

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Evana Heights"

"Evana Heights", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India

Latitude Longitude: 19°00'01.6"N 72°50'23.3"E

Valuation Done for:
State Bank of India
Wagle Ind. Est. Branch

Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604, State - Maharashtra, Country - India.



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

Vastu/SBI/Mumbai/02/2024/6437/2304890
09/10-112-PY
Date: 09.02.2024

To,
**The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch**
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country - India.

Sub: Project Valuation for "**Evana Heights**" at Parel, Mumbai, Pin Code – 400 012.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Evana Heights**", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.

M/s. GBD Infra Project LLP, is proposing redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building.

Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 39th Upper Floors with total RERA carpet area of 91,628.01 Sq. Ft. which consists 1 BHK, 2 BHK and Shops units with 69 nos. of Sell flats, 104 Tenant Flats, 2 Security to Society Flats & 2 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities. School building of Ground Floor + 1st to 7th Upper Floors.

In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



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

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

Sale Realisation from the Project is ₹ 167.67 Cr. and Net Present Value of the project as on date is ₹ 46.19 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.09 17:03:25 +05'30'

Auth. Sign.

Think.Innovate.Create



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PROJECT VALUATION REPORT OF "Evana Heights"

"Evana Heights", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.

Latitude Longitude: 19°00'01.6"N 72°50'23.3"E

NAME OF DEVELOPER: M/s. GBD Infra Project LLP.

Pursuant to instructions from State Bank of India, Wagle Ind. Est. Branch, Thane, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as 18th January 2024 for approval of project finance purpose.

1. Location Details:

Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012. It is about 1.40 Km. travelling distance from Parel Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. GBD Infra Project LLP
Project Registration Number	P51900053438
Register office address	M/s. GBD Infra Project LLP 401, Tanishka, Opp. Abhyudaya Co – op. Bank, Akurli Cross Road, Kandivali (East), Mumbai – 400 101, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Shreyas Shah (Sales Manager) Mobile No. 9921659122
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Parmar Guruji Marg
On or towards South	Shree Ganesh Leela Apartment
On or towards East	KMS Parel Night Junior College
On or towards West	Chandan CHSL



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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	13. Copy of Geotechnical Investigation Report dated May 2022 issued by M/s. Kamlesh Pazare Consultant – Geotechnique.												
	14. Copy of CA Certificate dated 07.02.2024 issued by M/s. N P Shetty & Co.												
	15. Copy of Construction Area Statement Letter No. Ref:M&A/545/2023-2024 dated 07.12.2023 issued by M/s. Mhatre & Associates.												
	16. Copy of RERA Certificate No. P51900053438 dated 31.10.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).												
	17. Copy of Legal Title Report dated 07.10.2023 issued by Khandeparkar & Associates.												
	18. Copy of Property Tax Bill Clearance Certificate No. AAC/FS/TCC/844/2023-2024 dated 19.06.2023 issued by Bhrihan Mumbai Mahanagarpalika.												
	19. Copy of Tree NOC Certificate No. FS/000901/SWA dated 18.04.2023 issued by Municipal Corporation of Greater Mumbai, Tree Department.												
	Project Name (with address & phone nos.) : "Evana Heights" , Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.												
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. GBD Infra Project LLP 401, Tanishka, Opp. Abhyudaya Co – op. Bank, Akurli Cross Road, Kandivali (East), Mumbai – 400 101, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Shreyas Shah (Sales Manager) Mobile No. 9921659122												
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land												
	<p>About Project: Evana Heights is an affordable Project by GBD Infra Project LLP who are one of the renowned developers in Mumbai. It is located in Parel, Mumbai South and well connected by major road(s) like N M Joshi Marg, Eastern Express Highway. GBD Evana Heights is spread across 0.36 acre. The Project has 69 Units.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Evana Heights"</td> <td>Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 37th Upper Floors and School Building is proposed of Ground Floor + 1st to 7th Floors as per approved plan. As per information from developer & concession drawing plan Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 39th Upper Floors and School Building is proposed of Ground Floor + 1st to 7th Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> <th>Percentage of construction cost incurred till Jan 2024</th> </tr> </thead> <tbody> <tr> <td>Sale Building (Wing A & B)</td> <td>Excavation work is completed & Piling work is in progress</td> <td>5.00%</td> <td>5.00%</td> </tr> </tbody> </table>	Building	Number of Floors	"Evana Heights"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 37 th Upper Floors and School Building is proposed of Ground Floor + 1 st to 7 th Floors as per approved plan. As per information from developer & concession drawing plan Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 39 th Upper Floors and School Building is proposed of Ground Floor + 1 st to 7 th Floors.	Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till Jan 2024	Sale Building (Wing A & B)	Excavation work is completed & Piling work is in progress	5.00%	5.00%
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Sale Building (Wing A & B)	Excavation work is completed & Piling work is in progress	5.00%	5.00%										

		<p>PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 30.09.2028 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tr><td>Vitrified flooring tiles in all rooms</td></tr> <tr><td>Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Car Parking</td></tr> <tr><td>Gymnasium</td></tr> <tr><td>Indoor Games Room</td></tr> <tr><td>Meditation Area</td></tr> <tr><td>Grand Entrance Lobby</td></tr> <tr><td>Kids Play Area</td></tr> </table>	Vitrified flooring tiles in all rooms	Granite Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows with M.S. Grills	Laminated wooden flush doors with Safety door	Concealed wiring	Concealed plumbing	Fire Fighting System	Car Parking	Gymnasium	Indoor Games Room	Meditation Area	Grand Entrance Lobby	Kids Play Area
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Gymnasium															
Indoor Games Room															
Meditation Area															
Grand Entrance Lobby															
Kids Play Area															
6.	Location of property	:													
	a) Plot No. / Survey No.	:	C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.)												
	b) Door No.	:	Not applicable												
	c) C. T.S. No. / Village	:	C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.)												
	d) Ward / Taluka	:	Parel – Sewere Division												
	e) Mandal / District	:	District – Mumbai												
7.	Postal address of the property	:	" Evana Heights ", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C.S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.												
8.	City / Town	:	Parel, Mumbai												
	Residential area	:	Yes												
	Commercial area	:	Yes												
	Industrial area	:	No												
9.	Classification of the area	:													
	i) High / Middle / Poor	:	Higher Middle Class												
	ii) Urban / Semi Urban / Rural	:	Urban												
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Parel, Mumbai Municipal Corporation of Greater Mumbai (MCGM)												
11.	Whether covered under any State / Central	:	No												

	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Agreement	As per RERA Certificate
	North	Information not available	Parmar Guruji Marg
	South	Information not available	Shirodkar High School
	East	Information not available	Pawanputra
	West	Information not available	Chandan Niwas
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A (As per the Deed)
			B (Actuals)
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°00'01.6"N 72°50'23.3"E
14.	Extent of the site	:	Net Plot area = 863.93 Sq. M. Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 863.93 Sq. M.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential cum Commercial
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 01.02.2023 issued by Municipal Corporation of Greater Mumbai (MCGM). Approved upto: Basement + Ground Floor + 1st to 37th Upper Floors 2. Copy of Building Concession Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai (MCGM). Sanctioned Upto: Basement + Ground Floor + 1st

f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
g)	Date of issue and validity of layout of approved map	:	<p>1. Copy of Approved Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 01.02.2023 issued by Municipal Corporation of Greater Mumbai (MCGM). Approved upto: Basement + Ground Floor + 1st to 37th Upper Floors</p> <p>2. Copy of Building Concession Plan No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri dated 16.12.2022 issued by Municipal Corporation of Greater Mumbai (MCGM). Sanctioned Upto: Basement + Ground Floor + 1st to 39th Upper Floors</p> <p>3. Copy of 1st Commencement Certificate No. P-11105/2022/(93/74(pt)AndOther)/F/South/Parel-Seweri/CC/1/New dated 15.06.2023 valid upto 14.06.2024 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is granted up to Plinth level as per approved IOD dated 01.02.2023)</p>
h)	Approved map / plan issuing authority	:	Maharashtra Housing and Area Development Authority (MHADA).
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Verified
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

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



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

Remarks:

1. As per Approved Plan of building is approved upto 37th Floor till date and so revised Approved plan upto 39th Floor will be approved by the MCGM after the payment of premium paid to the MCGM authority for the further construction of the building.
2. We have referenced Concession Drawing Plan sanctioned by MCGM for construction area statement.

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. Building Construction work is in progress
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra-steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. Building Construction work is in progress
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work is in progress
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

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

Area Statement as per Approved Plan

A	AREA STATEMENT	Sq. M.
1	Area of the plot (As per P. R. Card)	1,494.53
1a	Area of the plot on site as per CSLR Plan	1,494.53
2	Deduction for	
a	Road Set back area	402.79
b	Proposed Road	-
c	Any reservation	227.81
d	R. G.	-
e	-% Amenity Space DCPR 58/57 (sub – plot_) other	-
	Total (a to e)	630.60
3	Balance Area of the plot (1 – 2)	863.93
	a) Plot area to be handed over to school	185.73
4	Deduction for 15% recreational ground / 10% amenity (space if deductible for incl.)	-
5	Net Area of Plot	863.93
6	Additions for Floor Space Index	
a	100% for DP Road	
b	100% for Set – back	402.79
c	100% Any reservations	227.81
	100% RG	-
7	Total Area (5 + 6)	1,494.53
8	Floor Space Index Permissible	-
9	9 (a) Floor space index credit available by development rights (restricted to - % of the balance area vide 3 above) (DRC No.)	-
	Additions for Floor Space Index	-
	9 (b) 33% as per DCPR 32	
	9 (c) % as per DCPR 33	
	9 (d) Other	
10	Permissible Built – Up Area	
	A) Rehab Component	3,501.75
	Additional 15% Area of rehab component as per DCPR 33(7)(5)(a) of DCPR 2034	525.26
	Total Rehab Component	4,026.98
	B) Sale Component	4,026.98
	C) Sale Component (as per Rev. LOI Dt. 29-09-2022)	426.98
	Total Sale Component	8,480.32
	D) School Area to be handed over to MCGM (as per Rev. LOI 29-09-2022)	836.00
	Total Permissible Built – up Area (A + B + C)	8,480.32
11	Existing Floor Area	-

A	AREA STATEMENT	Sq. M.			
	100% RG				
7	Total Area (5 + 6)	1,494.53			
8	Floor Space Index Permissible				
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	Additions for Floor Space Index 9 (b) 33% as per DCPR 32 9 (c) % as per DCPR 33 9 (d) Other				
10	Permissible Built – Up Area				
	E) Rehab Component	3,501.75			
	Additional 15% Area of rehab component as per DCPR 33(7)(5)(a) of DCPR 2034	525.26			
	Total Rehab Component	4,026.98			
	F) Sale Component	4,026.98			
	G) Sale Component (as per Rev. LOI Dt. 29-09-2022)	426.98			
	Total Sale Component	8,480.32			
	H) School Area to be handed over to MCGM (as per Rev. LOI 29-09-2022)	836.00			
	Total Permissible Built – up Area (A + B + C)	8,480.32			
11	Existing Floor Area				
12	Proposed Built – up area – Rehab Component	4,026.98			
	Proposed Built – up area – Sale Component	4,453.34			
13	Excess balcony area taken in Floor Space Index				
	C) Purely Residential Built – up Area				
	D) Remaining Non – residential Built-up Area				
14	Total Built up Proposed (11 + 12 + 13)	8,480.32			
15	FSI consumed on net holding = 14/5	10.69			
B	Details of FSI available as per DCPR 33 (7)	DCPR 2034			
		Permissible		Proposed	
		Rehab	Sale	Rehab	Sale
1	Fungible built – up area component proposed vide DCPR 33 (7) for purely residential = or < (12 – 14A X 1.35)	1,400.47	1,558.68	1,335.76	1,555.82
2	Fungible built – up area component proposed vide DCPR 33 (7) for purely non - residential = or < (14B X 0.20)	8.98	-	8.96	-
3	Total fungible built – up area vides DCPR 33(7) = (B1 + B2)	2,968.13		2,900.54	
4	Total Gross Built – up Area proposed	11,448.45		11,381.28	
C	Tenement Statement				
i	Proposed Area (item 12 above)	4,026.98			
ii	Less Deduction of Non – Residential area (Shop, etc.)				
iii	Area available for tenements (i – ii)	4,026.98			
iv	Tenements permissible (Density of tenements / hectare)				
v	Tenements proposed	200 + 3 = 203			
vi	Tenements existing / Total tenements on the plot	104 + 2 = 106			
	Total Tenements on the plot				
D	Parking Statement				
i	Parking required by regulations for Car / Scooter / Motor cycle	134			

A	AREA STATEMENT	Sq. M.
	Outsiders (visitors)	
ii	Parking Permissible	128
iii	Parking Proposed	128

CA Certificate dated 07.02.2024 issued by M/s. N P Shetty & Co.

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till Jan - 24 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Acquisition cost of land	-	-	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost, etc.)	19.53	7.16	12.38
Approval Cost	5.66	5.66	-
Construction Cost (incl. development cost)	61.45	3.32	58.13
Architect & Consultancy Expenses	1.21	0.58	0.63
Admin & Overhead Cost	2.77	0.24	2.53
Selling & Marketing Cost	4.53	0.64	3.89
Interest to Bank Finance	8.31	-	8.31
Total	103.45	17.60	85.86

Construction Area as per Concession Drawing Plan

Rehab cum Sale Building:

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement Floor	103.00	118.76	-	221.76
2	Ground Floor	97.50	142.68	-	240.18
3	1st Floor	102.97	127.20	-	230.17
4	2nd Floor	102.97	83.99	-	186.96
5	3rd Floor	102.97	111.36	-	214.33
6	4th Floor	169.06	83.99	-	253.05
7	5th Floor	153.91	111.36	-	265.27
8	6th Floor	153.91	111.36	-	265.27
9	7th Floor	102.69	111.36	-	214.05
10	8th Floor	153.91	111.36	-	265.27
11	9th Floor	153.91	111.36	-	265.27
12	10th Floor	156.24	120.91	-	277.15
13	11th Floor	156.24	120.91	-	277.15
14	12th Floor	156.24	120.91	-	277.15
15	13th Floor	156.24	120.91	-	277.15
16	14th Floor	102.69	146.79	-	249.48
17	15th Floor	262.02	142.66	-	404.68
18	16th Floor	403.89	142.66	-	546.55
19	17th Floor	403.89	142.66	-	546.55
20	18th Floor	403.89	142.66	-	546.55
21	19th Floor	403.89	142.66	-	546.55
22	20th Floor	403.89	142.66	-	546.55
23	21st Floor	293.55	142.66	-	436.21
24	22nd Floor	403.89	142.66	-	546.55
25	23rd Floor	403.89	142.66	-	546.55

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
47	16th Flr	1601	2BHK	43.30	466.08	512.69	Tenant
48	16th Flr	1602	2BHK	43.30	466.08	512.69	Tenant
49	16th Flr	1603	2BHK	43.30	466.08	512.69	Tenant
50	17th Flr	1701	2BHK	43.30	466.08	512.69	Tenant
51	17th Flr	1702	2BHK	43.30	466.08	512.69	Tenant
52	17th Flr	1703	2BHK	43.30	466.08	512.69	Tenant
53	18th Flr	1801	2BHK	43.30	466.08	512.69	Tenant
54	18th Flr	1802	2BHK	43.30	466.08	512.69	Tenant
55	18th Flr	1803	2BHK	43.30	466.08	512.69	Tenant
56	19th Flr	1901	2BHK	43.30	466.08	512.69	Tenant
57	19th Flr	1902	2BHK	43.30	466.08	512.69	Tenant
58	19th Flr	1903	2BHK	43.30	466.08	512.69	Tenant
59	20th Flr	2001	2BHK	43.30	466.08	512.69	Tenant
60	20th Flr	2002	2BHK	43.30	466.08	512.69	Tenant
61	20th Flr	2003	2BHK	43.30	466.08	512.69	Tenant
62	21st Flr	2101	Refugee	-	-	-	Refugee
63	21st Flr	2102	2BHK	43.30	466.08	512.69	Tenant
64	21st Flr	2103	2BHK	43.30	466.08	512.69	Tenant
65	22nd Flr	2201	2BHK	43.30	466.08	512.69	Tenant
66	22nd Flr	2202	2BHK	43.30	466.08	512.69	Tenant
67	22nd Flr	2203	2BHK	43.30	466.08	512.69	Tenant
68	23rd Flr	2301	2BHK	43.30	466.08	512.69	Tenant
69	23rd Flr	2302	2BHK	43.30	466.08	512.69	Tenant
70	23rd Flr	2303	2BHK	43.30	466.08	512.69	Tenant
71	24th Flr	2401	2BHK	43.30	466.08	512.69	Tenant
72	24th Flr	2402	2BHK	43.30	466.08	512.69	Tenant
73	24th Flr	2403	2BHK	43.30	466.08	512.69	Tenant
74	25th Flr	2501	2BHK	43.30	466.08	512.69	Tenant
75	25th Flr	2502	2BHK	43.30	466.08	512.69	Tenant
76	25th Flr	2503	2BHK	43.30	466.08	512.69	Tenant
77	26th Flr	2601	2BHK	43.30	466.08	512.69	Tenant
78	26th Flr	2602	2BHK	43.30	466.08	512.69	Tenant
79	26th Flr	2603	2BHK	43.30	466.08	512.69	Tenant
80	27th Flr	2701	2BHK	43.30	466.08	512.69	Tenant
81	27th Flr	2702	2BHK	43.30	466.08	512.69	Tenant
82	27th Flr	2703	2BHK	43.30	466.08	512.69	Tenant
83	28th Flr	2801	Refugee	-	-	-	Refugee
84	28th Flr	2802	2BHK	43.30	466.08	512.69	Tenant
85	28th Flr	2803	2BHK	43.30	466.08	512.69	Tenant
86	29th Flr	2901	2BHK	43.30	466.08	512.69	Tenant
87	29th Flr	2902	2BHK	43.30	466.08	512.69	Tenant
88	29th Flr	2903	2BHK	43.30	466.08	512.69	Tenant
89	30th Flr	3001	2BHK	43.30	466.08	512.69	Tenant
90	30th Flr	3002	2BHK	43.30	466.08	512.69	Tenant
91	30th Flr	3003	2BHK	43.30	466.08	512.69	Tenant
92	31st Flr	3101	2BHK	43.30	466.08	512.69	Tenant
93	31st Flr	3102	2BHK	43.30	466.08	512.69	Tenant
94	31st Flr	3103	2BHK	43.30	466.08	512.69	Tenant
95	32nd Flr	3201	2BHK	43.30	466.08	512.69	Tenant

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
96	32nd Flr	3202	2BHK	43.30	466.08	512.69	Tenant
97	32nd Flr	3203	2BHK	43.30	466.08	512.69	Tenant
98	33rd Flr	3301	2BHK	43.30	466.08	512.69	Tenant
99	33rd Flr	3302	2BHK	43.30	466.08	512.69	Tenant
100	33rd Flr	3303	2BHK	43.30	466.08	512.69	Tenant
101	34th Flr	3401	2BHK	43.30	466.08	512.69	Tenant
102	34th Flr	3402	2BHK	43.30	466.08	512.69	Tenant
103	34th Flr	3403	2BHK	43.30	466.08	512.69	Tenant
104	35th Flr	3501	Refugee	-	-	-	Refugee
105	35th Flr	3502	2BHK	43.30	466.08	512.69	Tenant
106	35th Flr	3503	2BHK	43.30	466.08	512.69	Tenant
107	36th Flr	3601	2BHK	43.30	466.08	512.69	Tenant
108	36th Flr	3602	2BHK	43.30	466.08	512.69	Tenant
109	36th Flr	3603	2BHK	43.30	466.08	512.69	Tenant
110	37th Flr	3701	2BHK	43.30	466.08	512.69	Tenant
111	37th Flr	3702	2BHK	43.30	466.08	512.69	Tenant
112	37th Flr	3703	2BHK	43.30	466.08	512.69	Tenant
113	38th Flr	3801	2BHK	43.30	466.08	512.69	Reserved
114	38th Flr	3802	2BHK	43.30	466.08	512.69	Reserved
115	38th Flr	3803	2BHK	43.30	466.08	512.69	Tenant
116	15th Flr	1503	2BHK	60.25	648.53	713.38	Unsold
117	15th Flr	1504	1BHK	38.40	413.34	454.67	Unsold
118	16th Flr	1601	2BHK	63.80	686.74	755.42	Unsold
119	16th Flr	1602	2BHK	63.80	686.74	755.42	Unsold
120	16th Flr	1603	2BHK	60.25	648.53	713.38	Unsold
121	16th Flr	1604	1BHK	38.40	413.34	454.67	Unsold
122	17th Flr	1701	2BHK	63.80	686.74	755.42	Unsold
123	17th Flr	1702	2BHK	63.80	686.74	755.42	Unsold
124	17th Flr	1703	2BHK	60.25	648.53	713.38	Unsold
125	17th Flr	1704	1BHK	38.40	413.34	454.67	Unsold
126	18th Flr	1801	2BHK	63.80	686.74	755.42	Unsold
127	18th Flr	1802	2BHK	63.80	686.74	755.42	Unsold
128	18th Flr	1803	2BHK	60.25	648.53	713.38	Unsold
129	18th Flr	1804	1BHK	38.40	413.34	454.67	Unsold
130	19th Flr	1901	2BHK	63.80	686.74	755.42	Unsold
131	19th Flr	1902	2BHK	63.80	686.74	755.42	Unsold
132	19th Flr	1903	2BHK	60.25	648.53	713.38	Unsold
133	19th Flr	1904	1BHK	38.40	413.34	454.67	Unsold
134	20th Flr	2001	2BHK	63.80	686.74	755.42	Unsold
135	20th Flr	2002	2BHK	63.80	686.74	755.42	Unsold
136	20th Flr	2003	2BHK	60.25	648.53	713.38	Unsold
137	20th Flr	2004	1BHK	38.40	413.34	454.67	Unsold
138	21st Flr	2101	3BHK	70.41	757.89	833.68	Unsold
139	21st Flr	2102	Refugee	-	-	-	Refugee
140	21st Flr	2103	2BHK	60.25	648.53	713.38	Unsold
141	21st Flr	2104	1BHK	38.40	413.34	454.67	Unsold
142	22nd Flr	2201	2BHK	63.80	686.74	755.42	Unsold
143	22nd Flr	2202	2BHK	63.80	686.74	755.42	Unsold
144	22nd Flr	2203	2BHK	60.25	648.53	713.38	Unsold

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Tenant List
145	22nd Flr	2204	1BHK	38.40	413.34	454.67	Unsold
146	23rd Flr	2301	2BHK	63.80	686.74	755.42	Unsold
147	23rd Flr	2302	2BHK	63.80	686.74	755.42	Unsold
148	23rd Flr	2303	2BHK	60.25	648.53	713.38	Unsold
149	23rd Flr	2304	1BHK	38.40	413.34	454.67	Unsold
150	24th Flr	2401	2BHK	63.80	686.74	755.42	Unsold
151	24th Flr	2402	2BHK	63.80	686.74	755.42	Unsold
152	24th Flr	2403	2BHK	60.25	648.53	713.38	Unsold
153	24th Flr	2404	1BHK	38.40	413.34	454.67	Unsold
154	25th Flr	2501	2BHK	63.80	686.74	755.42	Unsold
155	25th Flr	2502	2BHK	63.80	686.74	755.42	Unsold
156	25th Flr	2503	2BHK	60.25	648.53	713.38	Unsold
157	25th Flr	2504	1BHK	38.40	413.34	454.67	Unsold
158	26th Flr	2601	2BHK	63.80	686.74	755.42	Unsold
159	26th Flr	2602	2BHK	63.80	686.74	755.42	Unsold
160	26th Flr	2603	2BHK	60.25	648.53	713.38	Unsold
161	26th Flr	2604	1BHK	38.40	413.34	454.67	Unsold
162	27th Flr	2701	2BHK	63.80	686.74	755.42	Unsold
163	27th Flr	2702	2BHK	63.80	686.74	755.42	Unsold
164	27th Flr	2703	2BHK	60.25	648.53	713.38	Unsold
165	27th Flr	2704	1BHK	38.40	413.34	454.67	Unsold
166	28th Flr	2801	3BHK	70.41	757.89	833.68	Unsold
167	28th Flr	2802	Refugee	-	-	-	Refugee
168	28th Flr	2803	2BHK	60.25	648.53	713.38	Unsold
169	28th Flr	2804	1BHK	38.40	413.34	454.67	Unsold
170	29th Flr	2901	2BHK	63.80	686.74	755.42	Unsold
171	29th Flr	2902	2BHK	63.80	686.74	755.42	Unsold
172	29th Flr	2903	2BHK	60.25	648.53	713.38	Unsold
173	29th Flr	2904	1BHK	38.40	413.34	454.67	Unsold
174	30th Flr	3001	2BHK	63.80	686.74	755.42	Unsold
175	30th Flr	3002	2BHK	63.80	686.74	755.42	Unsold
176	30th Flr	3003	2BHK	60.25	648.53	713.38	Unsold
177	30th Flr	3004	1BHK	38.40	413.34	454.67	Unsold
178	31st Flr	3101	2BHK	63.80	686.74	755.42	Unsold
179	31st Flr	3102	2BHK	63.80	686.74	755.42	Unsold
180	31st Flr	3103	2BHK	60.25	648.53	713.38	Unsold
181	31st Flr	3104	1BHK	38.40	413.34	454.67	Unsold
182	32nd Flr	3201	2BHK	63.80	686.74	755.42	Unsold
183	32nd Flr	3202	2BHK	63.80	686.74	755.42	Unsold
184	32nd Flr	3203	2BHK	60.25	648.53	713.38	Unsold
185	32nd Flr	3204	1BHK	38.40	413.34	454.67	Unsold
186	33rd Flr	3301	2BHK	63.80	686.74	755.42	Unsold
TOTAL				8,512.45	91,628.01	1,00,790.81	



Tenant's Flats Inventory List

S. No.	Floor No.	Shop No	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)
1	1st Flr	101	2BHK	43.30	466.08	512.69
2	1st Flr	102	2BHK	43.30	466.08	512.69
3	2nd Flr	201	2BHK	43.30	466.08	512.69
4	2nd Flr	202	2BHK	43.30	466.08	512.69
5	3rd Flr	301	2BHK	43.30	466.08	512.69
6	3rd Flr	302	2BHK	43.30	466.08	512.69
7	4th Flr	401	2BHK	43.30	466.08	512.69
8	4th Flr	402	2BHK	43.30	466.08	512.69
9	4th Flr	403	2BHK	43.30	466.08	512.69
10	5th Flr	501	2BHK	43.30	466.08	512.69
11	5th Flr	502	2BHK	43.30	466.08	512.69
12	5th Flr	503	2BHK	43.30	466.08	512.69
13	6th Flr	601	2BHK	43.30	466.08	512.69
14	6th Flr	602	2BHK	43.30	466.08	512.69
15	6th Flr	603	2BHK	43.30	466.08	512.69
16	7th Flr	702	2BHK	43.30	466.08	512.69
17	7th Flr	703	2BHK	43.30	466.08	512.69
18	8th Flr	801	2BHK	43.30	466.08	512.69
19	8th Flr	802	2BHK	43.30	466.08	512.69
20	8th Flr	803	2BHK	43.30	466.08	512.69
21	9th Flr	901	2BHK	43.30	466.08	512.69
22	9th Flr	902	2BHK	43.30	466.08	512.69
23	9th Flr	903	2BHK	43.30	466.08	512.69
24	10th Flr	1001	2BHK	43.30	466.08	512.69
25	10th Flr	1002	2BHK	43.30	466.08	512.69
26	10th Flr	1003	2BHK	43.30	466.08	512.69
27	11th Flr	1101	2BHK	43.30	466.08	512.69
28	11th Flr	1102	2BHK	43.30	466.08	512.69
29	11th Flr	1103	2BHK	43.30	466.08	512.69
30	12th Flr	1201	2BHK	43.30	466.08	512.69
31	12th Flr	1202	2BHK	43.30	466.08	512.69
32	12th Flr	1203	2BHK	43.30	466.08	512.69
33	13th Flr	1301	2BHK	43.30	466.08	512.69
34	13th Flr	1302	2BHK	43.30	466.08	512.69
35	13th Flr	1303	2BHK	43.30	466.08	512.69
36	14th Flr	1402	2BHK	43.30	466.08	512.69
37	14th Flr	1403	2BHK	43.30	466.08	512.69
38	15th Flr	1501	2BHK	43.30	466.08	512.69
39	15th Flr	1502	2BHK	43.30	466.08	512.69
40	15th Flr	1503	2BHK	43.30	466.08	512.69
41	16th Flr	1601	2BHK	43.30	466.08	512.69
42	16th Flr	1602	2BHK	43.30	466.08	512.69
43	16th Flr	1603	2BHK	43.30	466.08	512.69
44	17th Flr	1701	2BHK	43.30	466.08	512.69
45	17th Flr	1702	2BHK	43.30	466.08	512.69
46	17th Flr	1703	2BHK	43.30	466.08	512.69
47	18th Flr	1801	2BHK	43.30	466.08	512.69
48	18th Flr	1802	2BHK	43.30	466.08	512.69
49	18th Flr	1803	2BHK	43.30	466.08	512.69



S. No.	Floor No.	Shop No	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)
50	19th Flr	1901	2BHK	43.30	466.08	512.69
51	19th Flr	1902	2BHK	43.30	466.08	512.69
52	19th Flr	1903	2BHK	43.30	466.08	512.69
53	20th Flr	2001	2BHK	43.30	466.08	512.69
54	20th Flr	2002	2BHK	43.30	466.08	512.69
55	20th Flr	2003	2BHK	43.30	466.08	512.69
56	21st Flr	2102	2BHK	43.30	466.08	512.69
57	21st Flr	2103	2BHK	43.30	466.08	512.69
58	22nd Flr	2201	2BHK	43.30	466.08	512.69
59	22nd Flr	2202	2BHK	43.30	466.08	512.69
60	22nd Flr	2203	2BHK	43.30	466.08	512.69
61	23rd Flr	2301	2BHK	43.30	466.08	512.69
62	23rd Flr	2302	2BHK	43.30	466.08	512.69
63	23rd Flr	2303	2BHK	43.30	466.08	512.69
64	24th Flr	2401	2BHK	43.30	466.08	512.69
65	24th Flr	2402	2BHK	43.30	466.08	512.69
66	24th Flr	2403	2BHK	43.30	466.08	512.69
67	25th Flr	2501	2BHK	43.30	466.08	512.69
68	25th Flr	2502	2BHK	43.30	466.08	512.69
69	25th Flr	2503	2BHK	43.30	466.08	512.69
70	26th Flr	2601	2BHK	43.30	466.08	512.69
71	26th Flr	2602	2BHK	43.30	466.08	512.69
72	26th Flr	2603	2BHK	43.30	466.08	512.69
73	27th Flr	2701	2BHK	43.30	466.08	512.69
74	27th Flr	2702	2BHK	43.30	466.08	512.69
75	27th Flr	2703	2BHK	43.30	466.08	512.69
76	28th Flr	2802	2BHK	43.30	466.08	512.69
77	28th Flr	2803	2BHK	43.30	466.08	512.69
78	29th Flr	2901	2BHK	43.30	466.08	512.69
79	29th Flr	2902	2BHK	43.30	466.08	512.69
80	29th Flr	2903	2BHK	43.30	466.08	512.69
81	30th Flr	3001	2BHK	43.30	466.08	512.69
82	30th Flr	3002	2BHK	43.30	466.08	512.69
83	30th Flr	3003	2BHK	43.30	466.08	512.69
84	31st Flr	3101	2BHK	43.30	466.08	512.69
85	31st Flr	3102	2BHK	43.30	466.08	512.69
86	31st Flr	3103	2BHK	43.30	466.08	512.69
87	32nd Flr	3201	2BHK	43.30	466.08	512.69
88	32nd Flr	3202	2BHK	43.30	466.08	512.69
89	32nd Flr	3203	2BHK	43.30	466.08	512.69
90	33rd Flr	3301	2BHK	43.30	466.08	512.69
91	33rd Flr	3302	2BHK	43.30	466.08	512.69
92	33rd Flr	3303	2BHK	43.30	466.08	512.69
93	34th Flr	3401	2BHK	43.30	466.08	512.69
94	34th Flr	3402	2BHK	43.30	466.08	512.69
95	34th Flr	3403	2BHK	43.30	466.08	512.69
96	35th Flr	3502	2BHK	43.30	466.08	512.69
97	35th Flr	3503	2BHK	43.30	466.08	512.69
98	36th Flr	3601	2BHK	43.30	466.08	512.69
99	36th Flr	3602	2BHK	43.30	466.08	512.69



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S. No.	Floor No.	Shop No	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)
100	36th Flr	3603	2BHK	43.30	466.08	512.69
101	37th Flr	3701	2BHK	43.30	466.08	512.69
102	37th Flr	3702	2BHK	43.30	466.08	512.69
103	37th Flr	3703	2BHK	43.30	466.08	512.69
104	38th Flr	3803	2BHK	43.30	466.08	512.69
TOTAL				4,503.20	48,472.44	53,319.69

Tenant's Shops Inventory List

S. No.	Floor No.	Shop No	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)
1	Gr Flr	Shop 1	Shop	14.58	156.94	172.63
2	Gr Flr	Shop 2	Shop	13.75	148.01	162.81
TOTAL				28.33	304.94	335.44

Security to Society Flats Inventory List

S. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)
1	38th Flr	3801	2BHK	43.30	466.08	512.69
2	38th Flr	3802	2BHK	43.30	466.08	512.69
TOTAL				86.60	932.16	1,025.38

Unsold Flats Inventory

S. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	15th Flr	1503	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
2	15th Flr	1504	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
3	16th Flr	1601	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
4	16th Flr	1602	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
5	16th Flr	1603	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
6	16th Flr	1604	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
7	17th Flr	1701	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
8	17th Flr	1702	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
9	17th Flr	1703	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
10	17th Flr	1704	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
11	18th Flr	1801	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
12	18th Flr	1802	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
13	18th Flr	1803	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
14	18th Flr	1804	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
15	19th Flr	1901	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
16	19th Flr	1902	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
17	19th Flr	1903	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
18	19th Flr	1904	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
19	20th Flr	2001	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
20	20th Flr	2002	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
21	20th Flr	2003	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
22	20th Flr	2004	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
23	21st Flr	2101	3BHK	757.89	833.68	40,000.00	3,03,15,730.00
24	21st Flr	2103	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
25	21st Flr	2104	1BHK	413.34	454.67	40,000.00	1,65,33,504.00

S. No.	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built - up Area (Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
26	22nd Flr	2201	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
27	22nd Flr	2202	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
28	22nd Flr	2203	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
29	22nd Flr	2204	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
30	23rd Flr	2301	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
31	23rd Flr	2302	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
32	23rd Flr	2303	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
33	23rd Flr	2304	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
34	24th Flr	2401	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
35	24th Flr	2402	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
36	24th Flr	2403	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
37	24th Flr	2404	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
38	25th Flr	2501	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
39	25th Flr	2502	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
40	25th Flr	2503	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
41	25th Flr	2504	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
42	26th Flr	2601	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
43	26th Flr	2602	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
44	26th Flr	2603	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
45	26th Flr	2604	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
46	27th Flr	2701	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
47	27th Flr	2702	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
48	27th Flr	2703	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
49	27th Flr	2704	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
50	28th Flr	2801	3BHK	757.89	833.68	40,000.00	3,03,15,730.00
51	28th Flr	2803	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
52	28th Flr	2804	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
53	29th Flr	2901	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
54	29th Flr	2902	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
55	29th Flr	2903	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
56	29th Flr	2904	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
57	30th Flr	3001	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
58	30th Flr	3002	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
59	30th Flr	3003	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
60	30th Flr	3004	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
61	31st Flr	3101	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
62	31st Flr	3102	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
63	31st Flr	3103	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
64	31st Flr	3104	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
65	32nd Flr	3201	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
66	32nd Flr	3202	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
67	32nd Flr	3203	2BHK	648.53	713.38	40,000.00	2,59,41,240.00
68	32nd Flr	3204	1BHK	413.34	454.67	40,000.00	1,65,33,504.00
69	33rd Flr	3301	2BHK	686.74	755.42	40,000.00	2,74,69,728.00
TOTAL				41,918.46	46,110.31		1,67,67,38,420.00



TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹
Unsold Flats	69.00	41,918.46	40,000.00	167,67,38,419.00
Security to Society Flats	2.00	932.16	-	-
Tenant Flat Inventory	104.00	48,472.44	-	-
Tenant Shop Inventory	2.00	304.94	-	-
Total	177.00	91,628.01		167,67,38,419.00
Total Income from Sale in Cr.				167.67.00

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	-	-	-
Payment payable to Rehab Tenants (Rent Cost)	7.16	12.37	19.53
Construction Cost of Rehab cum Sale Building	3.32	61.93	65.25
Approval Cost of Fungible Cost & Development charges	5.66	3.74	9.40
Architect Cost, RCC & other Professional fees	0.58	0.72	1.30
Administrative Expenses	0.24	3.02	3.26
Marketing Expenses	0.64	4.39	5.03
Interest Cost	-	8.31	8.31
TOTAL COST	17.60	94.49	112.09

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 7.69 Cr. considering Land Rate @ ₹88,970.00 per Sq. M. & Net Plot Area of 863.93 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 0.00 i.e., ₹ 0.00 Cr. which is 0.00% of Total Project Cost.

➤ Payment Payable to Rehab Tenants (Rent Cost):

Since it is a having some redevelopment flat from the date of shifting of 106 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 19,53,43,554.00 i.e., ₹ 19.53 Cr. Builder has paid ₹ 7.16 Cr. which is 17.43 % of Total Project Cost.

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

Sr. No.	Particulars	Residential Flat	Units
1	No. of Tenants	106.00	Nos.
2	Rent per tenant per month for 01.01.2022 to 31.12.2023	25,000.00	Rupees
	Extra Amount to 15 tenants	43,20,000.00	
3	Rent per year for Jan 22 to Dec 23	6,79,20,000.00	Rupees
4	Rent per tenant per month for 01.01.2024 to 31.12.2024	27,500.00	Rupees
5	Rent per year for Jan 24 to Dec 24	3,49,80,000.00	Rupees
6	Rent per tenant per month for 01.01.2025 to 31.12.2025	30,250.00	Rupees
7	Rent per year for Jan 25 to Dec 25	3,84,78,000.00	Rupees
8	Rent per tenant per month for 01.01.2026 to 31.12.2026	33,275.00	Rupees
9	Rent per year for Jan 26 to Dec 26	4,23,25,800.00	Rupees
10	Rent per tenants per month for Jan 27 to Mar 27	36,603.00	Rupees
11	Rent per year for Jan 27 to Mar 27	1,16,39,754.00	Rupees
12	Total Rent Cost (3 + 5 + 7 + 9 + 11)	19,53,43,554.00	Rupees



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

Construction Area of Rehab cum Sale Building = 17,832.04 Sq. M. i.e., 1,91,944.08 Sq. Ft.

No. of Stack Car Parking = 128 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹53,49,61,200.00 i.e., ₹53.50 Cr. which comes ₹30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹5,34,96,120.00 i.e., ₹5.35 Cr. which comes 10% of cost of construction of building and cost for stack parking is ₹6,40,00,000.00 i.e., ₹6.40 Cr. which comes ₹5,00,000.00 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹53,49,61,200.00 + ₹5,34,96,120.00 + ₹6,40,00,000.00) = ₹65,24,57,320.00 i.e., ₹65.25 Cr.

The total construction area is 17,832.04 Sq. M. i.e., 1,91,944.08 Sq. Ft., projected cost of ₹65.25 Cr is 58.21% of total project cost

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

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

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹9,40,49,443.00 i.e., ₹9.40 Cr. which is 8.39% of Total Project Cost. Builder has paid ₹5.66 Cr.

Sr.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Administration Charges for Bldg. & Other Worker Cess	29,880.00	29,880.00
2	Cess Charges	66,80,010.00	66,80,010.00
3	CFO NOC & Fire Service Fees	9,38,780.00	9,38,780.00
4	CFO NOC & Fire Service Fees	3,62,080.00	3,62,080.00
5	CFO NOC & Fire Service Fees	20,000.00	20,000.00
6	CFO NOC & Fire Service Fees	29,250.00	29,250.00
7	CFO NOC & Fire Service Fees	9,010.00	9,010.00
8	CFO NOC & Fire Service Fees	1,04,040.00	1,04,040.00
9	Compensation Charges	5,46,770.00	5,46,770.00
10	Construction Worker Welfare Cess	29,57,270.00	29,57,270.00
11	Development Charges	1,61,46,100.00	1,61,46,100.00
12	Extra Sewerages Charges	47,58,800.00	47,58,800.00
13	Revalidation Fees	61,05,000.00	61,05,000.00
14	Property Tax	41,22,803.00	41,22,803.00
15	Scrutiny Fees	21,72,379.00	21,72,379.00
16	Scrutiny Fees	29,98,100.00	29,98,100.00
17	Development Charges	66,80,100.00	66,80,100.00
18	Debris Removal Charges	45,000.00	45,000.00
19	IOD Deposit	1,23,300.00	1,23,300.00
20	Staircase & Lift Premium Charges	1,33,700.00	1,33,700.00
21	Hydraulic Engineering	13,280.00	13,280.00
22	PCO NOC	45,000.00	45,000.00
23	Scrutiny Fees	10,116.00	10,116.00
24	Dewatering Charges	20,000.00	20,000.00

Sr.	Particulars	Total Cost in ₹	Incurred Cost in ₹
25	Royalties and Fees	41,300.00	41,300.00
26	Royalties and Fees	15,05,000.00	15,05,000.00
27	Scrutiny Fees	30,250.00	30,250.00
28	Open Deficiency Premium	50,69,235.00	-
29	Inadequate Size of AVS	10,50,452.00	-
30	Inadequate width of Staircase for School	1,17,883.00	-
31	Fire Evacuation Life & Lift Lobby	13,92,126.00	-
32	Development Charges (Building Component)	1,43,77,589.00	-
33	Additional Development Cess	89,06,680.00	-
34	Additional Parking Charges	65,08,160.00	-
Total		9,40,49,443.00	5,66,27,318.00

As per information & challan provided by developer.

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

The total Architect charges of ₹ 1,30,49,146.00 i.e., ₹ 1.30 Cr. is 2.0% of total construction cost building & it is on lower side because developer have their inhouse team for professional work.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost Building which comes to ₹ 3,26,22,866.00 i.e., ₹ 3.26 Cr.

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

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹ 5,03,02,153.00 i.e., ₹ 5.03 Cr.

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

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 8,31,00,000.00 i.e., ₹ 8.31 Cr., which is 7.41% of total project cost.

As per information provided by the client.



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PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	167.67
Less: Total projected Expenses	112.09
Estimated Surplus	55.58
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	16.67
Net Surplus (3-4)	38.91
PV (discounted @ 8% for 4 years)	Rs. 28.60
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	17.60
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 46.20
The realizable value of the property	Rs. 41.58
Distress value of the property	Rs. 36.96

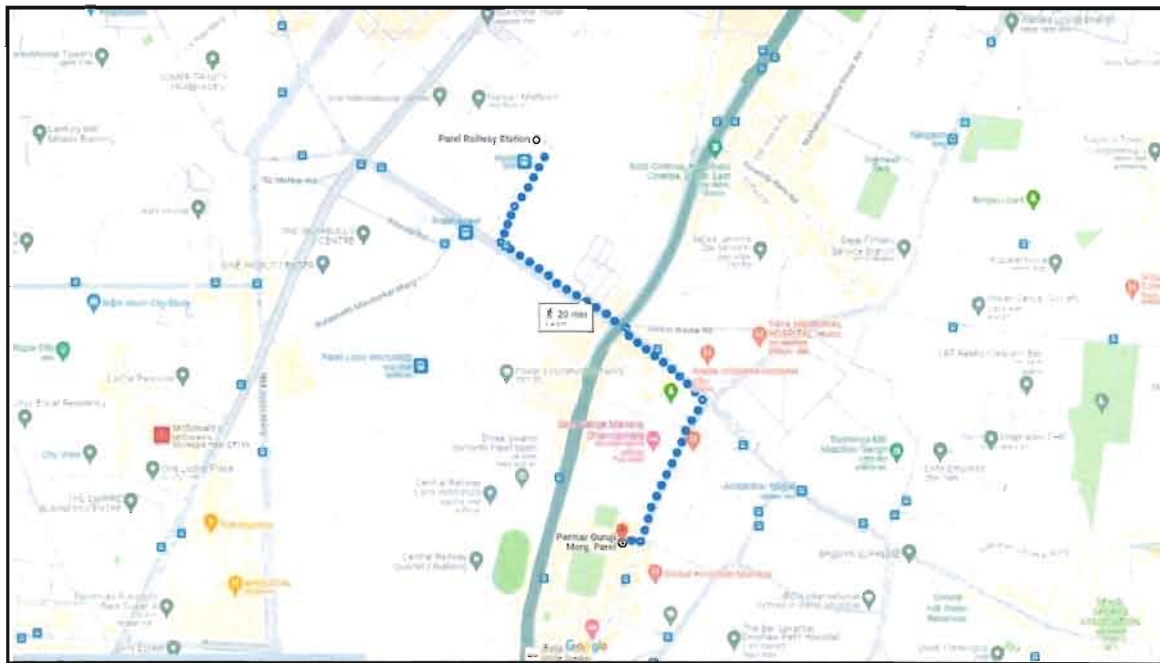
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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°00'01.6"N 72°50'23.3"E


Note: The Blue line shows the route to site from nearest railway station (Parel – 1.40 Km.)



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Ready Reckoner 2023 – 2024


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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SurveyNo	11/83B -रस्ता : डॉ.एस.एस.राव मार्ग - डॉ. बाबासाहेब आंबेडकर रोड संरक्षण ते आचार्य दौरे मार्ग संरक्षण पर्यंत	114450	235190	270450	314700	227550	चौरस मीटर
SurveyNo	11/83-C-पुभाग : खालील दर्शविलेल्या मिळकती	102270	214800	246790	285100	214800	चौरस मीटर
SurveyNo	11/83D-पुभाग: वेस्टर्न ईडीवा मिल्स मधील मिळकती.	137100	357460	411080	446830	357460	चौरस मीटर
SurveyNo	11/83E-पुभाग- उत्तरेस वेस्टर्न ईडीवा मिल्स, पूर्वेस जे.डी. आंबेडकर मार्ग पश्चिमेस गांधी हद्द मधील मिळकती	88970	197240	226820	246550	197240	चौरस मीटर
SurveyNo	11/83-पुभाग : पश्चिमेस दत्ताराम लाड मार्ग व विभाग हद्द, पश्चिमेस बाबासाहेब आंबेडकर मार्ग व एस.एस.राव मार्ग, उत्तरेस वेरवाई बाटीवा मार्ग व पूर्वेस जी.डी.आंबेडकर मार्ग यांमधील पुभाग	88970	197240	226820	246550	197240	चौरस मीटर

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Registered Sales Instances

गावाचे नाव : परेल-शिवडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	41000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	40756989.16
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 5401, माळा नं: 54 वा मजला 44 वा हॅबिटेबल रेसिडेन्शियल फ्लोअर, इमारतीचे नाव: रुपारेल ज्वेल, ब्लॉक नं: जी डी आंबेडकर मार्ग, परेल शिवडी मुंबई, रोड : जेरबाई वाडिया रोड, इतर माहिती: रेरा कार्पेट एरिया 1040 चौ फूट, सोबत डेक 1076 चौ फूट कार्पेट, सोबत 2 कार पार्किंग, इतर माहिती दस्तात नमूद केल्या प्रमाणे (C.T.S. Number : 658 ;)
(5) क्षेत्रफळ	106.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेणुका रिअल्टर्स चे भागीदार श्री.अमित महेंद्र रुपारेल यांच्या वतीने कुलमुखत्यार श्री.समीर अशोक खाडे वय:-42 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पहिला मजला, इमारतीचे नाव: रुपारेल आयरिश, ब्लॉक नं: मादुगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं 273, सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAJFR1111L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सीमा प्रमोद केळुसकर वय:-55, पत्ता:-प्लॉट नं: रूम नं. ए - 804/805, माळा नं: 8 वा मजला, इमारतीचे नाव: साती आसरा को-ऑप ही सोसायटी, ब्लॉक नं: प्रभादेवी, मुंबई, रोड नं: न्यू प्रभादेवी रोड, धनमील नाका, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-DUVPK2469H
(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	504/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2460000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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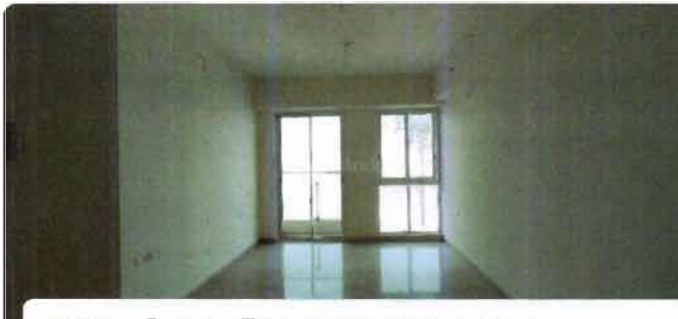

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Crescent Bay - T4	L&T Parel Project LLP (JV with Ordpl)	P51900006593	900.00	4,00,00,000.00	44,444.00
2	Celestia Spaces	Peninsula Land Limited	P51900005432	868.00	3,70,00,000.00	42,627.00
3	Mittal Aristo	Aditdev Builders LLP	P51900007964	1,268.00	5,45,00,000.00	42,981.00
4	Simana - Wing A - Phase 1	Bhoomi Properties	P51900033360	826.00	3,41,00,000.00	41,283.00
5	Nirvana Part 1	Runwal Developers Pvt. Ltd.	P51900010100	709.00	2,99,00,000.00	42,232.00

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Buy
Rent
Sell
Home Loans

₹ 4.0 Cr EMI - ₹ 1.80L | Can I afford it? PREMIUM PROJECT ✓ VERIFIED ON SITE

2 BHK 1345 Sq-ft Flat For Sale Parel, Mumbai

2 Beds
2 Baths
1 Balcony
2 Covered Parking
Private jacc...
Bar/Lounge

Carpet Area 900 sqft * ₹ 44,444/sqft	Developer L&T Realty	Project L&T Crescent Bay	Transaction Type Resale
Status Ready to Move	Facing North - East	Lifts 4	Furnished Status Unfurnished

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

₹ 3.70 Cr EMI - ₹ 1.67L | Can I afford it? PREMIUM PROJECT

2 BHK 1200 Sq-ft Flat For Sale **Sewri, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished Sea facing Service/Good...

Carpet Area 868 sqft ₹ -2,627/sqft	Developer Peninsula Land Ltd.	Project Celestia Spaces	Floor 43 (Out of 50 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4

East Facing Property

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Mittal Aristo
Dadar West, Mumbai

₹ 5.45 Cr to 10.12 Cr
₹ 4388 Per Sq. Ft. (Circle)

Status: Well Occupied

Project Size: 10 units - 2 TG Aeras

Configurations: 3 & 4 BHK Flat. Poolside from 1268 Sq. Ft. to 2363 Sq. Ft. (Carpet)

Recent Registered Sale: ₹ 4.45 Cr

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Save Extra with 3 offers

Prime Member

Specialty: worth ₹15000 in just ₹6999

Enjoy benefits worth ₹75,000 on new property, home loan, filters, valuation report & more. Get Offer

More Offers

Price Indicators for Flats

Bhoomi Simana Wing A Phase 1
 By BHOOMI GROUP
 Phase: Semi Road, Perani, Central Mumbai Suburbs, Mumbai

₹3.41 Cr - 4.79 Cr | ₹41.78 K/sq.ft
 EMI starts at ₹1.09 Lacs

2.3 BHK Apartments Configurations
 Dec. 2025 Possession Starts
 ₹41.78 K/sq.ft Avg. Price
 826.00 sq.ft. - 1133.00 sq.ft. (Carpet Area) Sizes

Runwal Nirvana
 Phase: 1, Mumbai

₹ 2.99 Cr to 4.50 Cr
 Status: Mid Stage Construction

Project Size: 175 units, 3 acres
 Configurations: 2.3 BHK Flat from 709 Sq. Ft to 1208 Sq. Ft (Carpet)

Recent Registered Sale: ₹ 2.97 Cr (10th Jul)

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Justification for price /rate

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

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

We hope this will satisfy your requirements.

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

Place: Mumbai

Date: 09.02.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.09 16:42:20 +05'30'



Auth. Sign.

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

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.02.2024 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. If my authorized representative have personally inspected the property on 18.01.2024. 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



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

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. GBD Infra Project LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Wagle Ind. Est. Branch, Thane to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 17.01.2024 Valuation Date – 09.02.2024 Date of Report – 09.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.01.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th February 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Environmental Conditions

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



Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **09th February 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

**Manoj
Chalikwar**
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: 2024.02.09 16:42:36 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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