-10-2023		दस्तावेज क्रमांक: 10650/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नॉदर्बी : Regn:63m
गाव : नेरुळ		
(1)दस्तावेज प्रकार	मेल डीड	
(2)सोपसना	35000000	
(3)वातावरण (भांडवट/दस्तावेजाच्या बाबतीलपट्टाकर आकारणी देतो कि पट्टादारा ने नमूद करावे)	25223028.15	
(4)भाषण,पोटस्क्रिन्स व थरक्रमांक (अपेक्षित)	1) इतर माहिती : फ्लॅट नं 1905 19 वा मजला सी विंग श्रीजी हार्डटय सीएचएस लि.प्लॉट नं 1.1 ए.1 बी आणि 1 सी सेक्टर 46 ए नेरुळ वेस्ट नवी मुंबई क्षेत्र 148.69 चौ मी विन्टअप दस्त क्रमांक टटन-3/9691 /2023 दिनांक 02.05.2023 मुद्रांक शुल्क व नॉदर्बी ची वसूल नवी मुंबई मनपा	
(5)क्षेत्रफळ	1) 148.69 चौ.मीटर	
(6)आकारणी किंवा जूरी दरम्यान असलेले तथ्ये		
(7)दस्तावेज करून देणाऱ्या / निवृत्त दरम्यानचा पक्षकारांचे नाव किंवा दिशाणी न्यायालयाचा हुकूमनामा किंवा अदालत असल्यास त्रिपक्षीय नाव व पत्ता	1) अमित रमेश भालेकर 46 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 301 क्षितीज सीएचएस लि जुहू वसोवा लिंक रोड एचडीएफसी बँकेच्या पाटीमार्गे आझाद नगर अंधेरी वेस्ट मुंबई महाराष्ट्र मुम्बई. 400053 2) रमेश हनुमंत भालेकर 79 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 301 क्षितीज सीएचएस लि जुहू वसोवा लिंक रोड एचडीएफसी बँकेच्या पाटीमार्गे आझाद नगर अंधेरी वेस्ट मुंबई महाराष्ट्र मुम्बई. 400053	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिशाणी न्यायालयाचा हुकूमनामा किंवा अदालत असल्यास त्रिपक्षीय नाव व पत्ता	1) निश्चल शर्मा 34 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : सी -102 गहलोत अवेन्यू सीएचएस प्लॉट नं 3 ए सेक्टर 46 ए नेरुळ वेस्ट नवी मुंबई महाराष्ट्र ठाणे. 400706 2) रमिका कटपान 34 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : सी -102 गहलोत अवेन्यू सीएचएस प्लॉट नं 3 ए सेक्टर 46 ए नेरुळ वेस्ट नवी मुंबई महाराष्ट्र ठाणे. 400706 3) नवजीवन शर्मा 57 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : सी -102 गहलोत अवेन्यू सीएचएस प्लॉट नं 3 ए सेक्टर 46 ए नेरुळ वेस्ट नवी मुंबई महाराष्ट्र ठाणे. 400706	
(9)दस्तावेज करून देणाऱ्या दिनांक	02/06/2023	
(10)दस्त नॉदर्बी रुग्णाचा दिनांक	02/06/2023	
(11)अनुक्रममांक वॉड न नुं	10650/2023	
(12)वातावरणाच्या मुद्रांक शुल्क	500	
(13)वातावरणाच्या नॉदर्बी शुल्क	100	



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Price Indicators

Home / Navi Mumbai / Navi Mumbai / Apartment for Sale in Navi Mumbai / 4 BHK Flat. ***

Last updated: Oct 18, 2023

4 BHK Flat

By DELTA GROUP

Delta Palm Beach, Sector 21, Nerul, Navi Mumbai

See facing spacious 4 bnh in Delta palm beach with all modern amne... [Know More](#)

₹6.02 Cr EMI starts at ₹2.99 Lacs

₹17.45 K/sq.ft

[Contact Seller](#)

No Photo(s) by ImageAvaliable

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3450 sq.ft Build Up Area

₹17.45 K/sq.ft Avg. Price

4 BHK Configuration

31st Dec, 2027 Possession status

Higher of 13 floors

East facing Facing

Unfurnished Furnishing

magicbricks Buy Rent Sell Home Loans

Home > Properties for Sale in India > Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > 4 BHK Flats for Sale in Nerul > 2280 Sq.ft.

₹3.20 Cr EMI - ₹1 Lacs Get pre-approved loan [PREMIUM PROPERTY](#)

3 BHK 2280 Sq.ft Flat For Sale in Nerul, Navi Mumbai





3 Beds 3 Baths 3 Balconies 2 Covered Parking Health club Golf Course

Carpet Area: 1240 sq.ft ~ 13.806 sq.ft

Developer: Balaji Corporation

Project: Delta Palm Beach

Floor: 8 (Out of 14 Floors)

Transaction Type: New Property

Additional Rooms: 1 Store Room

Facing: East

Lifts: 3

East Facing Property

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹3.2 Cr ₹16,00,000	Approx. Registration Charges ₹4 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac	
RERA ID	P53700052109	
Address	Palm Beach Road, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra	
Landmarks	Palm Beach Road	

Price Indicators

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₹ 2.25 Cr EMI: ₹ 1,03,111 | How much loan can I get? **PREMIUM PROJECT**

2 BHK 1405 Sq. Ft. Flat For Sale **Nerul, Navi Mumbai**



2 Beds 2 Baths 2 Balconies 1 Covered Parking Sea facing Health Club

Carpet Area 850 sqft + ₹ 26-471/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Floor 5 (Out of 14 Floors)
Transaction Type New Property	Facing North - East	Lifts 2	Furnished Status Unfurnished

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More Details

Price Breakup: ₹ 2.25 Cr | ₹ 11,25,000 Approx. Registration Charges | ₹ 4 Monthly

Booking Amount: ₹ 5.0 Lac

Address: Plot No-5, Palm Beach Road, Sec 46 A, Nerul, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

magicbricks Buy Rent Sell Home Loans

Home > Property For Sale in Navi Mumbai > Flats For Sale in Navi Mumbai > Flats For Sale in Nerul > 2 BHK Flats For Sale in Nerul > 1405 Sq. Ft.

₹ 2.25 Cr EMI: ₹ 1,03,111 | How much loan can I get? **PREMIUM PROJECT**

2 BHK 1405 Sq. Ft. Flat For Sale **Nerul, Navi Mumbai**



2 Beds 2 Baths 2 Balconies 1 Covered Parking Sea facing Health Club

Carpet Area 850 sqft + ₹ 26-471/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Floor 5 (Out of 14 Floors)
Transaction Type New Property	Facing North - East	Lifts 2	Furnished Status Unfurnished

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: ₹ 2.25 Cr | ₹ 11,25,000 Approx. Registration Charges | ₹ 4 Monthly

Booking Amount: ₹ 5.0 Lac

Address: Plot No-5, Palm Beach Road, Sec 46 A, Nerul, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property For Sale > Maharashtra > Property For Sale > Maharashtra > Property For Sale > Mumbai > 3 BHK Flats For Sale > Nerul > 2000 Sq Ft

₹3.20 Cr ~~₹3.1 Lac~~ [View mortgage loan can I get?](#)

3 BHK 2000 Sq-Ft Flat For Sale **Nerul, Navi Mumbai**




3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area 1203 sqft - ₹26.60/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

[Contact Agent](#) [Get Phone No.](#) [Last contact made 5 days ago](#)

More Details

Price Breakup	₹3.2 Cr
Booking Amount	₹5.0 Lac
RERA ID	P51700052109

magicbricks Buy Rent Sell Home Loans

Home > Property For Sale > Maharashtra > Property For Sale > Maharashtra > Property For Sale > Mumbai > 3 BHK Flats For Sale > Nerul > 2500 Sq Ft

₹3.40 Cr ~~₹3.1 Lac~~ [Get ₹26,600/sq.ft loan?](#) **PREMIUM PROJECT**

3 BHK 2500 Sq-Ft Flat For Sale **Nerul West, Navi Mumbai**




3 Beds 3 Baths 2 Balconies 2 Covered Parking Private jacc. Wrap Around

Carpet Area 1295 sqft - ₹26.65/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Floor Ground (Out of 12 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 3

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹3.4 Cr (₹17,00,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	< 6.0 Lac
RERA ID	51700031609



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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Properties for Sale in Nerul Mumbai > Flats for Sale in Nerul Mumbai > Flats for Sale in Nerul West > 3 BHK Flats for Sale in Nerul West > 2500 Sq.ft

₹3.40 Cr ~~₹3.4 Cr~~ [Get One approved loan](#)

3 BHK 2500 Sq.ft Flat For Sale **Nerul West, Navi Mumbai**




3 Beds 3 Baths 2 Balconies 2 Covered Parking Water Front Sea facing

Carpet Area 1295 sqft ~ ₹26,255/sqft	Developer Baleji Corporation	Project Delta Palm Beach	Floor Ground (Out of 12 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 3

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹3.4 Cr ₹17,00,000	Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹6.0 Lac	
PERA ID	51700031409	

magicbricks Buy Rent Sell Home Loans

Home > Properties for Sale in Nerul Mumbai > Flats for Sale in Nerul Mumbai > Flats for Sale in Nerul > 2 BHK Flats for Sale in Nerul > 1405 Sq.ft

₹2.30 Cr ~~₹2.3 Cr~~ [Can't afford it?](#)

2 BHK 1405 Sq.ft Flat For Sale **Nerul, Navi Mumbai**




2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 944 sqft ~ ₹24,151/sqft	Developer Baleji Corporation	Project Delta Palm Beach	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹2.3 Cr
Booking Amount	₹5.0 Lac
PERA ID	P51700052109

Price Indicators

Projects nearby Locality

9 PBR - 1 BHK

₹3.6 Cr - 7.5 Cr | ₹34.62 K/sq.ft
BHK starts at ₹1.79 Lac

Sector 44A, Palm Beach Road, Seawoods, Navi Mumbai

3 BHK Apartment Configuration

Dec. 2028 Possession Status

₹34.62 K/sq.ft Avg. Price

1040.00 sq.ft. - 1770.00 sq.ft. (Carpet Area) Sizes

24 more

₹4.0 Cr EMI - ₹1.80L [Get Loan offers from 34+ banks](#)

3 BHK 2220 Sq-ft Flat For Sale - Sector 44A Seawoods, Navi Mumbai

3 Beds **3 Baths** **2 Balconies** **2 Covered Parking** **Skyline View** **Smart Home**

Carpet Area
1400 sqft • ₹28,571/sqft

Developer
[Shree Sawan Buildcon](#)

Project
[The Signature](#)

Floor
6 (Out of 14 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
3

[Near to Local Station, Inorbit Hypercity, Centre One, Raghuleela Mall/Multiplex](#)

[Contact Agent](#) [Get Phone No.](#) [Last contact made 33 days ago](#)

More Details

Price Breakup ₹4 Cr | ₹20,00,000 Approx. Registration Charges | ₹1 Monthly

Booking Amount ₹1.0 Lac

Address Nagar Seawoods, 44, Shitabai Nana Kambale Marg, Karave Village, Karave Nagar,

Price Indicators

Projects nearby Locality

Kalash Sagar
By KALASH BUILDERS PRIVATE LIMITED
Plot No. 24, Sector 20, 1st Right Hand Road, Facing Sakinaka Lake, Near Mumbai

₹4.5 Cr | ₹15.00 K/sq.ft
EMI starts at ₹2.23 Lacs
[See More](#) [Contact Developer](#)



4 BHK Apartment Configuration

Ready to Move Possession Status

₹15.00 K/sq.ft Avg. Price

3000.00 sq.ft. (Built-up Area) Size

14 more

4 BHK Flat
By L&T PUNE
L & T Developer West Express Road for 28, Sector 20, Thane

₹6.0 Cr | EMI starts at ₹2.98 Lacs
[See More](#) [Contact Seller](#)



2240 sq.ft. Built-up Area

₹26.79 K/sq.ft Avg. Price

4 BHK Configuration

24th Aug. 2023 Possession status

Lower of 18 floors

North facing facing

Unfurnished Furnishing

23 more

Shree Sawan The Signature
By SHREE SAWAN BUILDERS
Sector 10, Plot No. 10, 1st Right Hand Road, Facing Sakinaka Lake, Near Mumbai

₹3.9 Cr - 4.1 Cr | EMI starts at ₹1.98 Lacs
[See More](#) [Contact Seller](#)



3 BHK Apartment Configuration

Sep. 2023 Possession Starts

Price on request Avg. Price

930.00 sq.ft. - 1064.00 sq.ft. (Built-up Area) Size

12 more

Price Indicators

Projects nearby Locality

HOUSING com [Buy in New Mumbai](#)

4 BHK Flat **₹5.5 Cr** EMI starts at ₹2.75 Lakh

[By MORESHWAR DEVELOPERS WORLD](#)

Workings: 11.2.2024, Sec 46, Navi Mumbai

0% Brokerage [Know More](#) [Contact Seller](#)

₹5.5 Cr EMI starts at ₹2.75 Lakh

3700 sq.ft Built Up Area **₹14.86 K/sq.ft** Avg. Price **4 BHK** Configuration **31st Dec. 2025** Possession status **Lower of 15 floors** **North-East facing** Facing **Unfurnished** Furnishing

99acres

₹2.85 Cr EMI starts at ₹1.42 Lakh **3BHK 3Baths**

Estimate per sq.ft. ₹2,271/sq.ft.

READY TO MOVE NOT AVAILABLE [View Details](#)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

Property (1)

Area
Carpet Area: 1138 sq.ft.

Price
₹2.85 Crore
@ 25,043 per sq.ft. (Integrated) [View Price](#)

Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies

Location
On Request
Sector 46 Seawoods, Navi Mumbai

Floor
Lower of 15 Floors

Orientation
North-East

Development
Pool, Park, Garden, Club, Main Road, Others

Ready to Move
5 to 10 Year Old

Projects nearby Locality

[illegible]

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₹ 90.5 Lac

[EMI - ₹ 41k](#)
[Can I afford it?](#)

ZERO BROKERAGE

1 BHK 367 sq-ft Flat For Sale

Nerul, Navi Mumbai

1 Bed
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area

367 sqft - ₹ 24,659/sqft

Developer

Gami Group

Project

Gami Ved

Transaction Type

New Property

Status

Under Construction

Furnished Status

Unfurnished

Car Parking

1 Covered

+10 Photos

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[Rent for sale in India](#)
[Rent for sale in India](#)

₹2.09 Cr

EMI ₹ 25k

Cancel offer at

2 BHK 1590 Sq Ft Flat For Sale

Seawoods, Navi Mumbai







2 Beds

2 Baths

1 Covered Parking

Unfurnished

Super Built-Up Area

1590 sqft -

₹1,036/sqft

Developer

L & T Realty

Project

Land T Realty Seawoods West

Transaction Type

New Property

Status

Under Construction

FIRs

4

Furnished Status

Unfurnished

Car Parking

1 Covered

Contact Agent

Get Phone No.

Last contact made 22 days ago

More Details

Price Breakup

₹2.09 Cr

Booking Amount

₹99,000

Address

Seawoods, Navi Mumbai - Central Navi Mumbai, Maharashtra

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 : 30.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.30 12:01:44 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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, Sharadkumar 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 30.10.2023 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 16.10.2023. 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 AEAPC0117Q
- 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. Balaji Corporation
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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Meetali Rasal – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 16.10.2023 Valuation Date - 30.10.2023 Date of Report - 30.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.10.2023
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
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th 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. Balaji Corporation**. 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. Balaji Corporation**. 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 properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.

4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.30 12:02:12 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org

