

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Empress Hill A, B,C & D - Wing"**

"Empress Hill A, B,C & D - Wing", Proposed Residential Building No. 7 "Express Hill" in Sector - XI-A on Land bearing CTS No. 22A/9 (pt) of Village - Powai, Hiranandani Gardens, High Street Road, Mumbai- 400 076, State - Maharashtra, Country- India

**Latitude Longitude: 19°07'00.3"N 72°54'42.4"E**

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

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



### **Our Pan India Presence at :**

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Thane	Nanded	Indore	Raipur
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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

## MASTER VALUATION REPORT OF "Empress Hill A, B,C & D - Wing"

"Empress Hill A, B,C & D - Wing", Proposed Residential Building No. 7 "Express Hill" in Sector - XI-A on Land bearing CTS No. 22A/9 (pt) of Village - Powai, Hiranandani Gardens, High Street Road, Mumbai- 400 076, State - Maharashtra, Country- India

Latitude Longitude: 19°07'00.3"N 72°54'42.4"E

**NAME OF DEVELOPER: M/s. HGP Community Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **11th November 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Empress Hill A, B,C & D - Wing"**, Proposed Residential Building No. 7 "Express Hill" in Sector - XI-A on Land bearing CTS No. 22A/9 (pt) of Village - Powai, Hiranandani Gardens, High Street Road, Mumbai- 400 076, State - Maharashtra, Country- India. It is about 4.3 Km. travel distance from Vikhroli Railway Station of Central 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 higher class & developed.

### 2. Developer Details:

Name of builder	M/s. HGP Community Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Empress Hill A, B, C & D - Wing	P51800052633
Register office address	M/s. HGP Community Pvt. Ltd. Office No. 514, "Dalamal Tower", Free Press Journal Marg, Near Mantralaya, Nariman Point, Mumbai - 400 021, Maharashtra, India.	
Contact Numbers	Mr. Sameer Pradhan (Builder Person - Mobile No. 9930888911) Mr. Girish Gore (Sales Person - Mobile No. 9833754817)	
E - mail ID & Website	<a href="mailto:pradhan.sameer@hiranandani.net">pradhan.sameer@hiranandani.net</a> <a href="mailto:info@hiranandani.net">info@hiranandani.net</a> <a href="http://www.hiranandani.com">www.hiranandani.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building & Main Street Road
On or towards South	High Street Road
On or towards East	Hiranandani Regent Hill & Kingston CHSL
On or towards West	Road & Crisil House



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- Jaipur

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

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

To,

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

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 11.11.2023
	b)	Date on which the valuation is made : 23.11.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 06.09.2023 issued by Adv. Suryakant Jadhav
	2.	Copy of Architect Certificate date 10.10.2023 issued by Ar. Vinayak Shrivastava Architect & Desinger (As per RERA Certificate)
	3.	Copy of Engineer's Certificate date 09.10.2023 issued by Mr. Prashanth N. Mattam (As per RERA Certificate)
	4.	Copy of MAHARERA Registration Certificate of Project No. P51800052633 issued by Maharashtra Real Estate Regulatory Authority date 15.09.2023. Last Modified- date- 21.10.2023
	5.	Copy of Self Declaration date 06.09.2023 issued by M/s. HGP Community Pvt. Ltd. (As pre RERA Certificate)
	6.	Copy of Affidavit Cum Declaration of M/s. HGP Community Pvt. Ltd. date 23.08.2023 (As pre RERA Certificate)
	7.	Copy of Amended Plan Approval Letter No. P-8119/2021/ (22A/9) / S-Ward / Powai / 337 / 2 / Amend dated 25.08.2023 issued by Municipal Corporation of Greater Mumbai
	8.	Copy of Commencement Certificate No P-8119/2021/ (22A/9) / S-Ward / Powai / CC/ 1 / Amend dated 04.08.2021 issued by Municipal Corporation of Greater Mumbai Re-endorse of Plinth CC of Building comprising of Wing -A,B,C & D having 3 basement & upto top of still slab as per approved amended plans date 25.08.2023. This C.C. valid upto 03.10.2023
	9.	Copy of Approved Plan No. No P-8119/2021/ (22A/9) / S-Ward / Powai / IOD / 1 / NEW dated 25.08.2023 issued by Municipal Corporation of Greater Mumbai (Sheet No. 1 to 8)
	<b>Approved upto:</b>	
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	7 / A, B, C & D	3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Floors.
	Project Name (with address & phone nos.)	"Empress Hill A, B, C & D - Wing", Proposed Residential Building No. 7 "Express Hill" in Sector - XI-A on Land bearing CTS No. 22A/9 (pt) of Village - Powai, Hiranandani Gardens, High Street Road, Mumbai- 400 076, State - Maharashtra, Country- India

4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. HGP Community Pvt. Ltd.</b>  <b>Address:</b> Office No. 514, "Dalamat Tower", Free Press Journal Marg, Near Mantralaya, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Sameer Pradhan (Builder Person - Mobile No. 9930888911) Mr. Girish Gore (Sales Person - Mobile No. 9833754817)																				
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																				
<p><b>About "Empress Hill A to D" Project:</b> Hiranandani Empress Hill Estate is an impressive residential complex, based close to the stunning Powai Lake. Within its premises, you'll find elegant towers comprising 3 &amp; 4 BHK luxury apartments. You are introduced to an exclusive community of Hiranandani township - featuring amenities like landscaped gardens, swimming pools, a Clubhouse, and more! Further, the renowned Hiranandani School and Hospital is an excellent addition to the project.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1" data-bbox="327 986 1412 1145"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>7 / A, B, C &amp; D</td> <td>Proposed 3 Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> to 29<sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> to 20<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1" data-bbox="327 1208 1375 1317"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>7 / A, B, C &amp; D</td> <td>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December-2028 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1" data-bbox="327 1555 1145 1873"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder Coated Aluminum sliding doors/windows with clear glass and granite</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Amphitheatre</td></tr> <tr><td>➤ Children's play area</td></tr> <tr><td>➤ Gymnasium</td></tr> </tbody> </table>			Building No. / Wing	Number of Floors	7 / A, B, C & D	Proposed 3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 29 <sup>th</sup> Upper Floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	7 / A, B, C & D	Foundation work is in progress.	0%	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder Coated Aluminum sliding doors/windows with clear glass and granite	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Club House	➤ Amphitheatre	➤ Children's play area	➤ Gymnasium
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6.	Location of property			
	a)	Plot No. / Survey No.	:	CTS No. 22A/9 (pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 22A/9 (pt) of Village - Powai,
	d)	Ward / Taluka	:	S - Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property			: "Empress Hill A, B,C & D - Wing", Proposed Residential Building No. 7 "Express Hill" in Sector - XI-A on Land bearing CTS No. 22A/9 (pt) of Village - Powai, Hiranandani Gardens, High Street Road, Mumbai- 400 076, State - Maharashtra, Country- India
8.	City / Town			: Powai, Mumbai
	Residential area			: Yes
	Commercial area			: No
	Industrial area			: No
9.	Classification of the area			:
	i) High / Middle / Poor			: Middle Class
	ii) Urban / Semi Urban / Rural			: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality			: Municipal Corporation of Greater, Powai-Village
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area			: No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated			: N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	R G	R G	Under Construction Building & Main Street Road

	South	18.00 Mtr. Wide D P. Road	18.00 Mtr. Wide D P. Road	High Street Road				
	East	R G	R G	Hiranandani Regent Hill & Kingston CHSL				
	West	Crisil House	Crisil House	Road &				
14.1	Dimensions of the site			: N. A. as the land is irregular in shape				
	North			A As per the Deed				
	South			B Actuals				
	East			-				
	West			-				
14.2	Latitude, Longitude & Co-ordinates of property			: -				
14.	Extent of the site			: 19°07'00.3"N 72°54'42.4"E				
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Total Plot area – 104540.91 Sq. M. (As per Approved Plan) (Sector -XI-A) Plot area - 3095.76 (As per RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: Total Plot area – 104540.91 Sq. M. (As per Approved Plan) (Sector -XI-A) Plot area - 3095.76 (As per RERA Certificate)				
II	<b>CHARACTERISTICS OF THE SITE</b>			: N.A. Building Construction work not yet started				
	Classification of locality							
1.	Development of surrounding areas			: Higher class				
2.	Possibility of frequent flooding/ sub-merging			: Good				
3.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.			: No				
4.	Level of land with topographical conditions			: All available near by				
5.	Shape of land			: Plain				
6.	Type of use to which it can be put			: Irregular				
7.	Any usage restriction			: For residential purpose				
8.	Is plot in town planning approved layout?			: Residential				
9.	Corner plot or intermittent plot?			: Copy of Approved Plan No. No P-8119/2021/ (22A/9) / S-Ward / Powai / IOD / 1 / NEW dated 25.08.2023 issued by Municipal Corporation of Greater Mumbai (Sheet No. 1 to 8) <b>Approved upto:</b>				
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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.	:	18.00 Mtr. Wide D P. Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	<b>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)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area – 104540.91 Sq. M. (As per Approved Plan) (Sector -XI-A) Plot area - 3095.76 (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 2,87,840.00 per Sq. M. for Residential ₹ 1,02,750.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>104540.91</td> <td>102750</td> <td>10,74,15,78,503.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3095.76</td> <td>102750</td> <td>31,80,89,340.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	104540.91	102750	10,74,15,78,503.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3095.76	102750	31,80,89,340.00
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3095.76	102750	31,80,89,340.00																			
<b>Part – B (Valuation of Building)</b>																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential, Commercial																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	<b>Building No. / Wing</b>		<b>Number of Floors</b>																		

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e)	Plinth area floor-wise	: As per table attached to the report				
f)	Condition of the building	:				
g)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
i)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
ii)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. No P-8119/2021/ (22A/9) / S-Ward / Powai / IOD / 1 / NEW dated 25.08.2023 issued by Municipal Corporation of Greater Mumbai (Sheet No. 1 to 8)				
h)	Approved map / plan issuing authority	: <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>7 / A, B, C &amp; D</td> <td>3 Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> to 20<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	7 / A, B, C & D	3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> 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 is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress



	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

Building No. / Wing	Proposed as per site information	As per Sanctioned Approval Plan				
7 / A to D	Proposed 3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 29 <sup>th</sup> Upper Floors.	<p>Copy of Approved Plan No. No P-8119/2021/ (22A/9) / S-Ward / Powai / IOD / 1 / NEW dated 25.08.2023 issued by Municipal Corporation of Greater Mumbai.</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>7 / A to D</td> <td>3 Basements + Ground (part) + Stilt (part) + 1<sup>st</sup> to 20<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	7 / A to D	3 Basements + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Floors.
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**We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai we have given the separate valuation of approved and proposed construction given by Builder only.**

**1a) Building No. 7, Wing -A (Approved Inventory):**

Sl. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	1579	99	1678	1846	43500	7,30,10,475.00	8,03,11,523.00	201000	64,61,847
2	103	1	4 BHK	1529	133	1662	1828	43500	7,22,93,457.00	7,95,22,803.00	199000	63,98,386
3	104	1	3 BHK	1057	79	1136	1249	43500	4,94,03,032.00	5,43,43,335.00	136000	43,72,452
4	201	2	4 BHK	1579	99	1678	1846	43680	7,33,12,587.00	8,06,43,846.00	201500	64,61,847
5	202	2	3 BHK	1064	39	1103	1213	43680	4,81,79,975.00	5,29,97,973.00	132500	42,46,632
6	203	2	4 BHK	1529	133	1662	1828	43680	7,25,92,603.00	7,98,51,863.00	199500	63,98,386
7	204	2	3 BHK	1057	79	1136	1249	43680	4,96,07,458.00	5,45,68,204.00	136500	43,72,452
8	301	3	4 BHK	1579	99	1678	1846	43860	7,36,14,699.00	8,09,76,169.00	202500	64,61,847
9	302	3	3 BHK	1064	39	1103	1213	43860	4,83,78,519.00	5,32,16,371.00	133000	42,46,632
10	303	3	4 BHK	1529	133	1662	1828	43860	7,28,91,748.00	8,01,80,923.00	200500	63,98,386

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	304	3	3 BHK	1057	79	1136	1249	43860	4,98,11,884.00	5,47,93,072.00	137000	43,72,452
12	401	4	4 BHK	1579	99	1678	1846	44040	7,39,16,812.00	8,13,08,493.00	203500	64,61,847
13	402	4	3 BHK	1064	39	1103	1213	44040	4,85,77,062.00	5,34,34,768.00	133500	42,46,632
14	403	4	4 BHK	1529	133	1662	1828	44040	7,31,90,893.00	8,05,09,982.00	201500	63,98,386
15	404	4	3 BHK	1057	79	1136	1249	44040	5,00,16,311.00	5,50,17,942.00	137500	43,72,452
16	501	5	4 BHK	1579	99	1678	1846	44220	7,42,18,924.00	8,16,40,816.00	204000	64,61,847
17	502	5	3 BHK	1064	39	1103	1213	44220	4,87,75,606.00	5,36,53,167.00	134000	42,46,632
18	503	5	4 BHK	1529	133	1662	1828	44220	7,34,90,039.00	8,08,39,043.00	202000	63,98,386
19	504	5	3 BHK	1057	79	1136	1249	44220	5,02,20,737.00	5,52,42,811.00	138000	43,72,452
20	601	6	4 BHK	1579	99	1678	1846	44400	7,45,21,036.00	8,19,73,140.00	205000	64,61,847
21	602	6	3 BHK	1064	39	1103	1213	44400	4,89,74,150.00	5,38,71,565.00	134500	42,46,632
22	603	6	4 BHK	1529	133	1662	1828	44400	7,37,89,184.00	8,11,68,102.00	203000	63,98,386
23	604	6	3 BHK	1057	79	1136	1249	44400	5,04,25,163.00	5,54,67,679.00	138500	43,72,452
24	701	7	4 BHK	1579	99	1678	1846	44580	7,48,23,149.00	8,23,05,464.00	206000	64,61,847
25	702	7	3 BHK	1064	39	1103	1213	44580	4,91,72,694.00	5,40,89,963.00	135000	42,46,632
26	703	7	4 BHK	1529	133	1662	1828	44580	7,40,88,329.00	8,14,97,162.00	203500	63,98,386
27	704	7	3 BHK	1057	79	1136	1249	44580	5,06,29,590.00	5,56,92,549.00	139000	43,72,452
28	801	8	4 BHK	1579	99	1678	1846	44760	7,51,25,261.00	8,26,37,787.00	206500	64,61,847
29	803	8	4 BHK	1529	133	1662	1828	44760	7,43,87,475.00	8,18,26,223.00	204500	63,98,386
30	804	8	3 BHK	1057	79	1136	1249	44760	5,08,34,016.00	5,59,17,418.00	140000	43,72,452
31	901	9	4 BHK	1579	99	1678	1846	44940	7,54,27,373.00	8,29,70,110.00	207500	64,61,847
32	902	9	3 BHK	1064	39	1103	1213	44940	4,95,69,782.00	5,45,26,760.00	136500	42,46,632
33	903	9	4 BHK	1529	133	1662	1828	44940	7,46,86,620.00	8,21,55,282.00	205500	63,98,386
34	904	9	3 BHK	1057	79	1136	1249	44940	5,10,38,442.00	5,61,42,286.00	140500	43,72,452
35	1001	10	4 BHK	1579	99	1678	1846	45120	7,57,29,486.00	8,33,02,435.00	208500	64,61,847
36	1002	10	3 BHK	1064	39	1103	1213	45120	4,97,68,326.00	5,47,45,159.00	137000	42,46,632
37	1003	10	4 BHK	1529	133	1662	1828	45120	7,49,85,765.00	8,24,84,342.00	206000	63,98,386
38	1004	10	3 BHK	1057	79	1136	1249	45120	5,12,42,869.00	5,63,67,156.00	141000	43,72,452
39	1101	11	4 BHK	1579	99	1678	1846	45300	7,60,31,598.00	8,36,34,758.00	209000	64,61,847
40	1102	11	3 BHK	1064	39	1103	1213	45300	4,99,66,869.00	5,49,63,556.00	137500	42,46,632
41	1103	11	4 BHK	1529	133	1662	1828	45300	7,52,84,911.00	8,28,13,402.00	207000	63,98,386
42	1104	11	3 BHK	1057	79	1136	1249	45300	5,14,47,295.00	5,65,92,025.00	141500	43,72,452
43	1201	12	4 BHK	1579	99	1678	1846	45480	7,63,33,710.00	8,39,67,081.00	210000	64,61,847
44	1202	12	3 BHK	1064	39	1103	1213	45480	5,01,65,413.00	5,51,81,954.00	138000	42,46,632
45	1203	12	4 BHK	1529	133	1662	1828	45480	7,55,84,056.00	8,31,42,462.00	208000	63,98,386

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
46	1204	12	3 BHK	1057	79	1136	1249	45480	5,16,51,722.00	5,68,16,894.00	142000	43,72,452
47	1301	13	4 BHK	1579	99	1678	1846	45660	7,66,35,823.00	8,42,99,405.00	210500	64,61,847
48	1302	13	3 BHK	1064	39	1103	1213	45660	5,03,63,957.00	5,54,00,353.00	138500	42,46,632
49	1303	13	4 BHK	1529	133	1662	1828	45660	7,58,83,201.00	8,34,71,521.00	208500	63,98,386
50	1304	13	3 BHK	1057	79	1136	1249	45660	5,18,56,148.00	5,70,41,763.00	142500	43,72,452
51	1401	14	4 BHK	1579	99	1678	1846	45840	7,69,37,935.00	8,46,31,729.00	211500	64,61,847
52	1402	14	3 BHK	1068	39	1107	1218	45840	5,07,54,935.00	5,58,30,429.00	139500	42,62,795
53	1403	14	4 BHK	1529	133	1662	1828	45840	7,61,82,347.00	8,38,00,582.00	209500	63,98,386
54	1404	14	3 BHK	1057	79	1136	1249	45840	5,20,60,574.00	5,72,66,631.00	143000	43,72,452
55	1501	15	4 BHK	1579	99	1678	1846	46020	7,72,40,047.00	8,49,64,052.00	212500	64,61,847
56	1503	15	4 BHK	1529	133	1662	1828	46020	7,64,81,492.00	8,41,29,641.00	210500	63,98,386
57	1504	15	3 BHK	1057	79	1136	1249	46020	5,22,65,001.00	5,74,91,501.00	143500	43,72,452
58	1601	16	4 BHK	1579	99	1678	1846	46200	7,75,42,159.00	8,52,96,375.00	213000	64,61,847
59	1602	16	3 BHK	1068	39	1107	1218	46200	5,11,53,534.00	5,62,68,887.00	140500	42,62,795
60	1603	16	4 BHK	1529	133	1662	1828	46200	7,67,80,637.00	8,44,58,701.00	211000	63,98,386
61	1604	16	3 BHK	1057	79	1136	1249	46200	5,24,69,427.00	5,77,16,370.00	144500	43,72,452
62	1701	17	4 BHK	1579	99	1678	1846	46380	7,78,44,272.00	8,56,28,699.00	214000	64,61,847
63	1702	17	3 BHK	1068	39	1107	1218	46380	5,13,52,834.00	5,64,88,117.00	141000	42,62,795
64	1703	17	4 BHK	1529	133	1662	1828	46380	7,70,79,783.00	8,47,87,761.00	212000	63,98,386
65	1704	17	3 BHK	1057	79	1136	1249	46380	5,26,73,853.00	5,79,41,238.00	145000	43,72,452
66	1801	18	4 BHK	1579	99	1678	1846	46560	7,81,46,384.00	8,59,61,022.00	215000	64,61,847
67	1802	18	3 BHK	1076	39	1115	1226	46560	5,19,02,954.00	5,70,93,249.00	142500	42,91,804
68	1803	18	4 BHK	1529	133	1662	1828	46560	7,73,78,928.00	8,51,16,821.00	213000	63,98,386
69	1804	18	3 BHK	1057	79	1136	1249	46560	5,28,78,280.00	5,81,66,108.00	145500	43,72,452
70	1901	19	4 BHK	1579	99	1678	1846	46740	7,84,48,496.00	8,62,93,346.00	215500	64,61,847
71	1902	19	3 BHK	1076	39	1115	1226	46740	5,21,03,609.00	5,73,13,970.00	143500	42,91,804
72	1903	19	4 BHK	1529	133	1662	1828	46740	7,76,78,073.00	8,54,45,880.00	213500	63,98,386
73	1904	19	3 BHK	1057	79	1136	1249	46740	5,30,82,706.00	5,83,90,977.00	146000	43,72,452
74	2001	20	4 BHK	1579	99	1678	1846	46920	7,87,50,609.00	8,66,25,670.00	216500	64,61,847
75	2002	20	3 BHK	1076	39	1115	1226	46920	5,23,04,265.00	5,75,34,692.00	144000	42,91,804
76	2003	20	4 BHK	1529	133	1662	1828	46920	7,79,77,219.00	8,57,74,941.00	214500	63,98,386
77	2004	20	3 BHK	1057	79	1136	1249	46920	5,32,87,132.00	5,86,15,845.00	146500	43,72,452
<b>Total</b>				<b>101437</b>	<b>6883</b>	<b>108320</b>	<b>119152</b>		<b>4,89,86,83,719.00</b>	<b>5,38,85,52,094.00</b>		<b>41,70,30,457</b>

**1b) Building No. 7, Wing - A (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
78	2101	21	4 BHK	1579	99	1678	1846	47100	7,90,33,800.00	8,69,37,180.00	217500	64,60,300
79	2102	21	3 BHK	1076	39	1115	1227	47100	5,25,16,500.00	5,77,68,150.00	144500	42,92,750
80	2103	21	4 BHK	1529	133	1662	1828	47100	7,82,80,200.00	8,61,08,220.00	215500	63,98,700
81	2104	21	3 BHK	1057	79	1136	1250	47100	5,35,05,600.00	5,88,56,160.00	147000	43,73,600
82	2201	22	4 BHK	1579	99	1678	1846	47280	7,93,35,840.00	8,72,69,424.00	218000	64,60,300
83	2203	22	4 BHK	1529	133	1662	1828	47280	7,85,79,360.00	8,64,37,296.00	216000	63,98,700
84	2204	22	3 BHK	1057	79	1136	1250	47280	5,37,10,080.00	5,90,81,088.00	147500	43,73,600
85	2301	23	4 BHK	1579	99	1678	1846	47460	7,96,56,946.00	8,76,22,641.00	219000	64,61,847
86	2302	23	3 BHK	1068	39	1107	1218	47460	5,25,48,631.00	5,78,03,494.00	144500	42,62,795
87	2303	23	4 BHK	1529	133	1662	1828	47460	7,88,74,655.00	8,67,62,121.00	217000	63,98,386
88	2304	23	3 BHK	1057	79	1136	1249	47460	5,39,00,411.00	5,92,90,452.00	148000	43,72,452
89	2401	24	4 BHK	1579	99	1678	1846	47640	7,99,39,920.00	8,79,33,912.00	220000	64,60,300
90	2402	24	3 BHK	1068	39	1107	1218	47640	5,27,37,480.00	5,80,11,228.00	145000	42,61,950
91	2403	24	4 BHK	1529	133	1662	1828	47640	7,91,77,680.00	8,70,95,448.00	217500	63,98,700
92	2404	24	3 BHK	1057	79	1136	1250	47640	5,41,19,040.00	5,95,30,944.00	149000	43,73,600
93	2501	25	4 BHK	1579	99	1678	1846	47820	8,02,41,960.00	8,82,66,156.00	220500	64,60,300
94	2502	25	3 BHK	1068	39	1107	1218	47820	5,29,36,740.00	5,82,30,414.00	145500	42,61,950
95	2503	25	4 BHK	1529	133	1662	1828	47820	7,94,76,840.00	8,74,24,524.00	218500	63,98,700
96	2504	25	3 BHK	1057	79	1136	1250	47820	5,43,23,520.00	5,97,55,872.00	149500	43,73,600
97	2601	26	4 BHK	1579	99	1678	1846	48000	8,05,44,000.00	8,85,98,400.00	221500	64,60,300
98	2602	26	3 BHK	1068	39	1107	1218	48000	5,31,36,000.00	5,84,49,600.00	146000	42,61,950
99	2603	26	4 BHK	1529	133	1662	1828	48000	7,97,76,000.00	8,77,53,600.00	219500	63,98,700
100	2604	26	3 BHK	1057	79	1136	1250	48000	5,45,28,000.00	5,99,80,800.00	150000	43,73,600
101	2701	27	4 BHK	1579	99	1678	1846	48180	8,08,46,040.00	8,89,30,644.00	222500	64,60,300
102	2702	27	3 BHK	1076	39	1115	1227	48180	5,37,20,700.00	5,90,92,770.00	147500	42,92,750
103	2703	27	4 BHK	1529	133	1662	1828	48180	8,00,75,160.00	8,80,82,676.00	220000	63,98,700
104	2704	27	3 BHK	1057	79	1136	1250	48180	5,47,32,480.00	6,02,05,728.00	150500	43,73,600
105	2801	28	4 BHK	1579	99	1678	1846	48360	8,11,48,080.00	8,92,62,888.00	223000	64,60,300
106	2802	28	3 BHK	1076	39	1115	1227	48360	5,39,21,400.00	5,93,13,540.00	148500	42,92,750
107	2803	28	4 BHK	1529	133	1662	1828	48360	8,03,74,320.00	8,84,11,752.00	221000	63,98,700
108	2804	28	3 BHK	1057	79	1136	1250	48360	5,49,36,960.00	6,04,30,656.00	151000	43,73,600
109	2901	29	4 BHK	1579	99	1678	1846	48540	8,14,50,120.00	8,95,95,132.00	224000	64,60,300
110	2902	29	3 BHK	1076	39	1115	1227	48540	5,41,22,100.00	5,95,34,310.00	149000	42,92,750
111	2903	29	4 BHK	1529	133	1662	1828	48540	8,06,73,480.00	8,87,40,828.00	222000	63,98,700
112	2904	29	3 BHK	1057	79	1136	1250	48540	5,51,41,440.00	6,06,55,584.00	151500	43,73,600
<b>Total</b>				<b>46061</b>	<b>3111</b>	<b>49172</b>	<b>54089</b>		<b>2,35,20,21,483.00</b>	<b>2,58,72,23,632.00</b>		<b>18,93,13,130</b>



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**2a) Building No. 7, Wing -B (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	851	39	890	979	43500	3,87,01,033.00	4,25,71,136.00	106500	34,25,264
2	102	1	2 BHK	904	76	980	1078	43500	4,26,23,609.00	4,68,85,970.00	117000	37,72,434
3	103	1	3 BHK	1289	123	1412	1554	43500	6,14,35,569.00	6,75,79,126.00	169000	54,37,401
4	104	1	3 BHK	1289	123	1412	1554	43500	6,14,40,251.00	6,75,84,276.00	169000	54,37,815
5	201	2	3 BHK	1064	39	1103	1213	43680	4,81,84,676.00	5,30,03,144.00	132500	42,47,047
6	202	2	3 BHK	1123	76	1199	1319	43680	5,23,67,973.00	5,76,04,770.00	144000	46,15,767
7	203	2	3 BHK	1289	123	1412	1554	43680	6,16,89,785.00	6,78,58,764.00	169500	54,37,401
8	204	2	3 BHK	1289	123	1412	1554	43680	6,16,94,486.00	6,78,63,935.00	169500	54,37,815
9	301	3	3 BHK	1064	39	1103	1213	43860	4,83,83,240.00	5,32,21,564.00	133000	42,47,047
10	302	3	3 BHK	1123	76	1199	1319	43860	5,25,83,775.00	5,78,42,153.00	144500	46,15,767
11	303	3	3 BHK	1289	123	1412	1554	43860	6,19,44,001.00	6,81,38,401.00	170500	54,37,401
12	304	3	3 BHK	1289	123	1412	1554	43860	6,19,48,722.00	6,81,43,594.00	170500	54,37,815
13	401	4	3 BHK	1064	39	1103	1213	44040	4,85,81,803.00	5,34,39,983.00	133500	42,47,047
14	402	4	3 BHK	1123	76	1199	1319	44040	5,27,99,577.00	5,80,79,535.00	145000	46,15,767
15	403	4	3 BHK	1289	123	1412	1554	44040	6,21,98,217.00	6,84,18,039.00	171000	54,37,401
16	404	4	3 BHK	1289	123	1412	1554	44040	6,22,02,957.00	6,84,23,253.00	171000	54,37,815
17	501	5	3 BHK	1064	39	1103	1213	44220	4,87,80,366.00	5,36,58,403.00	134000	42,47,047
18	502	5	3 BHK	1123	76	1199	1319	44220	5,30,15,379.00	5,83,16,917.00	146000	46,15,767
19	503	5	3 BHK	1289	123	1412	1554	44220	6,24,52,433.00	6,86,97,676.00	171500	54,37,401
20	504	5	3 BHK	1289	123	1412	1554	44220	6,24,57,193.00	6,87,02,912.00	172000	54,37,815
21	601	6	3 BHK	1064	39	1103	1213	44400	4,89,78,929.00	5,38,76,822.00	134500	42,47,047
22	602	6	3 BHK	1123	76	1199	1319	44400	5,32,31,181.00	5,85,54,299.00	146500	46,15,767
23	603	6	3 BHK	1289	123	1412	1554	44400	6,27,06,649.00	6,89,77,314.00	172500	54,37,401
24	604	6	3 BHK	1289	123	1412	1554	44400	6,27,11,428.00	6,89,82,571.00	172500	54,37,815
25	701	7	3 BHK	1064	39	1103	1213	44580	4,91,77,493.00	5,40,95,242.00	135000	42,47,047
26	702	7	3 BHK	1123	76	1199	1319	44580	5,34,46,983.00	5,87,91,681.00	147000	46,15,767
27	703	7	3 BHK	1289	123	1412	1554	44580	6,29,60,865.00	6,92,56,952.00	173000	54,37,401
28	704	7	3 BHK	1289	123	1412	1554	44580	6,29,65,664.00	6,92,62,230.00	173000	54,37,815
29	802	8	3 BHK	1123	76	1199	1319	44760	5,36,62,785.00	5,90,29,064.00	147500	46,15,767
30	803	8	3 BHK	1289	123	1412	1554	44760	6,32,15,082.00	6,95,36,590.00	174000	54,37,401
31	804	8	3 BHK	1289	123	1412	1554	44760	6,32,19,900.00	6,95,41,890.00	174000	54,37,815
32	901	9	3 BHK	1064	39	1103	1213	44940	4,95,74,619.00	5,45,32,081.00	136500	42,47,047
33	902	9	3 BHK	1123	76	1199	1319	44940	5,38,78,588.00	5,92,66,447.00	148000	46,15,767

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	903	9	3 BHK	1289	123	1412	1554	44940	6,34,69,298.00	6,98,16,228.00	174500	54,37,401
35	904	9	3 BHK	1289	123	1412	1554	44940	6,34,74,135.00	6,98,21,549.00	174500	54,37,815
36	1001	10	3 BHK	1064	39	1103	1213	45120	4,97,73,182.00	5,47,50,500.00	137000	42,47,047
37	1002	10	3 BHK	1123	76	1199	1319	45120	5,40,94,390.00	5,95,03,829.00	149000	46,15,767
38	1003	10	3 BHK	1289	123	1412	1554	45120	6,37,23,514.00	7,00,95,865.00	175000	54,37,401
39	1004	10	3 BHK	1289	123	1412	1554	45120	6,37,28,371.00	7,01,01,208.00	175500	54,37,815
40	1101	11	3 BHK	1064	39	1103	1213	45300	4,99,71,746.00	5,49,68,921.00	137500	42,47,047
41	1102	11	3 BHK	1123	76	1199	1319	45300	5,43,10,192.00	5,97,41,211.00	149500	46,15,767
42	1103	11	3 BHK	1289	123	1412	1554	45300	6,39,77,730.00	7,03,75,503.00	176000	54,37,401
43	1104	11	3 BHK	1289	123	1412	1554	45300	6,39,82,606.00	7,03,80,867.00	176000	54,37,815
44	1201	12	3 BHK	1064	39	1103	1213	45480	5,01,70,309.00	5,51,87,340.00	138000	42,47,047
45	1202	12	3 BHK	1123	76	1199	1319	45480	5,45,25,994.00	5,99,78,593.00	150000	46,15,767
46	1203	12	3 BHK	1289	123	1412	1554	45480	6,42,31,946.00	7,06,55,141.00	176500	54,37,401
47	1204	12	3 BHK	1289	123	1412	1554	45480	6,42,36,842.00	7,06,60,526.00	176500	54,37,815
48	1301	13	3 BHK	1064	39	1103	1213	45660	5,03,68,872.00	5,54,05,759.00	138500	42,47,047
49	1302	13	3 BHK	1123	76	1199	1319	45660	5,47,41,796.00	6,02,15,976.00	150500	46,15,767
50	1303	13	3 BHK	1289	123	1412	1554	45660	6,44,86,162.00	7,09,34,778.00	177500	54,37,401
51	1304	13	3 BHK	1289	123	1412	1554	45660	6,44,91,077.00	7,09,40,185.00	177500	54,37,815
52	1401	14	3 BHK	1068	76	1144	1259	45840	5,24,55,950.00	5,77,01,545.00	144500	44,05,659
53	1402	14	3 BHK	1188	107	1295	1425	45840	5,93,83,577.00	6,53,21,935.00	163500	49,87,495
54	1403	14	3 BHK	1289	123	1412	1554	45840	6,47,40,378.00	7,12,14,416.00	178000	54,37,401
55	1404	14	3 BHK	1289	123	1412	1554	45840	6,47,45,313.00	7,12,19,844.00	178000	54,37,815
56	1502	15	3 BHK	1188	107	1295	1425	46020	5,96,16,758.00	6,55,78,434.00	164000	49,87,495
57	1503	15	3 BHK	1289	123	1412	1554	46020	6,49,94,595.00	7,14,94,055.00	178500	54,37,401
58	1504	15	3 BHK	1289	123	1412	1554	46020	6,49,99,548.00	7,14,99,503.00	178500	54,37,815
59	1601	16	3 BHK	1068	76	1144	1259	46200	5,28,67,907.00	5,81,54,698.00	145500	44,05,659
60	1602	16	3 BHK	1188	107	1295	1425	46200	5,98,49,940.00	6,58,34,934.00	164500	49,87,495
61	1603	16	3 BHK	1289	123	1412	1554	46200	6,52,48,811.00	7,17,73,692.00	179500	54,37,401
62	1604	16	3 BHK	1289	123	1412	1554	46200	6,52,53,784.00	7,17,79,162.00	179500	54,37,815
63	1701	17	3 BHK	1068	76	1144	1259	46380	5,30,73,886.00	5,83,81,275.00	146000	44,05,659
64	1702	17	3 BHK	1188	107	1295	1425	46380	6,00,83,121.00	6,60,91,433.00	165000	49,87,495
65	1703	17	3 BHK	1289	123	1412	1554	46380	6,55,03,027.00	7,20,53,330.00	180000	54,37,401
66	1704	17	3 BHK	1289	123	1412	1554	46380	6,55,08,019.00	7,20,58,821.00	180000	54,37,815
67	1801	18	3 BHK	1076	139	1215	1336	46560	5,65,53,942.00	6,22,09,336.00	155500	46,76,389
68	1802	18	3 BHK	1193	152	1345	1479	46560	6,26,11,972.00	6,88,73,169.00	172000	51,77,322



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1803	18	3 BHK	1293	164	1457	1602	46560	6,78,21,566.00	7,46,03,723.00	186500	56,08,098
70	1804	18	3 BHK	1293	164	1457	1602	46560	6,78,21,566.00	7,46,03,723.00	186500	56,08,098
71	1901	19	3 BHK	1076	139	1215	1336	46740	5,67,72,578.00	6,24,49,836.00	156000	46,76,389
72	1902	19	3 BHK	1193	152	1345	1479	46740	6,28,54,028.00	6,91,39,431.00	173000	51,77,322
73	1903	19	3 BHK	1293	164	1457	1602	46740	6,80,83,763.00	7,48,92,139.00	187000	56,08,098
74	1904	19	3 BHK	1293	164	1457	1602	46740	6,80,83,763.00	7,48,92,139.00	187000	56,08,098
75	2001	20	3 BHK	1076	139	1215	1336	46920	5,69,91,215.00	6,26,90,337.00	156500	46,76,389
76	2002	20	3 BHK	1193	152	1345	1479	46920	6,30,96,085.00	6,94,05,694.00	173500	51,77,322
77	2003	20	3 BHK	1293	164	1457	1602	46920	6,83,45,960.00	7,51,80,556.00	188000	56,08,098
78	2004	20	3 BHK	1293	164	1457	1602	46920	6,83,45,960.00	7,51,80,556.00	188000	56,08,098
<b>Total</b>				<b>93293</b>	<b>8151</b>	<b>101444</b>	<b>111589</b>		<b>4,58,86,80,385.00</b>	<b>5,04,75,48,429.00</b>		<b>39,05,59,766</b>

**2b) Building No. 7, Wing - B (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
79	2101	21	3 BHK	1076	139	1215	1336	47100	5,72,09,851.00	6,29,30,836.00	157500	46,76,389
80	2102	21	3 BHK	1193	152	1345	1479	47100	6,33,38,141.00	6,96,71,955.00	174000	51,77,322
81	2103	21	3 BHK	1293	164	1457	1602	47100	6,86,08,157.00	7,54,68,973.00	188500	56,08,098
82	2104	21	3 BHK	1293	164	1457	1602	47100	6,86,08,157.00	7,54,68,973.00	188500	56,08,098
83	2202	22	2 BHK	971	107	1078	1186	47280	5,09,67,840.00	5,60,64,624.00	140000	41,50,300
84	2203	22	3 BHK	1289	123	1412	1554	47280	6,67,74,108.00	7,34,51,519.00	183500	54,37,401
85	2204	22	3 BHK	1289	123	1412	1554	47280	6,67,79,197.00	7,34,57,117.00	183500	54,37,815
86	2301	23	3 BHK	1068	76	1144	1259	47460	5,43,09,759.00	5,97,40,735.00	149500	44,05,659
87	2302	23	3 BHK	1188	107	1295	1425	47460	6,14,82,211.00	6,76,30,432.00	169000	49,87,495
88	2303	23	3 BHK	1289	123	1412	1554	47460	6,70,28,324.00	7,37,31,156.00	184500	54,37,401
89	2304	23	3 BHK	1289	123	1412	1554	47460	6,70,33,432.00	7,37,36,775.00	184500	54,37,815
90	2401	24	3 BHK	1068	76	1144	1259	47640	5,45,15,738.00	5,99,67,312.00	150000	44,05,659
91	2402	24	3 BHK	1188	107	1295	1425	47640	6,17,15,392.00	6,78,86,931.00	169500	49,87,495
92	2403	24	3 BHK	1289	123	1412	1554	47640	6,72,82,540.00	7,40,10,794.00	185000	54,37,401
93	2404	24	3 BHK	1289	123	1412	1554	47640	6,72,87,668.00	7,40,16,435.00	185000	54,37,815
94	2501	25	3 BHK	1068	76	1144	1259	47820	5,47,21,717.00	6,01,93,889.00	150500	44,05,659
95	2502	25	3 BHK	1188	107	1295	1425	47820	6,19,48,574.00	6,81,43,431.00	170500	49,87,495
96	2503	25	3 BHK	1289	123	1412	1554	47820	6,75,36,756.00	7,42,90,432.00	185500	54,37,401
97	2504	25	3 BHK	1289	123	1412	1554	47820	6,75,41,903.00	7,42,96,093.00	185500	54,37,815
98	2601	26	3 BHK	1068	76	1144	1259	48000	5,49,27,696.00	6,04,20,466.00	151000	44,05,659

Sr No	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	2602	26	3 BHK	1188	107	1295	1425	48000	6,21,81,756.00	6,83,99,932.00	171000	49,87,495
100	2603	26	3 BHK	1289	123	1412	1554	48000	6,77,90,972.00	7,45,70,069.00	186500	54,37,401
101	2604	26	3 BHK	1289	123	1412	1554	48000	6,77,96,139.00	7,45,75,753.00	186500	54,37,815
102	2701	27	3 BHK	1076	139	1215	1336	48180	5,85,21,669.00	6,43,73,836.00	161000	46,76,389
103	2702	27	3 BHK	1193	152	1345	1479	48180	6,47,90,481.00	7,12,69,529.00	178000	51,77,322
104	2703	27	3 BHK	1293	164	1457	1602	48180	7,01,81,337.00	7,71,99,471.00	193000	56,08,098
105	2704	27	3 BHK	1293	164	1457	1602	48180	7,01,81,337.00	7,71,99,471.00	193000	56,08,098
106	2801	28	3 BHK	1076	139	1215	1336	48360	5,87,40,306.00	6,46,14,337.00	161500	46,76,389
107	2802	28	3 BHK	1193	152	1345	1479	48360	6,50,32,538.00	7,15,35,792.00	179000	51,77,322
108	2803	28	3 BHK	1293	164	1457	1602	48360	7,04,43,534.00	7,74,87,887.00	193500	56,08,098
109	2804	28	3 BHK	1293	164	1457	1602	48360	7,04,43,534.00	7,74,87,887.00	193500	56,08,098
110	2901	29	3 BHK	1076	139	1215	1336	48540	5,89,58,942.00	6,48,54,836.00	162000	46,76,389
111	2902	29	3 BHK	1193	152	1345	1479	48540	6,52,74,594.00	7,18,02,053.00	179500	51,77,322
112	2903	29	3 BHK	1293	164	1457	1602	48540	7,07,05,731.00	7,77,76,304.00	194500	56,08,098
113	2904	29	3 BHK	1293	164	1457	1602	48540	7,07,05,731.00	7,77,76,304.00	194500	56,08,098
<b>Total</b>				<b>42307</b>	<b>4545</b>	<b>46852</b>	<b>51537</b>		<b>2,24,13,65,762.00</b>	<b>2,46,55,02,339.00</b>		<b>18,03,78,621</b>

**3a) Building No. 7, Wing - C (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	905	76	981	1079	43500	4,26,89,162.00	4,69,58,078.00	117500	37,78,236
2	102	1	2 BHK	849	39	888	977	43500	3,86,35,480.00	4,24,99,028.00	106000	34,19,462
3	103	1	3 BHK	1190	107	1297	1426	43500	5,64,03,722.00	6,20,44,094.00	155000	49,92,054
4	104	1	3 BHK	1190	107	1297	1426	43500	5,64,03,722.00	6,20,44,094.00	155000	49,92,054
5	201	2	3 BHK	1123	76	1199	1319	43680	5,23,67,973.00	5,76,04,770.00	144000	46,15,767
6	202	2	3 BHK	1064	39	1103	1213	43680	4,81,79,975.00	5,29,97,973.00	132500	42,46,632
7	203	2	3 BHK	1190	107	1297	1426	43680	5,66,37,116.00	6,23,00,828.00	156000	49,92,054
8	204	2	3 BHK	1190	107	1297	1426	43680	5,66,37,116.00	6,23,00,828.00	156000	49,92,054
9	301	3	3 BHK	1123	76	1199	1319	43860	5,25,83,775.00	5,78,42,153.00	144500	46,15,767
10	302	3	3 BHK	1064	39	1103	1213	43860	4,83,78,519.00	5,32,16,371.00	133000	42,46,632
11	303	3	3 BHK	1190	107	1297	1426	43860	5,68,70,511.00	6,25,57,562.00	156500	49,92,054
12	304	3	3 BHK	1190	107	1297	1426	43860	5,68,70,511.00	6,25,57,562.00	156500	49,92,054
13	401	4	3 BHK	1123	76	1199	1319	44040	5,27,99,577.00	5,80,79,535.00	145000	46,15,767
14	402	4	3 BHK	1064	39	1103	1213	44040	4,85,77,062.00	5,34,34,768.00	133500	42,46,632
15	403	4	3 BHK	1190	107	1297	1426	44040	5,71,03,906.00	6,28,14,297.00	157000	49,92,054



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder/Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
16	404	4	3 BHK	1190	107	1297	1426	44040	5,71,03,906.00	6,28,14,297.00	157000	49,92,054
17	501	5	3 BHK	1123	76	1199	1319	44220	5,30,15,379.00	5,83,16,917.00	146000	46,15,767
18	502	5	3 BHK	1064	39	1103	1213	44220	4,87,75,606.00	5,36,53,167.00	134000	42,46,632
19	503	5	3 BHK	1190	107	1297	1426	44220	5,73,37,301.00	6,30,71,031.00	157500	49,92,054
20	504	5	3 BHK	1190	107	1297	1426	44220	5,73,37,301.00	6,30,71,031.00	157500	49,92,054
21	601	6	3 BHK	1123	76	1199	1319	44400	5,32,31,181.00	5,85,54,299.00	146500	46,15,767
22	602	6	3 BHK	1064	39	1103	1213	44400	4,89,74,150.00	5,38,71,565.00	134500	42,46,632
23	603	6	3 BHK	1190	107	1297	1426	44400	5,75,70,695.00	6,33,27,765.00	158500	49,92,054
24	604	6	3 BHK	1190	107	1297	1426	44400	5,75,70,695.00	6,33,27,765.00	158500	49,92,054
25	701	7	3 BHK	1123	76	1199	1319	44580	5,34,46,983.00	5,87,91,681.00	147000	46,15,767
26	702	7	3 BHK	1064	39	1103	1213	44580	4,91,72,694.00	5,40,89,963.00	135000	42,46,632
27	703	7	3 BHK	1190	107	1297	1426	44580	5,78,04,090.00	6,35,84,499.00	159000	49,92,054
28	704	7	3 BHK	1190	107	1297	1426	44580	5,78,04,090.00	6,35,84,499.00	159000	49,92,054
29	801	8	3 BHK	1123	76	1199	1319	44760	5,36,62,785.00	5,90,29,064.00	147500	46,15,767
30	803	8	3 BHK	1190	107	1297	1426	44760	5,80,37,485.00	6,38,41,234.00	159500	49,92,054
31	804	8	3 BHK	1190	107	1297	1426	44760	5,80,37,485.00	6,38,41,234.00	159500	49,92,054
32	901	9	3 BHK	1123	76	1199	1319	44940	5,38,78,588.00	5,92,66,447.00	148000	46,15,767
33	902	9	3 BHK	1064	39	1103	1213	44940	4,95,69,782.00	5,45,26,760.00	136500	42,46,632
34	903	9	3 BHK	1190	107	1297	1426	44940	5,82,70,879.00	6,40,97,967.00	160000	49,92,054
35	904	9	3 BHK	1190	107	1297	1426	44940	5,82,70,879.00	6,40,97,967.00	160000	49,92,054
36	1001	10	3 BHK	1123	76	1199	1319	45120	5,40,94,390.00	5,95,03,829.00	149000	46,15,767
37	1002	10	3 BHK	1064	39	1103	1213	45120	4,97,68,326.00	5,47,45,159.00	137000	42,46,632
38	1003	10	3 BHK	1190	107	1297	1426	45120	5,85,04,274.00	6,43,54,701.00	161000	49,92,054
39	1004	10	3 BHK	1190	107	1297	1426	45120	5,85,04,274.00	6,43,54,701.00	161000	49,92,054
40	1101	11	3 BHK	1123	76	1199	1319	45300	5,43,10,192.00	5,97,41,211.00	149500	46,15,767
41	1102	11	3 BHK	1064	39	1103	1213	45300	4,99,66,869.00	5,49,63,556.00	137500	42,46,632
42	1103	11	3 BHK	1190	107	1297	1426	45300	5,87,37,669.00	6,46,11,436.00	161500	49,92,054
43	1104	11	3 BHK	1190	107	1297	1426	45300	5,87,37,669.00	6,46,11,436.00	161500	49,92,054
44	1201	12	3 BHK	1123	76	1199	1319	45480	5,45,25,994.00	5,99,78,593.00	150000	46,15,767
45	1202	12	3 BHK	1064	39	1103	1213	45480	5,01,65,413.00	5,51,81,954.00	138000	42,46,632
46	1203	12	3 BHK	1190	107	1297	1426	45480	5,89,71,063.00	6,48,68,169.00	162000	49,92,054
47	1204	12	3 BHK	1190	107	1297	1426	45480	5,89,71,063.00	6,48,68,169.00	162000	49,92,054
48	1301	13	3 BHK	1123	76	1199	1319	45660	5,47,41,796.00	6,02,15,976.00	150500	46,15,767
49	1302	13	3 BHK	1064	39	1103	1213	45660	5,03,63,957.00	5,54,00,353.00	138500	42,46,632
50	1303	13	3 BHK	1190	107	1297	1426	45660	5,92,04,458.00	6,51,24,904.00	163000	49,92,054

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
51	1304	13	3 BHK	1190	107	1297	1426	45660	5,92,04,458.00	6,51,24,904.00	163000	49,92,054
52	1401	14	3 BHK	1188	76	1264	1391	45840	5,79,62,537.00	6,37,58,791.00	159500	48,68,145
53	1402	14	3 BHK	1068	39	1107	1218	45840	5,07,59,870.00	5,58,35,857.00	139500	42,63,209
54	1403	14	3 BHK	1190	107	1297	1426	45840	5,94,37,853.00	6,53,81,638.00	163500	49,92,054
55	1404	14	3 BHK	1190	107	1297	1426	45840	5,94,37,853.00	6,53,81,638.00	163500	49,92,054
56	1501	15	3 BHK	1188	107	1295	1425	46020	5,96,16,758.00	6,55,78,434.00	164000	49,87,495
57	1503	15	3 BHK	1190	107	1297	1426	46020	5,96,71,248.00	6,56,38,373.00	164000	49,92,054
58	1504	15	3 BHK	1190	107	1297	1426	46020	5,96,71,248.00	6,56,38,373.00	164000	49,92,054
59	1601	16	3 BHK	1188	107	1295	1425	46200	5,98,49,940.00	6,58,34,934.00	164500	49,87,495
60	1602	16	3 BHK	1068	76	1144	1259	46200	5,28,67,907.00	5,81,54,698.00	145500	44,05,659
61	1603	16	3 BHK	1190	107	1297	1426	46200	5,99,04,642.00	6,58,95,106.00	164500	49,92,054
62	1604	16	3 BHK	1190	107	1297	1426	46200	5,99,04,642.00	6,58,95,106.00	164500	49,92,054
63	1701	17	3 BHK	1188	107	1295	1425	46380	6,00,83,121.00	6,60,91,433.00	165000	49,87,495
64	1702	17	3 BHK	1068	76	1144	1259	46380	5,30,73,886.00	5,83,81,275.00	146000	44,05,659
65	1703	17	3 BHK	1190	107	1297	1426	46380	6,01,38,037.00	6,61,51,841.00	165500	49,92,054
66	1704	17	3 BHK	1190	107	1297	1426	46380	6,01,38,037.00	6,61,51,841.00	165500	49,92,054
67	1801	18	3 BHK	1193	152	1345	1479	46560	6,26,11,972.00	6,88,73,169.00	172000	51,77,322
68	1802	18	3 BHK	1076	139	1215	1336	46560	5,65,53,942.00	6,22,09,336.00	155500	46,76,389
69	1803	18	3 BHK	1194	152	1346	1481	46560	6,26,67,100.00	6,89,33,810.00	172500	51,81,880
70	1804	18	3 BHK	1194	152	1346	1481	46560	6,26,67,100.00	6,89,33,810.00	172500	51,81,880
71	1901	19	3 BHK	1193	152	1345	1479	46740	6,28,54,028.00	6,91,39,431.00	173000	51,77,322
72	1902	19	3 BHK	1076	139	1215	1336	46740	5,67,72,578.00	6,24,49,836.00	156000	46,76,389
73	1903	19	3 BHK	1194	152	1346	1481	46740	6,29,09,370.00	6,92,00,307.00	173000	51,81,880
74	1904	19	3 BHK	1194	152	1346	1481	46740	6,29,09,370.00	6,92,00,307.00	173000	51,81,880
75	2001	20	3 BHK	1193	152	1345	1479	46920	6,30,96,085.00	6,94,05,694.00	173500	51,77,322
76	2002	20	3 BHK	1076	139	1215	1336	46920	5,69,91,215.00	6,26,90,337.00	156500	46,76,389
77	2003	20	3 BHK	1194	152	1346	1481	46920	6,31,51,640.00	6,94,66,804.00	173500	51,81,880
78	2004	20	3 BHK	1194	152	1346	1481	46920	6,31,51,640.00	6,94,66,804.00	173500	51,81,880
<b>Total</b>				<b>89309</b>	<b>7467</b>	<b>96776</b>	<b>106453</b>		<b>4,37,76,35,565.00</b>	<b>4,81,53,99,127.00</b>		<b>37,25,87,246</b>

**3b) Building No. 7, Wing - C (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
79	2101	21	3 BHK	1193	152	1345	1479	47100	6,33,38,141.00	6,96,71,955.00	174000	51,77,322
80	2102	21	3 BHK	1076	139	1215	1336	47100	5,72,09,851.00	6,29,30,836.00	157500	46,76,389
81	2103	21	3 BHK	1194	152	1346	1481	47100	6,33,93,910.00	6,97,33,301.00	174500	51,81,880
82	2104	21	3 BHK	1194	152	1346	1481	47100	6,33,93,910.00	6,97,33,301.00	174500	51,81,880
83	2201	22	2 BHK	971	107	1078	1186	47280	5,09,67,840.00	5,60,64,624.00	140000	41,50,300
84	2203	22	3 BHK	1190	107	1297	1427	47280	6,13,22,160.00	6,74,54,376.00	168500	49,93,450
85	2204	22	3 BHK	1190	107	1297	1427	47280	6,13,22,160.00	6,74,54,376.00	168500	49,93,450
86	2301	23	3 BHK	1188	107	1295	1425	47460	6,14,60,700.00	6,76,06,770.00	169000	49,85,750
87	2302	23	3 BHK	1068	76	1144	1258	47460	5,42,94,240.00	5,97,23,664.00	149500	44,04,400
88	2303	23	3 BHK	1190	107	1297	1427	47460	6,15,55,620.00	6,77,11,182.00	169500	49,93,450
89	2304	23	3 BHK	1190	107	1297	1427	47460	6,15,55,620.00	6,77,11,182.00	169500	49,93,450
90	2401	24	3 BHK	1188	107	1295	1425	47640	6,16,93,800.00	6,78,63,180.00	169500	49,85,750
91	2402	24	3 BHK	1068	76	1144	1258	47640	5,45,00,160.00	5,99,50,176.00	150000	44,04,400
92	2403	24	3 BHK	1190	107	1297	1427	47640	6,17,89,080.00	6,79,67,988.00	170000	49,93,450
93	2404	24	3 BHK	1190	107	1297	1427	47640	6,17,89,080.00	6,79,67,988.00	170000	49,93,450
94	2501	25	3 BHK	1188	107	1295	1425	47820	6,19,26,900.00	6,81,19,590.00	170500	49,85,750
95	2502	25	3 BHK	1068	76	1144	1258	47820	5,47,06,080.00	6,01,76,688.00	150500	44,04,400
96	2503	25	3 BHK	1190	107	1297	1427	47820	6,20,22,540.00	6,82,24,794.00	170500	49,93,450
97	2504	25	3 BHK	1190	107	1297	1427	47820	6,20,22,540.00	6,82,24,794.00	170500	49,93,450
98	2601	26	3 BHK	1188	107	1295	1425	48000	6,21,60,000.00	6,83,76,000.00	171000	49,85,750
99	2602	26	3 BHK	1068	76	1144	1258	48000	5,49,12,000.00	6,04,03,200.00	151000	44,04,400
100	2603	26	3 BHK	1190	107	1297	1427	48000	6,22,56,000.00	6,84,81,600.00	171000	49,93,450
101	2604	26	3 BHK	1190	107	1297	1427	48000	6,22,56,000.00	6,84,81,600.00	171000	49,93,450
102	2701	27	3 BHK	1193	152	1345	1480	48180	6,48,02,100.00	7,12,82,310.00	178000	51,78,250
103	2702	27	3 BHK	1076	139	1215	1337	48180	5,85,38,700.00	6,43,92,570.00	161000	46,77,750
104	2703	27	3 BHK	1194	152	1346	1481	48180	6,48,50,280.00	7,13,35,308.00	178500	51,82,100
105	2704	27	3 BHK	1194	152	1346	1481	48180	6,48,50,280.00	7,13,35,308.00	178500	51,82,100
106	2801	28	3 BHK	1193	152	1345	1480	48360	6,50,44,200.00	7,15,48,620.00	179000	51,78,250
107	2802	28	3 BHK	1076	139	1215	1337	48360	5,87,57,400.00	6,46,33,140.00	161500	46,77,750
108	2803	28	3 BHK	1194	152	1346	1481	48360	6,50,92,560.00	7,16,01,816.00	179000	51,82,100
109	2804	28	3 BHK	1194	152	1346	1481	48360	6,50,92,560.00	7,16,01,816.00	179000	51,82,100
110	2901	29	3 BHK	1193	152	1345	1480	48540	6,52,86,300.00	7,18,14,930.00	179500	51,78,250
111	2902	29	3 BHK	1076	139	1215	1337	48540	5,89,76,100.00	6,48,73,710.00	162000	46,77,750
112	2903	29	3 BHK	1194	152	1346	1481	48540	6,53,34,840.00	7,18,68,324.00	179500	51,82,100
113	2904	29	3 BHK	1194	152	1346	1481	48540	6,53,34,840.00	7,18,68,324.00	179500	51,82,100

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
<b>Total</b>				<b>40522</b>	<b>4289</b>	<b>44811</b>	<b>49292</b>		<b>2,14,38,08,492.00</b>	<b>2,35,81,89,341.00</b>		<b>17,25,23,471</b>

**4a) Building No. 7, Wing - D (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	848	39	887	976	43500	3,85,79,292.00	4,24,37,221.00	106000	34,14,489
2	102	1	2 BHK	1039	74	1113	1225	43500	4,84,31,675.00	5,32,74,843.00	133000	42,86,482
3	103	1	3 BHK	1048	76	1124	1237	43500	4,89,02,627.00	5,37,92,890.00	134500	43,28,164
4	104	1	3 BHK	1335	117	1452	1597	43500	6,31,55,198.00	6,94,70,718.00	173500	55,89,598
5	105	1	3 BHK	1195	107	1302	1432	43500	5,66,33,156.00	6,22,96,472.00	155500	50,12,360
6	201	2	3 BHK	1072	39	1111	1222	43680	4,85,42,007.00	5,33,96,208.00	133500	42,78,542
7	202	2	3 BHK	1273	117	1390	1528	43680	6,06,94,237.00	6,67,63,661.00	167000	53,49,652
8	203	2	3 BHK	1048	76	1124	1237	43680	4,91,04,983.00	5,40,15,481.00	135000	43,28,164
9	204	2	3 BHK	1335	117	1452	1597	43680	6,34,16,530.00	6,97,58,183.00	174500	55,89,598
10	205	2	3 BHK	1195	107	1302	1432	43680	5,68,67,500.00	6,25,54,250.00	156500	50,12,360
11	301	3	3 BHK	1072	39	1111	1222	43860	4,87,42,043.00	5,36,16,247.00	134000	42,78,542
12	302	3	3 BHK	1273	117	1390	1528	43860	6,09,44,351.00	6,70,38,786.00	167500	53,49,652
13	303	3	3 BHK	1048	76	1124	1237	43860	4,93,07,338.00	5,42,38,072.00	135500	43,28,164
14	304	3	3 BHK	1335	117	1452	1597	43860	6,36,77,862.00	7,00,45,648.00	175000	55,89,598
15	305	3	3 BHK	1195	107	1302	1432	43860	5,71,01,845.00	6,28,12,030.00	157000	50,12,360
16	401	4	3 BHK	1072	39	1111	1222	44040	4,89,42,078.00	5,38,36,286.00	134500	42,78,542
17	402	4	3 BHK	1273	117	1390	1528	44040	6,11,94,464.00	6,73,13,910.00	168500	53,49,652
18	403	4	3 BHK	1048	76	1124	1237	44040	4,95,09,694.00	5,44,60,663.00	136000	43,28,164
19	404	4	3 BHK	1335	117	1452	1597	44040	6,39,39,194.00	7,03,33,113.00	176000	55,89,598
20	405	4	3 BHK	1195	107	1302	1432	44040	5,73,36,189.00	6,30,69,808.00	157500	50,12,360
21	501	5	3 BHK	1072	39	1111	1222	44220	4,91,42,114.00	5,40,56,325.00	135000	42,78,542
22	502	5	3 BHK	1273	117	1390	1528	44220	6,14,44,578.00	6,75,89,036.00	169000	53,49,652
23	503	5	3 BHK	1048	76	1124	1237	44220	4,97,12,050.00	5,46,83,255.00	136500	43,28,164
24	504	5	3 BHK	1335	117	1452	1597	44220	6,42,00,526.00	7,06,20,579.00	176500	55,89,598
25	505	5	3 BHK	1195	107	1302	1432	44220	5,75,70,533.00	6,33,27,586.00	158500	50,12,360
26	601	6	3 BHK	1072	39	1111	1222	44400	4,93,42,150.00	5,42,76,365.00	135500	42,78,542
27	602	6	3 BHK	1273	117	1390	1528	44400	6,16,94,692.00	6,78,64,161.00	169500	53,49,652
28	603	6	3 BHK	1048	76	1124	1237	44400	4,99,14,405.00	5,49,05,846.00	137500	43,28,164
29	604	6	3 BHK	1335	117	1452	1597	44400	6,44,61,858.00	7,09,08,044.00	177500	55,89,598

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
30	605	6	3 BHK	1195	107	1302	1432	44400	5,78,04,877.00	6,35,85,365.00	159000	50,12,360
31	701	7	3 BHK	1072	39	1111	1222	44580	4,95,42,186.00	5,44,96,405.00	136000	42,78,542
32	702	7	3 BHK	1273	117	1390	1528	44580	6,19,44,805.00	6,81,39,286.00	170500	53,49,652
33	703	7	3 BHK	1048	76	1124	1237	44580	5,01,16,761.00	5,51,28,437.00	138000	43,28,164
34	704	7	3 BHK	1335	117	1452	1597	44580	6,47,23,189.00	7,11,95,508.00	178000	55,89,598
35	705	7	3 BHK	1195	107	1302	1432	44580	5,80,39,221.00	6,38,43,143.00	159500	50,12,360
36	802	8	3 BHK	1273	117	1390	1528	44760	6,21,94,919.00	6,84,14,411.00	171000	53,49,652
37	803	8	3 BHK	1048	76	1124	1237	44760	5,03,19,117.00	5,53,51,029.00	138500	43,28,164
38	804	8	3 BHK	1335	117	1452	1597	44760	6,49,84,521.00	7,14,82,973.00	178500	55,89,598
39	805	8	3 BHK	1195	107	1302	1432	44760	5,82,73,565.00	6,41,00,922.00	160500	50,12,360
40	901	9	3 BHK	1072	39	1111	1222	44940	4,99,42,257.00	5,49,36,483.00	137500	42,78,542
41	902	9	3 BHK	1273	117	1390	1528	44940	6,24,45,032.00	6,86,89,535.00	171500	53,49,652
42	903	9	3 BHK	1048	76	1124	1237	44940	5,05,21,473.00	5,55,73,620.00	139000	43,28,164
43	904	9	3 BHK	1335	117	1452	1597	44940	6,52,45,853.00	7,17,70,438.00	179500	55,89,598
44	905	9	3 BHK	1195	107	1302	1432	44940	5,85,07,909.00	6,43,58,700.00	161000	50,12,360
45	1001	10	3 BHK	1072	39	1111	1222	45120	5,01,42,293.00	5,51,56,522.00	138000	42,78,542
46	1002	10	3 BHK	1273	117	1390	1528	45120	6,26,95,146.00	6,89,64,661.00	172500	53,49,652
47	1003	10	3 BHK	1048	76	1124	1237	45120	5,07,23,828.00	5,57,96,211.00	139500	43,28,164
48	1004	10	3 BHK	1335	117	1452	1597	45120	6,55,07,185.00	7,20,57,904.00	180000	55,89,598
49	1005	10	3 BHK	1195	107	1302	1432	45120	5,87,42,253.00	6,46,16,478.00	161500	50,12,360
50	1101	11	3 BHK	1072	39	1111	1222	45300	5,03,42,329.00	5,53,76,562.00	138500	42,78,542
51	1102	11	3 BHK	1273	117	1390	1528	45300	6,29,45,260.00	6,92,39,786.00	173000	53,49,652
52	1103	11	3 BHK	1048	76	1124	1237	45300	5,09,26,184.00	5,60,18,802.00	140000	43,28,164
53	1104	11	3 BHK	1335	117	1452	1597	45300	6,57,68,517.00	7,23,45,369.00	181000	55,89,598
54	1105	11	3 BHK	1195	107	1302	1432	45300	5,89,76,597.00	6,48,74,257.00	162000	50,12,360
55	1201	12	3 BHK	1072	39	1111	1222	45480	5,05,42,364.00	5,55,96,600.00	139000	42,78,542
56	1202	12	3 BHK	1273	117	1390	1528	45480	6,31,95,373.00	6,95,14,910.00	174000	53,49,652
57	1203	12	3 BHK	1048	76	1124	1237	45480	5,11,28,540.00	5,62,41,394.00	140500	43,28,164
58	1204	12	3 BHK	1335	117	1452	1597	45480	6,60,29,849.00	7,26,32,834.00	181500	55,89,598
59	1205	12	3 BHK	1195	107	1302	1432	45480	5,92,10,941.00	6,51,32,035.00	163000	50,12,360
60	1301	13	3 BHK	1072	39	1111	1222	45660	5,07,42,400.00	5,58,16,640.00	139500	42,78,542
61	1302	13	3 BHK	1273	117	1390	1528	45660	6,34,45,487.00	6,97,90,036.00	174500	53,49,652
62	1303	13	3 BHK	1048	76	1124	1237	45660	5,13,30,895.00	5,64,63,985.00	141000	43,28,164
63	1304	13	3 BHK	1335	117	1452	1597	45660	6,62,91,181.00	7,29,20,299.00	182500	55,89,598
64	1305	13	3 BHK	1195	107	1302	1432	45660	5,94,45,285.00	6,53,89,814.00	163500	50,12,360

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	1401	14	3 BHK	1077	39	1116	1227	45840	5,11,34,870.00	5,62,48,357.00	140500	42,94,704
66	1402	14	3 BHK	1273	117	1390	1528	45840	6,36,95,600.00	7,00,65,160.00	175000	53,49,652
67	1403	14	3 BHK	1048	76	1124	1237	45840	5,15,33,251.00	5,66,86,576.00	141500	43,28,164
68	1404	14	3 BHK	1335	117	1452	1597	45840	6,65,52,512.00	7,32,07,763.00	183000	55,89,598
69	1405	14	3 BHK	1195	107	1302	1432	45840	5,96,79,630.00	6,56,47,593.00	164000	50,12,360
70	1502	15	3 BHK	1273	117	1390	1528	46020	6,39,45,714.00	7,03,40,285.00	176000	53,49,652
71	1503	15	3 BHK	1048	76	1124	1237	46020	5,17,35,607.00	5,69,09,168.00	142500	43,28,164
72	1504	15	3 BHK	1335	117	1452	1597	46020	6,68,13,844.00	7,34,95,228.00	183500	55,89,598
73	1505	15	3 BHK	1195	107	1302	1432	46020	5,99,13,974.00	6,59,05,371.00	165000	50,12,360
74	1601	16	3 BHK	1077	76	1153	1268	46200	5,32,45,853.00	5,85,70,438.00	146500	44,37,154
75	1602	16	3 BHK	1273	117	1390	1528	46200	6,41,95,828.00	7,06,15,411.00	176500	53,49,652
76	1603	16	3 BHK	1048	76	1124	1237	46200	5,19,37,962.00	5,71,31,758.00	143000	43,28,164
77	1604	16	3 BHK	1335	117	1452	1597	46200	6,70,75,176.00	7,37,82,694.00	184500	55,89,598
78	1605	16	3 BHK	1195	107	1302	1432	46200	6,01,48,318.00	6,61,63,150.00	165500	50,12,360
79	1701	17	3 BHK	1077	76	1153	1268	46380	5,34,53,304.00	5,87,98,634.00	147000	44,37,154
80	1702	17	3 BHK	1273	117	1390	1528	46380	6,44,45,941.00	7,08,90,535.00	177000	53,49,652
81	1703	17	3 BHK	1048	76	1124	1237	46380	5,21,40,318.00	5,73,54,350.00	143500	43,28,164
82	1704	17	3 BHK	1335	117	1452	1597	46380	6,73,36,508.00	7,40,70,159.00	185000	55,89,598
83	1705	17	3 BHK	1195	107	1302	1432	46380	6,03,82,662.00	6,64,20,928.00	166000	50,12,360
84	1801	18	3 BHK	1084	139	1223	1345	46560	5,69,34,833.00	6,26,28,316.00	156500	47,07,885
85	1802	18	3 BHK	1273	117	1390	1528	46560	6,46,96,055.00	7,11,65,661.00	178000	53,49,652
86	1803	18	3 BHK	1048	76	1124	1237	46560	5,23,42,674.00	5,75,76,941.00	144000	43,28,164
87	1804	18	3 BHK	1335	117	1452	1597	46560	6,75,97,840.00	7,43,57,624.00	186000	55,89,598
88	1805	18	3 BHK	1199	152	1351	1486	46560	6,29,12,675.00	6,92,03,943.00	173000	52,02,186
89	1901	19	3 BHK	1084	139	1223	1345	46740	5,71,54,941.00	6,28,70,435.00	157000	47,07,885
90	1902	19	3 BHK	1273	117	1390	1528	46740	6,49,46,169.00	7,14,40,786.00	178500	53,49,652
91	1903	19	3 BHK	1048	76	1124	1237	46740	5,25,45,029.00	5,77,99,532.00	144500	43,28,164
92	1904	19	3 BHK	1335	117	1452	1597	46740	6,78,59,172.00	7,46,45,089.00	186500	55,89,598
93	1905	19	3 BHK	1199	152	1351	1486	46740	6,31,55,894.00	6,94,71,483.00	173500	52,02,186
94	2001	20	3 BHK	1084	139	1223	1345	46920	5,73,75,050.00	6,31,12,555.00	158000	47,07,885
95	2002	20	3 BHK	1273	117	1390	1528	46920	6,51,96,282.00	7,17,15,910.00	179500	53,49,652
96	2003	20	3 BHK	1048	76	1124	1237	46920	5,27,47,385.00	5,80,22,124.00	145000	43,28,164
97	2004	20	3 BHK	1335	117	1452	1597	46920	6,81,20,504.00	7,49,32,554.00	187500	55,89,598
98	2005	20	3 BHK	1199	152	1351	1486	46920	6,33,99,113.00	6,97,39,024.00	174500	52,02,186
<b>Total</b>				<b>115914</b>	<b>9508</b>	<b>125422</b>	<b>137964</b>		<b>5,67,15,93,249.00</b>	<b>6,23,87,52,576.00</b>		<b>48,28,72,903</b>



**4b) Building No. 7, Wing - D (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	2101	21	3 BHK	1084	139	1223	1345	47100	5,75,95,159.00	6,33,54,675.00	158500	47,07,885
100	2102	21	3 BHK	1273	117	1390	1528	47100	6,54,46,396.00	7,19,91,036.00	180000	53,49,652
101	2103	21	3 BHK	1048	76	1124	1237	47100	5,29,49,741.00	5,82,44,715.00	145500	43,28,164
102	2104	21	3 BHK	1335	117	1452	1597	47100	6,83,81,835.00	7,52,20,019.00	188000	55,89,598
103	2105	21	3 BHK	1199	152	1351	1486	47100	6,36,42,332.00	7,00,06,565.00	175000	52,02,186
104	2202	22	2 BHK	1039	79	1118	1230	47280	5,28,59,040.00	5,81,44,944.00	145500	43,04,300
105	2203	22	3 BHK	1048	76	1124	1236	47280	5,31,42,720.00	5,84,56,992.00	146000	43,27,400
106	2204	22	3 BHK	1335	117	1452	1597	47280	6,86,50,560.00	7,55,15,616.00	189000	55,90,200
107	2205	22	3 BHK	1195	107	1302	1432	47280	6,15,58,560.00	6,77,14,416.00	169500	50,12,700
108	2301	23	3 BHK	1077	76	1153	1268	47460	5,46,98,013.00	6,01,67,814.00	150500	44,37,154
109	2302	23	3 BHK	1273	117	1390	1528	47460	6,59,46,623.00	7,25,41,285.00	181500	53,49,652
110	2303	23	3 BHK	1048	76	1124	1237	47460	5,33,54,452.00	5,86,89,897.00	146500	43,28,164
111	2304	23	3 BHK	1335	117	1452	1597	47460	6,89,04,499.00	7,57,94,949.00	189500	55,89,598
112	2305	23	3 BHK	1195	107	1302	1432	47460	6,17,88,726.00	6,79,67,599.00	170000	50,12,360
113	2401	24	3 BHK	1077	76	1153	1268	47640	5,49,05,464.00	6,03,96,010.00	151000	44,37,154
114	2402	24	3 BHK	1273	117	1390	1528	47640	6,61,96,737.00	7,28,16,411.00	182000	53,49,652
115	2403	24	3 BHK	1048	76	1124	1237	47640	5,35,56,808.00	5,89,12,489.00	147500	43,28,164
116	2404	24	3 BHK	1335	117	1452	1597	47640	6,91,65,831.00	7,60,82,414.00	190000	55,89,598
117	2405	24	3 BHK	1195	107	1302	1432	47640	6,20,23,071.00	6,82,25,378.00	170500	50,12,360
118	2501	25	3 BHK	1077	76	1153	1268	47820	5,51,12,915.00	6,06,24,207.00	151500	44,37,154
119	2502	25	3 BHK	1273	117	1390	1528	47820	6,64,46,850.00	7,30,91,535.00	182500	53,49,652
120	2503	25	3 BHK	1048	76	1124	1237	47820	5,37,59,164.00	5,91,35,080.00	148000	43,28,164
121	2504	25	3 BHK	1335	117	1452	1597	47820	6,94,27,163.00	7,63,69,879.00	191000	55,89,598
122	2505	25	3 BHK	1195	107	1302	1432	47820	6,22,57,415.00	6,84,83,157.00	171000	50,12,360
123	2601	26	3 BHK	1077	76	1153	1268	48000	5,53,20,367.00	6,08,52,404.00	152000	44,37,154
124	2602	26	3 BHK	1273	117	1390	1528	48000	6,66,96,964.00	7,33,66,660.00	183500	53,49,652
125	2603	26	3 BHK	1048	76	1124	1237	48000	5,39,61,519.00	5,93,57,671.00	148500	43,28,164
126	2604	26	3 BHK	1335	117	1452	1597	48000	6,96,88,495.00	7,66,57,345.00	191500	55,89,598
127	2605	26	3 BHK	1195	107	1302	1432	48000	6,24,91,759.00	6,87,40,935.00	172000	50,12,360
128	2701	27	3 BHK	1084	139	1223	1345	48180	5,89,24,140.00	6,48,16,554.00	162000	47,08,550
129	2702	27	3 BHK	1273	117	1390	1529	48180	6,69,70,200.00	7,36,67,220.00	184000	53,51,500
130	2703	27	3 BHK	1048	76	1124	1236	48180	5,41,54,320.00	5,95,69,752.00	149000	43,27,400
131	2704	27	3 BHK	1335	117	1452	1597	48180	6,99,57,360.00	7,69,53,096.00	192500	55,90,200
132	2705	27	3 BHK	1199	152	1351	1486	48180	6,50,91,180.00	7,16,00,298.00	179000	52,01,350
133	2801	28	3 BHK	1084	139	1223	1345	48360	5,91,44,280.00	6,50,58,708.00	162500	47,08,550

Sl. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
134	2802	28	3 BHK	1273	117	1390	1529	48360	6,72,20,400.00	7,39,42,440.00	185000	53,51,500
135	2803	28	3 BHK	1048	76	1124	1236	48360	5,43,56,640.00	5,97,92,304.00	149500	43,27,400
136	2804	28	3 BHK	1335	117	1452	1597	48360	7,02,18,720.00	7,72,40,592.00	193000	55,90,200
137	2805	28	3 BHK	1199	152	1351	1486	48360	6,53,34,360.00	7,18,67,796.00	179500	52,01,350
138	2901	29	3 BHK	1084	139	1223	1345	48540	5,93,64,420.00	6,53,00,862.00	163500	47,08,550
139	2902	29	3 BHK	1273	117	1390	1529	48540	6,74,70,600.00	7,42,17,660.00	185500	53,51,500
140	2903	29	3 BHK	1048	76	1124	1236	48540	5,45,58,960.00	6,00,14,856.00	150000	43,27,400
141	2904	29	3 BHK	1335	117	1452	1597	48540	7,04,80,080.00	7,75,28,088.00	194000	55,90,200
142	2905	29	3 BHK	1199	152	1351	1486	48540	6,55,77,540.00	7,21,35,294.00	180500	52,01,350
<b>Total</b>				<b>52081</b>	<b>4755</b>	<b>56836</b>	<b>62519</b>		<b>2,71,87,52,378.00</b>	<b>2,99,06,27,617.00</b>		<b>21,88,16,797</b>

### Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
<b>A - Approved</b>	3 BHK - 37 4 BHK - 40	77	108320	119152	4,89,86,83,719.00	5,38,85,52,094.00
<b>A - Proposed</b>	3 BHK - 17 4 BHK - 18	35	49172	54089	2,35,20,21,483.00	2,58,72,23,632.00
<b>Total (a)</b>		<b>112</b>	<b>157492</b>	<b>173241</b>	<b>7,25,07,05,202.00</b>	<b>7,97,57,75,726.00</b>
<b>B - Approved</b>	2 BHK - 02 3 BHK - 76	78	101444	111589	4,58,86,80,385.00	5,04,75,48,429.00
<b>B - Proposed</b>	2 BHK - 01 3 BHK - 34	35	46852	51537	2,24,13,65,762.00	2,46,55,02,339.00
<b>Total (b)</b>		<b>113</b>	<b>148296</b>	<b>163126</b>	<b>6,83,00,46,147.00</b>	<b>7,51,30,50,768.00</b>
<b>C - Approved</b>	2 BHK - 02 3 BHK - 76	78	96776	106453	4,37,76,35,565.00	4,81,53,99,127.00
<b>C - Proposed</b>	2 BHK - 01 3 BHK - 34	35	44811	49292	2,14,38,08,492.00	2,35,81,89,341.00
<b>Total (c)</b>		<b>113</b>	<b>141587</b>	<b>155745</b>	<b>6,52,14,44,057.00</b>	<b>7,17,35,88,468.00</b>
<b>D - Approved</b>	2 BHK - 02 3 BHK - 96	98	125422	137964	5,67,15,93,249.00	6,23,87,52,576.00
<b>D - Proposed</b>	2 BHK - 01 3 BHK - 43	44	56836	62519	2,71,87,52,378.00	2,99,06,27,617.00
<b>Total (d)</b>		<b>142</b>	<b>182258</b>	<b>200483</b>	<b>8,39,03,45,627.00</b>	<b>9,22,93,80,193.00</b>
<b>Total (a + b + c + d)</b>		<b>480</b>	<b>629633</b>	<b>692595</b>	<b>28,99,25,41,033.00</b>	<b>31,89,17,95,155.00</b>
<b>Typical Refuge Floor – 8<sup>th</sup>, 15<sup>th</sup> &amp; 22<sup>nd</sup> Floor - Flat No. 2 (Wing -A)</b>						
<b>Typical Refuge Floor – 8<sup>th</sup>, 15<sup>th</sup> &amp; 22<sup>nd</sup> Floor - Flat No. 1 (Wing -B)</b>						
<b>Typical Refuge Floor – 8<sup>th</sup>, 15<sup>th</sup> &amp; 22<sup>nd</sup> Floor - Flat No. 2 (Wing -C)</b>						
<b>Typical Refuge Floor – 8<sup>th</sup>, 15<sup>th</sup> &amp; 22<sup>nd</sup> Floor - Flat No. 1 (Wing -D)</b>						



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>28,99,25,41,033.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>31,89,17,95,155.00</b>
<b>Cost of Construction (Total Built up area x Rate) 692595 Sq. Ft. x ₹ 3500.00</b>	<b>2,42,40,82,500.00</b>

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

**Total abstract of the entire property**

Part - A	Land	:	<b>As per table attached to the report</b>
Part - B	Building	:	
	Land development	:	
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 28,99,25,41,033.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 31,89,17,95,155.00</b>

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 ₹ 43,000 to ₹ 49,000.00 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 ₹ 43,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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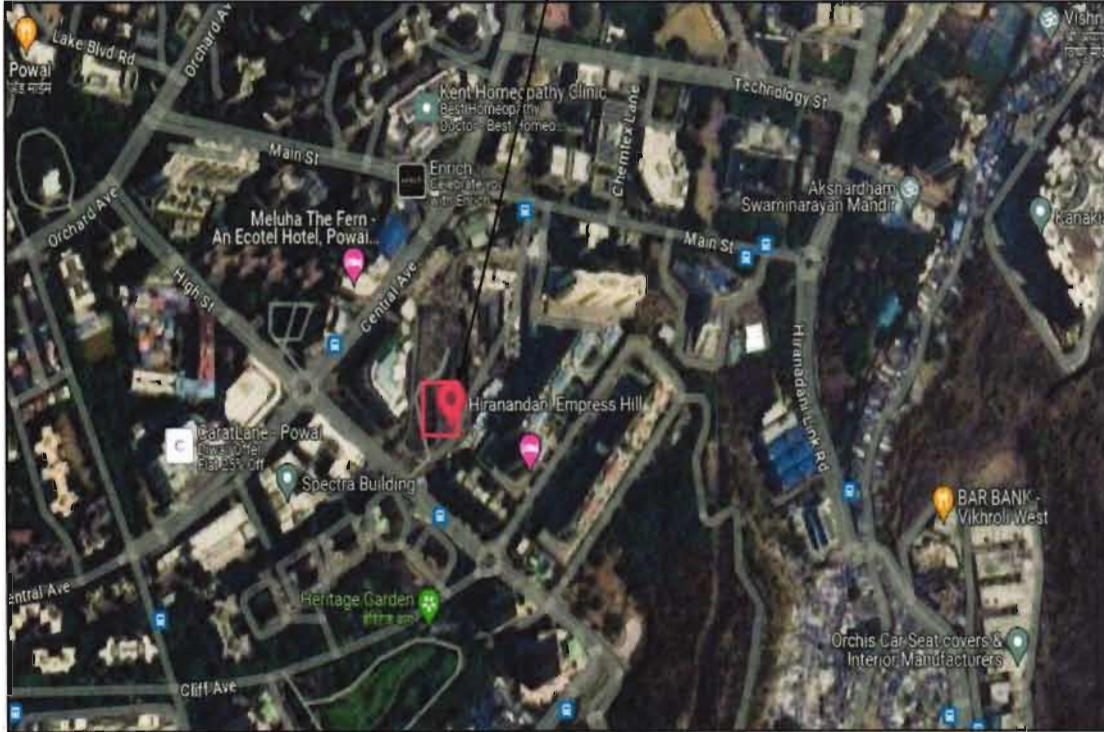


## Actual Site Photographs



## Route Map of the property

Site u/r



Latitude Longitude: 19°07'00.3"N 72°54'42.4"E

**Note:** The Blue line shows the route to site from nearest railway station (Vikhroli – 3.9 Km.)




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## Ready Reckoner Rate

DIVISION / VILLAGE : POWAI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Property from the First Belt, Developing to the South of the Adl Shankaracharya Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
114	114/541B	102750	287840	331020	359800	287840
C. T. S. No. 4, 7, 8, 9, 13A, 13B, 14, 15A, 15B, 15C, 15D, 16, 17, 19, 20, 21, 22, 23						



**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Mumbai/SubUrban

Select Village: पयई - कुर्ला

Search By:  Survey No.  Location

Enter Survey No: 00 Search

उपविभाग	खुली जमीन	निवासी सडकिका	ऑफिस इकाने	औद्योगिक	एकक (Rs./)	Attribute
114/541B-पुभाग, आदिशंकराचार्य मार्गाच्या दक्षिणेकडील विक्रयित होत असलेल्या पहिल्या पट्ट्यातील मिळकती.	102750	287840	331020	359800	287840	सि.टी.एन. नंबर

**Sale Instance**

21787370	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
23-11-2023		दस्त क्रमांक : 21787/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : पवई</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	51611000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	39295053.28	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1601, माळा नं: 16 वा मजला, इमारतीचे नाव: इम्प्रेस हील डी विंग, ब्लॉक नं: हिरानंदानी गार्डन. रोड : पवई.मुंबई-400076, इतर माहिती: सदनिका 1076.49 चौरस फूट कारपेट 100.01 चौरस मीटर कारपेट अँड डेक 75.56 चौरस फूट कारपेट 7.02 चौरस मीटर कारपेट एकूण 1152.05 चौरस फूट कारपेट 107.03 चौरस मीटर कारपेट व 117.77 चौरस मीटर बिल्ट अप.02 मॅकेनाईज्ड कार पार्किंग सहित.बिल्डिंग नं 07 सेक्टर 11 A,सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई.करारनामा दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	117.77 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिग्नेटरी मनिष गुप्ता तर्फे कुल मुखत्यार संजय भट्ट वय:-62 पत्ता:-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला . इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट . रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-महिमा ज्योति वय:-41 पत्ता:-प्लॉट नं: ए-1103, माळा नं: .. इमारतीचे नाव: रहेजा सॉलितर उद्योग नगर , ब्लॉक नं: कामत क्लब च्या मागे , रोड नं: एस. व्ही. रोड, गोरगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AFCPJ9219H 2): नाव:-मनीष प्रियदर्शी वय:-44, पत्ता:-प्लॉट नं: ए-1103, माळा नं: .. इमारतीचे नाव: रहेजा सॉलितर उद्योग नगर , ब्लॉक नं: कामत क्लब च्या मागे , रोड नं: एस. व्ही. रोड, गोरगांव पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AJZPP4474D	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/11/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	21787/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3096700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

**Sale Instance**

21591370	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
23-11-2023		दस्त क्रमांक : 21591/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : पवई</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	50719000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	38750460	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1404, माळा नं: 14 वा मजला, इमारतीचे नाव: इम्प्रेस हील ए विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076. इतर माहिती: सदनिका 1056.69 चौरस फूट कारपेट 98.17 चौरस मीटर कारपेट अँड डेक 78.57 चौरस फूट कारपेट 7.30 चौरस मीटर कारपेट एकूण 1135.26 चौरस फूट कारपेट 105.47 चौरस मीटर कारपेट व 116.05 चौरस मीटर बिल्ट अप,02 मॅकेनाईज्ड कार पार्किंग सहित,बिल्डिंग नं 07 सेक्टर 11 A.सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	116.05 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या.लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार संजय भट्ट वय:-62 पत्ता:-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद अरुणकुमार मावाणी वय:-43; पत्ता:-प्लॉट नं: रूम 11 , माळा नं: .. इमारतीचे नाव: एनएल 5, बिल्डिंग 6 , ब्लॉक नं: सेक्टर 11 , रोड नं: नेरुळ, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AIAPM0431H	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	21591/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3043200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sale Instance

गावाचे नाव : पवई	
20738370 23-11-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 20738/2023 नोदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	66357000
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	46866540.56
(4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 904, माळा नं: 9 वा मजला, इमारतीचे नाव: इम्प्रेस हील डी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076. इतर माहिती: सदनिका 1334.83 चौरस फूट कारपेट 124.01 चौरस मीटर कारपेट अँड डेक 117.11 चौरस फूट कारपेट 10.88 चौरस मीटर कारपेट एकूण 1451.94 चौरस फूट कारपेट 134.89 चौरस मीटर कारपेट व 148.43 चौरस मीटर बिल्ट अप,02 मॅकेनाईज्ड कार पार्किंग सहित.बिल्डिंग नं 07 सेक्टर 11 A,सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 22A/9 : ) )
(5) क्षेत्रफळ	148.43 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- एच जी वी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोरिज्ड सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार संजय भट्ट वय:-62 पत्ता:-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव:- दलामल टावर, ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- सुजित ओमन वय:-43, पत्ता:-प्लॉट नं: 2सी-312, माळा नं: .. इमारतीचे नाव: ब्रीदबन सीएचएस लिमिटेड , ब्लॉक नं: पुनम नगर , रोड नं: अंधेरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAIPO2254L 2): नाव:-रहे अब्राहम वय:-40, पत्ता:-प्लॉट नं: 2सी-312, माळा नं: .. इमारतीचे नाव: ब्रीदबन सीएचएस लिमिटेड , ब्लॉक नं: पुनम नगर , रोड नं: अंधेरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-ANHPA8309E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/11/2023
(11) अनुक्रमांक.खंड व पृष्ठ	20738/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	3981500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000



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## Sale Instance

Note: Generated through Securitization Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : पवई</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	46929000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	39025922.88	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन: सदनिका नं: 1602, माळा नं: 16 वा मजला. इमारतीचे नाव: इम्प्रेस हील सी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड: पवई, मुंबई-400076, इतर माहिती: सदनिका 1068.21 चौरस फूट कारपेट 99.24 चौरस मीटर कारपेट अॅड डेक 75.56 चौरस फूट कारपेट 7.02 चौरस मीटर कारपेट एकूण 1143.77 चौरस फूट कारपेट 106.25 चौरस मीटर कारपेट व 116.92 चौरस मीटर बिल्ट अप, 02 मॅकेनाईज्ड कार पार्किंग सहित, बिल्डिंग नं 07 सेक्टर 11 A. सि टी एस नं 22ए/9 (पार्ट) ऑफ व्हिलेज पवई, करारनामा दस्तात नमूद केल्याप्रमाणे ( ( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	116.92 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/ लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज्ड सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार संजय भद्र वय:- 62 पत्ता:- प्लॉट नं: ऑफिस नं 514, माळा नं. 5 वा मजला, इमारतीचे नाव: दलामल टॉवर, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400021 पॅन नं:- AADCH8389P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नचिकेत प्रमोद परुळेकर वय:- 28; पत्ता:- प्लॉट नं: सी - 2002, माळा नं: .. इमारतीचे नाव: अशफोर्ड रॉयल टॉवर, ब्लॉक नं: .. रोड नं: संत सॅम्पुअल मार्ग, नाहुर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400078 पॅन नं:- CTUPP8216J 2): नाव:- अर्चना प्रमोद परुळेकर वय:- 50; पत्ता:- प्लॉट नं: सी - 2002, माळा नं: .. इमारतीचे नाव: अशफोर्ड रॉयल टॉवर, ब्लॉक नं: .. रोड नं: संत सॅम्पुअल मार्ग, नाहुर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400078 पॅन नं:- ANDPP2330A	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	20887/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2815800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sale Instance**

21674370	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
23-11-2023		दस्त क्रमांक : 21674/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : पवई</b>		
(1) विलेखावा प्रकार	करारनामा	
(2) मोबदला	59575000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	44941322.72	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 702, माळा नं: 7 वा मजला. इमारतीचे नाव: इम्प्रेस हील डी विंग. ब्लॉक नं: हिरानंदानी गार्डन. रोड : पवई मुंबई-400076, इतर माहिती: सदनिका 1272.50 चौरस फूट कारपेट 118.22 चौरस मीटर कारपेट अँड डेक 117.11 चौरस फूट कारपेट 10.88 चौरस मीटर कारपेट एकूण 1389.61 चौरस फूट कारपेट 129.10 चौरस मीटर कारपेट व 142.06 चौरस मीटर बिल्ट अप,02 मॅकेनाईज्ड कार पार्किंग सहित,बिल्डिंग नं 07 सेक्टर 11 A.सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई.करारनामा दस्तात नमुद केल्याप्रमाणे( ( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	142.06 चौ.मीटर	
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड वे ऑथोराईज सिगनेटरी मनिष गुप्ता तर्फे कुल मुखत्यार संजय भट्ट वय:-62 पत्ता:-प्लॉट नं: ऑफिस नं S14, माळा नं: 5 वा मजला . इमारतीचे नाव: दलामल टावर. ब्लॉक नं: नरीमन पॉईंट . रोड नं: मुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-पार्थ प्रतिम चक्रवर्ती वय:-42; पत्ता:-प्लॉट नं: 1703, माळा नं: .. इमारतीचे नाव: बी1- गोदरेज प्लॅटीनम , ब्लॉक नं: पिरोजशाहानगर . रोड नं: विक्रोळी पूर्व. मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400079 पॅन नं:-AFOPC3322A 2): नाव:-मिताली चौधरी वय:-41; पत्ता:-प्लॉट नं: 1703, माळा नं: .. इमारतीचे नाव: बी1. गोदरेज प्लॅटीनम , ब्लॉक नं: पिरोजशाहानगर. रोड नं: विक्रोळी पूर्व. मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400079 पॅन नं:-AEUPC6841B	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	21674/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3574600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sale Instance**

23-11-2023		दस्त क्रमांक : 21591/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : पवई</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	50719000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	38750460	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1404, माळा नं: 14 वा मजला, इमारतीचे नाव: इम्प्रेस हील ए विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076, इतर माहिती: सदनिका 1056.69 चौरस फूट कारपेट 98.17 चौरस मीटर कारपेट अँड डेक 78.57 चौरस फूट कारपेट 7.30 चौरस मीटर कारपेट एकूण 1135.26 चौरस फूट कारपेट 105.47 चौरस मीटर कारपेट व 116.05 चौरस मीटर बिल्ट अप,02 मॅकेनाईज्ड कार पार्किंग सहित,बिल्डिंग नं 07 सेक्टर 11 A,सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	116.05 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑर्थोराईज सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार संजय भद्र वय:-62 पत्ता:-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉईंट , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद अरुणकुमार मावाणी वय:-43; पत्ता:-प्लॉट नं: रूम 11 , माळा नं: , इमारतीचे नाव: एनएल 5, बिल्डिंग 6 , ब्लॉक नं: सेक्टर 11 , रोड नं: नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AIAPM0431H	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	21591/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3043200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sale Instance**

20434370	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
23-11-2023		दस्त क्रमांक : 20434/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : पवई</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोंबदला	67103000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	49002745.12	
(4) भू.मापन.फोटोहिस्सा व परक्रमक( असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1504, माळा नं: 15 वा मजला, इमारतीचे नाव: इम्प्रेस हील डी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076. इतर माहिती: सदनिका 1334.83 चौरस फूट कारपेट 124.01 चौरस मीटर कारपेट अँड डेक 117.11 चौरस फूट कारपेट 10.88 चौरस मीटर कारपेट एकूण 1451.94 चौरस फूट कारपेट 134.89 चौरस मीटर कारपेट व 148.43 चौरस मीटर बिल्ट अप,02 मॅकेनाईन्ड कार पार्किंग सहित.बिल्डिंग नं 07 सेक्टर 11 A.सि टी एस नं 22ए/9(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमुद केल्याप्रमाणे(( C.T.S. Number : 22A/9 ; ) )	
(5) क्षेत्रफळ	148.43 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या.लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार संजय भट्ट वय:-62 पत्ता:-प्लॉट नं. ऑफिस नं 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-मल्लिका अंवन वय:-51; पत्ता:-प्लॉट नं: सी 1404, माळा नं: .. इमारतीचे नाव: सिनक्रोनिसिटी, ब्लॉक नं: नहार अमृत शक्ति, रोड नं: चांदिवली, पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AERPA2319D 2): नाव:-रोहित सोमसुंदरम वय:-44; पत्ता:-प्लॉट नं: सी 1404, माळा नं: .. इमारतीचे नाव: सिनक्रोनिसिटी, ब्लॉक नं: नहार अमृत शक्ति, रोड नं: चांदिवली, पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-BAXIPS3943L	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/10/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	20434/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4026200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		


## Price Indicators

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3 Baths
2 Balconies
2 Covered Parking
Jogging an...
Meditation A...


<b>Carpet Area</b>	<b>Developer</b>	<b>Project</b>	<b>Floor</b>
1056 sqft ₹ -2.614/sqft	Hiranandani Group	Hiranandani Empress Hill	10 (Out of 20 Floors)
<b>Transaction Type</b>	<b>Facing</b>	<b>Lifts</b>	<b>Furnished Status</b>
New Property	East	3	Unfurnished

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 2379 Sq-ft

₹ 5.68 Cr
EMI - ₹ 2,56L
Can I afford it?
PREMIUM PROJECT

3 BHK 2379 Sq-ft Flat For Sale [Powai, Mumbai](#)



3 Beds
3 Baths
3 Balconies
2 Covered Parking
Outdoor Te...
Visitor Parking

<b>Carpet Area</b>	<b>Developer</b>	<b>Project</b>	<b>Floor</b>
1390 sqft ₹ -4,0,863/sqft	Hiranandani Group	Hiranandani Empress Hill	15 (Out of 20 Floors)
<b>Transaction Type</b>	<b>Facing</b>	<b>Lifts</b>	<b>Furnished Status</b>
New Property	East	4	Semi-Furnished


## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 1560 Sq-ft

₹ 6.30 Cr EMI - ₹ 2.84L | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1560 Sq-ft Flat For Sale **Powai, Mumbai**



3 Beds 3 Baths Semi-Furnished


Carpet Area <b>1300 sqft</b> ₹ 48,462/sqft	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Empress Hill</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Furnished Status <b>Semi-Furnished</b>		

**magicbricks** Buy Rent Sell Home Loans

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 4 BHK > 2327 Sq-ft

₹ 7.48 Cr EMI - ₹ 3.37L | [Get pre-approved loan](#) PREMIUM PROJECT

4 BHK 2327 Sq-ft Flat For Sale **Hiranandani Gardens, Mumbai**



4 Beds 4 Baths 3 Balconies 3 Covered Parking Visitor Parking

Carpet Area <b>1662 sqft</b> ₹ 45,006/sqft	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Empress Hill</b>	Floor <b>16 (Out of 20 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>South - East</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 3 BHK Flats for Sale in Hiranandani Gardens > 1776 Sq-ft.

₹ 4.85 Cr | EMI - ₹ 2.19L | [Get pre-approved loan](#) **PREMIUM PROJECT**

3 BHK 1776 Sq-ft Flat For Sale **Hiranandani Gardens, Mumbai**

3 Beds 3 Baths 2 Balconies 1 Covered Parking Skyline View Sea facing

Carpet Area 1110 sqft ₹ 43694/sqft	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Empress Hill</b>	Floor 8 (Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Semi-Furnished

**HOUSIEY** Search Project location or budget Sign Up

Home > Mumbai > Powai

**Hiranandani Empress Hill Powai** ₹5.05 Cr - 8.55 Cr All Inc.

By Hiranandani Group | Powai Mumbai

Save 50000

Book Free Site Visit Online Presentation

Hiranandani Empress Hill

11-23-2023 10:36 AM

Preferred Source:

OLA  Not Required

- ✓ Free Pick Up & Drop - Book Personal Oia
- ✓ Visit your selected 3 projects in one Tour
- ✓ Just Visit & decide later

Book Site Visit

## Price Indicators

**3 BHK Flat** ₹4.9 Cr (EM starts at ₹2.43 Lacs)

1400 sq.ft. Built up Area | ₹35.00 K/sq.ft. Avg. Price | 3 BHK Configuration | 31st Dec. 2026 Possession Status | Middle of 20 Floors | West facing Facing | Semi Furnished Furnishing

**3 BHK Flat** ₹4.35 Cr (EM starts at ₹2.15 Lacs)

1665 sq.ft. Built up Area | ₹26.11 K/sq.ft. Avg. Price | 3 BHK Configuration | 15th Dec. 2026 Possession Status | Middle of 27 Floors | East facing Facing | Semi Furnished Furnishing

**3 BHK Flat** ₹5.45 Cr (EM starts at ₹2.71 Lacs)

1155 sq.ft. Built up Area | ₹48.02 K/sq.ft. Avg. Price | 3 BHK Configuration | 31st Dec. 2026 Possession Status | Lower of 20 Floors | West facing Facing | Unfurnished Furnishing



## Price Indicators

**3 BHK Flat**

₹5.05 Cr | EM starts at ₹2.91 Lacs

1265 sq.ft. Build Up Area | ₹39.92 K/sq.ft. Avg. Price | 3 BHK Configuration | 1st Dec, 2028 Possession Status | Middle of 20 floors | East facing Facing | Semi-Furnished Furnishing

**Hiranandani Empress Hill A B C And D Wings**

₹5.5 Cr - 17.4 Cr | ₹44.51 K/sq.ft. Avg. Price | EM starts at ₹2.73 Lacs

3-4 BHK Apartments Configurations | Dec, 2028 Possession Starts | ₹44.51 K/sq.ft. Avg. Price | 1048.00 sq.ft. - 1579.00 sq.ft. (Carpet Area) | 24 more photos

**Hiranandani Empress Hill**

₹4.78 Cr to 6.32 Cr

**New Launch**

Project Size: 331 Units | 250 Acres

Configurations: 3-4 BHK Flat from 1158 Sq Ft to 1579 Sq Ft (Carpet)

14 Properties for Sale at Hiranandani Empress Hill

5914 Views | 20 Enquiries

**Why Invest through Square Yards?**

- Zero Brokerage - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

## Price Indicators Projects nearby Locality

**3 BHK Flat**  
For Sale Hiranandani Gardens, Mumbai

**₹ 3.17 Cr**    800 Sq-ft    3 BHK  
 ₹ 39625 / sqft    Carpet Area    3 Bathrooms

Water Front    Helipad  
 Air Conditioned    Outdoor Tennis Courts

Agent: Vinod Mamtani  
 3000+ Buyers Served

Contact Agent    Save for Later

**3 BHK Flat**  
For Sale Hiranandani Gardens, Mumbai

**₹ 3.33 Cr**    785 Sq-ft    3 BHK  
 ₹ 42420 / sqft    Carpet Area    3 Bathrooms

Water Front    Smart Home  
 Island Kitchen Layout    Wrap Around Balcony

Agent name: SKY Build Pro...    7000+ Buyers Served  
 Certified Agent  
 Trusted by Users    Genuine Listings    Market Knowledge

Contact Agent    Save for Later

**2 BHK Flat**  
For Sale Powai, Mumbai

**₹ 2.65 Cr**    594 Sq-ft    2 BHK  
 ₹ 44613 / sqft    Carpet Area    2 Bathrooms

Air Conditioned    Outdoor Tennis Courts  
 Intercom Facility

Agent name: Bajesh Singh    100+ Buyers Served  
 Certified Agent

## Price Indicators Projects nearby Locality

**99acres** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help

₹4.85 Cr  
3BHK 3Baths

Property (0) Society (6)

Carpet area: 1210 sq.ft.  
4.85 Cr/ft + Govt Charges & Tax  
40,982 per sq ft. 146 inclusive. Negotiable

2BHK, 3 Bathrooms, 2 Balconies with Study Room, Servant Room, Pooja Room, Store Room

Hiranandani Gardens Glims Classic Hiranandani Gardens Powai, Central Mumbai Suburb

North-East

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

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help

Home - Property for Sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in Powai - 2 BHK Flats for Sale in Powai - 1122 Sq-ft

2 BHK Flat  
For Sale Powai, Mumbai

₹2.48 Cr  
40000 / sqft  
620 Sq-ft Carpet Area  
2 BHK  
2 Bathrooms

Air Conditioned  
Outdoor Tennis Courts  
Intercom Facility

Agent: Kishore Chugh  
5000+ Buyers Served

Contact Agent Save for Later

**magicbricks** Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help

Home - Property for Sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in Hiranandani Gardens - 3 BHK Flats for Sale in Hiranandani Gardens - 1258 Sq-ft

3 BHK Flat  
For Sale Hiranandani Gardens, Mumbai

₹3.30 Cr  
42002 / sqft  
784 Sq-ft Carpet Area  
3 BHK  
3 Bathrooms

Water Front  
Sea facing  
Skyline View  
Smart Home

Agent name: Krishna  
100+ Buyers Served  
Certified Agent

Trusted by Users Genuine Listings Market Knowledge

## Price Indicators Projects nearby Locality

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 3 BHK Flats for Sale in Hiranandani Gardens > 1082 Sq-ft

**3 BHK Flat**  
For Sale Hiranandani Gardens, Mumbai

**₹ 3.33 Cr** 785 Sq-ft 3 BHK  
₹ 42420 / sqft Carpet Area 3 Bathrooms

Water Front Smart Home  
Island Kitchen Layout Wrap Around Balcony

Agent name: SKY Build Pro... 7000+ Buyers Served  
Certified Agent  
Trusted by users · Genuine Listings · Market Knowledge

**magicbricks** Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign In My Activity · Post Property FREE

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 2 BHK Flats for Sale in Hiranandani Gardens > 752 Sq-ft

**2 BHK Flat**  
For Sale Hiranandani Gardens, Mumbai

**₹ 2.15 Cr** 598 Sq-ft 2 BHK  
₹ 35953 / sqft Carpet Area 2 Bathrooms

Smart Home Theme based Architectures  
Health club with Steam / Jacuzzi House help accommodation

Agent name: Prashant Singh 3000+ Buyers Served  
Certified Agent  
Trusted by users · Genuine Listings · Market Knowledge

**HOUSING.COM** Buy in Mumbai · Search Filter · Map

Home / Mumbai / Flats / Apartment for Sale in Rowad / 2 BHK Flat

**2 BHK Flat** ₹3.56 Cr (Estimate at ₹1.77 Lacs)  
₹58,824 / sqft

Hiranandani Castle Rock, C And D Wing, Hiranandani Gardens, Powai, Mumbai

777 sq.ft Built Up Area ₹58,824 /sq.ft Avg. Price 1 Years Old Age of property Ready to move Possession status Middle of 19 floor East facing Facing Semi Furnished Furnishing

OVERVIEW · FURNISHINGS · BUY OR RENT · AMENITIES · RATINGS AND REVIEWS · PRICE TRENDS · REGISTRY RECORDS

## Price Indicators Projects nearby Locality




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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 1816 Sq-ft


₹ 4.85 Cr

EMI - ₹ 2,19L | [Get pre-approved loan](#)

3 BHK 1816 Sq-ft Flat For Sale Powai, Mumbai



 +1 Photos

3 Beds
3 Baths
1 Covered Parking
Semi-Furnished
Visitor Parki...
Event Space ...

Carpet Area <b>1135 sqft</b> ₹ 4,273/sqft	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Gardens</b>	Floor <b>14 (Out of 21 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>


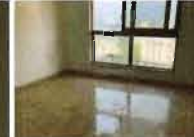

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 2 BHK Flats for Sale in Hiranandani Gardens > 1250 Sq-ft


₹ 3.30 Cr

EMI - ₹ 1,49L | [How much loan can I get?](#) ✓ VERIFIED ON SITE

2 BHK 1250 Sq-ft Flat For Sale Hiranandani Gardens, Mumbai



 +3 Photos

2 Beds
2 Baths
1 Balcony
2 Covered Parking
Jogging an...
Outdoor Ten...

Carpet Area <b>777 sqft</b> ₹ 4,247/sqft	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Gardens</b>	Floor <b>1 (Out of 1 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>




## Price Indicators


### Projects nearby Locality

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Rent ▾
Sell ▾
Home Loans ▾

**₹5.02 Cr** EMI - ₹2,26L | [Can I afford it?](#)

3 BHK 1100 Sq-ft Flat For Sale **Powai, Mumbai**





3 Beds
3 Baths
1 Balcony
1 Covered Parking
Visitor Parking


Carpet Area <b>1100 sqft</b> <small>₹45,636/sqft</small>	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Gardens</b>	Transaction Type <b>New Property</b>
Facing <b>East</b>	Lifts <b>4</b>	Furnished Status <b>Semi-Furnished</b>	Car Parking <b>1 Covered</b>


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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 4 BHK > 2640 Sq-ft

**₹7.99 Cr** EMI - ₹3,60L | [Get pre-approved loan](#)

4 BHK 2640 Sq-ft Flat For Sale **Powai, Mumbai**





4 Beds
3 Baths
1 Covered Parking
Semi-Furnished
Visitor Parki...
Event Space

Carpet Area <b>1650 sqft</b> <small>₹48,424/sqft</small>	Developer <b>Hiranandani Group</b>	Project <b>Hiranandani Gardens</b>	Floor <b>14 (Out of 21 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>



## Price Indicators Projects nearby Locality

**Hiranandani Castle Rock** | 454 B  
By Hiranandani Construction  
Price: Central Mumbai Suburb, Mumbai  
Become the First to Buy  
Last updated: Nov 17, 2023

**₹3.88 Cr - 5.13 Cr** | ₹43,074/sq.ft.  
EMI starts at ₹1,92 Lacs  
Agreement Price  
[Contact Sales](#)

**Project Images**

2 BHK Apartment Configuration | Jun, 2023 Possession Starts | ₹43.07 K/sq.ft. Avg. Price | 629.00 sq.ft. - 750.00 sq.ft. Carpet Area | Sizes | [17 more](#)

**Hiranandani Atlantis A And B Wing** | 194  
By Hiranandani  
Orchard Avenue, Size: 8-12 Hrs. (Hiranandani Gardens) Price: Central Mumbai Suburb, Mumbai  
Last updated: Jun 4, 2023

**₹3.4 Cr - 3.44 Cr**  
EMI starts at 1.69 Lacs  
[Contact Sales](#)

**Project Images**

2 BHK Apartment Configuration | Dec, 2019 Possession Starts | Price on request Avg. Price | 762.00 sq.ft. - 771.00 sq.ft. Carpet Area | Sizes | [9 more](#)

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

Place : Mumbai

Date : 23.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9622b6c6fad35d033e0c719e2686f913490c543364133  
3115279b17a1825652, postalCode=400009, cn=ManojBChalikwar,  
serialNumber=+1a56a566abfcc89d8b2a55affcc3f31f31bd2e  
394c28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.23 17:54:22 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

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

Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.11.2023 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 11.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. HGP Community Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 11.11.2023 Valuation Date - 23.11.2023 Date of Report - 23.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.11.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> November 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. HGP Community Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



**Property Title**

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

**Environmental Conditions**

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

**Town Planning**

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

**Area**

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

**Condition & Repair**

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

**Valuation Methodology**

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

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

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.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
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Date: 2023.11.23 17:44:46 +05'30'

Auth. Sign.