

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Gurukripa"**

"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur,  
Sindhi Society, Chembur, Mumbai, PIN - 400 071,  
State - Maharashtra, Country - India

**Latitude Longitude: 19°02'56.4"N 72°53'18.6"E**

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

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



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

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

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

## MASTER VALUATION REPORT OF "Gurukripa"

**"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country - India**

**Latitude Longitude: 19°02'56.4"N 72°53'18.6"E**

**NAME OF DEVELOPER: M/s. Inspira Realty & Infra Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12<sup>th</sup> December 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country - India. It is about 2.5 Km. travel distance from Metro Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Inspira Realty & Infra Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Gurukripa	P51800047648
Register office address	M/s. Inspira Realty & Infra Pvt. Ltd. Level 6, "Gala Impecca", Next to Courtyard Marriot, Andheri Kurla Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rohit Dhobi (Assistant Manager – Mobile No. 8668568974) Ms. Nishat Siddiqui (Sales Head Person - Mobile No. 8655258030) Mr. Jay Mehta (Sales Person – Mobile No. 9082468525)	
E – mail ID & Website	<a href="mailto:rohit.dhobi@inspirarealty.in">rohit.dhobi@inspirarealty.in</a> <a href="mailto:nishat.siddiqui@inspirarealty.in">nishat.siddiqui@inspirarealty.in</a> <a href="http://www.inspirarealty.in">www.inspirarealty.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road No. 2 & Heritage Castle Building
On or towards South	Road & Luv Kush Tower
On or towards East	Vaikunth Bungalow -18
On or towards West	Road



#### Our Pan India Presence at :

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

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

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

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 12.12.2023
	b)	Date on which the valuation is made : 16.12.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 08.09.2022 from Adv. Vigil Juris (As per RERA Certificate)	
	2. Copy of Search Report date 09.05.2022 issued by H. D. Mashelkar Search Reporter (As per RERA Certificate)	
	3. Copy of Deed of Assignment date 14.06.2022 b/w. M/s. National Properties (the Assignor) AND Inspira Realty & Infra Pvt. Ltd. (the Assignee) AND Sindhi Immigrats CHSL (the Society / Confirming Party)	
	4. Copy of Height Clearance NOC No. SNCR / WEST / B / 012122 / 649765 date 07.03.2022 issued by Airports Authority of India. ( Valid upto- 06.03.2030)	
	5. Copy of Fire Protection & Fire Fighting Safety No. CHE / ES / 0339 / M / 337 (NEW) date 08.09.2022 issued by Dy. Chief Fire Officer, Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade.	
	6. Copy of MAHARERA Registration Certificate of Project No. P51800047648 issued by Maharashtra Real Estate Regulatory Authority date 14.11.2022. Last Modified date 12.12.2023	
	7. CA Certificate date 21.11.2023 issued by CA. Bansal Bansal & Co.	
	8. Copy of Annual Report on Statement of Accounts date 03.10.2023 issued by CA. RMA & Co. LLP (As per RERA Certificate)	
	9. Copy of Engineer's Certificate for Quality Assurance date 31.03.2023 issued by Vijay T. Narang (As per RERA Certificate)	
	10. Copy of Engineer's Certificate date 30.09.2023 issued by Vijay T. Narang (As per RERA Certificate)	
	11. Copy of Commencement Certificate No. CHE / ES / 0339 / M / 337 (NEW) / FCC / 1 / NEW date 01.07.2020 issued by Municipal Corporation of Greater Mumbai <b>Full C.C. as per Approved plans date 19.12.2022 is granted. This C.C. is valid upto 21.03.2023.</b>	
	12. Copy of Amended Plan Approval Letter No. CHE / ES / 0339 / M / 337 (NEW) / 337 / / 3 / Amend date 19.12.2022 issued by Municipal Corporation of Greater Mumbai	
	13. Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5) <b>Approved upto:</b>	
	<b>Wing</b>	<b>Number of Floors</b>

	<b>A</b>	<b>Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 14<sup>th</sup> upper floors.</b>																
	<b>B</b>	<b>Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 5<sup>th</sup> upper floors.</b>																
	Project Name (with address & phone nos.)	:	<b>"Gurukripa"</b> , Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country - India															
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Inspira Realty &amp; Infra Pvt. Ltd.</b>  <b>Address:</b> Level 6, <b>"Gala Impecca"</b> , Next to Courtyard Marriot, Andheri Kurla Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Rohit Dhobi (Assistant Manager – Mobile No. 8668568974) Ms. Nishat Siddiqui (Sales Head Person - Mobile No. 8655258030) Mr. Jay Mehta (Sales Person – Mobile No. 9082468525)															
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																
<p><b>About "Gurukripa" Project:</b> Inspira Gurukripa by Inspira Realty is one of the well-known under-construction projects in Sindhi Society Chembur, offering low budget apartments. Inspira Gurukripa Sindhi Society Chembur is scheduled for possession in Sep, 2026. With almost all basic amenities in place, Inspira Gurukripa brings highly affordable yet beautiful. There are 1BHK, 2BHK and 3BHK Apartments for sale, coming up in this project. Inspira Gurukripa Mumbai Harbour is a RERA-registered project with registration number P51800047648. Inspira Gurukripa Sindhi Society Chembur has 2 towers.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>A</b></td> <td>Proposed Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 19<sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 14<sup>th</sup> upper floors.</b></td> </tr> <tr> <td><b>B</b></td> <td>Proposed Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 19<sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 5<sup>th</sup> upper floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td><b>A</b></td> <td>RCC work upto 7<sup>th</sup> floor slab is completed.</td> <td>29%</td> </tr> <tr> <td><b>B</b></td> <td>RCC work upto 6<sup>th</sup> floor slab is completed.</td> <td>26%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>September - 2026 (As per MAHARERA Certificate)</b></p>				Wing	Number of Floors	<b>A</b>	Proposed Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 19 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 14<sup>th</sup> upper floors.</b>	<b>B</b>	Proposed Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 19 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 5<sup>th</sup> upper floors.</b>	Wing	Present stage of Construction	Percentage of work completion	<b>A</b>	RCC work upto 7 <sup>th</sup> floor slab is completed.	29%	<b>B</b>	RCC work upto 6 <sup>th</sup> floor slab is completed.	26%
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Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
<b>PROPOSED PROJECT AMENITIES:</b>				
➤ Vitrified tiles flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Gymnasium				
➤ Garden				
➤ Club House				
➤ Kids Play Area				
➤ Children's Play Zone				
➤ Fitness Area				
➤ Resting Pavilion				
➤ Sky Café				
➤ Party Lawn				
6.	Location of property	:		
	a) Plot No. / Survey No.	:	CTS No. 199	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	CTS No. 199 of Village – Chembur	
	d) Ward / Taluka	:	M/W – Ward	
	e) Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country – India	
8.	City / Town	:	Chembur, Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site

	North	12.00 Mtr. Wide Existing Road	12.00 Mtr. Wide Existing Road	Road No. 2 & Heritage Castle Building
	South	Luv Kush Tower	Luv Kush Tower	Road & Luv Kush Tower
	East	CTS No. 198	CTS No. 198	Vaikunth Bungalow -18
	West	13.00 Mtr. Wide Road	13.00 Mtr. Wide Road	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°02'56.4"N 72°53'18.6"E	
14.	Extent of the site		: Plot area – 3445.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area – 3445.90 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5)  <b>Approved upto:</b>	
			<b>Wing</b>	<b>Number of Floors</b>

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			B	Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 5 <sup>th</sup> upper floors.									
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	B. T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Existing Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	Plot area – 3445.90 Sq. M. (As per Approved Plan & RERA Certificate)										
	North & South	:	-										
	East & West	:	-										
2	Total extent of the plot	:	As per table attached to the report										
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.										
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 1,69,900.00 per Sq. M. for Residential ₹ 81,760.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>										
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3445.90</td> <td>81,760</td> <td>28,17,36,784.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3445.90	81,760	28,17,36,784.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
3445.90	81,760	28,17,36,784.00											
<b>Part – B (Valuation of Building)</b>													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress										
	c) Year of construction	:	N.A. Building Construction work is in progress										
	d) Number of floors and height of each floor including basement, if any	:											

	Wing	Number of Floors						
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e)	Plinth area floor-wise	: As per table attached to the report						
f)	Condition of the building	:						
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	: Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022						
h)	Approved map / plan issuing authority	: issued by Municipal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5)  <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 14<sup>th</sup> upper floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Podiums) + 4<sup>th</sup> to 5<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 14 <sup>th</sup> upper floors.	B	Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 5 <sup>th</sup> upper floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes						
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No.						

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed





<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	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	:	

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

<i>Proposed as per site information</i>		<i>As per Sanctioned Approval Plan</i>	
		<b>Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022 issued by Municipal Corporation of Greater Mumbai</b>	
		<b>Approval upto:</b>	
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B		B	Basement + Ground + 1 <sup>st</sup> to 3 <sup>rd</sup> Floor (Podiums) + 4 <sup>th</sup> to 5 <sup>th</sup> upper floors.

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

**1) Wing- A (Approved Inventory):**

Sr No.	Flat No.	Floor No.	Comp.	As per Approved Plan / REHA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	1 BHK	426	469					14,05,800
2	402	4	2 BHK	805	886					26,56,500
Land Owner's Share										
3	403	4	1 BHK	427	470	25500	1,08,88,500.00	1,17,59,580.00	29500	14,09,100
4	404	4	1 BHK	461	507	25500	1,17,55,500.00	1,26,95,940.00	31500	15,21,300

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	405	4	1 BHK	461	507					15,21,300
6	406	4	1 BHK	427	470					14,09,100
7	501	5	1 BHK	426	469	25580	1,08,97,080.00	1,17,68,846.00	29500	14,05,800
8	502	5	2 BHK	805	886	25580	2,05,91,900.00	2,22,39,252.00	55500	26,56,500
9	503	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
10	504	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
11	505	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
12	506	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
13	601	6	1 BHK	426	469					14,05,800
14	602	6	2 BHK	805	886	25660	2,06,56,300.00	2,23,08,804.00	56000	26,56,500
15	603	6	1 BHK	427	470					14,09,100
16	604	6	1 BHK	461	507					15,21,300
17	605	6	1 BHK	461	507					15,21,300
18	606	6	1 BHK	427	470					14,09,100
19	701	7	1 BHK	426	469					14,05,800
20	702	7	2 BHK	805	886	25740	2,07,20,700.00	2,23,78,356.00	56000	26,56,500
21	703	7	1 BHK	427	470					14,09,100
22	704	7	1 BHK	461	507					15,21,300
23	705	7	1 BHK	461	507					15,21,300
24	706	7	1 BHK	427	470					14,09,100
25	801	8	1 BHK	426	469	25820	1,09,99,320.00	1,18,79,266.00	29500	14,05,800
26	802	8	2 BHK	805	886					26,56,500
27	803	8	1 BHK	427	470	25820	1,10,25,140.00	1,19,07,151.00	30000	14,09,100
28	804	8	1 BHK	461	507	25820	1,19,03,020.00	1,28,55,262.00	32000	15,21,300
29	805	8	1 BHK	461	507	25820	1,19,03,020.00	1,28,55,262.00	32000	15,21,300
30	806	8	1 BHK	427	470					14,09,100
31	901	9	1 BHK	426	469	25900	1,10,33,400.00	1,19,16,072.00	30000	14,05,800
32	902	9	2 BHK	805	886					26,56,500
33	903	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
34	904	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
35	905	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
36	906	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
37	1001	10	1 BHK	426	469	25980	1,10,67,480.00	1,19,52,878.00	30000	14,05,800
38	1002	10	2 BHK	805	886					26,56,500
39	1003	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
40	1004	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
41	1005	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
42	1006	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100





Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
43	1101	11	1 BHK	426	469	26060	1,11,01,560.00	1,19,89,685.00	30000	14,05,800
44	1102	11	2 BHK	805	886	Land Owner's Share				26,56,500
45	1103	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
46	1104	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
47	1105	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
48	1106	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
49	1201	12	1 BHK	426	469	26140	1,11,35,640.00	1,20,26,491.00	30000	14,05,800
50	1202	12	2 BHK	805	886	Land Owner's Share				26,56,500
51	1203	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
52	1204	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
53	1205	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
54	1206	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
55	1301	13	1 BHK	426	469	26220	1,11,69,720.00	1,20,63,298.00	30000	14,05,800
56	1302	13	2 BHK	805	886	Land Owner's Share				26,56,500
57	1303	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
58	1304	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
59	1305	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
60	1306	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
61	1401	14	1 BHK	426	469	26300	1,12,03,800.00	1,21,00,104.00	30500	14,05,800
62	1402	14	2 BHK	805	886	Land Owner's Share				26,56,500
63	1403	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
64	1404	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
65	1405	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
66	1406	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
<b>Total</b>				<b>33077</b>	<b>36385</b>		<b>53,16,03,760.00</b>	<b>57,41,32,061.00</b>		<b>10,91,54,100</b>

## 1a) Wing- A (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
67	1501	15	1 BHK	426	469	26380	1,12,37,880.00	1,21,36,910.00	30500	14,05,800
68	1502	15	2 BHK	805	886	Land Owner's Share				26,56,500
69	1503	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
70	1504	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
71	1505	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
72	1506	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
73	1601	16	1 BHK	426	469	26460	1,12,71,960.00	1,21,73,717.00	30500	14,05,800
74	1602	16	2 BHK	805	886	Land Owner's Share				26,56,500



Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
75	1603	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
76	1604	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
77	1605	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
78	1606	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
79	1701	17	1 BHK	426	469	26540	1,13,06,040.00	1,22,10,523.00	30500	14,05,800
80	1702	17	2 BHK	805	886		Land Owner's Share			26,56,500
81	1703	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
82	1704	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
83	1705	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
84	1706	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
85	1801	18	1 BHK	426	469	26620	1,13,40,120.00	1,22,47,330.00	30500	14,05,800
86	1802	18	2 BHK	805	886		Land Owner's Share			26,56,500
87	1803	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
88	1804	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
89	1805	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
90	1806	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
91	1901	19	1 BHK	426	469	26700	1,13,74,200.00	1,22,84,136.00	30500	14,05,800
92	1902	19	2 BHK	805	886		Land Owner's Share			26,56,500
93	1903	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
94	1904	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
95	1905	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
96	1906	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
<b>Total</b>				<b>15035</b>	<b>16539</b>		<b>29,22,05,400.00</b>	<b>31,55,81,832.00</b>		<b>4,96,15,500</b>

**2) Wing- B (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	2 BHK	1037	1141					34,22,100
2	403	4	1 BHK	427	470					14,09,100
3	404	4	1 BHK	461	507					15,21,300
4	405	4	1 BHK	461	507	25500	1,17,55,500.00	1,26,95,940.00	31500	15,21,300
5	406	4	1 BHK	427	470	25500	1,08,88,500.00	1,17,59,580.00	29500	14,09,100
6	501	5	2 BHK	803	883					26,49,900
7	502	5	2 BHK	800	880	25580	2,04,64,000.00	2,21,01,120.00	55500	26,40,000
8	503	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100





Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
9	504	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
10	505	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
11	506	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
<b>Total</b>				<b>6192</b>	<b>6811</b>		<b>8,85,38,080.00</b>	<b>9,56,21,126.00</b>		<b>2,04,33,600</b>

**2a) Wing- B (Proposed Inventory, Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	601	6	2 BHK	803	883	25660	2,06,04,980.00	2,22,53,378.00	55500	26,49,900
13	602	6	2 BHK	800	880					26,40,000
14	603	6	1 BHK	427	470					14,09,100
15	604	6	1 BHK	461	507					15,21,300
16	605	6	1 BHK	461	507					15,21,300
17	606	6	1 BHK	427	470					14,09,100
18	701	7	2 BHK	803	883					26,49,900
19	702	7	2 BHK	800	880					26,40,000
20	703	7	1 BHK	427	470					14,09,100
21	704	7	1 BHK	461	507					15,21,300
22	705	7	1 BHK	461	507					15,21,300
23	706	7	1 BHK	427	470					14,09,100
24	801	8	2 BHK	803	883					26,49,900
25	802	8	2 BHK	800	880					26,40,000
26	803	8	1 BHK	427	470					14,09,100
27	804	8	1 BHK	461	507					15,21,300
28	805	8	1 BHK	461	507					15,21,300
29	806	8	1 BHK	427	470					14,09,100
30	901	9	2 BHK	803	883					26,49,900
31	902	9	2 BHK	800	880					26,40,000
32	903	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
33	904	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
34	905	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
35	906	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
36	1001	10	2 BHK	803	883					26,49,900

Land Owner's Share

Land Owner's Share

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
37	1002	10	2 BHK	800	880					26,40,000
38	1003	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
39	1004	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
40	1005	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
41	1006	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
42	1101	11	2 BHK	803	883		Land Owner's Share			26,49,900
43	1102	11	2 BHK	800	880		Land Owner's Share			26,40,000
44	1103	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
45	1104	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
46	1105	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
47	1106	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
48	1201	12	2 BHK	803	883		Land Owner's Share			26,49,900
49	1202	12	2 BHK	800	880		Land Owner's Share			26,40,000
50	1203	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
51	1204	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
52	1205	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
53	1206	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
54	1301	13	2 BHK	803	883		Land Owner's Share			26,49,900
55	1302	13	2 BHK	800	880		Land Owner's Share			26,40,000
56	1303	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
57	1304	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
58	1305	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
59	1306	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
60	1401	14	2 BHK	803	883		Land Owner's Share			26,49,900
61	1402	14	2 BHK	800	880		Land Owner's Share			26,40,000
62	1403	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
63	1404	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
64	1405	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
65	1406	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
66	1501	15	2 BHK	803	883		Land Owner's Share			26,49,900
67	1502	15	2 BHK	800	880		Land Owner's Share			26,40,000
68	1503	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
69	1504	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
70	1505	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
71	1506	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100



Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	1601	16	2 BHK	803	883					26,49,900
73	1602	16	2 BHK	800	880					26,40,000
Land Owner's Share										
74	1603	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
75	1604	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
76	1605	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
77	1606	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
78	1701	17	2 BHK	803	883					26,49,900
79	1702	17	2 BHK	800	880					26,40,000
Land Owner's Share										
80	1703	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
81	1704	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
82	1705	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
83	1706	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
84	1801	18	2 BHK	803	883					26,49,900
85	1802	18	2 BHK	800	880					26,40,000
Land Owner's Share										
86	1803	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
87	1804	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
88	1805	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
89	1806	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
90	1901	19	2 BHK	803	883					26,49,900
91	1902	19	2 BHK	800	880					26,40,000
Land Owner's Share										
92	1903	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
93	1904	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
94	1905	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
95	1906	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
<b>Total</b>				<b>47306</b>	<b>52037</b>		<b>53,44,01,780.00</b>	<b>57,71,53,922.00</b>		<b>15,61,09,800</b>

### Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
<b>A – Wing (Approved)</b>						
Sale Flat	1 BHK - 41 2 BHK - 03	44	20492	22541	53,16,03,760.00	57,41,32,061.00
Land Owner's Share	1 BHK - 14 2 BHK - 08	22	12585	13844	-	-
Total (a)		66	33077	36385	53,16,03,760.00	57,41,32,061.00
<b>A – Wing (Proposed, Pending Approval)</b>						
Sale Flat	1 BHK - 25	25	11010	12111	29,22,05,400.00	31,55,81,832.00
Land Owner's Share	2 BHK - 05	05	4025	4428	-	-
Total (b)		30	15035	16539	29,22,05,400.00	31,55,81,832.00
Total (a + b)		96	48112	52924	82,38,09,160.00	88,97,13,893.00
<b>B – Wing (Approved)</b>						
Sale Flat	1 BHK - 06 2 BHK - 01	7	3464	3810	8,85,38,080.00	9,56,21,126.00
Land Owner's Share	1 BHK - 02 2 BHK - 02	4	2728	3001	-	-
Total (c)		11	6192	6811	8,85,38,080.00	9,56,21,126.00
<b>B – Wing (Proposed, Pending Approval)</b>						
Sale Flat	1 BHK - 44 2 BHK - 01	45	20339	22373	53,44,01,780.00	57,71,53,922.00
Land Owner's Share	1 BHK - 12 2 BHK - 27	39	26967	29664	-	-
Total (d)		84	47306	52037	53,44,01,780.00	57,71,53,922.00
Total (c + d)		95	53498	58848	62,29,39,860.00	67,27,75,048.00
<b>Grant Total (a to d)</b>		<b>191</b>	<b>101610</b>	<b>111772</b>	<b>1,44,67,49,020.00</b>	<b>1,56,24,88,941.00</b>

Approved & Proposed – Sale Flat		Approved & Proposed – Land Owner's Share	
Wing	Number of Flat	Wing	Number of Flat
A	69	A	27
B	52	B	43
Total	121	Total	70





Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>1,44,67,49,020.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,56,24,88,941.00</b>
<b>Cost of Construction (Total Built up area x Rate) 111772 Sq. Ft. x ₹ 3000.00</b>	<b>33,53,16,000.00</b>

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	29	52924	15,87,72,000.00	4,60,43,880.00
B	26	58848	17,65,44,000.00	4,59,01,440.00
<b>Total</b>		<b>111772</b>	<b>33,53,16,000.00</b>	<b>9,19,45,320.00</b>

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

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

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

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

5.	Pavement		
	Total		

**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,44,67,49,020.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,56,24,88,941.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 25,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°02'56.4"N 72°53'18.6"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Chembur – 2.5 Km.)



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## Ready Reckoner Rate


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 Government of Maharashtra

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 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Feedback

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**Year**  
 20232024

**Annual Statement of Rates**

**Language**  
 English


**Selected District:** मुंबई(उपनगर)

**Select Village:** चेंबूर - कुर्ला

**Search By:**  Survey No  Location

**Enter Survey No:** 199 Search

उपविभाग	खुली जमीन	निवासी सवनिचा	बॉझिस	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
98/443-भूभाग: उत्तरेस व्ही. एन. पुरव मार्ग, पूर्वेस रामकृष्ण चेंबूरकर मार्ग व दक्षिणेस रामकृष्ण चेंबूरकर मार्ग व दक्षिणेस गाव हद्द, पश्चिमेस गृहस् रेल्वे लाईन	81760	169900	195380	212370	169900	चौरस मीटर	मि.टी.एस. नंबर


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

Home
Close

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**Year**  
 20232024

**Annual Statement of Rates**

**Language**  
 English

**Selected District:** मुंबई(उपनगर)

**Select Village:** चेंबूर - कुर्ला

**Search By:**  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सवनिचा	बॉझिस	डुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	98/443-भूभाग: उत्तरेस व्ही. एन. पुरव मार्ग, पूर्वेस रामकृष्ण चेंबूरकर मार्ग व दक्षिणेस गाव हद्द, पश्चिमेस गृहस् रेल्वे लाईन	81760	169900	195380	212370	169900	चौरस मीटर
SurveyNo	98/444-भूभाग: उत्तरेस दुडगती मार्ग, पूर्वेस वॉई सीमा व गाव सीमा, दक्षिणेस रेल्वे व पश्चिमेस रामकृष्ण चेंबूरकर मार्गांचा शबर महाल जवळील जंक्शन.	66410	147250	169330	184060	147250	चौरस मीटर
SurveyNo	98/445-भूभाग: उत्तरेस रेल्वे, पूर्वेस गाव हद्द, दक्षिणेस व्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग.	92500	185190	212960	275200	185190	चौरस मीटर
SurveyNo	98/446-भूभाग: व्ही.एन.पुरव मार्गाच्या दक्षिणेकडील भाग, गाव सीमा व रामकृष्ण चेंबूरकर मार्ग यांनी वेढलेला भाग.	69600	157280	180460	196570	157280	चौरस मीटर
SurveyNo	98/447-भूभाग: वॉई हद्द, गावबाह्यवृत्त रेल्वे मार्ग व गाव सीमा यांनी वेढलेला भाग.	29040	76090	83680	91270	78090	चौरस मीटर

1 2 3 4

**Survey Number**

127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 173, 177A, 177B, 178, 179, 180, 181, 182, 183PT, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263

**Sales Intance**

12/15/23, 11:58 AM		freesearchignservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegiLive.aspx	
26240520	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.कुर्ला 5	
15-12-2023		दस्त क्रमांक : 26240/2023	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
<b>गावाचे नाव : चेंबूर</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	9059775		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8747420.43		
(4) भू.मापन.पोलहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका क्र.1103.11वा मजला.ए विंग बिल्डिंग गुरुकृपा,सिंधी को.ऑप.हो.सोसायटी लिमिटेड चेंबूर मुंबई 400071,सदनिका चे क्षेत्रफळ 39.67 चौरस मीटर रेरा कार्पेट.म्हणजेच 43.637 चौरस मीटर बिल्ट अप,सोबत 1 स्टॅक कार पार्किंग स्पेस सहित ( ( C.T.S. Number : 199 ; ) )		
(5) क्षेत्रफळ	43.637 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पता.	1): नाव:-इस्मिरा रियल्टी अँड इन्फ्रा प्रा.ली. चे प्राधिकृत व्यक्ती तुषार मदन राव यांच्या तर्फे मुखत्यार राकेश कुमार एन सिंह वय:-42 पता:-प्लॉट नं. ऑफिस गाला इम्पेक्का लेवल ६ , माळा नं. - इमारतीचे नाव: , ब्लॉक नं. अंधेरी कुर्ला रोड अंधेरी पूर्व मुंबई , रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AAGCI6211G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पता	1): नाव:-गौरव पंजाबी वय:-32; पता:-प्लॉट नं: फ्लॅट न.७२ , माळा नं. - इमारतीचे नाव: दिव्या स्वपना एचएसजी , ब्लॉक नं: डॉ.सीजी रोड अपोजिट बसंत सिनेमा, चेंबूर, मुंबई , रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-BDBPP4046C 2): नाव:-निर्मल पंजाबी वय:-42; पता:-प्लॉट नं: फ्लॅट न.७२ , माळा नं. - इमारतीचे नाव: दिव्या स्वपना एचएसजी , ब्लॉक नं: डॉ.सीजी रोड अपोजिट बसंत सिनेमा, चेंबूर, मुंबई , रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-AQXPP0870A		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2023		
(10)दस्त नोदणी केल्याचा दिनांक	11/12/2023		
(11)अनुक्रमांक.खंड व पृष्ठ	26240/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	543600		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		



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## Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

₹1.26 Cr  
Estimated EMI ₹ 1,08,637

**1BHK 2Baths**  
Full Apartment for Sale

REGISTRATION REGISTRATION Registration No. PE 1822047646 Website: <https://maharajaproperties.com/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

Property (0) Society (16)

**Price**  
Carpet area: 424 sq.ft. (38.94 sq.m.)  
₹ 1.26 Crore  
@ 29,716 per sq.ft. (Registration)

**Address**  
Inspira Gurukripa  
Sindhi Society Chembur, Mumbai Harbour

**Room Number**  
10<sup>th</sup> of 19 Floors

**Orientation**  
East

**Completion**  
Main Road, Park/Garden  
Possession in  
May 2026

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

₹2.65 Cr  
Estimated EMI ₹ 2,11,657

**3BHK 3Baths**  
Full Apartment for Sale

REGISTRATION REGISTRATION Registration No. PE 1822047646 Website: <https://maharajaproperties.com/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

Property (0) Society (16)

**Price**  
Carpet area: 890 sq.ft. (81.94 sq.m.)  
₹ 2.65 Crore  
@ 29,775 per sq.ft. (Registration) View Price Details

**Address**  
Inspira Gurukripa  
Sindhi Society Chembur, Mumbai Harbour

**Room Number**  
10<sup>th</sup> of 19 Floors

**Orientation**  
East

**Completion**  
Main Road, Pool, Park/Garden  
Possession in  
Oct 2026



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## Price Indicators

**99acres** Buy > Inspira Gurukripa - Property / Society / Landmark

**₹1.09 Cr** (25.526 per sq.ft.) **1BHK 2Baths**  
 Estimated EMF ₹27,209  
 1 BHK Apartment for Sale

Registration No. M1802047042 Website: <https://inspiregurukripa.in>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

**Property (6)** **Society (16)**

**Super Built up area:** 683 sq.ft. (incl. 10% area)  
**Built Up area:** 555 sq.ft. (incl. 10% area)  
**Carpet area:** 427 sq.ft. (incl. 10% area)

**Price:** ₹1.09 Crore @ 25,526 per sq.ft. (all inclusive, Negotiable)

**Price per Sq.ft:** 13<sup>th</sup> of 16 Floors

**Configuration:** 1 Bedroom, 2 Bathrooms, No Balcony with Store Room

**Address:** Inspira Gurukripa, Sindh Society, Chembur, Mumbai Harbour

**Facing:** East

**Project Location:** Main Road, Park/Garden

**Possession:** Dec 2025

**99acres** Buy > Inspira Gurukripa - Property / Society / Landmark

**₹2.44 Cr** (27,415 per sq.ft.) **3BHK 3Baths**  
 Estimated EMF ₹1,94,884  
 3 BHK Apartment for Sale

Registration No. M1802047042 Website: <https://inspiregurukripa.in>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

**Property (6)** **Society (16)**

**Super Built up area:** 1525 sq.ft. (incl. 10% area)  
**Built Up area:** 1157 sq.ft. (incl. 10% area)  
**Carpet area:** 890 sq.ft. (incl. 10% area)

**Price:** ₹2.44 Crore @ 27,415 per sq.ft. (all inclusive, Negotiable)

**Price per Sq.ft:** 10<sup>th</sup> of 16 Floors

**Configuration:** 3 Bedrooms, 3 Bathrooms, No Balcony with Store Room

**Address:** Inspira Gurukripa, Sindh Society, Chembur, Mumbai Harbour

**Facing:** East

**Project Location:** Park/Garden, Main Road

**Possession:** Dec 2025

**PROPERTYHISTOL** Buy > Inspira Gurukripa, Chembur

**Inspira Gurukripa**  
 by **Inspira Builders**  
 Sindh Society, Chembur, Mumbai, Maharashtra, India

**INR 1.23 Cr** (all inclusive)

**Configuration:** 1 BHK, 2 BHK, 3 BHK  
**Possession:** Sep 2026

**Price per Sq.ft:** INR 29.01 K per Sqft.  
**Carpet Area:** 424 - 890 Sq Ft.

Save for Later [Contact Seller](#)

Zero Brokerage Best Price Guarantee [View More](#)



## Price Indicators Projects nearby Locality

**Ghar.tv** Select City ▾ Search
Post Property Post Requirement


New Projects in Mumbai / New Projects in Chembur / New Projects in Sindhi Society / 71 Midtown

### 71 Midtown

By: Paradigm Realty and Dotom Realty  
Sindhi Society, Chembur, Mumbai - 400071

**₹ 84.15 Lacs Onwards**  
Price See Offers & Deals

Connect Now



+3 more

Disclaimer: \* Prices are indicative

**REERA**

<b>Configuration</b> 1 BHK, 2 BHK, 3 BHK Flats <small>Flats See Listings</small>	<b>Carpet Area</b> 348 - 853 sq.ft <small>View Floor Plan</small>	<b>Possession</b> June 2025
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**Construction Status**  
New Launch

REERA No:  
PS1800028761  
View REERA Details

**Ghar.tv** Select City ▾ Search
Post Property Post Requirement


New Projects in Mumbai / New Projects in Chembur / New Projects in Sindhi Society / Queens Court Chembur

### Queens Court Chembur

By: Panchshil Realty  
Sindhi Society, Chembur, Mumbai - 400071

**₹ 8.19 Cr Onwards**  
Price See Offers & Deals

Connect Now



Disclaimer: \* Prices are indicative

**REERA**

<b>Configuration</b> 4 BHK Apartments & Penthouse <small>Flats See Listings</small>	<b>Area</b> 3866 Sq.ft To 6216 Sq.ft <small>View Floor Plan</small>	<b>Construction Status</b> New Launch
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**Ghar.tv** Select City ▾ Search
Post Property Post Requirement


New Projects in Mumbai / New Projects in Chembur / New Projects in Sindhi Society / Safal Trademark

### Safal Trademark

By: Safal Group And Jai Mata Di Home  
Sindhi Society, Chembur, Mumbai - 400071

**₹ 1.75 Cr - 1.75 Cr**  
Price See Offers & Deals

Connect Now



Disclaimer: \* Prices are indicative

**REERA**

<b>Configuration</b> 2 BHK, 3 BHK, 4 BHK, 5 BHK, 6 BHK Flats <small>Flats See Listings</small>	<b>Carpet Area</b> 635 - 3469 sq.ft <small>View Floor Plan</small>	<b>Possession</b> June 2025
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**Construction Status**  
Under Construction

REERA No:  
PS1800003754









## Price Indicators Projects nearby Locality

**99acres** Buy All Residential Type Location or Project Name or Keyword SEARCH

**2BHK Flat/Apartment**  
**Hubtown Seasons**  
Chembur, Mumbai Harbour, Mumbai

Why choose this project ?

- Connected to Eastern Express Way
- Basement and automated car park
- Chembur Metro station on walking

₹4.33Crore 1398 sq.ft. Under Construction  
 Carpet Area: 1179.88 sq.ft. | Possession Date: 2024  
 No Brokerage | Free GST | Registered | Registration No: P1900000220 | Website: <https://www.hubtownseasons.com>

Floor Plan | Project Details | Society Reviews | Explore Locality | Recommendations | Dealer Details

**99acres** Buy Enter Locality / Project / Society / Landmark

₹2.1 Cr @ 28,455 per sq.ft. 2BHK 2Baths  
 Registered ESI ₹1,37,728 | Ready to move

REGISTRED | Registration No: P190000726 | Website: <https://shaheraadshaharaindia.gov.in/>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property (1) | Society (15)

Area: Carpet area: 738 sq.ft. | Price: ₹ 2.1 Crore+ Govt Charges & Tax @ 28,455 per sq.ft. (Negotiable) | Floor Number: 7<sup>th</sup> of 16 Floors | Property Age: 0 to 1 Year Old

Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony with Others | Amenities: Saltra Harmony Chembur, Mumbai Harbour | Facing: North

Photos (1/8)

**HOUSING.com** Buy in Mumbai

**Safal Golf Residences** | ₹1.04 Cr - 2.5 Cr | ₹23.44 K/sq.ft  
 ESI starts at ₹31,484 | 12 more

1, 2 BHK Apartments Configurations | Dec. 2024 Possession Starts | ₹23.44 K/sq.ft Avg. Price | 176.00 sq.ft. - 763.00 sq.ft. Carpet Area | 12 more



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

Place : Mumbai

Date : 16.12.2023

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admitl,  
2.5.4.20=982286e8f0d35dc03a0cf39e26865913490cf3d334413  
33115278d17a182052, postalCode=400069, st=Maharashtra,  
serialNumber=414564566ab8cc99d8b2a55a8ffe3cfeb31f131b1  
2e394e38f2e29a327b625bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.12.16 17:16:03 +05'30'

*Manoj*

**Director**

Auth. Sign. 

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Inspira Realty &amp; Infra Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 12.12.2023 Valuation Date - 16.12.2023 Date of Report - 16.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.12.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> 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 inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Inspira Realty & Infra 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.



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### Property Title

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

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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





properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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



**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9827b6c4fac35dc03edc19e2685913490cf3d33d41  
333115279d17a18b6657, postalCode=400069,  
st=Maharashtra,  
serialNumber=41a56a166abbc89d6b2a55a8f6c3cfeb31f31b  
d3e394e28f2e29a327b625f6c, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.12.16 17:16:24 +05'30

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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