

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tetris Hill View "

"Tetris Hill View ", Proposed Residential Cum Commercial Building on Land Bearing New Survey No. 232B , Plot No. 03, Old Survey No. 232/4, 234, 241/1, 241/2, 243/1, 244, 245 at Village – Pelhar, Vishwakarma Road, Near Reliance Petrol Pump, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, PIN - 401 208, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°26'48.5"N 72°52'46.5"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

MASTER VALUATION REPORT OF "Tetris Hill View "

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Latitude Longitude: 19°26'48.5"N 72°52'46.5"E

NAME OF DEVELOPER: M/s. Avora Realty

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 **06th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated "Tetris Hill View", Proposed Residential Cum Commercial Building on Land Bearing New Survey No. 232B, Plot No. 03, Old Survey No. 232/4, 234, 241/1, 241/2, 243/1, 244, 245 at Village – Pelhar, Vishwakarma Road, Near Reliance Petrol Pump, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, PIN - 401 208, State - Maharashtra, Country - India. It is about 8.3 Km. travel distance from Nallasopara Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Avora Realty	
Project Registration Number	Project	RERA Project Number
	Tetris Hill View	P99000053377
Register office address	M/s. Avora Realty Flat No. 201, 2 nd Floor, Building No. 1, "Reliable Swapna Nagri", Pelhar, Near Reliance Petrol Pump, Taluka – Vasai, Dist. – Palghar, PIN – 401 208, State - Maharashtra, Country-India.	
Contact Numbers	Contact Person : Mr. Sudesh (Sales Person – Mobile No. 9820751308)	
E – mail ID & Website	info@avorarealty.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Residential Building
On or towards South	Road & Slum Area
On or towards East	Open Plot & Vishwakarma Lake
On or towards West	Residential Building & Road



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

To,

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

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

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

Bandra Kurla Complex, Bandra (East),

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General									
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.								
2.	a)	Date of inspection : 06.01.2024								
	b)	Date on which the valuation is made : 27.01.2024								
3.	List of documents produced for perusal									
	1.	Copy of Title Clearance Certificate date 18.09.2023 issued by Adv. G. P. Pai								
	2.	Copy of Affidavit Cum Declaration of Mr. Bhavesh R. Vora partner of M/s. Avora Realty date 22.08.2023								
	3.	Copy of Deed of Rectification date 22.08.2023 b/w. M/s. Reliable Tarang (the Owners) AND M/s. Avora Realty (the Purchaser No. 1) & M/s. Metro Developers (the Purchaser No. 2)								
	4.	Copy of Deed of Conveyance date 07.08.2023 b/w. M/s. Reliable Tarang (the Owners) AND M/s. Avora Realty (the Purchaser No. 1) M/s. Metro Developers (Purchaser No. 2)								
	5.	Copy of Architect's Certificate date 16.08.2023 issued by Ar. Vipul M. Adhia (As per RERA Certificate)								
	6.	Copy of Architect's Certificate date 23.01.2024 issued by Ar. Prithvi Arch Consultants								
	7.	Copy of Engineer's Certificate date 18.08.2023 issued by Er. Mukesh Kumar								
	8.	Copy of Environment Clearance Certificate No. SIA / MH / MIS / 279022 / 2022 date 30.09.2022 issued by State Level Environment Impact Assessment Authority (SEIAA)								
	9.	Copy of MAHARERA Registration Certificate of Project No. P99000053377 issued by Maharashtra Real Estate Regulatory Authority date 20.10.2023. Last Modified date 27.10.2023								
	10.	Copy of Commencement Certificate No. VVCMC / TP / Amend / VP / 5483, 5484, 5485 & 5269 / 646 / 2022 – 23 date 31.03.2023 issued by Vasai – Virar City Municipal Corporation (Plot No. 3)								
		<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Stilt + 1st to 14th Upper floors.</td> </tr> <tr> <td>6</td> <td>Stilt + 1st to 14th Upper floors.</td> </tr> <tr> <td>16</td> <td>Ground + 14th Upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	3	Stilt + 1 st to 14 th Upper floors.	6	Stilt + 1 st to 14 th Upper floors.	16	Ground + 14 th Upper floors.
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16	Ground + 14 th Upper floors.									
	11.	Copy of N.A. Order District Collector Thane date 06.07.2013								
	12.	Copy of Approved Plan No. No. VVCMC / TP / Amend / VP / 5483, 5484, 5485 & 5269 / 646 / 2022 – 23 date 31.03.2023 issued by Vasai – Virar City Municipal Corporation								
	Approved upto:									
	Building	Number of Floors								

3	Plinth work is in progress.	05%
6	Foundation work is completed.	05%
16 / A & B	Work not yet started.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December – 2029 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

>	Vitrified tiles flooring in all rooms
>	Granite Kitchen platform with Stainless Steel Sink
>	Powder coated aluminum sliding windows with M.S. Grills
>	Laminated wooden flush doors with Safety door
>	Concealed wiring
>	Concealed plumbing
>	Children's Play Area
>	Clubhouse
>	Indoor Games
>	Garden
>	Swimming Pool
>	Fitness Centre
>	Gymnasium

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 3
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: New Survey No. 232B, Old Survey No. 232/4, 234, 241/1, 241/2, 243/1, 244, 245, Village – Pelhar
	d)	Ward / Taluka	: Thane
	e)	Mandal / District	: Thane
7.	Postal address of the property	:	"Tetris Hill View ", Proposed Residential Cum Commercial Building on Land Bearing New Survey No. 232B , Plot No. 03, Old Survey No. 232/4, 234, 241/1, 241/2, 243/1, 244, 245 at Village – Pelhar, Vishwakarma Road, Near Reliance Petrol Pump, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, PIN - 401 208, State - Maharashtra, Country - India
8.	City / Town	:	Nallasopara (East)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	

	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Vasai Virar City Municipal Corporation, Village - Pelhar
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate
	North	Road	Road
	South	Road	Road
	East	Building	Building
	West	Building	Building
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°26'48.5"N 72°52'46.5"E	
14.	Extent of the site	Total Plot area – 44338.67 Sq. M. (As per Approved Plan- Plot No. 3) Plot area – 3161.90 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	Total Plot area – 44338.67 Sq. M. (As per Approved Plan- Plot No. 3) Plot area – 3161.90 Sq. M. (As per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress.	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	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. No. VVCMC / TP / Amend / VP / 5483, 5484, 5485 & 5269 / 646 / 2022 – 23 date 31.03.2023 issued by Vasai – Virar City Municipal Corporation Approved upto: <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.</td> </tr> <tr> <td>6</td> <td>Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.</td> </tr> <tr> <td>16A</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Part Podium / Part Residential) + 2nd to 14th Upper floors.</td> </tr> <tr> <td>16B</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Part Podium / Part Residential) + 2nd to 13rd Upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	3	Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.	6	Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.	16A	Ground (Part) + Stilt (Part) + 1st Floor (Part Podium / Part Residential) + 2nd to 14th Upper floors.	16B	Ground (Part) + Stilt (Part) + 1st Floor (Part Podium / Part Residential) + 2nd to 13rd Upper floors.
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10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	B. T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 M. Wide Internal 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 developing area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Total Plot area – 44338.67 Sq. M. (As per Approved Plan- Plot No. 3) Plot area – 3161.90 Sq. M. (As per RERA Certificate)										
	North & South	:	-										
	East & West	:	-										
2	Total extent of the plot	:	As per table attached to the report										
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.										

4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 37,700.00 per Sq. M. for Residential ₹ 6,680.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>44338.67</td> <td>6680</td> <td>29,61,82,316.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3161.09</td> <td>6680</td> <td>2,11,16,081.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	44338.67	6680	29,61,82,316.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3161.09	6680	2,11,16,081.00
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3161.09	6680	2,11,16,081.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:																			
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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. No. VVCMC / TP / Amend / VP / 5483, 5484, 5485 & 5269 / 646 / 2022 – 23 date 31.03.2023 issued by Vasai – Virar City Municipal Corporation																		
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.</td> </tr> <tr> <td>6</td> <td>Ground (Part) + Stilt (Part) + 1st to 14th Upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	3	Ground (Part) + Stilt (Part) + 1 st to 14 th Upper floors.	6	Ground (Part) + Stilt (Part) + 1 st to 14 th Upper floors.												
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building No. 3:

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	529	582	5600	29,62,400.00	30,80,896.00	6500	13,96,560
2	102	1	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
3	103	1	1 BHK	434	477	5600	24,30,400.00	25,27,616.00	5500	11,45,760
4	104	1	2 BHK	552	607	5600	30,91,200.00	32,14,848.00	6500	14,57,280
5	105	1	1 BHK	409	450	5600	22,90,400.00	23,82,016.00	5000	10,79,760
6	106	1	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
7	107	1	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
8	108	1	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
9	109	1	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
10	110	1	1 BHK	406	447	5600	22,73,600.00	23,64,544.00	5000	10,71,840
11	111	1	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
12	112	1	2 BHK	560	616	5600	31,36,000.00	32,61,440.00	7000	14,78,400
13	201	2	2 BHK	529	582	5600	29,62,400.00	30,80,896.00	6500	13,96,560
14	202	2	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
15	203	2	1 BHK	434	477	5600	24,30,400.00	25,27,616.00	5500	11,45,760
16	204	2	2 BHK	552	607	5600	30,91,200.00	32,14,848.00	6500	14,57,280
17	205	2	1 BHK	409	450	5600	22,90,400.00	23,82,016.00	5000	10,79,760
18	206	2	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
19	207	2	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
20	208	2	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
21	209	2	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
22	210	2	1 BHK	406	447	5600	22,73,600.00	23,64,544.00	5000	10,71,840
23	211	2	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
24	212	2	2 BHK	560	616	5600	31,36,000.00	32,61,440.00	7000	14,78,400
25	301	3	2 BHK	529	582	5600	29,62,400.00	30,80,896.00	6500	13,96,560
26	302	3	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
27	303	3	1 BHK	434	477	5600	24,30,400.00	25,27,616.00	5500	11,45,760
28	304	3	2 BHK	552	607	5600	30,91,200.00	32,14,848.00	6500	14,57,280
29	305	3	1 BHK	409	450	5600	22,90,400.00	23,82,016.00	5000	10,79,760
30	306	3	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
31	307	3	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
32	308	3	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
33	309	3	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
34	310	3	1 BHK	406	447	5600	22,73,600.00	23,64,544.00	5000	10,71,840



Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate (RERA) Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	311	3	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
36	312	3	2 BHK	560	616	5600	31,36,000.00	32,61,440.00	7000	14,78,400
37	401	4	2 BHK	529	582	5600	29,62,400.00	30,80,896.00	6500	13,96,560
38	402	4	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
39	403	4	1 BHK	434	477	5600	24,30,400.00	25,27,616.00	5500	11,45,760
40	404	4	2 BHK	552	607	5600	30,91,200.00	32,14,848.00	6500	14,57,280
41	405	4	1 BHK	409	450	5600	22,90,400.00	23,82,016.00	5000	10,79,760
42	406	4	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
43	407	4	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
44	408	4	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
45	409	4	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
46	410	4	1 BHK	406	447	5600	22,73,600.00	23,64,544.00	5000	10,71,840
47	411	4	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
48	412	4	2 BHK	560	616	5600	31,36,000.00	32,61,440.00	7000	14,78,400
49	501	5	2 BHK	529	582	5600	29,62,400.00	30,80,896.00	6500	13,96,560
50	502	5	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
51	503	5	1 BHK	434	477	5600	24,30,400.00	25,27,616.00	5500	11,45,760
52	504	5	2 BHK	552	607	5600	30,91,200.00	32,14,848.00	6500	14,57,280
53	505	5	1 BHK	409	450	5600	22,90,400.00	23,82,016.00	5000	10,79,760
54	506	5	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
55	507	5	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
56	508	5	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
57	509	5	1 BHK	398	438	5600	22,28,800.00	23,17,952.00	5000	10,50,720
58	510	5	1 BHK	406	447	5600	22,73,600.00	23,64,544.00	5000	10,71,840
59	511	5	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
60	512	5	2 BHK	560	616	5600	31,36,000.00	32,61,440.00	7000	14,78,400
61	601	6	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
62	602	6	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
63	603	6	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
64	604	6	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
65	605	6	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
66	606	6	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
67	607	6	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
68	608	6	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	609	6	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
70	610	6	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
71	611	6	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
72	612	6	2 BHK	560	616	5650	31,64,000.00	32,90,560.00	7000	14,78,400
73	701	7	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
74	702	7	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
75	703	7	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
76	704	7	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
77	705	7	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
78	706	7	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
79	707	7	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
80	708	7	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
81	709	7	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
82	710	7	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
83	711	7	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
84	712	7	2 BHK	560	616	5650	31,64,000.00	32,90,560.00	7000	14,78,400
85	801	8	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
86	802	8	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
87	803	8	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
88	804	8	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
89	805	8	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
90	806	8	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
91	807	8	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
92	808	8	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
93	809	8	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
94	810	8	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
95	811	8	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
96	901	9	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
97	902	9	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
98	903	9	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
99	904	9	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
100	905	9	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
101	906	9	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
102	907	9	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
103	908	9	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
104	909	9	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
105	910	9	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
106	911	9	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
107	912	9	2 BHK	560	616	5650	31,64,000.00	32,90,560.00	7000	14,78,400
108	1001	10	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
109	1002	10	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
110	1003	10	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
111	1004	10	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
112	1005	10	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
113	1006	10	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
114	1007	10	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
115	1008	10	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
116	1009	10	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
117	1010	10	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
118	1011	10	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
119	1012	10	2 BHK	560	616	5650	31,64,000.00	32,90,560.00	7000	14,78,400
120	1101	11	2 BHK	529	582	5650	29,88,850.00	31,08,404.00	6500	13,96,560
121	1102	11	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
122	1103	11	1 BHK	434	477	5650	24,52,100.00	25,50,184.00	5500	11,45,760
123	1104	11	2 BHK	552	607	5650	31,18,800.00	32,43,552.00	7000	14,57,280
124	1105	11	1 BHK	409	450	5650	23,10,850.00	24,03,284.00	5000	10,79,760
125	1106	11	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
126	1107	11	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
127	1108	11	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
128	1109	11	1 BHK	398	438	5650	22,48,700.00	23,38,648.00	5000	10,50,720
129	1110	11	1 BHK	406	447	5650	22,93,900.00	23,85,656.00	5000	10,71,840
130	1111	11	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
131	1112	11	2 BHK	560	616	5650	31,64,000.00	32,90,560.00	7000	14,78,400
132	1201	12	2 BHK	529	582	5700	30,15,300.00	31,35,912.00	6500	13,96,560
133	1202	12	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
134	1203	12	1 BHK	434	477	5700	24,73,800.00	25,72,752.00	5500	11,45,760
135	1204	12	2 BHK	552	607	5700	31,46,400.00	32,72,256.00	7000	14,57,280
136	1205	12	1 BHK	409	450	5700	23,31,300.00	24,24,552.00	5000	10,79,760

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
137	1206	12	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
138	1207	12	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
139	1208	12	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
140	1209	12	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
141	1210	12	1 BHK	406	447	5700	23,14,200.00	24,06,768.00	5000	10,71,840
142	1211	12	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
143	1212	12	2 BHK	560	616	5700	31,92,000.00	33,19,680.00	7000	14,78,400
144	1301	13	2 BHK	529	582	5700	30,15,300.00	31,35,912.00	6500	13,96,560
145	1302	13	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
146	1303	13	1 BHK	434	477	5700	24,73,800.00	25,72,752.00	5500	11,45,760
147	1304	13	2 BHK	552	607	5700	31,46,400.00	32,72,256.00	7000	14,57,280
148	1305	13	1 BHK	409	450	5700	23,31,300.00	24,24,552.00	5000	10,79,760
149	1306	13	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
150	1307	13	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
151	1308	13	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
152	1309	13	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
153	1310	13	1 BHK	406	447	5700	23,14,200.00	24,06,768.00	5000	10,71,840
154	1311	13	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
155	1401	14	2 BHK	529	582	5700	30,15,300.00	31,35,912.00	6500	13,96,560
156	1402	14	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
157	1403	14	1 BHK	434	477	5700	24,73,800.00	25,72,752.00	5500	11,45,760
158	1404	14	2 BHK	552	607	5700	31,46,400.00	32,72,256.00	7000	14,57,280
159	1405	14	1 BHK	409	450	5700	23,31,300.00	24,24,552.00	5000	10,79,760
160	1406	14	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
161	1407	14	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
162	1408	14	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
163	1409	14	1 BHK	398	438	5700	22,68,600.00	23,59,344.00	5000	10,50,720
164	1410	14	1 BHK	406	447	5700	23,14,200.00	24,06,768.00	5000	10,71,840
165	1411	14	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
166	1412	14	2 BHK	560	616	5700	31,92,000.00	33,19,680.00	7000	14,78,400
Total				73010	80311		41,19,49,000.00	42,84,26,960.00		19,27,46,400

2) Building No. 6:

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area In Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	304	334	5600	17,02,400.00	17,70,496.00	3500	8,02,560
2	102	1	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
3	103	1	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
4	104	1	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
5	105	1	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
6	106	1	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
7	107	1	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
8	201	2	1 BHK	304	334	5600	17,02,400.00	17,70,496.00	3500	8,02,560
9	202	2	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
10	203	2	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
11	204	2	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
12	205	2	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
13	206	2	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
14	207	2	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
15	301	3	1 BHK	304	334	5600	17,02,400.00	17,70,496.00	3500	8,02,560
16	302	3	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
17	303	3	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
18	304	3	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
19	305	3	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
20	306	3	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
21	307	3	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
22	401	4	1 BHK	304	334	5600	17,02,400.00	17,70,496.00	3500	8,02,560
23	402	4	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
24	403	4	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
25	404	4	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
26	405	4	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
27	406	4	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
28	407	4	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
29	501	5	1 BHK	304	334	5600	17,02,400.00	17,70,496.00	3500	8,02,560
30	502	5	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
31	503	5	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
32	504	5	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
33	505	5	1 BHK	371	408	5600	20,77,600.00	21,60,704.00	4500	9,79,440
34	506	5	2 BHK	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	507	5	1 BHK	415	457	5600	23,24,000.00	24,16,960.00	5000	10,95,600
36	601	6	1 BHK	304	334	5650	17,17,600.00	17,86,304.00	3500	8,02,560
37	602	6	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
38	603	6	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
39	604	6	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
40	605	6	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
41	606	6	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
42	607	6	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
43	701	7	1 BHK	304	334	5650	17,17,600.00	17,86,304.00	3500	8,02,560
44	702	7	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
45	703	7	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
46	704	7	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
47	705	7	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
48	706	7	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
49	707	7	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
50	802	8	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
51	803	8	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
52	804	8	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
53	805	8	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
54	806	8	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
55	807	8	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
56	901	9	1 BHK	304	334	5650	17,17,600.00	17,86,304.00	3500	8,02,560
57	902	9	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
58	903	9	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
59	904	9	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
60	905	9	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
61	906	9	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
62	907	9	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
63	1001	10	1 BHK	304	334	5650	17,17,600.00	17,86,304.00	3500	8,02,560
64	1002	10	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
65	1003	10	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
66	1004	10	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
67	1005	10	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
68	1006	10	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1007	10	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
70	1101	11	1 BHK	304	334	5650	17,17,600.00	17,86,304.00	3500	8,02,560
71	1102	11	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
72	1103	11	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
73	1104	11	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
74	1105	11	1 BHK	371	408	5650	20,96,150.00	21,79,996.00	4500	9,79,440
75	1106	11	2 BHK	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
76	1107	11	1 BHK	415	457	5650	23,44,750.00	24,38,540.00	5000	10,95,600
77	1201	12	1 BHK	304	334	5700	17,32,800.00	18,02,112.00	4000	8,02,560
78	1202	12	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
79	1203	12	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
80	1204	12	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
81	1205	12	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
82	1206	12	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
83	1207	12	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
84	1302	13	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
85	1303	13	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
86	1304	13	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
87	1305	13	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
88	1306	13	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
89	1307	13	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
90	1401	14	1 BHK	304	334	5700	17,32,800.00	18,02,112.00	4000	8,02,560
91	1402	14	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
92	1403	14	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
93	1404	14	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
94	1405	14	1 BHK	371	408	5700	21,14,700.00	21,99,288.00	4500	9,79,440
95	1406	14	2 BHK	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
96	1407	14	1 BHK	415	457	5700	23,65,500.00	24,60,120.00	5000	10,95,600
Total				41924	46116		23,65,51,600.00	24,60,13,664.00		11,06,79,360

3) Building No. 16A:

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
1	103	1	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
2	104	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
3	105	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
4	106	1	2 BHK	546	0	546	601	5600	30,57,600.00	31,79,904.00	6500	14,41,440
5	107	1	1 BHK	438	0	438	482	5600	24,52,800.00	25,50,912.00	5500	11,56,320
6	108	1	2 BHK	606	0	606	667	5600	33,93,600.00	35,29,344.00	7500	15,99,840
7	109	1	2 BHK	623	0	623	685	5600	34,88,800.00	36,28,352.00	7500	16,44,720
8	110	1	2 BHK	549	0	549	604	5600	30,74,400.00	31,97,376.00	6500	14,49,360
9	111	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
10	112	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
11	113	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
12	201	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
13	202	2	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
14	203	2	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
15	204	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
16	205	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
17	206	2	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
18	207	2	1 BHK	429	0	429	472	5600	24,02,400.00	24,98,496.00	5000	11,32,560
19	208	2	2 BHK	598	0	598	658	5600	33,48,800.00	34,82,752.00	7500	15,78,720
20	209	2	2 BHK	614	0	614	675	5600	34,38,400.00	35,75,936.00	7500	16,20,960
21	210	2	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
22	211	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
23	212	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
24	213	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
25	214	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
26	215	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
27	216	2	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
28	217	2	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
29	301	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
30	302	3	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
31	303	3	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
32	304	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
33	305	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
34	306	3	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
70	508	5	2 BHK	598	0	598	658	5600	33,48,800.00	34,82,752.00	7500	15,78,720
71	509	5	2 BHK	614	0	614	675	5600	34,38,400.00	35,75,936.00	7500	16,20,960
72	510	5	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
73	511	5	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
74	512	5	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
75	513	5	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
76	514	5	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
77	515	5	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
78	516	5	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
79	517	5	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
80	601	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
81	602	6	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
82	603	6	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
83	604	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
84	605	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
85	606	6	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
86	607	6	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
87	608	6	2 BHK	598	0	598	658	5650	33,78,700.00	35,13,848.00	7500	15,78,720
88	609	6	2 BHK	614	0	614	675	5650	34,69,100.00	36,07,864.00	7500	16,20,960
89	610	6	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
90	611	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
91	612	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
92	613	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
93	614	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
94	615	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
95	616	6	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
96	617	6	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
97	701	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
98	702	7	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
99	703	7	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
100	704	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
101	705	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
102	706	7	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
103	707	7	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
104	708	7	2 BHK	598	0	598	658	5650	33,78,700.00	35,13,848.00	7500	15,78,720

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	End. Balcony Area in Sq. Ft.							
140	912	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
141	913	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
142	914	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
143	915	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
144	916	9	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
145	917	9	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
146	1001	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
147	1002	10	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
148	1003	10	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
149	1004	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
150	1005	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
151	1006	10	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
152	1007	10	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
153	1008	10	2 BHK	598	0	598	658	5650	33,78,700.00	35,13,848.00	7500	15,78,720
154	1009	10	2 BHK	614	0	614	675	5650	34,69,100.00	36,07,864.00	7500	16,20,960
155	1010	10	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
156	1011	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
157	1012	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
158	1013	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
159	1014	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
160	1015	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
161	1016	10	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
162	1017	10	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
163	1101	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
164	1102	11	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
165	1103	11	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
166	1104	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
167	1105	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
168	1106	11	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
169	1107	11	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
170	1108	11	2 BHK	598	0	598	658	5650	33,78,700.00	35,13,848.00	7500	15,78,720
171	1109	11	2 BHK	614	0	614	675	5650	34,69,100.00	36,07,864.00	7500	16,20,960
172	1110	11	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
173	1111	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
174	1112	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
175	1113	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
176	1114	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
177	1115	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
178	1116	11	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
179	1117	11	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
180	1201	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
181	1202	12	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
182	1203	12	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
183	1204	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
184	1205	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
185	1206	12	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
186	1207	12	1 BHK	429	0	429	472	5700	24,45,300.00	25,43,112.00	5500	11,32,560
187	1208	12	2 BHK	598	0	598	658	5700	34,08,600.00	35,44,944.00	7500	15,78,720
188	1209	12	2 BHK	614	0	614	675	5700	34,99,800.00	36,39,792.00	7500	16,20,960
189	1210	12	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
190	1211	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
191	1212	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
192	1213	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
193	1214	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
194	1215	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
195	1216	12	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
196	1217	12	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
197	1301	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
198	1302	13	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
199	1304	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
200	1305	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
201	1306	13	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
202	1307	13	1 BHK	429	0	429	472	5700	24,45,300.00	25,43,112.00	5500	11,32,560
203	1308	13	2 BHK	598	0	598	658	5700	34,08,600.00	35,44,944.00	7500	15,78,720
204	1309	13	2 BHK	614	0	614	675	5700	34,99,800.00	36,39,792.00	7500	16,20,960
205	1311	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
206	1312	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
207	1313	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
208	1314	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
209	1315	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
210	1316	13	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
211	1317	13	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
212	1401	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
213	1402	14	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
214	1403	14	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
215	1404	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
216	1405	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
217	1406	14	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
218	1407	14	1 BHK	429	0	429	472	5700	24,45,300.00	25,43,112.00	5500	11,32,560
219	1408	14	2 BHK	598	0	598	658	5700	34,08,600.00	35,44,944.00	7500	15,78,720
220	1409	14	2 BHK	614	0	614	675	5700	34,99,800.00	36,39,792.00	7500	16,20,960
221	1410	14	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
222	1411	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
223	1412	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
224	1413	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
225	1414	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
226	1415	14	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
227	1416	14	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
228	1417	14	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
Total				101597	2730	104327	114760		58,87,46,500.00	61,22,96,360.00		27,54,23,280

4) Building No. 16B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
1	106	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
2	107	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
3	108	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
4	109	1	2 BHK	581	0	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
5	110	1	2 BHK	621	0	621	683	5600	34,77,600.00	36,16,704.00	7500	16,39,440
6	111	1	2 BHK	592	0	592	651	5600	33,15,200.00	34,47,808.00	7000	15,62,880
7	112	1	1 BHK	429	0	429	472	5600	24,02,400.00	24,98,496.00	5000	11,32,560
8	113	1	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
9	114	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
10	115	1	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
11	116	1	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/ RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
12	201	2	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
13	202	2	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
14	203	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
15	204	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
16	205	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
17	206	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
18	207	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
19	208	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
20	209	2	2 BHK	581	0	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
21	210	2	2 BHK	621	0	621	683	5600	34,77,600.00	36,16,704.00	7500	16,39,440
22	211	2	2 BHK	592	0	592	651	5600	33,15,200.00	34,47,808.00	7000	15,62,880
23	212	2	1 BHK	429	0	429	472	5600	24,02,400.00	24,98,496.00	5000	11,32,560
24	213	2	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
25	214	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
26	215	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
27	216	2	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
28	217	2	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
29	218	2	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
30	301	3	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
31	302	3	1 BHK	312	105	417	459	5600	23,35,200.00	24,28,608.00	5000	11,00,880
32	303	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
33	304	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
34	305	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
35	306	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
36	307	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
37	308	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
38	309	3	2 BHK	581	0	581	639	5600	32,53,600.00	33,83,744.00	7000	15,33,840
39	310	3	2 BHK	621	0	621	683	5600	34,77,600.00	36,16,704.00	7500	16,39,440
40	311	3	2 BHK	592	0	592	651	5600	33,15,200.00	34,47,808.00	7000	15,62,880
41	312	3	1 BHK	429	0	429	472	5600	24,02,400.00	24,98,496.00	5000	11,32,560
42	313	3	2 BHK	540	0	540	594	5600	30,24,000.00	31,44,960.00	6500	14,25,600
43	314	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
44	315	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800
45	316	3	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
46	317	3	1 BHK	426	0	426	469	5600	23,85,600.00	24,81,024.00	5000	11,24,640
47	318	3	1 BHK	420	0	420	462	5600	23,52,000.00	24,46,080.00	5000	11,08,800

Sr No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/ RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
86	603	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
87	604	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
88	605	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
89	606	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
90	607	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
91	608	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
92	609	6	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
93	610	6	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
94	611	6	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
95	612	6	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
96	613	6	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
97	614	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
98	615	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
99	616	6	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
100	617	6	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
101	618	6	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
102	701	7	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
103	702	7	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
104	703	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
105	704	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
106	705	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
107	706	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
108	707	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
109	708	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
110	709	7	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
111	710	7	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
112	711	7	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
113	712	7	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
114	713	7	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
115	714	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
116	715	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
117	716	7	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
118	717	7	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
119	718	7	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
120	801	8	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
121	802	8	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
122	803	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
123	804	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/ RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
124	805	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
125	806	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
126	807	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
127	808	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
128	809	8	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
129	810	8	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
130	811	8	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
131	812	8	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
132	813	8	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
133	814	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
134	815	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
135	817	8	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
136	818	8	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
137	901	9	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
138	902	9	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
139	903	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
140	904	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
141	905	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
142	906	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
143	907	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
144	908	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
145	909	9	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
146	910	9	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
147	911	9	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
148	912	9	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
149	913	9	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
150	914	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
151	915	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
152	916	9	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
153	917	9	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
154	918	9	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
155	1001	10	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
156	1002	10	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
157	1003	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
158	1004	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
159	1005	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
160	1006	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
161	1007	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/ RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
162	1008	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
163	1009	10	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
164	1010	10	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
165	1011	10	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
166	1012	10	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
167	1013	10	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
168	1014	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
169	1015	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
170	1016	10	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
171	1017	10	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
172	1018	10	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
173	1101	11	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
174	1102	11	1 BHK	312	105	417	459	5650	23,56,050.00	24,50,292.00	5000	11,00,880
175	1103	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
176	1104	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
177	1105	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
178	1106	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
179	1107	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
180	1108	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
181	1109	11	2 BHK	581	0	581	639	5650	32,82,650.00	34,13,956.00	7000	15,33,840
182	1110	11	2 BHK	621	0	621	683	5650	35,08,650.00	36,48,996.00	7500	16,39,440
183	1111	11	2 BHK	592	0	592	651	5650	33,44,800.00	34,78,592.00	7000	15,62,880
184	1112	11	1 BHK	429	0	429	472	5650	24,23,850.00	25,20,804.00	5500	11,32,560
185	1113	11	2 BHK	540	0	540	594	5650	30,51,000.00	31,73,040.00	6500	14,25,600
186	1114	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
187	1115	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
188	1116	11	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
189	1117	11	1 BHK	426	0	426	469	5650	24,06,900.00	25,03,176.00	5000	11,24,640
190	1118	11	1 BHK	420	0	420	462	5650	23,73,000.00	24,67,920.00	5000	11,08,800
191	1201	12	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
192	1202	12	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
193	1203	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
194	1204	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
195	1205	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
196	1206	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
197	1207	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
198	1208	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
199	1209	12	2 BHK	581	0	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840

Sr. No.	Flat No.	Floor No.	Comp	As per Architect Certificate		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				/ RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.							
200	1210	12	2 BHK	621	0	621	683	5700	35,39,700.00	36,81,288.00	7500	16,39,440
201	1211	12	2 BHK	592	0	592	651	5700	33,74,400.00	35,09,376.00	7500	15,62,880
202	1212	12	1 BHK	429	0	429	472	5700	24,45,300.00	25,43,112.00	5500	11,32,560
203	1213	12	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
204	1214	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
205	1215	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
206	1216	12	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
207	1217	12	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
208	1218	12	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
209	1301	13	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
210	1302	13	1 BHK	312	105	417	459	5700	23,76,900.00	24,71,976.00	5000	11,00,880
211	1303	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
212	1304	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
213	1305	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
214	1306	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
215	1307	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
216	1308	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
217	1309	13	2 BHK	581	0	581	639	5700	33,11,700.00	34,44,168.00	7000	15,33,840
218	1310	13	2 BHK	621	0	621	683	5700	35,39,700.00	36,81,288.00	7500	16,39,440
219	1311	13	2 BHK	592	0	592	651	5700	33,74,400.00	35,09,376.00	7500	15,62,880
220	1312	13	1 BHK	429	0	429	472	5700	24,45,300.00	25,43,112.00	5500	11,32,560
221	1313	13	2 BHK	540	0	540	594	5700	30,78,000.00	32,01,120.00	6500	14,25,600
222	1314	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
223	1315	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
224	1317	13	1 BHK	426	0	426	469	5700	24,28,200.00	25,25,328.00	5500	11,24,640
225	1318	13	1 BHK	420	0	420	462	5700	23,94,000.00	24,89,760.00	5000	11,08,800
Total				100665	2520	103185	113504		58,18,86,600.00	60,51,62,064.00	1235500	27,24,08,400

4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,81,91,33,700.00
Final Realizable Value After Completion in ₹		:	₹ 1,89,18,99,048.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,500.00 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 ₹ 5,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



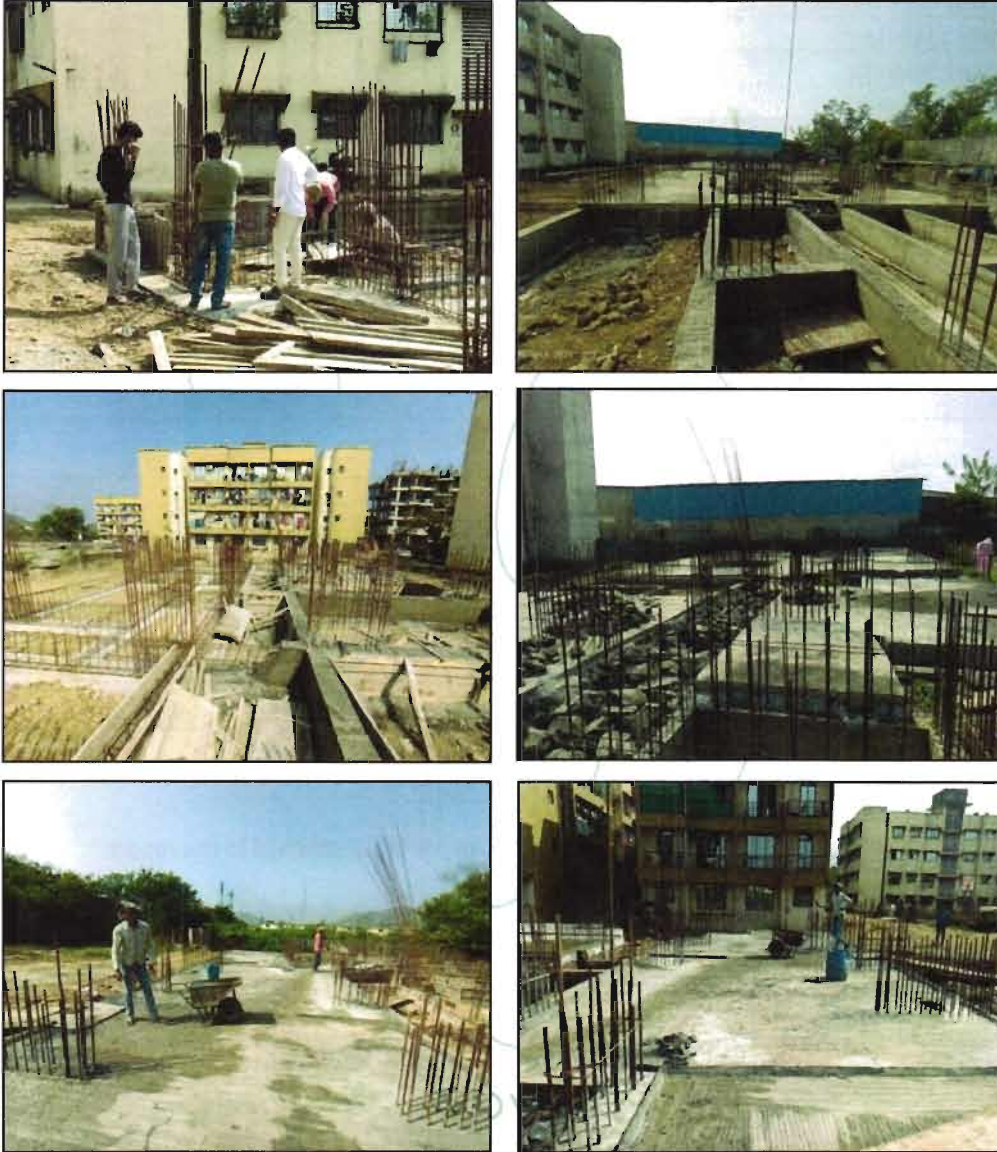
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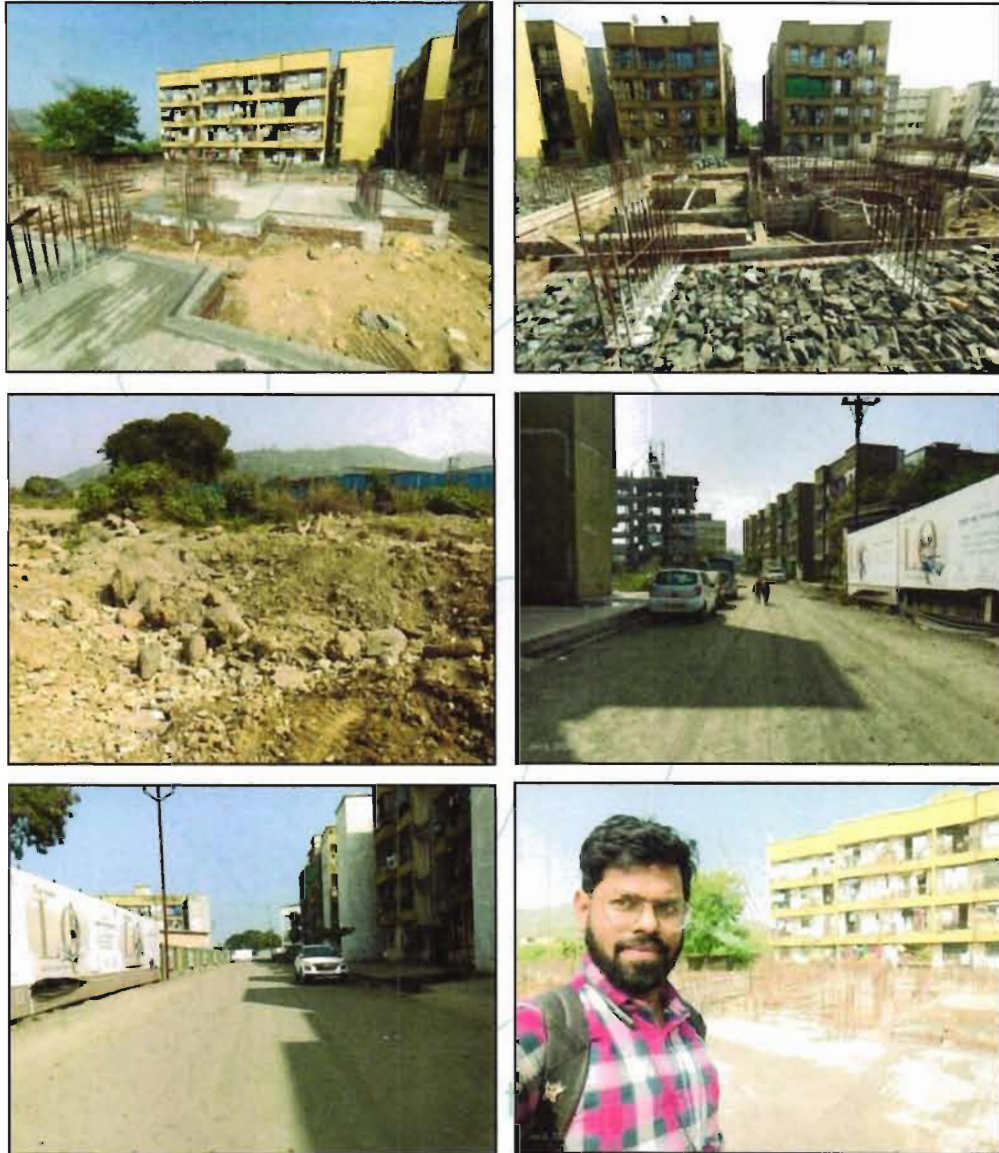
Actual Site Photographs



15

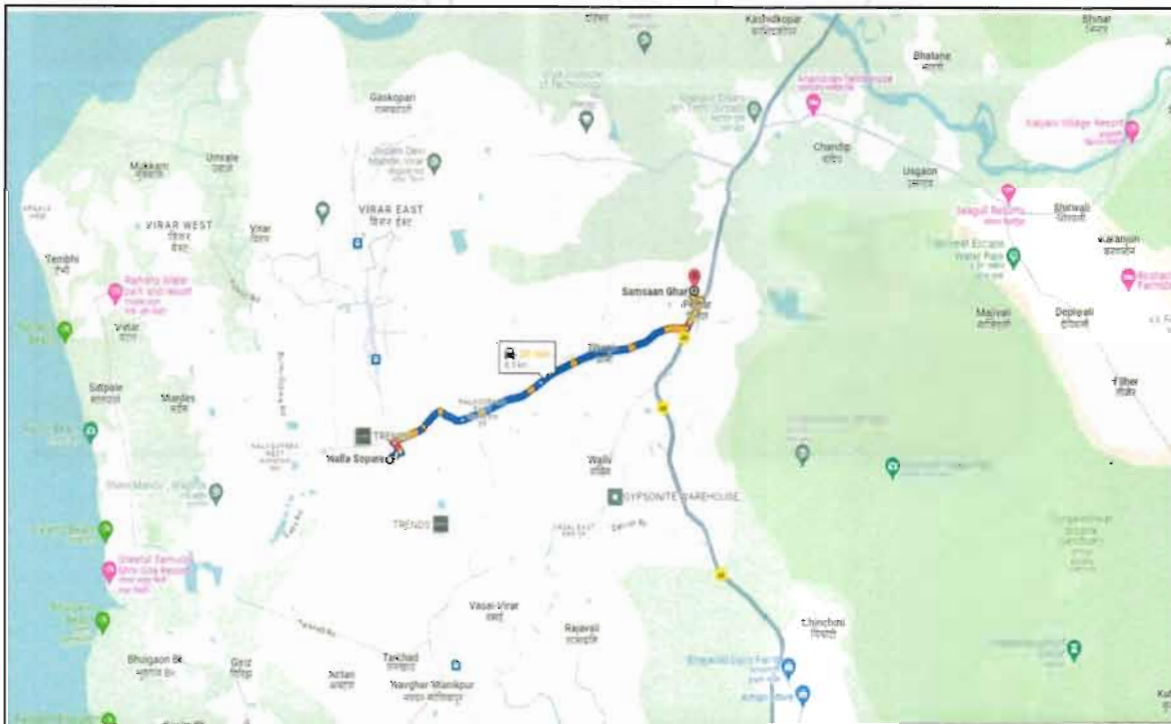


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°26'48.5"N 72°52'46.5"E


Note: The Blue line shows the route to site from nearest Railway station (Nallasopara– 8.3 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Palghar

Select Taluka: Vasai


Select Village: Gavache Nav - Mauje Pelhar (57) (Vasai)

Search By: Survey No. Location

Enter Survey No: 232 Search

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीक्रीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-विकसित/विकसन प्रगता असलेल्या जमिनी	6680	37700	43600	47200	43600	चौ. मीटर	कॅटेगरी नंबर

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Sales Instance Nearby

गावाचे नाव : पेल्हार	
(1) विलेखाचा प्रकार	करारनामा
(2) प्रॉबदत्ता	1444000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	1173500
(4) भू. मापन. पोटहिस्सा व घरक्रमांक/असल्यास:	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 304, माळा नं: तिसरा मजला, इमारतीचे नाव: रितायबल स्वप्न नगरी, ब्लॉक नं: बिल्डींग नं. 24, रोड : पेल्हार, इतर माहिती: सदनिकेचे क्षेत्र 25.94 चौ. मी. कारपेट, गाव मौजे पेल्हार, विभाग क्रं. 3 (Survey Number : 232, 234, 241, 243, 244, 245 ;)
(5) क्षेत्रफळ	31.12 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायलयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेखा सुरज मिश्रा - - वय:-43 पत्ता:-प्लॉट नं: रुम नं. 40/12, माळा नं:-, इमारतीचे नाव: होसाबाई वाळ, ब्लॉक नं:-, रोड नं: राजा नगर, मोगरा पाडा, वेंटिल क्लिनिक जवळ, नागरदास रोड, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-BNTPM5587P 2): नाव:-सुरज मातंगुलाय मिश्रा - - वय:-43 पत्ता:-प्लॉट नं: रुम नं. 40/12, माळा नं:-, इमारतीचे नाव: होसाबाई वाळ, ब्लॉक नं:-, रोड नं: राजा नगर, मोगरा पाडा, वेंटिल क्लिनिक जवळ, नागरदास रोड, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AGUPM8153C
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवणी न्यायलयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पुनस अलीभाई मनसुरी - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऊमर कॅम्पाऊट, ब्लॉक नं:-, रोड नं: एकता नगर, जाबर पाडा, वसई पूर्व, तांदुळा वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-APDPM2620J 2): नाव:-सलमा पुनस मनसुरी - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऊमर कॅम्पाऊट, ब्लॉक नं:-, रोड नं: एकता नगर, जाबर पाडा, वसई पूर्व, तांदुळा वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CHMPM1017J
(9) दस्तावेज करून दिल्याचा दिनांक	07/02/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	13/02/2023
(11) अनुक्रमांक/खंड व पृष्ठ	2620/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	101100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14450
(14) नोंद	
मूल्यांकनासाठी विचारात घेतलेला तपशील:-	



Sales Instance Nearby

8622350 27-01-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 8622/2023 नोंदणी : Regn.63m
गावाचे नाव : पेलहार		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	1521000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1076000	
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ,सदनिका नं: 203, माळा नं: दुसरा मजला, इमारतीचे नाव: रिलायबल स्वप्न नगरी, ब्लॉक नं: बिल्डींग नं. 21, रोड : गाव मौजे पेलहार,विभाग क्र. 3((Survey Number 232,234,241,243,244,245 ;))	
(5) क्षेत्रफळ	28.53 चौ मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सैफुद्दीन टी. मेथीवाला - वय:-66 पत्ता:-प्लॉट नं: 06, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: सुकेर क्लिन्स, ग्रीन मॉस्क्यु मागे, मरोळ विलेज, अंधेरी पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AABPM9243J	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पार्वतीबेन खुसाभाई रबारी - वय:-39; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: रबारीवास, नाना पाटण, गुजरात, गुजरात, पाटण. पिन कोड:-384240 पॅन नं:-EBVPR1670H	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/04/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	8622/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	91300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15210	
(14)सैरा		
मुल्यांकनासाठी विचारात घेतलेला रपणीत .		
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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Price Indicators Projects nearby Locality

Reliable Swapna Nagari 3 4 6 7 9 10 11 12

₹14.84 L - 20 L | 1 BHK Apartment Configuration

Jun 2021 Possession Starts

₹1.50 K/sq.ft Avg. Price

208.00 sq.ft - 270.00 sq.ft Carpet Area

Reliable Reliable Utkarsh A B Wing

₹14.4 L - 26.61 L | 1-2 BHK Apartments Configuration

Jun 2018 Possession Starts

₹6.28 K/sq.ft Avg. Price

237.00 sq.ft - 458.00 sq.ft Carpet Area

1 BHK Flat in Reliable Tarang Nalaspura East For Sale in Pulhaz

₹18 Lacs

₹10,118/Month EMI

475 sq.ft

1 BHK

1 Bedroom	3rd & 33rd
1 Bathroom	Internal Entry
7	Private Tarang Nal.
Name	Name

Get Dealer Details

Price starts by 888 online

Report what you see - not what you wish to see

Listed by: Winwin, Saba, Poo, Shreyash

Price Indicators Projects nearby Locality


magicbricks
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Rent
Sell
Home Loans

Home > Property in Mumbai > 590 Sq-ft

₹24.1 Lac EMI - ₹11k

Get Loan Approved

1 BHK 590 Sq-ft Flat For Sale [Nala Sopara, Mumbai](#)



1 Bed 1 Bath 3 Balconies Semi-Furnished

Carpet Area	Developer	Project
360 sqft ₹63/sqft	Sumatinath Builders	Shalibhadra Yash
Floor	Transaction Type	Status
7 (Out of 7 Floors)	Resale	Ready to Move
Pacing	Lifts	Furnished Status
East	2	Semi-Furnished

Contact Agent
Get Phone No.

More Details

Price Breakup **₹24.1 Lac | ₹1,20,550** Approx. Registration Charges | **₹1,000** Monthly

Booking Amount **₹51,000**

Address: **Nala Sopara, Mumbai, Nala Sopara, Mumbai - Mira Road and Beyond, Maharashtra**

Landmarks **morya nagar**

360 REALTORS
Mumbai
Reliable Tarang Reliable Swapna Nagari
🔍
📞 9448225

Home > Mumbai > Nalasopara > Reliable Tarang Reliable Swapna Nagari



Reliable Swapna Nagari

By Reliable Tarang

Nalasopara, Mumbai

RERA

₹ 18.00 Lakh*

🏠 270 - 270 SQ. FT



Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

Home > Property > Mumbai > Nallasopara West > Apartment in Nallasopara West (1 BHK) > 602 Sq.ft.

₹ 27.9 Lac EMI - ₹ 13k | [Get Loan offers from 74+ Banks](#)

1 BHK 602 Sq.ft Flat For Sale **Nallasopara West, Mumbai**

1 Bed | 1 Bath | 1 Covered Parking | Semi-Furnished

Carpet Area: 415 sqft - ₹ 6,723/sqft

Floor: 6 (Out of 14 Floors)

Racing: North - East

Developer: **Sunatnash Builders**

Transaction Type: **New Property**

Lifts: 2

Project: **Shalibhadra Amora**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Agent
Get Phone No.
Last contact made 4 days ago

More Details

Price Breakup: **₹ 27.9 Lac | ₹ 1,39,500** Approx. Registration Charges | ₹ 1,200 Monthly

Booking Amount: **₹ 51,000**

RERA ID: **P99060011473**

Address: **Nallasopara West, Mumbai, Nallasopara West, Mumbai - Mira Road and Beyond, Maharashtra**

Landmarks: **Tree House school, Near Riddhi Vinayak Hospital**

Furnishing: **Semi-Furnished**

Flooring: **Ceramic Tiles, Granite, Marble, Mosaic, Vitrified**

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Rent
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Get full support from Relationship Manager **MB Prime**
Shortlists Properties Communicates with Owners
Live Video Call
Join Prime @ 50% OFF

Home > Property > Mumbai > Nala Sopara > Flat in Reliable Prestige (2 BHK) > 700 Sq.ft.

₹ 50.0 Lac EMI - ₹ 23k | [How much can you get?](#)

2 BHK Flat For Sale in Reliable Prestige **Nala Sopara, Mumbai**

2 Beds | 2 Baths | Semi-Furnished

Carpet Area: 700 sqft - ₹ 7,143/sqft

Floor: 5 (Out of 12 Floors)

Furnished Status: **Semi-Furnished**

Developer: **Reliable Group**

Transaction Type: **Resale**

Type Of Ownership: **Power Of Attorney**

Project: **Reliable Prestige**

Status: **Ready to Move**

Age Of Construction: **5 to 10 years**

Contact Owner
Get Phone No.
Last contact made 37 days ago

More Details

Price Breakup: **₹ 50 Lac | ₹ 2,50,000** Approx. Registration Charges

Booking Amount: **₹ 5.0 Lac**

Address: **flat no A-504, reliable, achole road nalla sopara east, Nala Sopara, Mumbai - Mira Road and Beyond, Maharashtra**

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

Place : Mumbai

Date : 27.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 10:25:22 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

₹ _____ (Rupees _____

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 27.01.2024 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 06.01.2024. 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 M/s. Avora Realty
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 Sanket Karalkar – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 06.01.2024 Valuation Date - 27.01.2024 Date of Report - 27.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 06.01.2024
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th January 2024** 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. Avora Realty**. 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. Avora Realty**. 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



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
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Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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