

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Palm Amore"**

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

**Latitude Longitude: 19°00'32.8"N 73°00'55.0"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 "Palm Amore"

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

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### NAME OF DEVELOPER: M/s. Vision Infra

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 **03<sup>rd</sup> January 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

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

#### 2. Developer Details:

Name of builder	M/s. Vision Infra	
Project Registration Number	Project	RERA Project Number
	Palm Amore	P51700052377
Register office address	M/s. Vision Infra Flat No. 1107, 11 <sup>th</sup> Floor, "NMS Titanium", Plot No. 74, Sector 15, CBD Belapur, Navi Mumbai, Taluka & Dist. – Thane, Pin – 400 614, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mr. Kartik Patel (Builder Person - Mobile No. 9920753330) Mr. Avinash Patel (Builder Person – Mobile No. 9820688219) Mr. Mahadev Gothi (Sales Person – Mobile No. 9819722722)	
E – mail ID & Website	<a href="mailto:zenishainfra@gmail.com">zenishainfra@gmail.com</a> <a href="mailto:visioninfra4@gmail.com">visioninfra4@gmail.com</a> <a href="http://www.nmsgroup.in">www.nmsgroup.in</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Sant Nirankari Marg & Saikrupa Society
On or towards South	Service Road
On or towards East	Playground & Road
On or towards West	Open Plot & Road



#### Our Pan India Presence at :

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

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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 : 03.01.2024
	b)	Date on which the valuation is made : 08.01.2024
3.	List of documents produced for perusal	
	1.	Copy of Title Clearance Certificate date 03.08.2023 issued by Adv. P.G. Danavale
	2.	Copy of Affidavit cum Declaration date 15.07.2022 of M/s. Vision Infra
	3.	Copy of Encumbrances Concerned to Finance date 01.08.2023 issued by M/s. Vision Infra
	4.	Copy of Grant of Environmental Clearance (EC) No. SIA / MH / INFRA2 / 421160 / 2023 date 21.07.2023 issued by State of Environment Impact Assessment Authority (SEIAA)
	5.	Copy of CA Certificate date 01.03.2023 issued by H. M. Shah & Associates Chartered Accountants
	6.	Copy of Engineer's Certificate date 01.08.2023 issued by Eng. Shailesh V. Jorwekar
	7.	Copy of Architect's Certificate date 03.08.2023 issued by Ar. Dimensions Architect's Pvt Ltd.
	8.	Copy of Architect's Certificate date 05.10.2023 issued by Ar. Dimensions Architect's Pvt Ltd. (As per RERA Certificate)
	9.	Copy of Letter of Intent date 14.06.2023 issued by NMMC
	10.	Copy of MAHARERA Registration Certificate of Project No. P51700052377 issued by Maharashtra Real Estate Regulatory Authority date 21.08.2023. Last Modified date 30.11.2023
	11.	Copy of NOC for Heights Clearance No. NAVI / WEST / B / 081822 / 693255 date 16.09.2022 issued by Airports Authority of India
	12.	Copy of NMMC Letter date 05.08.2023
	13.	Copy of Commencement Certificate No. NMMC / TPO / BP / 18753 / 2023 dated 01.08.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation
	14.	Copy of Approved Plan No. NMMC / TPO / BP / 18753 / 2023 dated 01.08.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation.
	<b>Approved upto:</b>	
	<b>Building No. / Wing</b>	<b>Number of Floors</b>



	1 / A to F	4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.												
	2 / G to N	4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.												
	Project Name (with address & phone nos.)	: "Palm Amore", Proposed Residential Cum Commercial Building on Plot No. 5A, Sector – 46A at Village – Nerul, Sant Nirankari Marg, Palm Beach Road, Seawoods, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India												
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Vision Infra</b>  <b>Address:</b> Flat No. 1107, 11 <sup>th</sup> Floor, "NMS Titanium", Plot No. 74, Sector 15, CBD Belapur, Navi Mumbai, Taluka & Dist. – Thane, Pin – 400 614, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Kartik Patel (Builder Person - Mobile No. 9920753330) Mr. Avinash Patel (Builder Person – Mobile No. 9820688219) Mr. Mahadev Gothi (Sales Person – Mobile No. 9819722722)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p><b>About "Palm Amore" Project:</b> NMS Palm Amore is an premium Project located in Seawoods Sector 46, Vashi and well connected by major road(s) like Palm Beach Marg, Uran Road. The total area in which NMS Palm Amore has been built is 5.68 acre. This project has been developed by NMS Group who are one of the reputed developers in the Navi Mumbai. The Project current status is New Launch. It has 774 Units. The Apartment units are available in various configurations like 2 BHK Flats, 3 BHK Flats, 4 BHK Flats &amp; 5 BHK Flats. Currently under development, this housing project is set to be fully prepared for possession in March 2031. Visions Palm Amore developed by Gami Group and NMS Group is a Maharashtra (MAHA) RERA registered project, under the registration number P51700052377.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A to F</td> <td>Proposed 4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1<sup>st</sup> to 15<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>2 / G to N</td> <td>Proposed 4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1<sup>st</sup> to 15<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / A to F</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / A to F	Proposed 4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.	2 / G to N	Proposed 4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / A to F	Excavation work is in progress	0%
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Building No. / Wing	Present stage of Construction	Percentage of work completion												
1 / A to F	Excavation work is in progress	0%												

	<b>2 / G to N</b>	<b>Work not yet started</b>	<b>0%</b>
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>March - 2031 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
➤ Italian marble flooring in all rooms		➤ Skating Plaza	
➤ Granite Kitchen platform with Stainless Steel Sink		➤ Wellness Lawn	
➤ Powder coated aluminum sliding windows with M.S. Grills		➤ Library	
➤ Laminated wooden flush doors with Safety door		➤ Art Gallery	
➤ Concealed wiring		➤ Café Lounge	
➤ Concealed plumbing		➤ Spa	
➤ Garden		➤ Jacuzzi	
➤ Club House		➤ Banquet Hall	
➤ Yoga Area		➤ Infinity Pool	
➤ Club House		➤ Reflexology Path	
➤ Senior Citizen Corner Area		➤ Meditation Room	
➤ Jogging Track		➤ Net Cricket	
➤ Fitness Centre		➤ Tri-Cycle Track	
➤ Swimming Pool		➤ Squash Court	
➤ Badminton Court		➤ Gymnasium	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 5A, Sector – 46A
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Plot No. 5A, Sector – 46A, Village – Nerul
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
7.	Postal address of the property	:	<b>"Palm Amore"</b> , Proposed Residential Cum Commercial Building on Plot No. 5A, Sector – 46A at Village – Nerul, Sant Nirankari Marg, Palm Beach Road, Seawoods, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India
8.	City / Town	:	Palm Beach Road, Seawoods, Nerul, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Assistant Director of Town Planning Navi Mumbai Municipal Corporation, Village - Nerul
11	Whether covered under any State / Central Govt.	:	No

.	enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area			
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.		
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & Open Plot
	South	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road
	East	Play Ground & 15.00 Mtr. Wide Road	Play Ground & 15.00 Mtr. Wide Road	Open Plot
	West	Plot No. 5	Plot No. 5	Open Plot & Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°00'32.8"N 73°00'55.0"E	
14.	Extent of the site	:	Plot area – 22999.08 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 – 22999.08 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</b>	<b>CHARACTERSTICS 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 of Approved Plan No. NMMC / TPO / BP / 18753 / 2023 dated 01.08.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation <b>Approved upto:</b>	

		Building No. / Wing	Number of Floors									
		1 / A to F	4 Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.									
		2 / G to N	4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <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.	:	38.00 Mtr. Wide Palm Beach 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 publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 22999.08 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,57,800.00 per Sq. M. for Residential ₹ 68,900.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<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 Certificate</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>22999.08</td> <td>68900</td> <td>1,58,46,36,612.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	22999.08	68900	1,58,46,36,612.00
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22999.08	68900	1,58,46,36,612.00										
<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	:							
	<b>Building No. / Wing</b>		<b>Number of Floors</b>						
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e)	Plinth area floor-wise	:	As per table attached to the report						
f)	Condition of the building	:							
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. NMMC / TPO / BP / 18753 / 2023 dated 01.08.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation						
h)	Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A to F</td> <td>4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1<sup>st</sup> to 15<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>2 / G to N</td> <td>4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1<sup>st</sup> to 15<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A to F	4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <sup>th</sup> Upper Floors.	2 / G to N	4 Basements + Part Basement / Part Amenity Floor + Ground (part) + Stilt (part) + 1 <sup>st</sup> to 15 <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	:	N.A. Building Construction work is in progress



	paneling, grills etc.		
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:**

**1) Building No. 1, Wing - A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1290	234	1524	1676	26500	4,03,86,000	4,44,24,600	92500	43,58,640
2	102	1	3 BHK	1290	234	1524	1676	26500	4,03,86,000	4,44,24,600	92500	43,58,640
3	103	1	3 BHK	1487	473	1960	2156	26500	5,19,40,000	5,71,34,000	119000	56,05,600
4	104	1	4 BHK	2232	726	2958	3254	26500	7,83,87,000	8,62,25,700	179500	84,59,880
5	201	2	3 BHK	1290	234	1524	1676	26500	4,03,86,000	4,44,24,600	92500	43,58,640
6	202	2	3 BHK	1290	234	1524	1676	26500	4,03,86,000	4,44,24,600	92500	43,58,640
7	203	2	3 BHK	1487	299	1786	1965	26500	4,73,29,000	5,20,61,900	108500	51,07,960
8	204	2	4 BHK	2232	370	2602	2862	26500	6,89,53,000	7,58,48,300	158000	74,41,720
9	301	3	3 BHK	1290	234	1524	1676	26550	4,04,62,200	4,45,08,420	92500	43,58,640
10	302	3	3 BHK	1290	234	1524	1676	26550	4,04,62,200	4,45,08,420	92500	43,58,640
11	303	3	3 BHK	1487	299	1786	1965	26550	4,74,18,300	5,21,60,130	108500	51,07,960
12	304	3	4 BHK	2232	370	2602	2862	26550	6,90,83,100	7,59,91,410	158500	74,41,720
13	401	4	3 BHK	1290	234	1524	1676	26600	4,05,38,400	4,45,92,240	93000	43,58,640
14	402	4	3 BHK	1290	234	1524	1676	26600	4,05,38,400	4,45,92,240	93000	43,58,640
15	403	4	3 BHK	1487	299	1786	1965	26600	4,75,07,600	5,22,58,360	109000	51,07,960



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
16	404	4	4 BHK	2232	370	2602	2862	26600	6,92,13,200	7,61,34,520	158500	74,41,720
17	501	5	3 BHK	1290	234	1524	1676	26650	4,06,14,600	4,46,76,060	93000	43,58,640
18	502	5	3 BHK	1290	234	1524	1676	26650	4,06,14,600	4,46,76,060	93000	43,58,640
19	503	5	3 BHK	1487	299	1786	1965	26650	4,75,96,900	5,23,56,590	109000	51,07,960
20	504	5	4 BHK	2232	370	2602	2862	26650	6,93,43,300	7,62,77,630	159000	74,41,720
21	601	6	3 BHK	1290	234	1524	1676	26700	4,06,90,800	4,47,59,880	93000	43,58,640
22	602	6	3 BHK	1290	234	1524	1676	26700	4,06,90,800	4,47,59,880	93000	43,58,640
23	603	6	3 BHK	1487	299	1786	1965	26700	4,76,86,200	5,24,54,820	109500	51,07,960
24	604	6	4 BHK	2232	370	2602	2862	26700	6,94,73,400	7,64,20,740	159000	74,41,720
25	701	7	3 BHK	1290	234	1524	1676	26750	4,07,67,000	4,48,43,700	93500	43,58,640
26	702	7	3 BHK	1290	234	1524	1676	26750	4,07,67,000	4,48,43,700	93500	43,58,640
27	703	7	3 BHK	1487	299	1786	1965	26750	4,77,75,500	5,25,53,050	109500	51,07,960
28	704	7	4 BHK	2091	370	2461	2707	26750	6,58,31,750	7,24,14,925	151000	70,38,460
29	801	8	3 BHK	1290	234	1524	1676	26800	4,08,43,200	4,49,27,520	93500	43,58,640
30	802	8	3 BHK	1290	234	1524	1676	26800	4,08,43,200	4,49,27,520	93500	43,58,640
31	803	8	3 BHK	1487	299	1786	1965	26800	4,78,64,800	5,26,51,280	109500	51,07,960
32	804	8	4 BHK	2232	370	2602	2862	26800	6,97,33,600	7,67,06,960	160000	74,41,720
33	901	9	3 BHK	1290	234	1524	1676	26850	4,09,19,400	4,50,11,340	94000	43,58,640
34	902	9	3 BHK	1290	234	1524	1676	26850	4,09,19,400	4,50,11,340	94000	43,58,640
35	903	9	3 BHK	1487	299	1786	1965	26850	4,79,54,100	5,27,49,510	110000	51,07,960
36	904	9	4 BHK	2232	370	2602	2862	26850	6,98,63,700	7,68,50,070	160000	74,41,720
37	1001	10	3 BHK	1290	234	1524	1676	26900	4,09,95,600	4,50,95,160	94000	43,58,640
38	1002	10	3 BHK	1290	234	1524	1676	26900	4,09,95,600	4,50,95,160	94000	43,58,640
39	1003	10	3 BHK	1487	299	1786	1965	26900	4,80,43,400	5,28,47,740	110000	51,07,960
40	1004	10	4 BHK	2232	370	2602	2862	26900	6,99,93,800	7,69,93,180	160500	74,41,720
41	1101	11	3 BHK	1290	234	1524	1676	26950	4,10,71,800	4,51,78,980	94000	43,58,640
42	1102	11	3 BHK	1290	234	1524	1676	26950	4,10,71,800	4,51,78,980	94000	43,58,640
43	1103	11	3 BHK	1487	299	1786	1965	26950	4,81,32,700	5,29,45,970	110500	51,07,960
44	1104	11	4 BHK	2091	370	2461	2707	26950	6,63,23,950	7,29,56,345	152000	70,38,460
45	1201	12	3 BHK	1290	234	1524	1676	27000	4,11,48,000	4,52,62,800	94500	43,58,640
46	1202	12	3 BHK	1290	234	1524	1676	27000	4,11,48,000	4,52,62,800	94500	43,58,640
47	1203	12	3 BHK	1487	299	1786	1965	27000	4,82,22,000	5,30,44,200	110500	51,07,960
48	1204	12	4 BHK	2232	370	2602	2862	27000	7,02,54,000	7,72,79,400	161000	74,41,720
49	1301	13	3 BHK	1290	234	1524	1676	27050	4,12,24,200	4,53,46,620	94500	43,58,640
50	1302	13	3 BHK	1290	234	1524	1676	27050	4,12,24,200	4,53,46,620	94500	43,58,640



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
51	1303	13	3 BHK	1487	299	1786	1965	27050	4,83,11,300	5,31,42,430	110500	51,07,960	
52	1304	13	4 BHK	2232	370	2602	2862	27050	7,03,84,100	7,74,22,510	161500	74,41,720	
53	1401	14	3 BHK	1290	234	1524	1676	27100	4,13,00,400	4,54,30,440	94500	43,58,640	
54	1402	14	3 BHK	1290	234	1524	1676	27100	4,13,00,400	4,54,30,440	94500	43,58,640	
55	1403	14	3 BHK	1487	299	1786	1965	27100	4,84,00,600	5,32,40,660	111000	51,07,960	
56	1404	14	4 BHK	2232	370	2602	2862	27100	7,05,14,200	7,75,65,620	161500	74,41,720	
57	1501	15	3 BHK	1290	234	1524	1676	27150	4,13,76,600	4,55,14,260	95000	43,58,640	
58	1502	15	3 BHK	1290	234	1524	1676	27150	4,13,76,600	4,55,14,260	95000	43,58,640	
59	1503	15	3 BHK	1487	299	1786	1965	27150	4,84,89,900	5,33,38,890	111000	51,07,960	
60	1504	15	4 BHK	2232	370	2602	2862	27150	7,06,44,300	7,77,08,730	162000	74,41,720	
<b>Total</b>				<b>94203</b>	<b>17585</b>	<b>111788</b>	<b>122967</b>			<b>2,99,61,17,100</b>	<b>3,29,57,28,810</b>		<b>31,97,13,680</b>

**2) Building No. 1, Wing - B:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
2	102	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
3	103	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
4	104	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
5	201	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
6	202	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
7	203	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
8	204	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
9	301	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
10	302	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
11	303	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
12	304	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
13	401	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
14	402	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
15	403	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
16	404	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
17	501	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	502	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260
19	503	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260
20	504	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360
21	601	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
22	602	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
23	603	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
24	604	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
25	701	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
26	702	7	3 BHK	1269	222	1491	1640	26750	3,98,84,250	4,38,72,675	91500	42,64,260
27	703	7	3 BHK	1112	222	1334	1467	26750	3,56,84,500	3,92,52,950	82000	38,15,240
28	704	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
29	801	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
30	802	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
31	803	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
32	804	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
33	901	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
34	902	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
35	903	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
36	904	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
37	1001	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
38	1002	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
39	1003	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
40	1004	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
41	1101	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
42	1102	11	3 BHK	1269	222	1491	1640	26950	4,01,82,450	4,42,00,695	92000	42,64,260
43	1103	11	3 BHK	1112	222	1334	1467	26950	3,59,51,300	3,95,46,430	82500	38,15,240
44	1104	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
45	1201	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
46	1202	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
47	1203	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
48	1204	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
49	1301	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360
50	1302	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
51	1303	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
52	1304	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	1401	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
54	1402	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260
55	1403	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260
56	1404	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
57	1501	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
58	1502	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
59	1503	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
60	1504	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
<b>Total</b>				<b>91366</b>	<b>15762</b>	<b>107128</b>	<b>117841</b>		<b>2,87,12,41,800</b>	<b>3,15,83,65,980</b>		<b>30,63,86,080</b>

**3) Building No. 1, Wing - C:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
2	102	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
3	103	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
4	104	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
5	201	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
6	202	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
7	203	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
8	204	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
9	301	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
10	302	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
11	303	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
12	304	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
13	401	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
14	402	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
15	403	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
16	404	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
17	501	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360
18	502	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260
19	503	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value Fair Market Value as on date in	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
20	504	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360
21	601	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
22	602	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
23	603	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
24	604	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
25	701	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
26	702	7	3 BHK	1269	222	1491	1640	26750	3,98,84,250	4,38,72,675	91500	42,64,260
27	703	7	3 BHK	1112	222	1334	1467	26750	3,56,84,500	3,92,52,950	82000	38,15,240
28	704	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
29	801	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
30	802	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
31	803	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
32	804	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
33	901	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
34	902	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
35	903	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
36	904	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
37	1001	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
38	1002	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
39	1003	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
40	1004	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
41	1101	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
42	1102	11	3 BHK	1269	222	1491	1640	26950	4,01,82,450	4,42,00,695	92000	42,64,260
43	1103	11	3 BHK	1112	222	1334	1467	26950	3,59,51,300	3,95,46,430	82500	38,15,240
44	1104	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
45	1201	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
46	1202	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
47	1203	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
48	1204	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
49	1301	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360
50	1302	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
51	1303	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
52	1304	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360
53	1401	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
54	1402	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
55	1403	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260
56	1404	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
57	1501	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
58	1502	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
59	1503	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
60	1504	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
<b>Total</b>				<b>91366</b>	<b>15762</b>	<b>107128</b>	<b>117841</b>		<b>2,87,12,41,800</b>	<b>3,15,83,65,980</b>		<b>30,63,86,080</b>

## 4) Building No. 1, Wing - D:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
2	102	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
3	103	1	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
4	104	1	4 BHK	1787	505	2292	2521	26500	6,07,38,000	6,68,11,800	139000	65,55,120
5	201	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
6	202	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
7	203	2	3 BHK	1269	222	1491	1640	26500	3,95,11,500	4,34,62,650	90500	42,64,260
8	204	2	4 BHK	1787	289	2076	2284	26500	5,50,14,000	6,05,15,400	126000	59,37,360
9	301	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
10	302	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
11	303	3	3 BHK	1269	222	1491	1640	26550	3,95,86,050	4,35,44,655	90500	42,64,260
12	304	3	4 BHK	1787	289	2076	2284	26550	5,51,17,800	6,06,29,580	126500	59,37,360
13	401	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
14	402	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
15	403	4	3 BHK	1269	222	1491	1640	26600	3,96,60,600	4,36,26,660	91000	42,64,260
16	404	4	4 BHK	1787	289	2076	2284	26600	5,52,21,600	6,07,43,760	126500	59,37,360
17	501	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360
18	502	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260
19	503	5	3 BHK	1269	222	1491	1640	26650	3,97,35,150	4,37,08,665	91000	42,64,260
20	504	5	4 BHK	1787	289	2076	2284	26650	5,53,25,400	6,08,57,940	127000	59,37,360

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	601	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
22	602	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
23	603	6	3 BHK	1269	222	1491	1640	26700	3,98,09,700	4,37,90,670	91000	42,64,260
24	604	6	4 BHK	1787	289	2076	2284	26700	5,54,29,200	6,09,72,120	127000	59,37,360
25	701	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
26	702	7	3 BHK	1269	222	1491	1640	26750	3,98,84,250	4,38,72,675	91500	42,64,260
27	703	7	3 BHK	1112	222	1334	1467	26750	3,56,84,500	3,92,52,950	82000	38,15,240
28	704	7	4 BHK	1787	289	2076	2284	26750	5,55,33,000	6,10,86,300	127500	59,37,360
29	801	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
30	802	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
31	803	8	3 BHK	1269	222	1491	1640	26800	3,99,58,800	4,39,54,680	91500	42,64,260
32	804	8	4 BHK	1787	289	2076	2284	26800	5,56,36,800	6,12,00,480	127500	59,37,360
33	901	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
34	902	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
35	903	9	3 BHK	1269	222	1491	1640	26850	4,00,33,350	4,40,36,685	91500	42,64,260
36	904	9	4 BHK	1787	289	2076	2284	26850	5,57,40,600	6,13,14,660	127500	59,37,360
37	1001	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
38	1002	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
39	1003	10	3 BHK	1269	222	1491	1640	26900	4,01,07,900	4,41,18,690	92000	42,64,260
40	1004	10	4 BHK	1787	289	2076	2284	26900	5,58,44,400	6,14,28,840	128000	59,37,360
41	1101	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
42	1102	11	3 BHK	1269	222	1491	1640	26950	4,01,82,450	4,42,00,695	92000	42,64,260
43	1103	11	3 BHK	1112	222	1334	1467	26950	3,59,51,300	3,95,46,430	82500	38,15,240
44	1104	11	4 BHK	1787	289	2076	2284	26950	5,59,48,200	6,15,43,020	128000	59,37,360
45	1201	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
46	1202	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
47	1203	12	3 BHK	1269	222	1491	1640	27000	4,02,57,000	4,42,82,700	92500	42,64,260
48	1204	12	4 BHK	1787	289	2076	2284	27000	5,60,52,000	6,16,57,200	128500	59,37,360
49	1301	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360
50	1302	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
51	1303	13	3 BHK	1269	222	1491	1640	27050	4,03,31,550	4,43,64,705	92500	42,64,260
52	1304	13	4 BHK	1787	289	2076	2284	27050	5,61,55,800	6,17,71,380	128500	59,37,360
53	1401	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
54	1402	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260
55	1403	14	3 BHK	1269	222	1491	1640	27100	4,04,06,100	4,44,46,710	92500	42,64,260



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
56	1404	14	4 BHK	1787	289	2076	2284	27100	5,62,59,600	6,18,85,560	129000	59,37,360
57	1501	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
58	1502	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
59	1503	15	3 BHK	1269	222	1491	1640	27150	4,04,80,650	4,45,28,715	93000	42,64,260
60	1504	15	4 BHK	1787	289	2076	2284	27150	5,63,63,400	6,19,99,740	129000	59,37,360
<b>Total</b>				<b>91366</b>	<b>15762</b>	<b>107128</b>	<b>117841</b>		<b>2,87,12,41,800</b>	<b>3,15,83,65,980</b>		<b>30,63,86,080</b>

## 5) Building No. 1, Wing - E:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	5 BHK	2516	582	3098	3408	26500	8,20,97,000	9,03,06,700	188000	88,60,280
2	102	1	5 BHK	2516	582	3098	3408	26500	8,20,97,000	9,03,06,700	188000	88,60,280
3	201	2	5 BHK	2516	488	3004	3304	26500	7,96,06,000	8,75,66,600	182500	85,91,440
4	202	2	5 BHK	2516	488	3004	3304	26500	7,96,06,000	8,75,66,600	182500	85,91,440
5	301	3	5 BHK	2516	488	3004	3304	26550	7,97,56,200	8,77,31,820	183000	85,91,440
6	302	3	5 BHK	2516	488	3004	3304	26550	7,97,56,200	8,77,31,820	183000	85,91,440
7	401	4	5 BHK	2516	488	3004	3304	26600	7,99,06,400	8,78,97,040	183000	85,91,440
8	402	4	5 BHK	2516	488	3004	3304	26600	7,99,06,400	8,78,97,040	183000	85,91,440
9	501	5	5 BHK	2516	488	3004	3304	26650	8,00,56,600	8,80,62,260	183500	85,91,440
10	502	5	5 BHK	2516	488	3004	3304	26650	8,00,56,600	8,80,62,260	183500	85,91,440
11	601	6	5 BHK	2516	488	3004	3304	26700	8,02,06,800	8,82,27,480	184000	85,91,440
12	602	6	5 BHK	2516	488	3004	3304	26700	8,02,06,800	8,82,27,480	184000	85,91,440
13	701	7	5 BHK	2516	488	3004	3304	26750	8,03,57,000	8,83,92,700	184000	85,91,440
14	702	7	5 BHK	2516	488	3004	3304	26750	8,03,57,000	8,83,92,700	184000	85,91,440
15	801	8	5 BHK	2516	488	3004	3304	26800	8,05,07,200	8,85,57,920	184500	85,91,440
16	802	8	5 BHK	2516	488	3004	3304	26800	8,05,07,200	8,85,57,920	184500	85,91,440
17	901	9	5 BHK	2516	488	3004	3304	26850	8,06,57,400	8,87,23,140	185000	85,91,440
18	902	9	5 BHK	2516	488	3004	3304	26850	8,06,57,400	8,87,23,140	185000	85,91,440
19	1001	10	5 BHK	2516	488	3004	3304	26900	8,08,07,600	8,88,88,360	185000	85,91,440
20	1002	10	5 BHK	2516	488	3004	3304	26900	8,08,07,600	8,88,88,360	185000	85,91,440
21	1101	11	5 BHK	2516	488	3004	3304	26950	8,09,57,800	8,90,53,580	185500	85,91,440



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
22	1102	11	5 BHK	2516	488	3004	3304	26950	8,09,57,800	8,90,53,580	185500	85,91,440
23	1201	12	5 BHK	2516	488	3004	3304	27000	8,11,08,000	8,92,18,800	186000	85,91,440
24	1202	12	5 BHK	2516	488	3004	3304	27000	8,11,08,000	8,92,18,800	186000	85,91,440
25	1301	13	5 BHK	2516	488	3004	3304	27050	8,12,58,200	8,93,84,020	186000	85,91,440
26	1302	13	5 BHK	2516	488	3004	3304	27050	8,12,58,200	8,93,84,020	186000	85,91,440
27	1401	14	5 BHK	2516	488	3004	3304	27100	8,14,08,400	8,95,49,240	186500	85,91,440
28	1402	14	5 BHK	2516	488	3004	3304	27100	8,14,08,400	8,95,49,240	186500	85,91,440
29	1501	15	5 BHK	2516	488	3004	3304	27150	8,15,58,600	8,97,14,460	187000	85,91,440
30	1502	15	5 BHK	2516	488	3004	3304	27150	8,15,58,600	8,97,14,460	187000	85,91,440
<b>Total</b>				<b>75480</b>	<b>14828</b>	<b>90308</b>	<b>99339</b>		<b>2,42,04,98,400</b>	<b>2,66,25,48,240</b>		<b>25,82,80,880</b>

**6) Building No. 1, Wing - F:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	2166	944	3110	3421	26500	8,24,15,000	9,06,56,500	189000	88,94,600
2	102	1	4 BHK	1527	597	2124	2336	26500	5,62,86,000	6,19,14,600	129000	60,74,640
3	103	1	4 BHK	1527	279	1806	1987	26500	4,78,59,000	5,26,44,900	109500	51,65,160
4	104	1	4 BHK	2166	680	2846	3131	26500	7,54,19,000	8,29,60,900	173000	81,39,560
5	201	2	4 BHK	2166	440	2606	2867	26500	6,90,59,000	7,59,64,900	158500	74,53,160
6	202	2	4 BHK	1527	279	1806	1987	26500	4,78,59,000	5,26,44,900	109500	51,65,160
7	203	2	4 BHK	1527	279	1806	1987	26500	4,78,59,000	5,26,44,900	109500	51,65,160
8	204	2	4 BHK	2166	440	2606	2867	26500	6,90,59,000	7,59,64,900	158500	74,53,160
9	301	3	4 BHK	2166	440	2606	2867	26550	6,91,89,300	7,61,08,230	158500	74,53,160
10	302	3	4 BHK	1527	279	1806	1987	26550	4,79,49,300	5,27,44,230	110000	51,65,160
11	303	3	4 BHK	1527	279	1806	1987	26550	4,79,49,300	5,27,44,230	110000	51,65,160
12	304	3	4 BHK	2166	440	2606	2867	26550	6,91,89,300	7,61,08,230	158500	74,53,160
13	401	4	4 BHK	2166	440	2606	2867	26600	6,93,19,600	7,62,51,560	159000	74,53,160
14	402	4	4 BHK	1527	279	1806	1987	26600	4,80,39,600	5,28,43,560	110000	51,65,160
15	403	4	4 BHK	1527	279	1806	1987	26600	4,80,39,600	5,28,43,560	110000	51,65,160
16	404	4	4 BHK	2166	440	2606	2867	26600	6,93,19,600	7,62,51,560	159000	74,53,160
17	501	5	4 BHK	2166	440	2606	2867	26650	6,94,49,900	7,63,94,890	159000	74,53,160



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	502	5	4 BHK	1527	279	1806	1987	26650	4,81,29,900	5,29,42,890	110500	51,65,160
19	503	5	4 BHK	1527	279	1806	1987	26650	4,81,29,900	5,29,42,890	110500	51,65,160
20	504	5	4 BHK	2166	440	2606	2867	26650	6,94,49,900	7,63,94,890	159000	74,53,160
21	601	6	4 BHK	2166	440	2606	2867	26700	6,95,80,200	7,65,38,220	159500	74,53,160
22	602	6	4 BHK	1527	279	1806	1987	26700	4,82,20,200	5,30,42,220	110500	51,65,160
23	603	6	4 BHK	1527	279	1806	1987	26700	4,82,20,200	5,30,42,220	110500	51,65,160
24	604	6	4 BHK	2166	440	2606	2867	26700	6,95,80,200	7,65,38,220	159500	74,53,160
25	701	7	4 BHK	2166	440	2606	2867	26750	6,97,10,500	7,66,81,550	160000	74,53,160
26	702	7	4 BHK	1527	279	1806	1987	26750	4,83,10,500	5,31,41,550	110500	51,65,160
27	703	7	3 BHK	1404	279	1683	1851	26750	4,50,20,250	4,95,22,275	103000	48,13,380
28	704	7	4 BHK	2166	440	2606	2867	26750	6,97,10,500	7,66,81,550	160000	74,53,160
29	801	8	4 BHK	2166	440	2606	2867	26800	6,98,40,800	7,68,24,880	160000	74,53,160
30	802	8	4 BHK	1527	279	1806	1987	26800	4,84,00,800	5,32,40,880	111000	51,65,160
31	803	8	4 BHK	1527	279	1806	1987	26800	4,84,00,800	5,32,40,880	111000	51,65,160
32	804	8	4 BHK	2166	440	2606	2867	26800	6,98,40,800	7,68,24,880	160000	74,53,160
33	901	9	4 BHK	2166	440	2606	2867	26850	6,99,71,100	7,69,68,210	160500	74,53,160
34	902	9	4 BHK	1527	279	1806	1987	26850	4,84,91,100	5,33,40,210	111000	51,65,160
35	903	9	4 BHK	1527	279	1806	1987	26850	4,84,91,100	5,33,40,210	111000	51,65,160
36	904	9	4 BHK	2166	440	2606	2867	26850	6,99,71,100	7,69,68,210	160500	74,53,160
37	1001	10	4 BHK	2166	440	2606	2867	26900	7,01,01,400	7,71,11,540	160500	74,53,160
38	1002	10	4 BHK	1527	279	1806	1987	26900	4,85,81,400	5,34,39,540	111500	51,65,160
39	1003	10	4 BHK	1527	279	1806	1987	26900	4,85,81,400	5,34,39,540	111500	51,65,160
40	1004	10	4 BHK	2166	440	2606	2867	26900	7,01,01,400	7,71,11,540	160500	74,53,160
41	1101	11	4 BHK	2166	440	2606	2867	26950	7,02,31,700	7,72,54,870	161000	74,53,160
42	1102	11	4 BHK	1527	279	1806	1987	26950	4,86,71,700	5,35,38,870	111500	51,65,160
43	1103	11	3 BHK	1404	279	1683	1851	26950	4,53,56,850	4,98,92,535	104000	48,13,380
44	1104	11	4 BHK	2166	440	2606	2867	26950	7,02,31,700	7,72,54,870	161000	74,53,160
45	1201	12	4 BHK	2166	440	2606	2867	27000	7,03,62,000	7,73,98,200	161000	74,53,160
46	1202	12	4 BHK	1527	279	1806	1987	27000	4,87,62,000	5,36,38,200	111500	51,65,160
47	1203	12	4 BHK	1527	279	1806	1987	27000	4,87,62,000	5,36,38,200	111500	51,65,160
48	1204	12	4 BHK	2166	440	2606	2867	27000	7,03,62,000	7,73,98,200	161000	74,53,160
49	1301	13	4 BHK	2166	440	2606	2867	27050	7,04,92,300	7,75,41,530	161500	74,53,160
50	1302	13	4 BHK	1527	279	1806	1987	27050	4,88,52,300	5,37,37,530	112000	51,65,160
51	1303	13	4 BHK	1527	279	1806	1987	27050	4,88,52,300	5,37,37,530	112000	51,65,160

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	1304	13	4 BHK	2166	440	2606	2867	27050	7,04,92,300	7,75,41,530	161500	74,53,160
53	1401	14	4 BHK	2166	440	2606	2867	27100	7,06,22,600	7,76,84,860	162000	74,53,160
54	1402	14	4 BHK	1527	279	1806	1987	27100	4,89,42,600	5,38,36,860	112000	51,65,160
55	1403	14	4 BHK	1527	279	1806	1987	27100	4,89,42,600	5,38,36,860	112000	51,65,160
56	1404	14	4 BHK	2166	440	2606	2867	27100	7,06,22,600	7,76,84,860	162000	74,53,160
57	1501	15	4 BHK	2166	440	2606	2867	27150	7,07,52,900	7,78,28,190	162000	74,53,160
58	1502	15	4 BHK	1527	279	1806	1987	27150	4,90,32,900	5,39,36,190	112500	51,65,160
59	1503	15	4 BHK	1527	279	1806	1987	27150	4,90,32,900	5,39,36,190	112500	51,65,160
60	1504	15	4 BHK	2166	440	2606	2867	27150	7,07,52,900	7,78,28,190	162000	74,53,160
<b>Total</b>				<b>110544</b>	<b>22632</b>	<b>133176</b>	<b>146494</b>		<b>3,56,92,27,100</b>	<b>3,92,61,49,810</b>		<b>38,08,83,360</b>

## 7) Building No. 2, Wing - G:

Sr No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
2	102	1	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
3	103	1	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
4	104	1	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
5	201	2	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
6	202	2	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
7	203	2	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
8	204	2	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
9	301	3	3 BHK	1083	190	1273	1400	26550	3,37,98,150	3,71,77,965	77500	36,40,780
10	302	3	3 BHK	1225	196	1421	1563	26550	3,77,27,550	4,15,00,305	86500	40,64,060
11	303	3	3 BHK	1225	196	1421	1563	26550	3,77,27,550	4,15,00,305	86500	40,64,060
12	304	3	3 BHK	1083	190	1273	1400	26550	3,37,98,150	3,71,77,965	77500	36,40,780
13	401	4	3 BHK	1083	190	1273	1400	26600	3,38,61,800	3,72,47,980	77500	36,40,780
14	402	4	3 BHK	1225	196	1421	1563	26600	3,77,98,600	4,15,78,460	86500	40,64,060
15	403	4	3 BHK	1225	196	1421	1563	26600	3,77,98,600	4,15,78,460	86500	40,64,060
16	404	4	3 BHK	1083	190	1273	1400	26600	3,38,61,800	3,72,47,980	77500	36,40,780
17	501	5	3 BHK	1083	190	1273	1400	26650	3,39,25,450	3,73,17,995	77500	36,40,780
18	502	5	3 BHK	1225	196	1421	1563	26650	3,78,69,650	4,16,56,615	87000	40,64,060

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
19	503	5	3 BHK	1225	196	1421	1563	26650	3,78,69,650	4,16,56,615	87000	40,64,060
20	504	5	3 BHK	1083	190	1273	1400	26650	3,39,25,450	3,73,17,995	77500	36,40,780
21	601	6	3 BHK	1083	190	1273	1400	26700	3,39,89,100	3,73,88,010	78000	36,40,780
22	602	6	3 BHK	1225	196	1421	1563	26700	3,79,40,700	4,17,34,770	87000	40,64,060
23	603	6	3 BHK	1225	196	1421	1563	26700	3,79,40,700	4,17,34,770	87000	40,64,060
24	604	6	3 BHK	1083	190	1273	1400	26700	3,39,89,100	3,73,88,010	78000	36,40,780
25	701	7	3 BHK	1083	190	1273	1400	26750	3,40,52,750	3,74,58,025	78000	36,40,780
26	702	7	3 BHK	1225	196	1421	1563	26750	3,80,11,750	4,18,12,925	87000	40,64,060
27	703	7	3 BHK	1225	196	1421	1563	26750	3,80,11,750	4,18,12,925	87000	40,64,060
28	704	7	2 BHK	838	190	1028	1131	26750	2,74,99,000	3,02,48,900	63000	29,40,080
29	801	8	3 BHK	1083	190	1273	1400	26800	3,41,16,400	3,75,28,040	78000	36,40,780
30	802	8	3 BHK	1225	196	1421	1563	26800	3,80,82,800	4,18,91,080	87500	40,64,060
31	803	8	3 BHK	1225	196	1421	1563	26800	3,80,82,800	4,18,91,080	87500	40,64,060
32	804	8	3 BHK	1083	190	1273	1400	26800	3,41,16,400	3,75,28,040	78000	36,40,780
33	901	9	3 BHK	1083	190	1273	1400	26850	3,41,80,050	3,75,98,055	78500	36,40,780
34	902	9	3 BHK	1225	196	1421	1563	26850	3,81,53,850	4,19,69,235	87500	40,64,060
35	903	9	3 BHK	1225	196	1421	1563	26850	3,81,53,850	4,19,69,235	87500	40,64,060
36	904	9	3 BHK	1083	190	1273	1400	26850	3,41,80,050	3,75,98,055	78500	36,40,780
37	1001	10	3 BHK	1083	190	1273	1400	26900	3,42,43,700	3,76,68,070	78500	36,40,780
38	1002	10	3 BHK	1225	196	1421	1563	26900	3,82,24,900	4,20,47,390	87500	40,64,060
39	1003	10	3 BHK	1225	196	1421	1563	26900	3,82,24,900	4,20,47,390	87500	40,64,060
40	1004	10	3 BHK	1083	190	1273	1400	26900	3,42,43,700	3,76,68,070	78500	36,40,780
41	1101	11	3 BHK	1083	190	1273	1400	26950	3,43,07,350	3,77,38,085	78500	36,40,780
42	1102	11	3 BHK	1225	196	1421	1563	26950	3,82,95,950	4,21,25,545	88000	40,64,060
43	1103	11	3 BHK	1225	196	1421	1563	26950	3,82,95,950	4,21,25,545	88000	40,64,060
44	1104	11	2 BHK	838	190	1028	1131	26950	2,77,04,600	3,04,75,060	63500	29,40,080
45	1201	12	3 BHK	1083	190	1273	1400	27000	3,43,71,000	3,78,08,100	79000	36,40,780
46	1202	12	3 BHK	1225	196	1421	1563	27000	3,83,67,000	4,22,03,700	88000	40,64,060
47	1203	12	3 BHK	1225	196	1421	1563	27000	3,83,67,000	4,22,03,700	88000	40,64,060
48	1204	12	3 BHK	1083	190	1273	1400	27000	3,43,71,000	3,78,08,100	79000	36,40,780
49	1301	13	3 BHK	1083	190	1273	1400	27050	3,44,34,650	3,78,78,115	79000	36,40,780
50	1302	13	3 BHK	1225	196	1421	1563	27050	3,84,38,050	4,22,81,855	88000	40,64,060
51	1303	13	3 BHK	1225	196	1421	1563	27050	3,84,38,050	4,22,81,855	88000	40,64,060
52	1304	13	3 BHK	1083	190	1273	1400	27050	3,44,34,650	3,78,78,115	79000	36,40,780
53	1401	14	3 BHK	1083	190	1273	1400	27100	3,44,98,300	3,79,48,130	79000	36,40,780

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
54	1402	14	3 BHK	1225	196	1421	1563	27100	3,85,09,100	4,23,60,010	88500	40,64,060
55	1403	14	3 BHK	1225	196	1421	1563	27100	3,85,09,100	4,23,60,010	88500	40,64,060
56	1404	14	3 BHK	1083	190	1273	1400	27100	3,44,98,300	3,79,48,130	79000	36,40,780
57	1501	15	3 BHK	1083	190	1273	1400	27150	3,45,61,950	3,80,18,145	79000	36,40,780
58	1502	15	3 BHK	1225	196	1421	1563	27150	3,85,80,150	4,24,38,165	88500	40,64,060
59	1503	15	3 BHK	1225	196	1421	1563	27150	3,85,80,150	4,24,38,165	88500	40,64,060
60	1504	15	3 BHK	1083	190	1273	1400	27150	3,45,61,950	3,80,18,145	79000	36,40,780
<b>Total</b>				<b>68750</b>	<b>11580</b>	<b>80330</b>	<b>88363</b>		<b>2,15,30,88,900</b>	<b>2,36,83,97,790</b>		<b>22,97,43,800</b>

## 8) Building No. 2, Wing - H:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
2	102	1	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
3	103	1	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
4	104	1	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
5	201	2	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
6	202	2	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
7	203	2	3 BHK	1225	196	1421	1563	26500	3,76,56,500	4,14,22,150	86500	40,64,060
8	204	2	3 BHK	1083	190	1273	1400	26500	3,37,34,500	3,71,07,950	77500	36,40,780
9	301	3	3 BHK	1083	190	1273	1400	26550	3,37,98,150	3,71,77,965	77500	36,40,780
10	302	3	3 BHK	1225	196	1421	1563	26550	3,77,27,550	4,15,00,305	86500	40,64,060
11	303	3	3 BHK	1225	196	1421	1563	26550	3,77,27,550	4,15,00,305	86500	40,64,060
12	304	3	3 BHK	1083	190	1273	1400	26550	3,37,98,150	3,71,77,965	77500	36,40,780
13	401	4	3 BHK	1083	190	1273	1400	26600	3,38,61,800	3,72,47,980	77500	36,40,780
14	402	4	3 BHK	1225	196	1421	1563	26600	3,77,98,600	4,15,78,460	86500	40,64,060
15	403	4	3 BHK	1225	196	1421	1563	26600	3,77,98,600	4,15,78,460	86500	40,64,060
16	404	4	3 BHK	1083	190	1273	1400	26600	3,38,61,800	3,72,47,980	77500	36,40,780
17	501	5	3 BHK	1083	190	1273	1400	26650	3,39,25,450	3,73,17,995	77500	36,40,780
18	502	5	3 BHK	1225	196	1421	1563	26650	3,78,69,650	4,16,56,615	87000	40,64,060
19	503	5	3 BHK	1225	196	1421	1563	26650	3,78,69,650	4,16,56,615	87000	40,64,060
20	504	5	3 BHK	1083	190	1273	1400	26650	3,39,25,450	3,73,17,995	77500	36,40,780

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	601	6	3 BHK	1083	190	1273	1400	26700	3,39,89,100	3,73,88,010	78000	36,40,780
22	602	6	3 BHK	1225	196	1421	1563	26700	3,79,40,700	4,17,34,770	87000	40,64,060
23	603	6	3 BHK	1225	196	1421	1563	26700	3,79,40,700	4,17,34,770	87000	40,64,060
24	604	6	3 BHK	1083	190	1273	1400	26700	3,39,89,100	3,73,88,010	78000	36,40,780
25	701	7	3 BHK	1083	190	1273	1400	26750	3,40,52,750	3,74,58,025	78000	36,40,780
26	702	7	3 BHK	1225	196	1421	1563	26750	3,80,11,750	4,18,12,925	87000	40,64,060
27	703	7	3 BHK	1225	196	1421	1563	26750	3,80,11,750	4,18,12,925	87000	40,64,060
28	704	7	2 BHK	838	190	1028	1131	26750	2,74,99,000	3,02,48,900	63000	29,40,080
29	801	8	3 BHK	1083	190	1273	1400	26800	3,41,16,400	3,75,28,040	78000	36,40,780
30	802	8	3 BHK	1225	196	1421	1563	26800	3,80,82,800	4,18,91,080	87500	40,64,060
31	803	8	3 BHK	1225	196	1421	1563	26800	3,80,82,800	4,18,91,080	87500	40,64,060
32	804	8	3 BHK	1083	190	1273	1400	26800	3,41,16,400	3,75,28,040	78000	36,40,780
33	901	9	3 BHK	1083	190	1273	1400	26850	3,41,80,050	3,75,98,055	78500	36,40,780
34	902	9	3 BHK	1225	196	1421	1563	26850	3,81,53,850	4,19,69,235	87500	40,64,060
35	903	9	3 BHK	1225	196	1421	1563	26850	3,81,53,850	4,19,69,235	87500	40,64,060
36	904	9	3 BHK	1083	190	1273	1400	26850	3,41,80,050	3,75,98,055	78500	36,40,780
37	1001	10	3 BHK	1083	190	1273	1400	26900	3,42,43,700	3,76,68,070	78500	36,40,780
38	1002	10	3 BHK	1225	196	1421	1563	26900	3,82,24,900	4,20,47,390	87500	40,64,060
39	1003	10	3 BHK	1225	196	1421	1563	26900	3,82,24,900	4,20,47,390	87500	40,64,060
40	1004	10	3 BHK	1083	190	1273	1400	26900	3,42,43,700	3,76,68,070	78500	36,40,780
41	1101	11	3 BHK	1083	190	1273	1400	26950	3,43,07,350	3,77,38,085	78500	36,40,780
42	1102	11	3 BHK	1225	196	1421	1563	26950	3,82,95,950	4,21,25,545	88000	40,64,060
43	1103	11	3 BHK	1225	196	1421	1563	26950	3,82,95,950	4,21,25,545	88000	40,64,060
44	1104	11	2 BHK	838	190	1028	1131	26950	2,77,04,600	3,04,75,060	63500	29,40,080
45	1201	12	3 BHK	1083	190	1273	1400	27000	3,43,71,000	3,78,08,100	79000	36,40,780
46	1202	12	3 BHK	1225	196	1421	1563	27000	3,83,67,000	4,22,03,700	88000	40,64,060
47	1203	12	3 BHK	1225	196	1421	1563	27000	3,83,67,000	4,22,03,700	88000	40,64,060
48	1204	12	3 BHK	1083	190	1273	1400	27000	3,43,71,000	3,78,08,100	79000	36,40,780
49	1301	13	3 BHK	1083	190	1273	1400	27050	3,44,34,650	3,78,78,115	79000	36,40,780
50	1302	13	3 BHK	1225	196	1421	1563	27050	3,84,38,050	4,22,81,855	88000	40,64,060
51	1303	13	3 BHK	1225	196	1421	1563	27050	3,84,38,050	4,22,81,855	88000	40,64,060
52	1304	13	3 BHK	1083	190	1273	1400	27050	3,44,34,650	3,78,78,115	79000	36,40,780
53	1401	14	3 BHK	1083	190	1273	1400	27100	3,44,98,300	3,79,48,130	79000	36,40,780
54	1402	14	3 BHK	1225	196	1421	1563	27100	3,85,09,100	4,23,60,010	88500	40,64,060
55	1403	14	3 BHK	1225	196	1421	1563	27100	3,85,09,100	4,23,60,010	88500	40,64,060



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
56	1404	14	3 BHK	1083	190	1273	1400	27100	3,44,98,300	3,79,48,130	79000	36,40,780
57	1501	15	3 BHK	1083	190	1273	1400	27150	3,45,61,950	3,80,18,145	79000	36,40,780
58	1502	15	3 BHK	1225	196	1421	1563	27150	3,85,80,150	4,24,38,165	88500	40,64,060
59	1503	15	3 BHK	1225	196	1421	1563	27150	3,85,80,150	4,24,38,165	88500	40,64,060
60	1504	15	3 BHK	1083	190	1273	1400	27150	3,45,61,950	3,80,18,145	79000	36,40,780
<b>Total</b>				<b>68750</b>	<b>11580</b>	<b>80330</b>	<b>88363</b>		<b>2,15,30,88,900</b>	<b>2,36,83,97,790</b>		<b>22,97,43,800</b>

## 9) Building No. 2, Wing - I:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1076	190	1266	1393	26500	3,35,49,000	3,69,03,900	77000	36,20,760
2	102	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
3	103	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
4	201	2	3 BHK	1076	190	1266	1393	26500	3,35,49,000	3,69,03,900	77000	36,20,760
5	202	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640
6	203	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640
7	301	3	3 BHK	1076	190	1266	1393	26550	3,36,12,300	3,69,73,530	77000	36,20,760
8	302	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
9	303	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
10	401	4	3 BHK	1076	190	1266	1393	26600	3,36,75,600	3,70,43,160	77000	36,20,760
11	402	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
12	403	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
13	501	5	3 BHK	1076	190	1266	1393	26650	3,37,38,900	3,71,12,790	77500	36,20,760
14	502	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
15	503	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
16	601	6	3 BHK	1076	190	1266	1393	26700	3,38,02,200	3,71,82,420	77500	36,20,760
17	602	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
18	603	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
19	701	7	3 BHK	1076	190	1266	1393	26750	3,38,65,500	3,72,52,050	77500	36,20,760
20	702	7	3 BHK	1230	194	1424	1566	26750	3,80,92,000	4,19,01,200	87500	40,72,640
21	703	7	3 BHK	1129	194	1323	1455	26750	3,53,90,250	3,89,29,275	81000	37,83,780
22	801	8	3 BHK	1076	190	1266	1393	26800	3,39,28,800	3,73,21,680	78000	36,20,760



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	802	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
24	803	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
25	901	9	3 BHK	1076	190	1266	1393	26850	3,39,92,100	3,73,91,310	78000	36,20,760
26	902	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
27	903	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
28	1001	10	3 BHK	1076	190	1266	1393	26900	3,40,55,400	3,74,60,940	78000	36,20,760
29	1002	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640
30	1003	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640
31	1101	11	3 BHK	1076	190	1266	1393	26950	3,41,18,700	3,75,30,570	78000	36,20,760
32	1102	11	3 BHK	1230	194	1424	1566	26950	3,83,76,800	4,22,14,480	88000	40,72,640
33	1103	11	3 BHK	1129	194	1323	1455	26950	3,56,54,850	3,92,20,335	81500	37,83,780
34	1201	12	3 BHK	1076	190	1266	1393	27000	3,41,82,000	3,76,00,200	78500	36,20,760
35	1202	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
36	1203	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
37	1301	13	3 BHK	1076	190	1266	1393	27050	3,42,45,300	3,76,69,830	78500	36,20,760
38	1302	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
39	1303	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
40	1401	14	3 BHK	1076	190	1266	1393	27100	3,43,08,600	3,77,39,460	78500	36,20,760
41	1402	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640
42	1403	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640
43	1501	15	3 BHK	1076	190	1266	1393	27150	3,43,71,900	3,78,09,090	79000	36,20,760
44	1502	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
45	1503	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
<b>Total</b>				<b>52838</b>	<b>4184</b>	<b>57022</b>	<b>62724</b>		<b>1,52,83,66,700</b>	<b>1,68,12,03,370</b>		<b>16,30,82,920</b>

## 10) Building No. 2, Wing - J:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1085	190	1275	1403	28500	3,37,87,500	3,71,86,250	77500	36,46,500
2	102	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
3	103	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
4	104	1	3 BHK	1085	190	1275	1403	26500	3,37,87,500	3,71,66,250	77500	36,46,500



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	201	2	3 BHK	1085	190	1275	1403	26500	3,37,87,500	3,71,66,250	77500	36,46,500
6	202	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640
7	203	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640
8	204	2	3 BHK	1085	190	1275	1403	26500	3,37,87,500	3,71,66,250	77500	36,46,500
9	301	3	3 BHK	1085	190	1275	1403	26550	3,38,51,250	3,72,36,375	77500	36,46,500
10	302	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
11	303	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
12	304	3	3 BHK	1085	190	1275	1403	26550	3,38,51,250	3,72,36,375	77500	36,46,500
13	401	4	3 BHK	1085	190	1275	1403	26600	3,39,15,000	3,73,06,500	77500	36,46,500
14	402	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
15	403	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
16	404	4	3 BHK	1085	190	1275	1403	26600	3,39,15,000	3,73,06,500	77500	36,46,500
17	501	5	3 BHK	1085	190	1275	1403	26650	3,39,78,750	3,73,76,625	78000	36,46,500
18	502	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
19	503	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
20	504	5	3 BHK	1085	190	1275	1403	26650	3,39,78,750	3,73,76,625	78000	36,46,500
21	601	6	3 BHK	1085	190	1275	1403	26700	3,40,42,500	3,74,46,750	78000	36,46,500
22	602	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
23	603	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
24	604	6	3 BHK	1085	190	1275	1403	26700	3,40,42,500	3,74,46,750	78000	36,46,500
25	701	7	3 BHK	1085	190	1275	1403	26750	3,41,06,250	3,75,16,875	78000	36,46,500
26	702	7	3 BHK	1230	194	1424	1566	26750	3,80,92,000	4,19,01,200	87500	40,72,640
27	703	7	3 BHK	1230	194	1424	1566	26750	3,80,92,000	4,19,01,200	87500	40,72,640
28	704	7	2 BHK	887	190	1077	1185	26750	2,88,09,750	3,16,90,725	66000	30,80,220
29	801	8	3 BHK	1085	190	1275	1403	26800	3,41,70,000	3,75,87,000	78500	36,46,500
30	802	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
31	803	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
32	804	8	3 BHK	1085	190	1275	1403	26800	3,41,70,000	3,75,87,000	78500	36,46,500
33	901	9	3 BHK	1085	190	1275	1403	26850	3,42,33,750	3,76,57,125	78500	36,46,500
34	902	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
35	903	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
36	904	9	3 BHK	1085	190	1275	1403	26850	3,42,33,750	3,76,57,125	78500	36,46,500
37	1001	10	3 BHK	1085	190	1275	1403	26900	3,42,97,500	3,77,27,250	78500	36,46,500
38	1002	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640
39	1003	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
40	1004	10	3 BHK	1085	190	1275	1403	26900	3,42,97,500	3,77,27,250	78500	36,46,500
41	1101	11	3 BHK	1085	190	1275	1403	26950	3,43,61,250	3,77,97,375	78500	36,46,500
42	1102	11	3 BHK	1230	194	1424	1566	26950	3,83,76,800	4,22,14,480	88000	40,72,640
43	1103	11	3 BHK	1230	194	1424	1566	26950	3,83,76,800	4,22,14,480	88000	40,72,640
44	1104	11	2 BHK	887	190	1077	1185	26950	2,90,25,150	3,19,27,665	66500	30,80,220
45	1201	12	3 BHK	1085	190	1275	1403	27000	3,44,25,000	3,78,67,500	79000	36,46,500
46	1202	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
47	1203	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
48	1204	12	3 BHK	1085	190	1275	1403	27000	3,44,25,000	3,78,67,500	79000	36,46,500
49	1301	13	3 BHK	1085	190	1275	1403	27050	3,44,88,750	3,79,37,625	79000	36,46,500
50	1302	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
51	1303	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
52	1304	13	3 BHK	1085	190	1275	1403	27050	3,44,88,750	3,79,37,625	79000	36,46,500
53	1401	14	3 BHK	1085	190	1275	1403	27100	3,45,52,500	3,80,07,750	79000	36,46,500
54	1402	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640
55	1403	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640
56	1404	14	3 BHK	1085	190	1275	1403	27100	3,45,52,500	3,80,07,750	79000	36,46,500
57	1501	15	3 BHK	1085	190	1275	1403	27150	3,46,16,250	3,80,77,875	79500	36,46,500
58	1502	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
59	1503	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
60	1504	15	3 BHK	1085	190	1275	1403	27150	3,46,16,250	3,80,77,875	79500	36,46,500
<b>Total</b>				<b>69054</b>	<b>11804</b>	<b>80858</b>	<b>88944</b>		<b>2,16,71,59,300</b>	<b>2,38,38,75,230</b>		<b>23,12,53,880</b>

## 11) Building No. 2, Wing - K:

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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	811	109	920	1012	26500	2,43,80,000	2,68,18,000	56000	26,31,200
2	102	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
3	103	1	3 BHK	1230	336	1566	1723	26500	4,14,99,000	4,56,48,900	95000	44,78,760
4	201	2	2 BHK	811	109	920	1012	26500	2,43,80,000	2,68,18,000	56000	26,31,200
5	202	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640
6	203	2	3 BHK	1230	194	1424	1566	26500	3,77,36,000	4,15,09,600	86500	40,72,640

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
7	301	3	2 BHK	811	109	920	1012	26550	2,44,26,000	2,68,68,600	56000	26,31,200
8	302	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
9	303	3	3 BHK	1230	194	1424	1566	26550	3,78,07,200	4,15,87,920	86500	40,72,640
10	401	4	2 BHK	811	109	920	1012	26600	2,44,72,000	2,69,19,200	56000	26,31,200
11	402	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
12	403	4	3 BHK	1230	194	1424	1566	26600	3,78,78,400	4,16,66,240	87000	40,72,640
13	501	5	2 BHK	811	109	920	1012	26650	2,45,18,000	2,69,69,800	56000	26,31,200
14	502	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
15	503	5	3 BHK	1230	194	1424	1566	26650	3,79,49,600	4,17,44,560	87000	40,72,640
16	601	6	2 BHK	811	109	920	1012	26700	2,45,64,000	2,70,20,400	56500	26,31,200
17	602	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
18	603	6	3 BHK	1230	194	1424	1566	26700	3,80,20,800	4,18,22,880	87000	40,72,640
19	701	7	2 BHK	811	109	920	1012	26750	2,46,10,000	2,70,71,000	56500	26,31,200
20	702	7	3 BHK	1131	194	1325	1458	26750	3,54,43,750	3,89,88,125	81000	37,89,500
21	703	7	3 BHK	1230	194	1424	1566	26750	3,80,92,000	4,19,01,200	87500	40,72,640
22	801	8	2 BHK	811	109	920	1012	26800	2,46,56,000	2,71,21,600	56500	26,31,200
23	802	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
24	803	8	3 BHK	1230	194	1424	1566	26800	3,81,63,200	4,19,79,520	87500	40,72,640
25	901	9	2 BHK	811	109	920	1012	26850	2,47,02,000	2,71,72,200	56500	26,31,200
26	902	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
27	903	9	3 BHK	1230	194	1424	1566	26850	3,82,34,400	4,20,57,840	87500	40,72,640
28	1001	10	2 BHK	811	109	920	1012	26900	2,47,48,000	2,72,22,800	56500	26,31,200
29	1002	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640
30	1003	10	3 BHK	1230	194	1424	1566	26900	3,83,05,600	4,21,36,160	88000	40,72,640
31	1101	11	2 BHK	811	109	920	1012	26950	2,47,94,000	2,72,73,400	57000	26,31,200
32	1102	11	3 BHK	1131	194	1325	1458	26950	3,57,08,750	3,92,79,625	82000	37,89,500
33	1103	11	3 BHK	1230	194	1424	1566	26950	3,83,76,800	4,22,14,480	88000	40,72,640
34	1201	12	2 BHK	811	109	920	1012	27000	2,48,40,000	2,73,24,000	57000	26,31,200
35	1202	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
36	1203	12	3 BHK	1230	194	1424	1566	27000	3,84,48,000	4,22,92,800	88000	40,72,640
37	1301	13	2 BHK	811	109	920	1012	27050	2,48,86,000	2,73,74,600	57000	26,31,200
38	1302	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
39	1303	13	3 BHK	1230	194	1424	1566	27050	3,85,19,200	4,23,71,120	88500	40,72,640
40	1401	14	2 BHK	811	109	920	1012	27100	2,49,32,000	2,74,25,200	57000	26,31,200
41	1402	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
42	1403	14	3 BHK	1230	194	1424	1566	27100	3,85,90,400	4,24,49,440	88500	40,72,640
43	1501	15	2 BHK	811	109	920	1012	27150	2,49,78,000	2,74,75,800	57000	26,31,200
44	1502	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
45	1503	15	3 BHK	1230	194	1424	1566	27150	3,86,61,600	4,25,27,760	88500	40,72,640
<b>Total</b>				<b>48867</b>	<b>7739</b>	<b>56606</b>	<b>62267</b>		<b>1,51,71,34,100</b>	<b>1,66,88,47,510</b>		<b>16,18,93,160</b>

**12) Building No. 2, Wing - L:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
2	102	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
3	103	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
4	104	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
5	201	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
6	202	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
7	203	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
8	204	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
9	301	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
10	302	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
11	303	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
12	304	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
13	401	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
14	402	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
15	403	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
16	404	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
17	501	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
18	502	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
19	503	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
20	504	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
21	601	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
22	602	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780
23	603	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
24	604	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
25	701	7	3 BHK	1401	189	1590	1749	26750	4,25,32,500	4,67,85,750	97500	45,47,400
26	703	7	2 BHK	815	108	923	1015	26750	2,46,90,250	2,71,59,275	56500	26,39,780
27	704	7	2 BHK	813	108	921	1013	26750	2,46,36,750	2,71,00,425	56500	26,34,060
28	801	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
29	802	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
30	803	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
31	804	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
32	901	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
33	902	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780
34	903	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780
35	904	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
36	1001	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
37	1002	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
38	1003	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
39	1004	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
40	1101	11	3 BHK	1401	189	1590	1749	26950	4,28,50,500	4,71,35,550	98000	45,47,400
41	1103	11	2 BHK	815	108	923	1015	26950	2,48,74,850	2,73,62,335	57000	26,39,780
42	1104	11	2 BHK	813	108	921	1013	26950	2,48,20,950	2,73,03,045	57000	26,34,060
43	1201	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
44	1202	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
45	1203	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
46	1204	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
47	1301	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
48	1302	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
49	1303	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
50	1304	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
51	1401	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
52	1402	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
53	1403	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
54	1404	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
55	1501	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060
56	1502	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
57	1503	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
58	1504	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
<b>Total</b>				<b>48386</b>	<b>6426</b>	<b>54812</b>	<b>60293</b>		<b>1,46,91,20,600</b>	<b>1,61,60,32,660</b>		<b>15,67,62,320</b>

**13) Building No. 2, Wing - M:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
2	102	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
3	103	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
4	104	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
5	201	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
6	202	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
7	203	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
8	204	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
9	301	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
10	302	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
11	303	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
12	304	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
13	401	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
14	402	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
15	403	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
16	404	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
17	501	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
18	502	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
19	503	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
20	504	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
21	601	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
22	602	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780
23	603	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780
24	604	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
25	701	7	3 BHK	1401	189	1590	1749	26750	4,25,32,500	4,67,85,750	97500	45,47,400
26	703	7	2 BHK	815	108	923	1015	26750	2,46,90,250	2,71,59,275	56500	26,39,780
27	704	7	2 BHK	813	108	921	1013	26750	2,46,36,750	2,71,00,425	56500	26,34,060

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area In Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
28	801	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
29	802	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
30	803	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
31	804	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
32	901	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
33	902	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780
34	903	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780
35	904	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
36	1001	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
37	1002	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
38	1003	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
39	1004	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
40	1101	11	3 BHK	1401	189	1590	1749	26950	4,28,50,500	4,71,35,550	98000	45,47,400
41	1103	11	2 BHK	815	108	923	1015	26950	2,48,74,850	2,73,62,335	57000	26,39,780
42	1104	11	2 BHK	813	108	921	1013	26950	2,48,20,950	2,73,03,045	57000	26,34,060
43	1201	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
44	1202	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
45	1203	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
46	1204	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
47	1301	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
48	1302	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
49	1303	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
50	1304	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
51	1401	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
52	1402	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
53	1403	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
54	1404	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
55	1501	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060
56	1502	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
57	1503	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
58	1504	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060
<b>Total</b>				<b>48386</b>	<b>6426</b>	<b>54812</b>	<b>60293</b>		<b>1,46,91,20,600</b>	<b>1,61,60,32,660</b>		<b>15,67,62,320</b>



**14) Building No. 2, Wing - N:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Salcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
2	102	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
3	103	1	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
4	104	1	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
5	201	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
6	202	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
7	203	2	2 BHK	815	108	923	1015	26500	2,44,59,500	2,69,05,450	56000	26,39,780
8	204	2	2 BHK	813	108	921	1013	26500	2,44,06,500	2,68,47,150	56000	26,34,060
9	301	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
10	302	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
11	303	3	2 BHK	815	108	923	1015	26550	2,45,05,650	2,69,56,215	56000	26,39,780
12	304	3	2 BHK	813	108	921	1013	26550	2,44,52,550	2,68,97,805	56000	26,34,060
13	401	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
14	402	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
15	403	4	2 BHK	815	108	923	1015	26600	2,45,51,800	2,70,06,980	56500	26,39,780
16	404	4	2 BHK	813	108	921	1013	26600	2,44,98,600	2,69,48,460	56000	26,34,060
17	501	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
18	502	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
19	503	5	2 BHK	815	108	923	1015	26650	2,45,97,950	2,70,57,745	56500	26,39,780
20	504	5	2 BHK	813	108	921	1013	26650	2,45,44,650	2,69,99,115	56000	26,34,060
21	601	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
22	602	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780
23	603	6	2 BHK	815	108	923	1015	26700	2,46,44,100	2,71,08,510	56500	26,39,780
24	604	6	2 BHK	813	108	921	1013	26700	2,45,90,700	2,70,49,770	56500	26,34,060
25	701	7	3 BHK	1401	189	1590	1749	26750	4,25,32,500	4,67,85,750	97500	45,47,400
26	703	7	2 BHK	815	108	923	1015	26750	2,46,90,250	2,71,59,275	56500	26,39,780
27	704	7	2 BHK	813	108	921	1013	26750	2,46,36,750	2,71,00,425	56500	26,34,060
28	801	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
29	802	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
30	803	8	2 BHK	815	108	923	1015	26800	2,47,36,400	2,72,10,040	56500	26,39,780
31	804	8	2 BHK	813	108	921	1013	26800	2,46,82,800	2,71,51,080	56500	26,34,060
32	901	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
33	902	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780
34	903	9	2 BHK	815	108	923	1015	26850	2,47,82,550	2,72,60,805	57000	26,39,780



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan / Builder Balcony + Chajja + S.S. + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	904	9	2 BHK	813	108	921	1013	26850	2,47,28,850	2,72,01,735	56500	26,34,060
36	1001	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
37	1002	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
38	1003	10	2 BHK	815	108	923	1015	26900	2,48,28,700	2,73,11,570	57000	26,39,780
39	1004	10	2 BHK	813	108	921	1013	26900	2,47,74,900	2,72,52,390	57000	26,34,060
40	1101	11	3 BHK	1401	189	1590	1749	26950	4,28,50,500	4,71,35,550	98000	45,47,400
41	1103	11	2 BHK	815	108	923	1015	26950	2,48,74,850	2,73,62,335	57000	26,39,780
42	1104	11	2 BHK	813	108	921	1013	26950	2,48,20,950	2,73,03,045	57000	26,34,060
43	1201	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
44	1202	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
45	1203	12	2 BHK	815	108	923	1015	27000	2,49,21,000	2,74,13,100	57000	26,39,780
46	1204	12	2 BHK	813	108	921	1013	27000	2,48,67,000	2,73,53,700	57000	26,34,060
47	1301	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
48	1302	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
49	1303	13	2 BHK	815	108	923	1015	27050	2,49,67,150	2,74,63,865	57000	26,39,780
50	1304	13	2 BHK	813	108	921	1013	27050	2,49,13,050	2,74,04,355	57000	26,34,060
51	1401	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
52	1402	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
53	1403	14	2 BHK	815	108	923	1015	27100	2,50,13,300	2,75,14,630	57500	26,39,780
54	1404	14	2 BHK	813	108	921	1013	27100	2,49,59,100	2,74,55,010	57000	26,34,060
55	1501	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060
56	1502	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
57	1503	15	2 BHK	815	108	923	1015	27150	2,50,59,450	2,75,65,395	57500	26,39,780
58	1504	15	2 BHK	813	108	921	1013	27150	2,50,05,150	2,75,05,665	57500	26,34,060
<b>Total</b>				<b>48386</b>	<b>6426</b>	<b>54812</b>	<b>60293</b>		<b>1,46,91,20,600</b>	<b>1,61,60,32,660</b>		<b>15,67,62,320</b>

### Summary of the Project:

Building No. / 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 ₹
1 / A	3 BHK - 45 4 BHK - 15	60	111575	122733	2,99,04,72,600	3,28,95,19,860
1 / B	3 BHK - 30 4 BHK - 30	60	107128	117841	2,87,12,41,800	3,15,83,65,980
1 / C	3 BHK - 30 4 BHK - 30	60	107128	117841	2,87,12,41,800	3,15,83,65,980
1 / D	3 BHK - 30 4 BHK - 30	60	107128	117841	2,87,12,41,800	3,15,83,65,980

Building No. / 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 ₹
1 / E	5 BHK - 30	30	90308	99339	2,42,04,98,400	2,66,25,48,240
1 / F	3 BHK - 02 4 BHK - 58	60	133176	146494	3,56,92,27,100	3,92,61,49,810
2 / G	2 BHK - 02 3 BHK - 58	60	80330	88363	2,15,30,88,900	2,36,83,97,790
2 / H	2 BHK - 02 3 BHK - 58	60	80330	88363	2,15,30,88,900	2,36,83,97,790
2 / I	3 BHK - 45	45	61792	67971	1,65,61,36,000	1,82,17,49,600
2 / J	2 BHK - 02 3 BHK - 58	60	80858	88944	2,16,71,59,300	2,38,38,75,230
2 / K	2 BHK - 15 3 BHK - 30	45	56606	62267	1,51,71,34,100	1,66,88,47,510
2 / L	2 BHK - 56 3 BHK - 02	58	54812	60293	1,46,91,20,600	1,61,60,32,660
2 / M	2 BHK - 56 3 BHK - 02	58	54812	60293	1,46,91,20,600	1,61,60,32,660
2 / N	2 BHK - 56 3 BHK - 02	58	54812	60293	1,46,91,20,600	1,61,60,32,660
<b>Total</b>		<b>774</b>	<b>1180795</b>	<b>1298876</b>	<b>31,64,78,92,500</b>	<b>34,81,26,81,750</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	31,64,78,92,500.00
Final Realizable Value After Completion in ₹	34,81,26,81,750.00
Cost of Construction (Total Built up area x Rate) 1298876 Sq. Ft. x ₹ 2600.00	3,37,70,77,600.00

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

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	

9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 31,64,78,92,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 34,81,26,81,750.00</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 ₹ 25,500.00 to ₹ 28,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 26,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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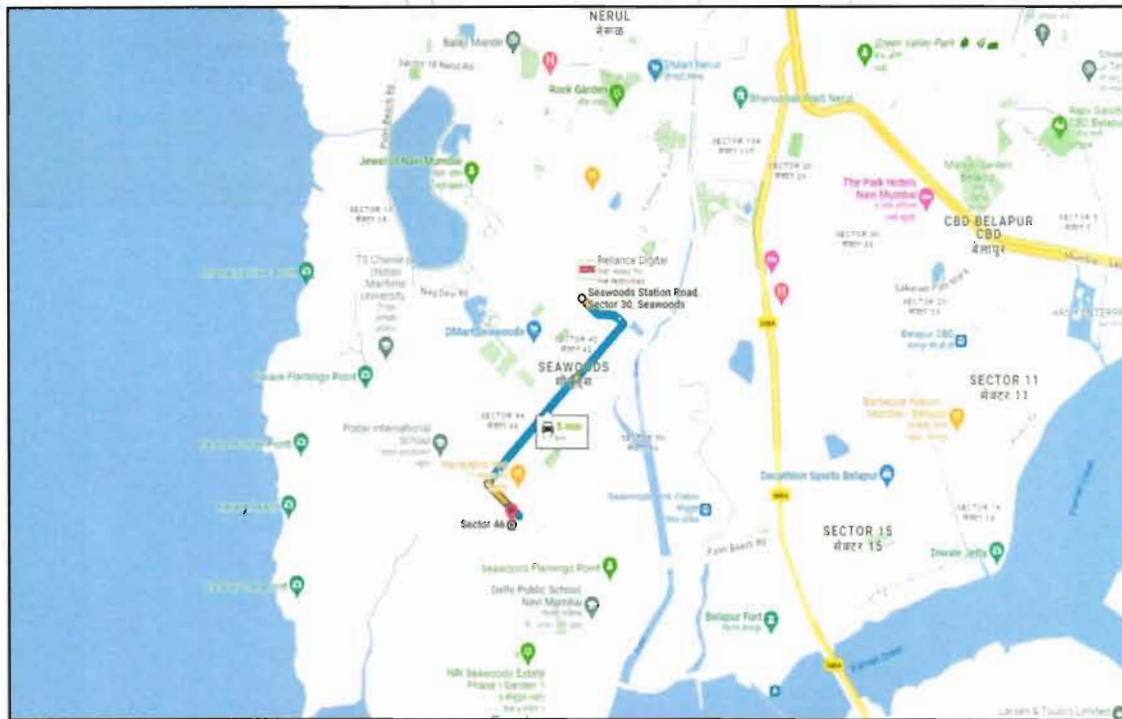


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°00'32.8"N 73°00'55.0"E**

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



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## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

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

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**Year** **Language**

2023/2024 English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : नेरळ

**Search By**  Survey No  Location

Select	उपविभाग	खुनी बमीन	निवासी बदलिक	बोंडीस	दुकाने	बौदोपिक	एकक (Rs.)
SurveyNo	26 /305- नेरळ नोड सेक्टर नंबर 46 अ	68900	157800	169400	197300	169400	चौ. मीटर
SurveyNo	26 /306 - नेरळ नोड सेक्टर नंबर 48	47400	120400	135000	150400	135000	चौ. मीटर
SurveyNo	26 /307 - नेरळ नोड सेक्टर नंबर 50	46100	116600	130700	145900	130700	चौ. मीटर
SurveyNo	26 /308- नेरळ नोड सेक्टर नंबर 44	38800	102600	118000	143900	118000	चौ. मीटर
SurveyNo	26 /309 - नेरळ नोड सेक्टर नंबर 20, 22 (नेरळ रेल्वे स्टेशनलगत)	41000	105100	121900	154100	121900	चौ. मीटर

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

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## Price Indicators

**3 BHK Flat** ₹3.7 Cr (18 starts at ₹1.94 Lacs)

By HOUSING.com

2715 sq ft Built Up Area | ₹13.65 K/sq ft Avg Price | 3 BHK Configuration | 1st Jan. 2028 Possession Status | Higher of 15 floors | East facing Facing | Unfurnished Furnishing

**4 BHK Flat** ₹4.88 Cr (18 starts at ₹3.42 Lacs)

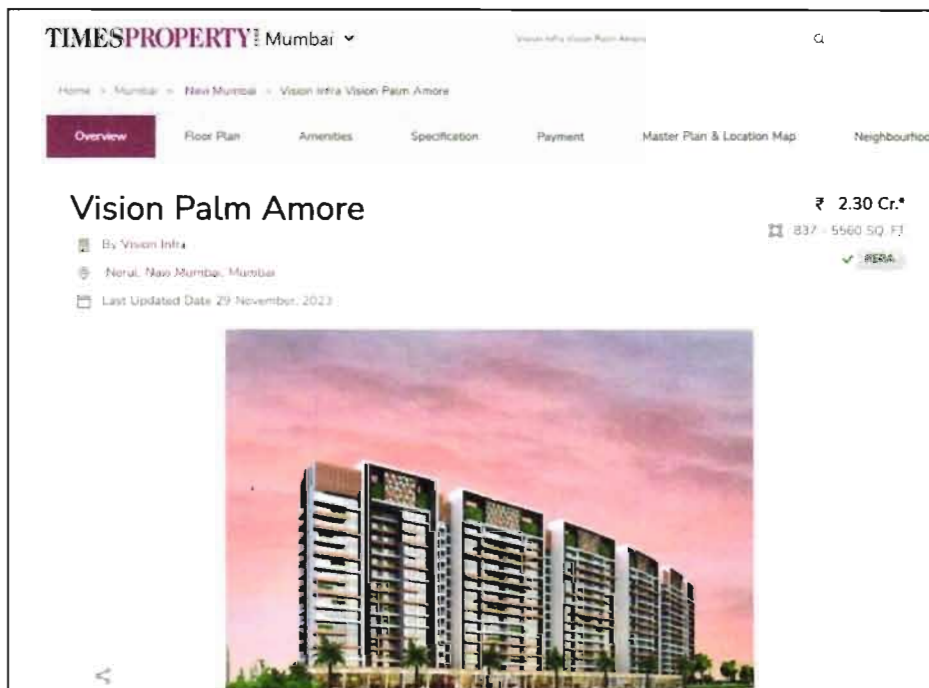
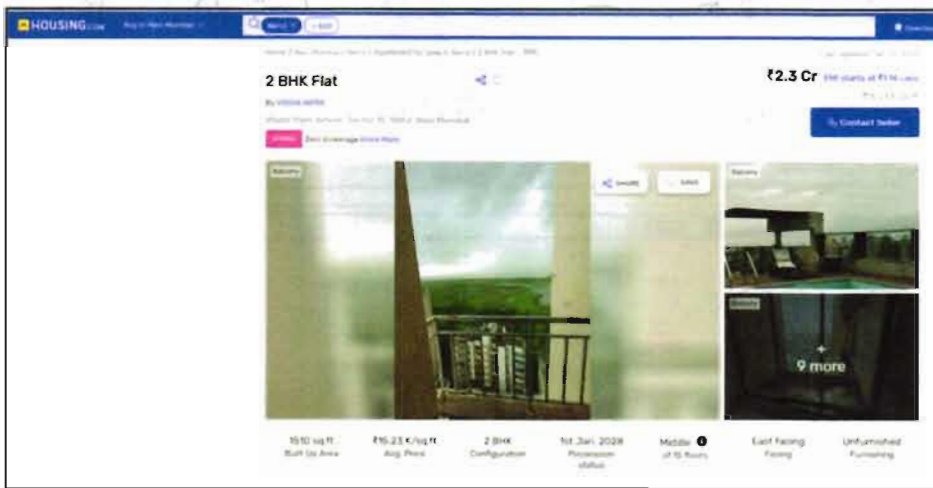
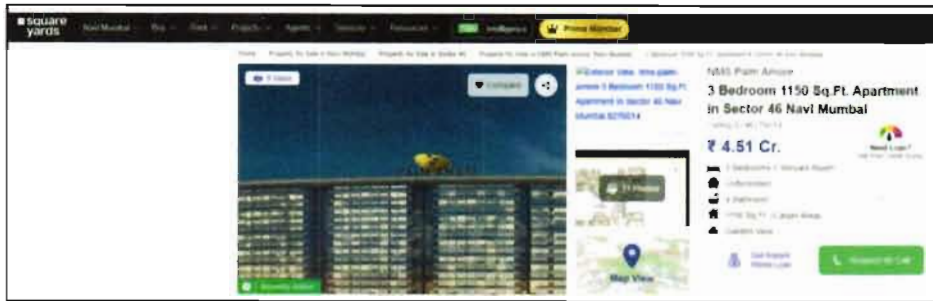
By HOUSING.com

2940 sq ft Built Up Area | ₹16.59 K/sq ft Avg Price | 4 BHK Configuration | 20th Dec. 2023 Possession Status | Middle of 15 floors | North-East facing Facing | Unfurnished Furnishing

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## Price Indicators






## Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 44A Seawoods > 2 BHK Flats for Sale in Sector 44A Seawoods > 1405 Sq-ft

**₹ 2.30 Cr** EMI - ₹ 1,04,511 | [Can I afford it?](#)

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

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area <b>844 sqft</b> ₹ 27,25/sqft	Developer <b>Balaji Corporation</b>	Project <b>Delta Palm Beach</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No.

**More Details**




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

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 44A Seawoods > 3 BHK Flats for Sale in Sector 44A Seawoods > 2220 Sq-ft

**₹ 4.0 Cr** EMI - ₹ 1,80,111 | [Get Loan offers from 34+ banks](#)

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

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

Carpet Area <b>1400 sqft</b> ₹ 28,571/sqft	Developer <b>Shree Sawan Buildcon</b>	Project <b>The Signature</b>	Floor <b>6 (Out of 14 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts <b>3</b>

Near to Local Station, Inorbit, Hypercity, Centre One, Raghuleela Mall, Multiplex.

Contact Agent
Get Phone No.

Last contact made 33 days ago

**More Details**

Price Breakup	₹ 4 Cr   ₹ 20,00,000 Approx. Registration Charges   ₹ 1 Monthly
Booking Amount	₹ 1.0 Lac
Address	Nagar Seawoods, 44, Shitabai Nana Kambale Marg, Karave Village, Karave Nagar,

## Price Indicators Projects nearby Locality

**4 BHK Flat** ₹4.5 Cr EMI starts at ₹2.23 Lacs

3070 sq ft Built Up Area | ₹14.66 K/sq ft Avg. Price | 4 BHK Configuration | 7th Dec. 2023 Possession status | Middle of 14 floors | North-East facing Facing | Unfurnished Furnishing

**4 BHK Flat** ₹6.0 Cr EMI starts at ₹2.99 Lacs

2240 sq ft Built Up Area | ₹26.79 K/sq ft Avg. Price | 4 BHK Configuration | 24th Aug. 2023 Possession status | Lower of 18 floors | North facing Facing | Unfurnished Furnishing

**₹2.72 Cr** EMI: ₹1.23L | Get Loan offers from 3+ banks

**3 BHK 1120 Sq-ft Flat For Sale** Nerul, Navi Mumbai

3 Beds | 3 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area 1120 sqft ₹2,428/sqft	Developer <b>Moreshwar Developers</b>	Project <b>Moreshwar 09 East</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>



## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in New Mumbai

4 BHK Flat

By MORESHWAR DEVELOPERS NERUL

₹5.5 Cr (EMI starts at ₹2.78 Lacs)

₹14.86 K/sq.ft

3700 sq.ft Build Up Area

4 BHK Configuration

31st Dec. 2025 Possession status

Lower of 15 floors

North-East facing Facing

Unfurnished Furnishing

Zero brokerage Know More

Contact Seller

10 more

99acres

Buy • Enter Locality / Project / Society / Landmark

₹2.85 Cr (EMI starts at ₹1.27 Lacs)

3BHK 3Baths

₹25,043 per sq.ft

1138 sq.ft Carpet Area

3 Bedrooms, 3 Bathrooms, 2 Balconies

9th of 18 Floors

North-East Facing

3 to 10 Year Old

On Request

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

Overview Dealer Details Price Trends Explore Locality Recommendations Article >

Property (1)

Carpet area: 1138 sq.ft

₹2.85 Crore @ 25,043 per sq.ft. (Avg)

9th of 18 Floors

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

## Price Indicators Projects nearby Locality

**99 acres** Buy | Rent | Sell | Home Loans

**₹3.6 Cr** (₹20,571 per sq ft) **3BHK 3Baths**

Built up area: 1750 sq ft

Price: ₹3.6 Cr + Govt Charges & Tax @ 20,571 per sq ft

Configuration: 3 Bedrooms, 3 Bathrooms, 2+ Balconies

Location: Sector 46 Seawoods, Navi Mumbai

Project Age: 5 to 10 Year Old

**magicbricks** Buy | Rent | Sell | Home Loans

**₹90.5 Lac** EMI - ₹51k | Can I afford it? | ZERO BROKERAGE

**1 BHK 367 Sq-ft Flat For Sale** Nerul, Navi Mumbai

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 367 sqft - ₹24,659/sqft

Developer: Gami Group | Project: Gami Ved

Transaction Type: New Property | Status: Under Construction | Furnished Status: Unfurnished

Car Parking: 1 Covered

**magicbricks** Buy | Rent | Sell | Home Loans

**₹2.09 Cr** EMI - ₹95k | Can I afford it?

**2 BHK 1390 Sq-ft Flat For Sale** Seawoods, Navi Mumbai

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area: 1390 sqft - ₹15,036/sqft

Developer: L & T Realty | Project: L and T Realty Seawoods West New Property Square

Status: Under Construction | Lifts: 4 | Furnished Status: Unfurnished | Car Parking: 1 Covered

Contact Agent | Get Phone No. | Last contact made 22 days ago

**More Details**

Price Breakup: ₹2.09 Cr

Booking Amount: ₹99,000

Address: Seawoods, Navi Mumbai - Central Navi Mumbai, Maharashtra


## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property For Sale in Near Mumbai > Flats For Sale in Near Mumbai > Flats For Sale in Sector 46 Seawoods > 2 BHK Flats For Sale in Sector 46 Seawoods > 2BHK Flat

**₹3.40 Cr** EMI - ₹1.5L | [Get Loan offers from 50+ banks](#)

2 BHK 2500 Sq-ft Flat For Sale in **Sector 46 Seawoods, Navi Mumbai**



3 Beds
3 Baths
2 Balconies
2 Covered Parking
Private Pool
Full Glass Wall

Carpet Area 1295 sqft - ₹26255/sqft	Floor Ground (Out of 14 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 4	Furnished Status Unfurnished	Car Parking 2 Covered

Contact Agent
Get Phone No.

**More Details**


Price Breakup	₹3.4 Cr   ₹17,00,000	Approx. Registration Charges   ₹7 Per sq. Unit Monthly
Booking Amount	₹25.0 Lac	
REFID	51700031909	
Address	seawoods palm beach, Sector 46 Seawoods, Navi Mumbai - Central Navi Mumbai, Maharashtra	
Landmarks	seawoods navi mumbai	

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property For Sale in Near Mumbai > Flats For Sale in Near Mumbai > Flats For Sale in Seawoods > 2 BHK Flats For Sale in Seawoods > 2BHK Flat

**₹3.50 Cr** EMI - ₹1.5L | [Get Loan offers from 50+ banks](#) New Property

3 BHK 2100 Sq-ft Flat For Sale in **Seawoods, Navi Mumbai**



3 Beds
3 Baths
3 Balconies
2 Covered Parking
Jogging path
Service/Good

Carpet Area 1260 sqft - ₹27786/sqft	Developer Platinum Group	Project Platinum Westwood	Floor 5 (Out of 15 Floors)
Transaction Type New Property	Facing North - East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹3.5 Cr   ₹19,50,000	Approx. Registration Charges   ₹6 - Monthly
Booking Amount	₹50 Lac	
Address	Seawoods, Navi Mumbai, Seawoods, Navi Mumbai - Central Navi Mumbai, Maharashtra	
Landmarks	The property is close to dmart	

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: 08.01.2024

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: 2024.01.08 18:17:49 +05'30'

Auth. Sign.

Director

**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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(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 08.01.2024 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 03.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Vision Infra</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 Vaibhav Bhagat – 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 - 03.01.2024 Valuation Date - 08.01.2024 Date of Report - 08.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.01.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **08<sup>th</sup> January 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Vision Infra**. 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. Vision Infra**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

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

### **Town Planning**

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

### **Area**

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

### **Condition & Repair**

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

### **Valuation Methodology**

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

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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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

(Annexure - II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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

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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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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