

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sheetal Ekta"

"Sheetal Ekta", Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India

Latitude Longitude: 19°10'32.1"N 72°51'40.3"E

Valuation Done for:
State Bank of India
SME Chembur Branch

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,
Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.



Our Pan India Presence at :

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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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



Vastu/SBI/Mumbai/12/2023/5366/2304026
18/09-255-PY
Date: 18.12.2023

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
Unit No. 11, Building No. 11,
Ground Floor, Corporate Park,
Sion Trombay Road, Chembur,
Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Project Valuation for "**Sheetal Ekta**" at Malad (East) Mumbai, Pin Code – 400 097.

Ref: As per your mail dated 01.12.2023

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sheetal Ekta**", Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

M/s. DGS Township Pvt. Ltd., making a difference requires consistent effort and a commitment to quality. DGS Group have been committed to constructing architectural landmarks that redefine the Mumbai skyline. Over the years, they have garnered a reputation for delivering exceptional properties and world-class infrastructure, with an enhanced focus on affordable housing and sustainable growth. Their dedication to innovation, integrity, and quality shows in every project they undertake. From conception to completion, they develop each of their unique projects with passion, creativity, and expertise. They strive to add to the alluring landscape of the thriving city of dreams, Mumbai. When looking to construct an enduring, excellent structure, trusting the skills and efficiency of the DGS team.

M/s. DGS Township Pvt. Ltd. is proposing redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, (Project is comprising Commercial cum Residential of Rehab cum Sale Building.



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mumbai@vastukala.org

Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 33rd Upper Floors with total RERA carpet area of 92,490.42 Sq. Ft. which consists 2 BHK, Offices and Shops units with 73 nos. of Sell flats, 48 Tenant Flats, 4 Security to Society Flats, 4 Sell Offices, 9 Tenant Offices & 4 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, SME Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

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

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

Sale Realisation from the Project is ₹ 137.60 Cr. and Net Present Value of the project as on date is ₹ 32.58 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 13:56:51 +05'30'

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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PROJECT VALUATION REPORT OF "Sheetal Regalia"

"Sheetal Ekta", Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India

Latitude Longitude: 19°10'32.1"N 72°51'40.3"E

NAME OF DEVELOPER: M/s. DGS Township Pvt. Ltd.

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **02nd December 2023** for approval of project finance purpose.

1. Location Details:

Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097. It is about 2.60 Km. travelling distance from Malad (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. DGS Township Pvt. Ltd.
Project Registration Number	P51800051884
Register office address	M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Aster Tower
On or towards South	Road & Omkar CHSL
On or towards East	Sagar Society
On or towards West	Khatu Shyam Mandir Road



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

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
 Unit No. 11, Building No. 11, Ground Floor,
 Corporate Park, Sion Trombay Road,
 Chembur, Mumbai – 400 071,
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 02.12.2023
	b)	Date on which the valuation is made : 18.12.2023
3.	List of documents produced for perusal	
	1. Copy of Developer Agreement dated 27.03.2021 between M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BRL-9-4567-2021 dated 27.03.2021.	
	2. Copy of Deed of Rectification cum Supplementary Agreement dated 29.04.2022 between M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Owner) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BLR-9-7335-2022 dated 29.04.2022.	
	3. Copy of Special Power of Attorney through registered agreement vide No. BLR-9-12120-2021 dated 24.09.2021, M/s. Dindoshi Ekta Co-operative Housing Society Ltd. (The Society/ Executants) appoints Mr. Surajdev D. Shukla director of M/s. DGS Township Pvt. Ltd.	
	4. Copy of Intimation of Approval (IOA) Letter No. MH / EE / B. P. Cell / GM / MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).	
	5. Copy of Approved Plan No. MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA). Approved upto: Basement + Ground Floor + 1st to 18th Upper Floors	
	6. Copy of Building Concession Plan dated 30.07.2022 issued by Maharashtra Housing and Area Development Authority (MHADA). Sanctioned Upto: Basement + Ground Floor + 1st to 33rd Upper Floors	
	7. Copy of 1 st Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/CC/1/New dated 22.05.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA). (This CC is endorsed for the work for Top of Plinth level (i.e., height upto 0.30. mts AGL) as per approved IOA dated 23.12.2022)	
	8. Copy of 2 nd Further Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/FCC/1/New dated 20.09.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA). (This CC is Further extended upto Top of 8th upper floor i.e., for building comprising of Basement for Shops with separate internal staircase from above shops + Ground Floor for Shops and parking tower system for Car – Parks + 1st to 3rd floor Offices (Rehab & Sales) + Service Floor (Between 3rd & 4th Floor and) + 4th Floor to 8th Floor for residential users having BUA adm. 3,585.01 Sq. M. with height 33.25 M. as per last approved IOA plans issued vide / no. MH/EE/(B.P.) Cell/GM/MHADA – 61/1216/2022 dated 23.12.2022)	



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	9. Copy of Fire NOC Certificate No. FB/HR/R-4/81 dated 14.07.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.				
	10. Copy of No Objection Certificate for Height Clearance NOC ID No. JUHU/WEST/B/010523/735495 dated 30.01.2023 valid upto 29.01.2031 issued by Airports Authority of India.				
	11. Copy of Geotechnical Investigation Report dated April 2023 issued by M/s. Geocon International Pvt. Ltd.				
	12. Copy of CA Certificate dated 17.12.2023 issued by M/s. Rajpurohit & Tiwari Chartered Accountants.				
	13. Copy of RERA Certificate No. P51800051884 dated 07.07.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).				
	14. Copy of Sewerage NOC Certificate No. Dy.CWE/SP/125/P/N dated 08.02.2023 issued by Municipal Corporation of Greater Mumbai, Chief Engineer (Sewerage Project).				
	15. Copy of Hydraulic NOC Certificate No. HE/744/EEWW (P & R)/NOC dated 27.01.2023 issued by Municipal Corporation of Greater Mumbai, Hydraulic Engineer's Department.				
	Project Name (with address & phone nos.) : "Sheetal Ekta" , Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.				
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026				
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land About Project: Nestled in the heart of Mumbai's bustling Goregaon East, DGS Sheetal Regalia stands as a remarkable residential complex that combines luxury, convenience, and modern living. Situated in close proximity to the renowned Oberoi Mall, this upscale residential development offers a range of amenities and features that cater to the desires of discerning urban dwellers. With its strategic location, impeccable design, and top-notch facilities, for those seeking a lavish and comfortable lifestyle. DGS Sheetal Ekta by D G S Township is a newly launched project in the Mumbai Andheri-Dahisar, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Dindoshi, which are scheduled for possession in May, 2027. DGS Sheetal Ekta Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800051884. With all the basic amenities available, DGS Sheetal Ekta offers comfort and a lifestyle at a reasonable price. TYPE OF THE BUILDING:				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Sheetal Ekta"</td> <td>Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 18th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 33rd Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	"Sheetal Ekta"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 18 th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 33 rd Upper Floors.
Building	Number of Floors				
"Sheetal Ekta"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 18 th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 33 rd Upper Floors.				

LEVEL OF COMPLETEION:			
Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 30.06.2023
Sale Building (Wing A & B)	Basement + Ground Floor + 1 st to 3 rd Floor Slab work is completed, 4 th Floor slab work is in progress & in 1 st floor block work is completed upto 70%.	20.00%	13.00%
PROPOSED DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is 31.05.2027 (As per RERA Certificate)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
Vitrified flooring tiles in all rooms			
Granite Kitchen platform with Stainless Steel Sink			
Powder coated aluminum sliding windows with M.S. Grills			
Laminated wooden flush doors with Safety door			
Concealed wiring			
Concealed plumbing			
Fire Fighting System			
Car Parking			
Gymnasium			
Indoor Games Room			
Meditation Area			
Grand Entrance Lobby			
Kids Play Area			
6.	Location of property.	:	
	a) Plot No. / Survey No.	:	S. No. 31 & 39
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 110 (pt.) & 146 (pt.), Village – Dindoshi
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
7.	Postal address of the property	:	"Sheetal Ekta" , Proposed Redevelopment of existing building No. 18 – A & B, known as Dindoshi Ekta CHSL on Plot bearing S. No. 31 & 39, CTS. No. 110(pt.) & 146 (pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Village – Dindoshi, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.
8.	City / Town	:	Malad (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class



	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Malad (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	As per Agreement	As per RERA Certificate	As per Site
	North	Aster Tower CHS & Road	CTS No. 146
	South	Onkar CHS	Road
	East	Darshan CHS	Road
	West	Khaatu Shyam Mandir Marg	CTS No. 104A
			Aster Tower
			Road & Omkar CHSL
			Sagar Society
			Khatu Shyam Mandir Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A (As per the Deed)
			B (Actuals)
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°10'32.1"N 72°51'40.3"E
14.	Extent of the site	:	Net Plot area = 1,094.33 Sq. M. Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 1,094.33 Sq. M.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential cum Commercial
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan No. MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA). Approved upto: Basement + Ground Floor + 1st to 18th Upper Residential Floors 2. Copy of Building Concession Plan dated 30.07.2022 issued by Maharashtra Housing and

		Area Development Authority (MHADA). Sanctioned Upto: Basement + Ground Floor + 1st to 33rd Upper Residential Floors
10.	Corner plot or intermittent plot?	: Intermittent Plot
11.	Road facilities	: Yes
12.	Type of road available at present	: Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: South Side – Proposed Road of 12 M wide road West Side – 18.30 M. wide road
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Municipal Water supply
16.	Underground sewerage system	: Connected to Municipal sewer
17.	Is Power supply is available in the site	: Yes
18.	Advantages of the site	: Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No
Part – A (Valuation of land)		
1	Size of plot	: Net Plot area = 1,094.33 Sq. M.
	North & South	: -
	East & West	: -
2	Total extent of the plot	: As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	: ₹ 68,240.00 per Sq. M. for Land ₹ 1,47,390.00 per Sq. M. for Residential Flat ₹ 1,69,500.00 per Sq. M. for Commercial Office ₹ 1,88,800.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	"Sheetal Ekta"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 18 th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 33 rd Upper Floors.

e) Plinth area floor-wise	:	As per table attached to the report
f) Condition of the building	:	
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
g) Date of issue and validity of layout of approved map	:	<p>1. Copy of Approved Plan No. MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).</p> <p>Approved upto: Basement + Ground Floor + 1st to 18th Upper Residential Floors</p> <p>2. Copy of Building Concession Plan dated 30.07.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).</p> <p>Sanctioned Upto: Basement + Ground Floor + 1st to 33rd Upper Residential Floors</p> <p>3. Copy of 1st Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/CC/1/New dated 22.05.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).</p> <p>(This CC is endorsed for the work for Top of Plinth level (i.e., height upto 0.30. mts AGL) as per approved IOA dated 23.12.2022)</p> <p>4. Copy of 2nd Further Commencement Certificate No. MH/EE/(BP)/GM/MHADA-61/1216/2023/FCC/1/New dated 20.09.2023 valid upto 21.05.2024 issued by Maharashtra Housing and Area Development Authority (MHADA).</p> <p>(This CC is Further extended upto Top of 8th upper floor i.e., for building comprising of Basement for Shops with separate internal staircase from above shops + Ground Floor for Shops and parking tower system for Car – Parks + 1st to 3rd floor Offices 9Rehab & Sales) + Service Floor (Between 3rd & 4th Floor and) + 4th Floor to 8th Floor for residential users having BUA adm. 3,585.01 Sq. M. with height 33.25 M. as per last approved IOA plans issued vide / no. MH/EE/(B.P.) Cell/GM/MHADA – 61/1216/2022 dated 23.12.2022)</p>
h) Approved map / plan issuing authority	:	Maharashtra Housing and Area Development Authority (MHADA).
i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified
j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: Yes, Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements

4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Remarks:

- As per Approved Plan of building is approved upto 18th Floor till date and so revised Approved plan upto 33rd Floor will be approved by the MHADA after the payment of premium paid to the MHADA authority for the further construction of the building.
- We have referenced Concession Drawing Plan sanctioned by MHADA for construction area statement.

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	N.A. Building Construction work is in progress
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	N.A. Building Construction work is in progress
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		

10.	False ceiling	:	
	Total	:	
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work is in progress
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per below table attached in the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

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Area Statement as per Approved Plan

A	AREA STATEMENT	
1	Area of the plot (As per MHADA NOC & Demarcation)	1,128.58
2	Deduction for	
a	Road Set back area	34.25
b	Proposed Road	-
c	Any reservation	-
d	% Amenity space as per DCR 56 / 57. (Sub plot)	-
e	Other	
	Total (a + b + c + d + e)	34.25
3	Balance Area of the plot (1 – 2)	1,094.33
4	Deduction for 15% recreational ground 10% Amenity space (If deductible for IND)	-
5	Net Area of Plot (3 – 4)	1,094.33
6	Additions for FSI purpose	
2a	100% for DP Road	
2b	100% for Set – back	34.25
	Total (2a + 2b)	34.25
7	Total Area (5 + 6)	1,128.58
8	FSI Permissible	3.00
9	i) Permissible Floor Area (7 X 8)	3,385.74
	ii) Additional Layout FSI	3,760.00
	Total Permissible Area 9 (i) + 9 (ii)	7,145.74
10	Proposed Built up Area	6,436.21
11	Excess Balcony Area taken in floor space index	N.A.
12	Total Proposed Area (10 + 11)	6,436.21
B	Details of FSI Availed as per DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35 (4) for purely residential = OR < (D(i) X 0.35)	172.82
2	Fungible Built up area component proposed vide DCR 35 (4) for non – residential = OR < (12 X 0.20)	615.34
3	Total Fungible Built up area vide DCR 35 (4)	788.16
4	Total BUA proposed including fungible compensatory area (12 + B(3))	7,224.37
5	Permissible fungible area	2,501.00
C	Prorata shares as per MHADA	
1	Prorata share as per letter No. CO/MB/REE/NOC/F-337/84 X 40 = 3,360 M.	3,760.00
2	Total Gross Built up area permissible	9,646.74
3	Total Gross Built up area proposed	7,224.37
4	No. CO/MB/REF/NOC/F-337/1047/2019	
D	Tenement Statement	
i	Total Gross Built up area proposed	7,224.37
ii	Less Deduction of Non – Residential area (Shop, etc.)	1,799.71
iii	Area available for tenements	5,424.66
iv	FSI consumed on net holding	-
v	Fungible FSI consumed on net holding	-
vi	Tenements permissible	381 nos.
vii	Tenements proposed	60 nos.
viii	Tenements existing	
	Total Tenements on the plot	
E	Parking Statement	
i	Parking required by regulations for Car / Scooter / Motor cycle	51 nos. As per area

A	AREA STATEMENT	
	Outsiders (visitors)	statement
ii	Covered garages permissible	
iii	Covered garages provided	
	Car	
	Scooter / Motor Cycle	
	Outsiders (visitors)	
iv	Total Parking Provided	77 nos.
F	Transport Vehicles parking	
i	Spaces for transport vehicles parking required by regulations	
ii	Total no. of transport vehicles parking spaces provided	

Area Statement as per Concession Drawing Plan

A	AREA STATEMENT	
1	Area of the plot (As per MHADA NOC & Demarcation)	1,128.58
2	Deduction for	
a	Road Set back area	34.25
b	Proposed Road	-
c	Any reservation	-
d	% Amenity space as per DCR 56 / 57 (Sub plot)	-
e	Other	
	Total (a + b + c + d + e)	34.25
3	Balance Area of the plot (1 – 2)	1,094.33
4	Deduction for 15% recreational ground 10% Amenity space (If deductible for IND)	-
5	Net Area of Plot (3 – 4)	1,094.33
6	Additions for FSI purpose	
2a	100% for DP Road	
2b	100% for Set – back	34.25
	Total (2a + 2b)	34.25
7	Total Area (5 + 6)	1,128.58
8	FSI Permissible	3.00
9	a) FSI credit available by development right (restricted to % of the balance area vide 3 above)	-
	Additions for FSI purpose	
	b) 33% as per DCR 32 (2754.57 X 33%)	
	c) External TDR (As per App. VII – B) (67%)	
	d) Other	
	Total	
10	i) Permissible Floor Area (7 X 8) + 9	3,385.74
	ii) Additional Layout FSI	3,760.00
	Total Permissible Area 10 (i) + 10 (ii)	7,145.74
11	Proposed Built up Area	7,120.51
	i) Existing Floor Area	N.A.
12	Excess Balcony Area taken in floor space index	N.A.
13	Total Proposed Area (10 + 11 + 12)	
B	Details of FSI Availed as per DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35 (4) for purely residential = OR < (D(i) X 0.35)	2,124.31
2	Fungible Built up area component proposed vide DCR 35 (4) for non – residential = OR < (12 X 0.20)	367.87
3	Total Fungible Built up area vide DCR 35 (4)	2,492.18



AREA STATEMENT		
A		
4	Total BUA proposed including fungible compensatory area (12 + B(3))	9,612.69
C	Prorata shares as per MHADA	
1	Prorata share as per letter No. CO/MB/REE/NOC/F-337/84 X 40 = 3,360 M.	3,760.00
2	Total Gross Built up area permissible	13,372.69
3	Total Gross Built up area proposed	9,612.69
4	No. CO/MB/REF/NOC/F-337/1047/2019	
D	Tenement Statement	
i	Total Gross Built up area proposed	9,612.69
ii	Less Deduction of Non – Residential area (Shop, etc.)	1,418.94
iii	Area available for tenements	8,193.75
iv	FSI consumed on net holding	-
v	Fungible FSI consumed on net holding	-
vi	Tenements permissible	381 nos.
vii	Tenements proposed	125 nos.
viii	Tenements existing	
	Total Tenements on the plot	
E	Parking Statement	
i	Parking required by regulations for	79 nos.
	Car / Scooter / Motor cycle	
	Outsiders (visitors)	
ii	Covered garages permissible	
iii	Covered garages provided	
	Car	
	Scooter / Motor Cycle	
	Outsiders (visitors)	
iv	Total Parking Provided	111 nos.
F	Transport Vehicles parking	
i	Spaces for transport vehicles parking required by regulations	
ii	Total no. of transport vehicles parking spaces provided	

**CA Certificate dated 17.12.2023 cost incurred till 30.11.2023 issued by
M/s. Rajpurohit & Tiwari Chartered Accountants**

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till Nov - 23 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Acquisition cost of land	1.56	1.56	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost, etc.)	14.71	7.90	6.82
Approval Cost	27.73	11.63	16.10
Construction Cost (incl. development cost)	54.69	7.30	47.39
Architect & Consultancy Expenses	1.07	0.70	0.37
Admin & Overhead Cost	2.57	0.48	2.09
Selling & Marketing Cost	2.67	0.72	1.95
Interest to Bank Finance	7.52	-	7.52
Total	112.52	30.28	82.24

Construction Area as per Concession Drawing Plan**Rehab cum Sale Building:**

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement Floor	217.91	131.22	89.61	438.74
2	Ground Floor	265.24	131.22	89.61	486.07
3	1st Floor	311.93	112.53	89.61	514.07
4	2nd Floor	311.93	112.53	89.61	514.07
5	3rd Floor	311.93	112.53	89.61	514.07
6	4th Floor	253.76	115.71	89.61	459.08
7	5th Floor	253.76	115.71	89.61	459.08
8	6th Floor	191.71	115.71	158.22	465.64
9	7th Floor	253.76	115.71	89.61	459.08
10	8th Floor	253.76	115.71	89.61	459.08
11	9th Floor	253.76	115.71	89.61	459.08
12	10th Floor	253.76	115.71	89.61	459.08
13	11th Floor	253.76	115.71	89.61	459.08
14	12th Floor	253.76	115.71	89.61	459.08
15	13th Floor	191.71	115.71	158.22	465.64
16	14th Floor	253.76	115.71	89.61	459.08
17	15th Floor	253.76	115.71	89.61	459.08
18	16th Floor	253.76	115.71	89.61	459.08
19	17th Floor	253.76	115.71	89.61	459.08
20	18th Floor	253.76	115.71	89.61	459.08
21	19th Floor	253.76	115.71	89.61	459.08
22	20th Floor	183.31	115.69	169.19	468.19
23	21st Floor	253.76	115.71	89.61	459.08
24	22nd Floor	253.76	115.71	89.61	459.08
25	23rd Floor	253.76	115.71	89.61	459.08
26	24th Floor	346.03	114.42	-	460.45
27	25th Floor	346.03	114.42	-	460.45
28	26th Floor	346.03	114.42	-	460.45
29	27th Floor	257.62	114.39	95.97	467.98
30	28th Floor	347.94	114.39	-	462.33
31	29th Floor	347.94	114.39	-	462.33
32	30th Floor	347.94	114.39	-	462.33
33	31st Floor	347.94	114.39	-	462.33
34	32nd Floor	347.94	114.39	-	462.33
35	33rd Floor	277.69	114.39	67.57	459.65
36	Terrace / OHT	-	114.39	-	114.39
TOTAL		9,612.69	4,172.59	2,620.51	16,405.79
No. of Stack Car Parking					111 Nos.

The floor wise Area Statement of the Project is as table below:**Rehab Cum Sale Building:**

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
1	Basement + Ground Floor	Shop 1	Shop	133.96	1,441.95	1,586.14	Tenant
2	Basement + Ground Floor	Shop 2	Shop	105.87	1,139.58	1,253.54	Tenant
3	Basement + Ground Floor	Shop 3	Shop	145.36	1,564.66	1,721.12	Tenant
4	Basement + Ground Floor	Shop 4	Shop	95.51	1,028.07	1,130.88	Tenant
5	1st Floor	101	Office	46.80	503.76	554.13	Tenant
6	1st Floor	102	Office	22.66	243.91	268.30	Tenant
7	1st Floor	103	Office	47.11	507.09	557.80	Tenant
8	1st Floor	104	Office	26.90	289.55	318.51	Unsold
9	1st Floor	105	Office	46.74	503.11	553.42	Tenant
10	1st Floor	106	Office	45.90	494.07	543.47	Tenant
11	2nd Floor	201	Office	46.80	503.76	554.13	Tenant
12	2nd Floor	202	Office	22.66	243.91	268.30	Unsold
13	2nd Floor	203	Office	47.11	507.09	557.80	Tenant
14	2nd Floor	204	Office	26.90	289.55	318.51	Unsold
15	2nd Floor	205	Office	46.74	503.11	553.42	Tenant
16	2nd Floor	206	Office	45.90	494.07	543.47	Tenant
17	3rd Floor	301	Office	46.80	503.76	554.13	Unsold
18	3rd Floor	302	Office	22.66	243.91	268.30	Unsold
19	3rd Floor	303	Office	47.11	507.09	557.80	Unsold
20	3rd Floor	304	Office	26.90	289.55	318.51	Unsold
21	3rd Floor	305	Office	46.74	503.11	553.42	Unsold
22	3rd Floor	306	Office	45.90	494.07	543.47	Unsold
23	4th Floor	401	2BHK	56.95	613.01	674.31	Tenant
24	4th Floor	402	2BHK	57.46	618.50	680.35	Tenant
25	4th Floor	403	2BHK	57.06	614.19	675.61	Unsold
26	4th Floor	404	2BHK	56.85	611.93	673.13	Tenant
27	5th Floor	501	2BHK	56.95	613.01	674.31	Tenant
28	5th Floor	502	2BHK	57.46	618.50	680.35	Tenant
29	5th Floor	503	2BHK	57.06	614.19	675.61	Tenant
30	5th Floor	504	2BHK	56.85	611.93	673.13	Tenant
31	6th Floor	601	2BHK	56.95	613.01	674.31	Tenant
32	6th Floor	602	2BHK	57.46	618.50	680.35	Tenant
33	6th Floor	603	Refuge	-	-	-	Refuge
34	6th Floor	604	2BHK	56.85	611.93	673.13	Tenant
35	7th Floor	701	2BHK	56.95	613.01	674.31	Tenant
36	7th Floor	702	2BHK	57.46	618.50	680.35	Tenant
37	7th Floor	703	2BHK	57.06	614.19	675.61	Tenant
38	7th Floor	704	2BHK	56.85	611.93	673.13	Tenant
39	8th Floor	801	2BHK	56.95	613.01	674.31	Tenant
40	8th Floor	802	2BHK	57.46	618.50	680.35	Tenant
41	8th Floor	803	2BHK	57.06	614.19	675.61	Tenant
42	8th Floor	804	2BHK	56.85	611.93	673.13	Tenant

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
43	9th Floor	901	2BHK	56.95	613.01	674.31	Tenant
44	9th Floor	902	2BHK	57.46	618.50	680.35	Tenant
45	9th Floor	903	2BHK	57.06	614.19	675.61	Tenant
46	9th Floor	904	2BHK	56.85	611.93	673.13	Tenant
47	10th Floor	1001	2BHK	56.95	613.01	674.31	Tenant
48	10th Floor	1002	2BHK	57.46	618.50	680.35	Tenant
49	10th Floor	1003	2BHK	57.06	614.19	675.61	Tenant
50	10th Floor	1004	2BHK	56.85	611.93	673.13	Tenant
51	11th Floor	1101	2BHK	56.95	613.01	674.31	Unsold
52	11th Floor	1102	2BHK	57.46	618.50	680.35	Tenant
53	11th Floor	1103	2BHK	57.06	614.19	675.61	Tenant
54	11th Floor	1104	2BHK	56.85	611.93	673.13	Unsold
55	12th Floor	1201	2BHK	56.95	613.01	674.31	Tenant
56	12th Floor	1202	2BHK	57.46	618.50	680.35	Tenant
57	12th Floor	1203	2BHK	57.06	614.19	675.61	Tenant
58	12th Floor	1204	2BHK	56.85	611.93	673.13	Tenant
59	13th Floor	1301	2BHK	56.95	613.01	674.31	Unsold
60	13th Floor	1302	2BHK	57.46	618.50	680.35	Unsold
61	13th Floor	1303	Refugee	-	-	-	Refugee
62	13th Floor	1304	2BHK	56.85	611.93	673.13	Unsold
63	14th Floor	1401	2BHK	56.95	613.01	674.31	Tenant
64	14th Floor	1402	2BHK	57.46	618.50	680.35	Tenant
65	14th Floor	1403	2BHK	57.06	614.19	675.61	Tenant
66	14th Floor	1404	2BHK	56.85	611.93	673.13	Tenant
67	15th Floor	1501	2BHK	56.95	613.01	674.31	Tenant
68	15th Floor	1502	2BHK	57.46	618.50	680.35	Tenant
69	15th Floor	1503	2BHK	57.06	614.19	675.61	Tenant
70	15th Floor	1504	2BHK	56.85	611.93	673.13	Unsold
71	16th Floor	1601	2BHK	56.95	613.01	674.31	Unsold
72	16th Floor	1602	2BHK	57.46	618.50	680.35	Tenant
73	16th Floor	1603	2BHK	57.06	614.19	675.61	Tenant
74	16th Floor	1604	2BHK	56.85	611.93	673.13	Tenant
75	17th Floor	1701	2BHK	56.95	613.01	674.31	Tenant
76	17th Floor	1702	2BHK	57.46	618.50	680.35	Tenant
77	17th Floor	1703	2BHK	57.06	614.19	675.61	Tenant
78	17th Floor	1704	2BHK	56.85	611.93	673.13	Tenant
79	18th Floor	1801	2BHK	56.95	613.01	674.31	Unsold
80	18th Floor	1802	2BHK	57.46	618.50	680.35	Unsold
81	18th Floor	1803	2BHK	57.06	614.19	675.61	Unsold
82	18th Floor	1804	2BHK	56.85	611.93	673.13	Tenant
83	19th Floor	1901	2BHK	56.95	613.01	674.31	Unsold
84	19th Floor	1902	2BHK	57.46	618.50	680.35	Unsold
85	19th Floor	1903	2BHK	57.06	614.19	675.61	Unsold
86	19th Floor	1904	2BHK	56.85	611.93	673.13	Unsold
87	20th Floor	2001	2BHK	56.95	613.01	674.31	Unsold
88	20th Floor	2002	1BHK	49.43	532.06	585.27	Unsold
89	20th Floor	2003	Refugee	-	-	-	Refugee
90	20th Floor	2004	2BHK	56.85	611.93	673.13	Unsold
91	21st Floor	2101	2BHK	56.95	613.01	674.31	Unsold



Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
92	21st Floor	2102	2BHK	57.46	618.50	680.35	Sold
93	21st Floor	2103	2BHK	57.06	614.19	675.61	Tenant
94	21st Floor	2104	2BHK	56.85	611.93	673.13	Unsold
95	22nd Floor	2201	2BHK	56.95	613.01	674.31	Unsold
96	22nd Floor	2202	2BHK	57.46	618.50	680.35	Unsold
97	22nd Floor	2203	2BHK	57.06	614.19	675.61	Unsold
98	22nd Floor	2204	2BHK	56.85	611.93	673.13	Sold
99	23rd Floor	2301	2BHK	56.95	613.01	674.31	Unsold
100	23rd Floor	2302	2BHK	57.46	618.50	680.35	Unsold
101	23rd Floor	2303	2BHK	57.06	614.19	675.61	Unsold
102	23rd Floor	2304	2BHK	56.85	611.93	673.13	Unsold
103	24th Floor	2401	2BHK	65.15	701.27	771.40	Sold
104	24th Floor	2402	2BHK	65.54	705.47	776.02	Unsold
105	24th Floor	2403	2BHK	65.15	701.27	771.40	Unsold
106	24th Floor	2404	2BHK	56.85	611.93	673.13	Unsold
107	24th Floor	2405	2BHK	62.58	673.61	740.97	Unsold
108	25th Floor	2501	2BHK	65.15	701.27	771.40	Unsold
109	25th Floor	2502	2BHK	65.54	705.47	776.02	Unsold
110	25th Floor	2503	2BHK	65.15	701.27	771.40	Unsold
111	25th Floor	2504	2BHK	56.85	611.93	673.13	Unsold
112	25th Floor	2505	2BHK	62.58	673.61	740.97	Unsold
113	26th Floor	2601	2BHK	65.15	701.27	771.40	Sold
114	26th Floor	2602	2BHK	65.54	705.47	776.02	Unsold
115	26th Floor	2603	2BHK	65.15	701.27	771.40	Sold
116	26th Floor	2604	2BHK	56.85	611.93	673.13	Unsold
117	26th Floor	2605	2BHK	62.58	673.61	740.97	Unsold
118	27th Floor	2701	2BHK	65.15	701.27	771.40	Sold
119	27th Floor	2702	1BHK	55.82	600.85	660.93	Unsold
120	27th Floor	2703	Refugee	-	-	-	Refugee
121	27th Floor	2704	1BHK	42.92	461.99	508.19	Unsold
122	27th Floor	2705	2BHK	65.15	701.27	771.40	Unsold
123	28th Floor	2801	2BHK	65.15	701.27	771.40	Unsold
124	28th Floor	2802	2BHK	65.54	705.47	776.02	Unsold
125	28th Floor	2803	2BHK	65.15	701.27	771.40	Unsold
126	28th Floor	2804	2BHK	56.85	611.93	673.13	Unsold
127	28th Floor	2805	2BHK	65.15	701.27	771.40	Unsold
128	29th Floor	2901	2BHK	65.15	701.27	771.40	Unsold
129	29th Floor	2902	2BHK	65.54	705.47	776.02	Sold
130	29th Floor	2903	2BHK	65.15	701.27	771.40	Sold
131	29th Floor	2904	2BHK	56.85	611.93	673.13	Security to Society
132	29th Floor	2905	2BHK	65.15	701.27	771.40	Unsold
133	30th Floor	3001	2BHK	65.15	701.27	771.40	Unsold
134	30th Floor	3002	2BHK	65.54	705.47	776.02	Unsold
135	30th Floor	3003	2BHK	65.15	701.27	771.40	Unsold
136	30th Floor	3004	2BHK	56.85	611.93	673.13	Security to Society
137	30th Floor	3005	2BHK	65.15	701.27	771.40	Sold
138	31st Floor	3101	2BHK	65.15	701.27	771.40	Unsold



Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
139	31st Floor	3102	2BHK	65.54	705.47	776.02	Sold
140	31st Floor	3103	2BHK	65.15	701.27	771.40	Sold
141	31st Floor	3104	2BHK	56.85	611.93	673.13	Unsold
142	31st Floor	3105	2BHK	65.15	701.27	771.40	Unsold
143	32nd Floor	3201	2BHK	65.15	701.27	771.40	Unsold
144	32nd Floor	3202	2BHK	65.54	705.47	776.02	Unsold
145	32nd Floor	3203	2BHK	65.15	701.27	771.40	Sold
146	32nd Floor	3204	2BHK	56.85	611.93	673.13	Security to Society
147	32nd Floor	3205	2BHK	65.15	701.27	771.40	Unsold
148	33rd Floor	3301	2BHK	65.15	701.27	771.40	Unsold
149	33rd Floor	3302 A	Society Office	-	-	-	Society Office
150	33rd Floor	3302 B	Fitness Center	-	-	-	Fitness Center
151	33rd Floor	3303	2BHK	65.15	701.27	771.40	Unsold
152	33rd Floor	3304	2BHK	56.85	611.93	673.13	Security to Society
153	33rd Floor	3305	2BHK	65.15	701.27	771.40	Unsold
TOTAL				8,592.57	92,490.42	101,739.47	

Tenant's Flats Inventory List

Sr.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	4th Floor	401	2BHK	56.95	613.01	674.31
2	4th Floor	402	2BHK	57.46	618.50	680.35
3	4th Floor	404	2BHK	56.85	611.93	673.13
4	5th Floor	501	2BHK	56.95	613.01	674.31
5	5th Floor	502	2BHK	57.46	618.50	680.35
6	5th Floor	503	2BHK	57.06	614.19	675.61
7	5th Floor	504	2BHK	56.85	611.93	673.13
8	6th Floor	601	2BHK	56.95	613.01	674.31
9	6th Floor	602	2BHK	57.46	618.50	680.35
10	6th Floor	604	2BHK	56.85	611.93	673.13
11	7th Floor	701	2BHK	56.95	613.01	674.31
12	7th Floor	702	2BHK	57.46	618.50	680.35
13	7th Floor	703	2BHK	57.06	614.19	675.61
14	7th Floor	704	2BHK	56.85	611.93	673.13
15	8th Floor	801	2BHK	56.95	613.01	674.31
16	8th Floor	802	2BHK	57.46	618.50	680.35
17	8th Floor	803	2BHK	57.06	614.19	675.61
18	8th Floor	804	2BHK	56.85	611.93	673.13
19	9th Floor	901	2BHK	56.95	613.01	674.31
20	9th Floor	902	2BHK	57.46	618.50	680.35
21	9th Floor	903	2BHK	57.06	614.19	675.61
22	9th Floor	904	2BHK	56.85	611.93	673.13
23	10th Floor	1001	2BHK	56.95	613.01	674.31
24	10th Floor	1002	2BHK	57.46	618.50	680.35
25	10th Floor	1003	2BHK	57.06	614.19	675.61



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Sr.	Floor No.	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
26	10th Floor	1004	2BHK	56.85	611.93	673.13
27	11th Floor	1102	2BHK	57.46	618.50	680.35
28	11th Floor	1103	2BHK	57.06	614.19	675.61
29	12th Floor	1201	2BHK	56.95	613.01	674.31
30	12th Floor	1202	2BHK	57.46	618.50	680.35
31	12th Floor	1203	2BHK	57.06	614.19	675.61
32	12th Floor	1204	2BHK	56.85	611.93	673.13
33	14th Floor	1401	2BHK	56.95	613.01	674.31
34	14th Floor	1402	2BHK	57.46	618.50	680.35
35	14th Floor	1403	2BHK	57.06	614.19	675.61
36	14th Floor	1404	2BHK	56.85	611.93	673.13
37	15th Floor	1501	2BHK	56.95	613.01	674.31
38	15th Floor	1502	2BHK	57.46	618.50	680.35
39	15th Floor	1503	2BHK	57.06	614.19	675.61
40	16th Floor	1602	2BHK	57.46	618.50	680.35
41	16th Floor	1603	2BHK	57.06	614.19	675.61
42	16th Floor	1604	2BHK	56.85	611.93	673.13
43	17th Floor	1701	2BHK	56.95	613.01	674.31
44	17th Floor	1702	2BHK	57.46	618.50	680.35
45	17th Floor	1703	2BHK	57.06	614.19	675.61
46	17th Floor	1704	2BHK	56.85	611.93	673.13
47	18th Floor	1804	2BHK	56.85	611.93	673.13
48	21st Floor	2103	2BHK	57.06	614.19	675.61
TOTAL				2,740.35	29,497.13	32,446.84

Tenant's Offices Inventory List

Sr.	Floor No.	Office No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	1st Floor	101	Office	46.80	503.76	554.13
2	1st Floor	102	Office	22.66	243.91	268.30
3	1st Floor	103	Office	47.11	507.09	557.80
4	1st Floor	105	Office	46.74	503.11	553.42
5	1st Floor	106	Office	45.90	494.07	543.47
6	2nd Floor	201	Office	46.80	503.76	554.13
7	2nd Floor	203	Office	47.11	507.09	557.80
8	2nd Floor	205	Office	46.74	503.11	553.42
9	2nd Floor	206	Office	45.90	494.07	543.47
TOTAL				395.76	4,259.96	4,685.96

Tenant's Shops Inventory List

Sr.	Floor No.	Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	Basement + Ground Floor	Shop 1	Shop	133.96	1,441.95	1,586.14
2	Basement + Ground Floor	Shop 2	Shop	105.87	1,139.58	1,253.54
3	Basement + Ground Floor	Shop 3	Shop	145.36	1,564.66	1,721.12
4	Basement + Ground Floor	Shop 4	Shop	95.51	1,028.07	1,130.88
TOTAL				480.70	5,174.25	5,691.68

Security to Society Flats Inventory List

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	29th Floor	2904	2BHK	56.85	611.93	673.13
2	30th Floor	3004	2BHK	56.85	611.93	673.13
3	32nd Floor	3204	2BHK	56.85	611.93	673.13
4	33rd Floor	3304	2BHK	56.85	611.93	673.13
TOTAL				227.40	2,447.73	2,692.51

Unsold Flats Inventory

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	4th Floor	403	2BHK	614.19	675.61	27,000.00	16,583,234.00
2	11th Floor	1101	2BHK	613.01	674.31	27,000.00	16,551,265.00
3	11th Floor	1104	2BHK	611.93	673.13	27,000.00	16,522,202.00
4	13th Floor	1301	2BHK	613.01	674.31	27,000.00	16,551,265.00
5	13th Floor	1302	2BHK	618.50	680.35	27,000.00	16,699,485.00
6	13th Floor	1304	2BHK	611.93	673.13	27,000.00	16,522,202.00
7	15th Floor	1504	2BHK	611.93	673.13	27,000.00	16,522,202.00
8	16th Floor	1601	2BHK	613.01	674.31	27,000.00	16,551,265.00
9	18th Floor	1801	2BHK	613.01	674.31	27,000.00	16,551,265.00
10	18th Floor	1802	2BHK	618.50	680.35	27,000.00	16,699,485.00
11	18th Floor	1803	2BHK	614.19	675.61	27,000.00	16,583,234.00
12	19th Floor	1901	2BHK	613.01	674.31	27,000.00	16,551,265.00
13	19th Floor	1902	2BHK	618.50	680.35	27,000.00	16,699,485.00
14	19th Floor	1903	2BHK	614.19	675.61	27,000.00	16,583,234.00
15	19th Floor	1904	2BHK	611.93	673.13	27,000.00	16,522,202.00
16	20th Floor	2001	2BHK	613.01	674.31	27,000.00	16,551,265.00
17	20th Floor	2002	1BHK	532.06	585.27	27,000.00	14,365,742.00
18	20th Floor	2004	2BHK	611.93	673.13	27,000.00	16,522,202.00
19	21st Floor	2101	2BHK	613.01	674.31	27,000.00	16,551,265.00
20	21st Floor	2104	2BHK	611.93	673.13	27,000.00	16,522,202.00
21	22nd Floor	2201	2BHK	613.01	674.31	27,000.00	16,551,265.00
22	22nd Floor	2202	2BHK	618.50	680.35	27,000.00	16,699,485.00
23	22nd Floor	2203	2BHK	614.19	675.61	27,000.00	16,583,234.00
24	23rd Floor	2301	2BHK	613.01	674.31	27,000.00	16,551,265.00
25	23rd Floor	2302	2BHK	618.50	680.35	27,000.00	16,699,485.00
26	23rd Floor	2303	2BHK	614.19	675.61	27,000.00	16,583,234.00
27	23rd Floor	2304	2BHK	611.93	673.13	27,000.00	16,522,202.00
28	24th Floor	2402	2BHK	705.47	776.02	27,000.00	19,047,759.00
29	24th Floor	2403	2BHK	701.27	771.40	27,000.00	18,934,414.00
30	24th Floor	2404	2BHK	611.93	673.13	27,000.00	16,522,202.00
31	24th Floor	2405	2BHK	673.61	740.97	27,000.00	18,187,500.00
32	25th Floor	2501	2BHK	701.27	771.40	27,000.00	18,934,414.00
33	25th Floor	2502	2BHK	705.47	776.02	27,000.00	19,047,759.00
34	25th Floor	2503	2BHK	701.27	771.40	27,000.00	18,934,414.00
35	25th Floor	2504	2BHK	611.93	673.13	27,000.00	16,522,202.00
36	25th Floor	2505	2BHK	673.61	740.97	27,000.00	18,187,500.00
37	26th Floor	2602	2BHK	705.47	776.02	27,000.00	19,047,759.00
38	26th Floor	2604	2BHK	611.93	673.13	27,000.00	16,522,202.00
39	26th Floor	2605	2BHK	673.61	740.97	27,000.00	18,187,500.00
40	27th Floor	2702	1BHK	600.85	660.93	27,000.00	16,222,855.00



Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
41	27th Floor	2704	1BHK	461.99	508.19	27,000.00	12,473,754.00
42	27th Floor	2705	2BHK	701.27	771.40	27,000.00	18,934,414.00
43	28th Floor	2801	2BHK	701.27	771.40	27,000.00	18,934,414.00
44	28th Floor	2802	2BHK	705.47	776.02	27,000.00	19,047,759.00
45	28th Floor	2803	2BHK	701.27	771.40	27,000.00	18,934,414.00
46	28th Floor	2804	2BHK	611.93	673.13	27,000.00	16,522,202.00
47	28th Floor	2805	2BHK	701.27	771.40	27,000.00	18,934,414.00
48	29th Floor	2901	2BHK	701.27	771.40	27,000.00	18,934,414.00
49	29th Floor	2905	2BHK	701.27	771.40	27,000.00	18,934,414.00
50	30th Floor	3001	2BHK	701.27	771.40	27,000.00	18,934,414.00
51	30th Floor	3002	2BHK	705.47	776.02	27,000.00	19,047,759.00
52	30th Floor	3003	2BHK	701.27	771.40	27,000.00	18,934,414.00
53	31st Floor	3101	2BHK	701.27	771.40	27,000.00	18,934,414.00
54	31st Floor	3104	2BHK	611.93	673.13	27,000.00	16,522,202.00
55	31st Floor	3105	2BHK	701.27	771.40	27,000.00	18,934,414.00
56	32nd Floor	3201	2BHK	701.27	771.40	27,000.00	18,934,414.00
57	32nd Floor	3202	2BHK	705.47	776.02	27,000.00	19,047,759.00
58	32nd Floor	3205	2BHK	701.27	771.40	27,000.00	18,934,414.00
59	33rd Floor	3301	2BHK	701.27	771.40	27,000.00	18,934,414.00
60	33rd Floor	3303	2BHK	701.27	771.40	27,000.00	18,934,414.00
61	33rd Floor	3305	2BHK	701.27	771.40	27,000.00	18,934,414.00
TOTAL				39,495.27	43,444.80		106,63,72,261.00

Unsold Offices Inventory

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	104	Office	289.55	318.51	30,000.00	86,86,548.00
2	2nd Floor	202	Office	243.91	268.30	30,000.00	73,17,367.00
3	2nd Floor	204	Office	289.55	318.51	30,000.00	86,86,548.00
4	3rd Floor	301	Office	503.76	554.13	30,000.00	1,51,12,656.00
5	3rd Floor	302	Office	243.91	268.30	30,000.00	73,17,367.00
6	3rd Floor	303	Office	507.09	557.80	30,000.00	1,52,12,761.00
7	3rd Floor	304	Office	289.55	318.51	30,000.00	86,86,548.00
8	3rd Floor	305	Office	503.11	553.42	30,000.00	1,50,93,281.00
9	3rd Floor	306	Office	494.07	543.47	30,000.00	1,48,22,028.00
TOTAL				3,364.50	3,700.95		10,09,35,104.00

Sold Flats Inventory

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	21st Floor	2102	2BHK	618.50	680.35	15,591,495.00	4,500,000.00	11,091,495.00
2	22nd Floor	2204	2BHK	611.93	673.13	15,495,467.20	5,820,000.00	9,675,467.20
3	24th Floor	2401	2BHK	701.27	771.40	18,112,746.00	11,100,000.00	7,012,746.00
4	26th Floor	2601	2BHK	701.27	771.40	18,220,393.60	4,500,000.00	13,720,393.60
5	26th Floor	2603	2BHK	701.27	771.40	18,112,746.00	8,000,000.00	10,112,746.00
6	27th Floor	2701	2BHK	701.27	771.40	17,817,844.40	11,000,000.00	6,817,844.40



7	29th Floor	2902	2BHK	705.47	776.02	17,328,525.60	5,086,400.00	12,242,125.60
8	29th Floor	2903	2BHK	701.27	771.40	17,387,546.00	5,187,400.00	12,200,146.00
9	30th Floor	3005	2BHK	701.27	771.40	17,817,844.40	9,100,000.00	8,717,844.40
10	31st Floor	3102	2BHK	705.47	776.02	17,906,807.92	5,000,000.00	12,906,807.92
11	31st Floor	3103	2BHK	701.27	771.40	17,031,246.00	6,500,000.00	10,531,246.00
12	32nd Floor	3203	2BHK	701.27	771.40	17,878,246.00	10,000,000.00	7,878,246.00
TOTAL				8,251.57	9,076.73	20,87,00,908.00	8,57,93,800.00	12,29,07,108.00

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Balance Amount in ₹
Unsold Flats	61.00	39,495.27	27,000.00	106,63,72,258.00	-	-
Sold Flats	12.00	8,251.57	-	20,87,00,908.00	8,57,93,800.00	12,29,07,108.00
Unsold Offices	9.00	3,364.50	30,000.00	10,09,35,104.00	-	-
Security to Society Flats	4.00	2,447.73	-	-	-	-
Tenant Flat Inventory	48.00	29,497.13	-	-	-	-
Tenant Office Inventory	9.00	24,259.96	-	-	-	-
Tenant Shop Inventory	4.00	5,174.25	-	-	-	-
Total	147.00	92,490.42		137,60,08,270.00	8,57,93,800.00	12,29,07,108.00
Total Income from Sale in Cr.				137.60	8.58	12.29

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	1.56	-	1.56
Payment payable to Rehab Tenants (Rent Cost)	7.90	6.81	14.71
Construction Cost of Rehab cum Sale Building	7.30	49.93	57.23
Approval Cost of Fungible Cost & Development charges	11.63	16.10	27.73
Architect Cost, RCC & other Professional fees	0.70	0.44	1.14
Administrative Expenses	0.48	2.38	2.86
Marketing Expenses	0.72	2.03	2.75
Interest Cost	-	8.49	8.49
TOTAL COST	30.29	86.18	116.48

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 7.47 Cr. considering Land Rate @ ₹ 68,240.00 per Sq. M. & Net Plot Area of 1,094.33 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 1,56,47,420.00 i.e., ₹ 1.56 Cr. which is 1.34% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	3/27/2019	Stamp Duty	1,44,97,980.00	1,44,97,980.00
2			Reg. Fees	30,000.00	30,000.00
3				2,000.00	2,000.00
4	Rectification Cum	4/29/2022	Stamp Duty	10,86,200.00	10,86,200.00



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5	Supplementary Deed		Reg. Fees	30,000.00	30,000.00
6	Special Power of Attorney	3/27/2021	Stamp Duty	500.00	500.00
7			Reg. Fees	740.00	740.00
TOTAL				1,56,47,420.00	1,56,47,420.00

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

Since it is a having some redevelopment flat from the date of shifting of 61 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 14,71,11,560.00 i.e., ₹ 14.71 Cr. Builder has paid ₹ 7.90 Cr. which is 12.63 % of Total Project Cost.

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

Sr. No	Particulars	Commercial Shops	Commercial Offices	Residential Flat	Total	Units
1	No. of Tenants	4.00	9.00	48.00	61.00	Nos.
2	Rent per tenant per month for April 23 to Feb 24	110,000.00	50,000.00	40,000.00		Rupees
3	Rent per year for April 23 to Feb 24	4,840,000.00	4,950,000.00	21,120,000.00	30,910,000.00	Rupees
4	Rent per tenants per month for March 24 to Jan 25	121,000.00	55,000.00	44,000.00		Rupees
5	Rent per year for March 24 to Jan 25	5,324,000.00	5,445,000.00	23,232,000.00	34,001,000.00	Rupees
6	Rent per tenants per month for Feb 25 to March 25	133,100.00	60,500.00	-		Rupees
7	Rent per year for Feb 25 to March 25	1,064,800.00	1,089,000.00	-	2,153,800.00	Rupees
8	Rent per tenants per month for Feb 25 to Dec 25	-	-	48,400.00		Rupees
9	Rent per year for Feb 25 to Dec 25	-	-	25,555,200.00	25,555,200.00	Rupees
10	Rent per tenants per month for Jan 26 to Mar 26	-	-	53,240.00		Rupees
11	Rent per year for Jan 26 to Mar 26	-	-	7,666,560.00	7,666,560.00	Rupees
12	Corpus Fund per Tenant	800,000.00	700,000.00	700,000.00		Rupees
13	Total Corpus Fund	3,200,000.00	6,300,000.00	33,600,000.00	43,100,000.00	Rupees
14	Shifting Charges per Tenant	15,000.00	15,000.00	15,000.00		Rupees
15	Total Shifting Charges	60,000.00	135,000.00	720,000.00	915,000.00	Rupees
16	Brokerage Cost	440,000.00	450,000.00	1,920,000.00	2,810,000.00	Rupees
17	Total Rent Cost (3 + 5 + 7 + 9 + 11 + 13 + 15 + 16)	1,49,28,800.00	1,83,69,000.00	11,38,13,760.00	14,71,11,560.00	Rupees



➤ **Building Cost of Construction for Rehab cum Sale Building:**

Construction Area of Rehab cum Sale Building = 16,405.79 Sq. M. i.e., 1,76,591.93 Sq. Ft.

No. of Stack Car Parking = 111 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹49,21,73,724.00 i.e., ₹49.22 Cr. which comes ₹30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹2,46,08,686.00 i.e., ₹2.46 Cr. which comes 5% of cost of construction of building and cost for stack parking is ₹5,55,00,000.00 i.e., ₹5.55 Cr. which comes ₹5,00,000.00 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹49,21,73,724.00 + ₹2,46,08,686.00 + ₹5,55,00,000.00) = ₹57,22,82,410.00 i.e., ₹57.23 Cr.

The total construction area is 16,405.79 Sq. M. i.e., 1,76,591.93 Sq. Ft., projected cost of ₹57.23 Cr is 49.13% of total project cost

VCiPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	1500.00
Total RCC Work	15000.00
Final Finishing Work	7500.00
Other Work	6000.00
Cost of Construction	30000.00
Deep Excavation & Shore Piling Cost	5% of construction cost of building
Stack Car Parking Cost	5,00,000.00 per parking

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹27,72,60,604.00 i.e., ₹27.73 Cr. which is 23.80% of Total Project Cost. Builder has paid ₹11.63 Cr.

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Water Deposit Charges	100,000.00	100,000.00
2	FSI (1st Installment)	39,709,360.00	39,709,360.00
3	Scrutiny Fees	18,000.00	18,000.00
4	Debris Removal	6,600.00	6,600.00
5	Layout Approval Fees	40,000.00	40,000.00
6	Development Cess	6,679,141.00	6,679,141.00
7	Development Cess	16,697,851.00	16,697,851.00
8	Scrutiny Fees	1,517,200.00	1,517,200.00
9	Deposit	77,800.00	77,800.00
10	Debris Deposit	45,000.00	45,000.00
11	Development Charges	25,594,200.00	25,594,200.00
12	Open Space Deficiency charges	678,120.00	678,120.00
13	AVS Deficiency	933,500.00	933,500.00
14	Open Space Deficiency for parkin tower	24,700.00	24,700.00
15	Labour Welfare Cess	2,185,400.00	2,185,400.00
16	Department charges	2,679,500.00	2,679,500.00
17	Misc. Development charges	2,584,234.00	2,584,234.00
18	Infrastructure Charges	16,697,851.00	16,697,851.00
19	FSI Deferment scheme	129,253,966.80	-
20	Scrutiny Fees	960,700.00	-
21	IOA Deposit	26,000.00	-
22	50% Fungible Premium MHADA	11,915,840.00	-
23	30% Fungible Premium Dharavi	7,149,504.00	-

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
24	20% Fungible Premium MSRDC	4,766,336.00	-
25	Staircase, Lift, Lobby area, Premium	6,919,800.00	-
Total		27,72,60,604.00	11,62,68,457.00

As per information & challan provided by developer.

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

The total Architect charges of ₹1,14,45,648.00 i.e., ₹1.14 Cr. is 2.0% of total construction cost building & it is on lower side because developer have their inhouse team for professional work.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc.

All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost Building which comes to ₹2,86,14,121.00 i.e., ₹2.86 Cr.

The admin charges which in market is in the range of 3% - 5% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹2,75,20,165.00 i.e., ₹2.75 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹8,49,00,000.00 i.e., ₹8.49 Cr., which is 7.29% of total project cost.

As per information provided by the client.

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PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	137.60
Less: Total projected Expenses	116.48
Estimated Surplus	21.12
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	6.34
Net Surplus (3-4)	14.78
PV (discounted @ 8% for 4 years)	Rs. 10.87
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	30.29
Less:	8.58
Present Value of the project potential/ Land Value as on Date	Rs. 32.58
The realizable value of the property	Rs. 29.32
Distress value of the property	Rs. 26.06

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Actual Site Photographs



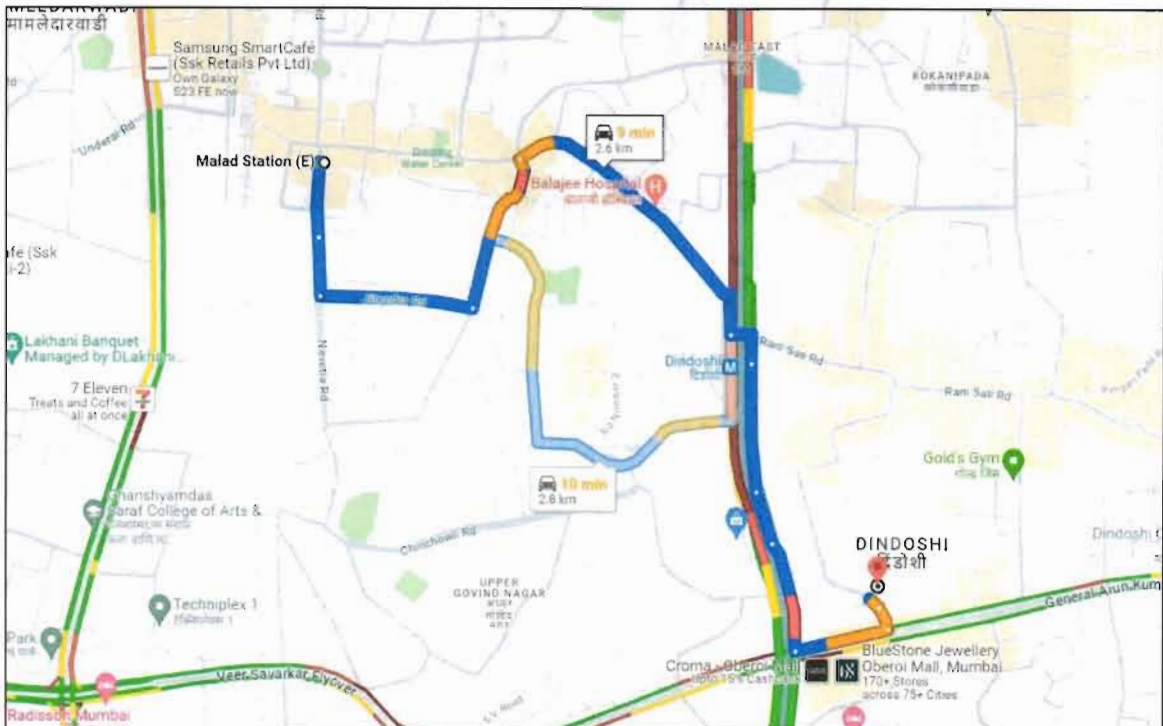
Actual Site Photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°10'32.1"N 72°51'40.3"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 2.6 Km.)




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Ready Reckoner 2023 – 2024



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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[Close](#)
[Feedback](#)

Year
 20232024

Annual Statement of Rates

Language
 English

Selected District: मुंबई(उपनगर)

Select Village: दिंडाशी (बोरिवली)

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)
Survey No	61/290-भुभाग: उत्तरेस गावाची सीमा, दक्षिणेस बॉर्ड सीमा, पश्चिमेस द्रुतगती मार्ग यामधील या गावातील सर्व भिळकती.	68240	147390	169500	188800	चौरस मीटर

Survey Number

101, 102, 103, 104D, 104C, 104, 104B, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 119B, 119A, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 103/1, 103/2, 156/2, 156/3, 156/4, 156/5.

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Registered Sales Instances

3682389 18-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 3682/2023 नोंदणी : Regn.63m
गावाचे नाव : दिंडोशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	17713433	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12856498.51	
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: गाव मीजे दिंडोशी येथील सी.टी.एस.नं.107(पार्ट),110(पार्ट),या जमिनीवर बांधलेली इमारत वृन्दावन शिवधाम कॉम्प्लेक्स,मधील सदनिका क्र. 2202,बाविसावा मजला ज्याचे क्षेत्र 62.89 चौ.मी रेरा प्रमाणे व बाल्कनी 3.31 चौ.मी. सोबत एक कार पार्किंग स्पेस ही मिळकत.((C.T.S. Number : 107 (Part) 110 (Part) ;))	
(5) क्षेत्रफळ	62.89 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-यासिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जे अँड वी इन्फ्रास्ट्रक्चर, चे भागीदार श्री विनय जी सिंग यांच्यातर्फे मुखत्यार श्री विनोद मिश्रा -- वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ए / 203, 2 रा मजला, वेस्टर्न एज -2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल मागे, बोरीवली पूर्व, रॉड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAKFJ4645E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वाती हरीश लालवानी -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. ५०३, ए विंग, प्रयाग हाइट्स, शिवधाम कॉम्प्लेक्स, दिंडोशी, मालाड पूर्व, मुंबई, रॉड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AWOPL0382Q 2): नाव:-राकेश मखिजानी -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. ५०३, ए विंग, प्रयाग हाइट्स, शिवधाम कॉम्प्लेक्स, दिंडोशी, मालाड पूर्व, मुंबई, रॉड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-ELRPM7511Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3682/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1062900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विवारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Registered Sales Instances

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 6
12137389 18-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 12137/2023 नोंदणी : Regn:63m
गावाचे नाव : दिंडोशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	19309127	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11483811.04	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: गाव मोजे दिंडोशी येथील सी.टी.एस.नं. 107(पार्ट),110(पार्ट)या जमिनीवर बांधलेली इमारत वृन्दावन शिवधाम कॉम्प्लेक्स मधील सदनिका क्र. 503,पाचवा मजला,ज्याचे क्षेत्र 62.94 चौ.मी रेरा प्रमाणे व बाल्कनी क्षेत्र 3.31 चौ.मी. सोबत एक कार पार्किंग स्पेस ही मिळकत.((C.T.S. Number : 107 (PART), 110 (PART) ;))	
(5) क्षेत्रफळ	62.94 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जे.अॅड वी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंग यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा - - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल मार्गे, बोरीवली पूर्व , रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAKFJ4645E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जे.वी.पी कंस्ट्रक्शन कंपनी प्रा. लि. चे डायरेक्टर श्री. जयसुख वेळजीभाई हिरपरा - - वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. इ-००१, कॅटी पार्क सीएचएस लिमिटेड, इ विंग, फेस २, दत्तपाडा रोड, बोरीवली पूर्व , रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AABCJ3766E	
(9) दस्तावेज करून दिल्याचा दिनांक	12/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12137/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1158600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators for Flats


Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Alta Monte and Signet	Era Realtors Pvt. Ltd.	P51800010463	840.00	2,45,00,000.00	29,167.00
2	Vrindavan	Je and Vee Infrastructure	P51800017298	713.00	2,12,00,000.00	29,733.00
3	Viraaj	Harasiddh Corporation	P51800034617	421.00	1,09,00,000.00	25,416.00
4	Om Trimurti	Je and Vee Infrastructure	P51800020394	395.00	1,10,00,000.00	27,848.00
5	Astrum	Upvan Developers	P51800029353	760.00	1,89,00,000.00	24,868.00

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Malad East » 2 BHK Flats for sale in Malad East » 1380 Sq-ft

₹ 2.45 Cr EMI: ₹ 110L | Can I afford it? PREMIUM PROJECT ✓ VERIFIED ON SITE

2 BHK 1380 Sq-ft Flat For Sale Malad East, Mumbai



2 Beds 2 Baths 3 Balconies 1 Covered Parking Island Kitch... Concierge Se..

Carpet Area 840 sqft ₹ 29,167/sqft	Developer <u>Omkar Realtors and Developers Pvt. Ltd.</u>	Project <u>Omkar Alta Monte</u>	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Store Room	Facing East	Lifts 3

Price Indicators for Flats

Vrindavan of 10K+

By DEVEE INFRASTRUCTURE
Malad East, Western Suburbs, Mumbai

₹2.12 Cr | ₹27.00 K/sq.ft
EMI starts at ₹1.05 Lacs

2 BHK Apartment Configuration

Jun. 2024 Possession Starts

₹27.00 K/sq.ft Avg. Price

713.00 sq.ft. (Carpet Area) Size

Harasiddh Viraaj of 10K+

By HARASIDDH CORPORATION
Feroz's Road, Malad East, Western Suburbs, Mumbai

₹1.07 Cr - 1.9 Cr | ₹25.18 K/sq.ft
EMI starts at ₹0.52 L

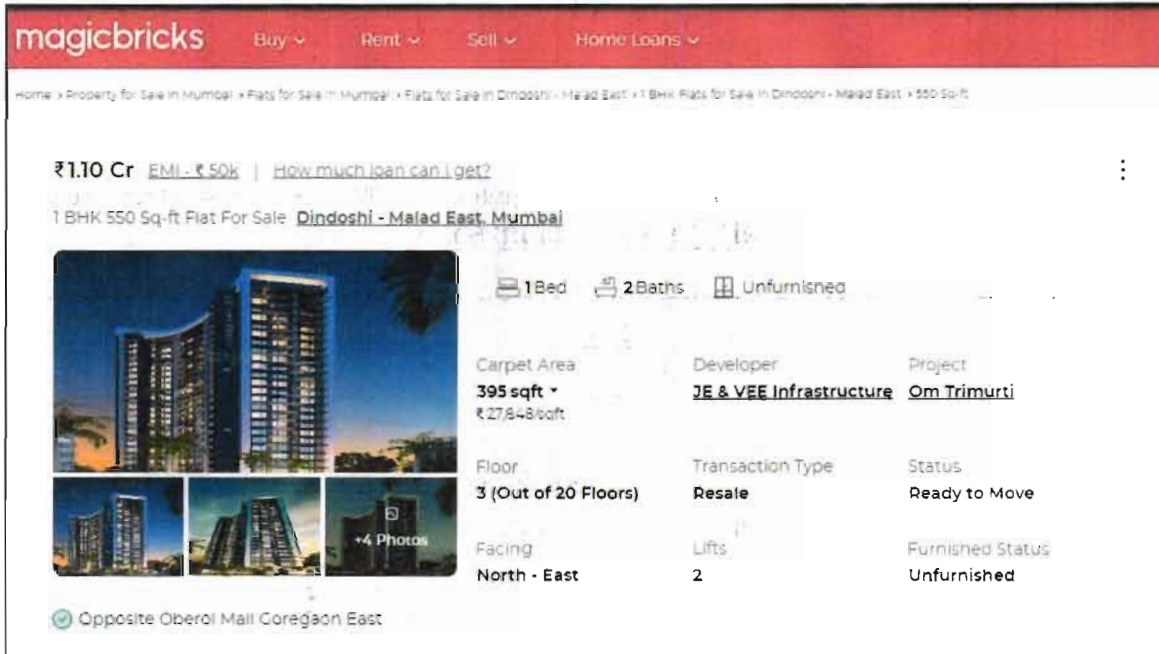
1, 2, 3 BHK Apartments Configurations

Sep. 2023 Possession Starts

₹25.18 K/sq.ft Avg. Price

421.00 sq.ft. - 853.00 sq.ft. (Carpet Area) Sizes

Price Indicators for Flats



magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dindoshi - Malad East > 1 BHK Flats for Sale in Dindoshi - Malad East > 550 Sq-ft

₹1.10 Cr EMI - ₹ 50k | [How much loan can I get?](#)

1 BHK 550 Sq-ft Flat For Sale **Dindoshi - Malad East, Mumbai**

1 Bed 2 Baths Unfurnished

Carpet Area
395 sqft
₹ 27.648/sqft

Developer
JE & VEE Infrastructure

Project
Om Trimurti

Floor
3 (Out of 20 Floors)

Transaction Type
Resale

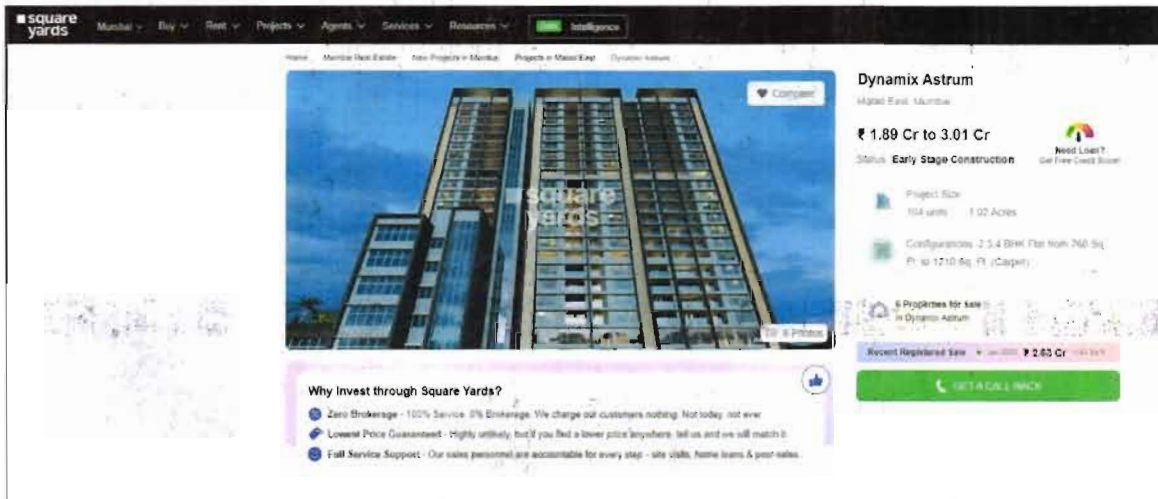
Status
Ready to Move

Facing
North - East

Lifts
2

Furnished Status
Unfurnished

Opposite Oberoi Mall Coregiaon East



square yards Mumbai Buy Rent Projects Agents Services Research Intelligence

Home Mumbai Real Estate New Projects in Mumbai Projects in Malad East Dynamic Astrum

Dynamix Astrum
Malad East, Mumbai

₹ 1.89 Cr to 3.01 Cr

Status: **Early Stage Construction**

Project Size: 104 units, 1.02 Acres

Configurations: 2, 3, 4 BHK Flat from 260 Sq Ft to 1710 Sq Ft (Corner)

5 Properties for sale in Dynamix Astrum

Recent Registered Sale: ₹ 2.43 Cr

GET A CALL BACK

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.

Justification for price /rate

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

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

We hope this will satisfy your requirements.

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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: 18.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 13:57:21 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

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 18.12.2023 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 02.12.2023. 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

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

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. DGS Township Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 01.12.2023 Valuation Date – 18.12.2023 Date of Report – 18.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.12.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. DGS Township 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. DGS Township 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 documents / information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **18th December 2023**.

The term **Fair Market Value** is defined as

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

Fundamental assumptions and conditions presumed in this definition are: ®

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For **VASTUKALA CONSULTANTS (I) PVT. LTD**

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 13:57:31 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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