

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Rustomjee La Vie"**

"Rustomjee La Vie", Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19pt., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others at Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'40.2"N 72°59'27.2"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 "Rustomjee La Vie"

**"Rustomjee La Vie", Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19 pt, 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others at Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction,Thane (West), Thane- 400601, State - Maharashtra, Country - India.**

**Latitude Longitude: 19°12'40.2"N 72°59'27.2"E**

**NAME OF DEVELOPER: M/s. Kapstone Constructions Private Limited**

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 **19<sup>th</sup> January 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Rustomjee La Vie", Proposed Building on Plot No. 8A, Property Bearing Survey No. 12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction,Thane (West), Thane- 400601, State - Maharashtra, Country - India. It is about 4.4 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s Kapstone Constructions Private Limited	
Project Registration Number	Project	RERA Project Number
	Rustomjee La Vie -Wing B	P51700053110
Register office address	M/s. Kapstone Constructions Private Limited Office No. 702, "Natraj", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Santosh Shetty (Sr. Manager - Mobile No. 9820995007) Mr. Prasad Dhattrak (Mobile No. 9167929942 / 02261116111)	
E - mail ID & Website	<a href="mailto:santoshshetty@rustomjee.com">santoshshetty@rustomjee.com</a> <a href="mailto:prasaddhattrak@rustomjee.com">prasaddhattrak@rustomjee.com</a> , <a href="http://www.rustomjee.com">www.rustomjee.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Underconstruction Building and Internal Road
On or towards South	RG Road
On or towards East	Underconstruction Building and RG Road
On or towards West	Underconstruction Building and Internal Road



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TeleFax : +91 22 28371325/24  
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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 : 19.01.2024				
	b)	Date on which the valuation is made : 24.01.2024				
3.	List of documents produced for perusal					
	1.	Copy of Title Report from Adv. Akash Rajaram Kabadi dated 02.03.2023				
	2.	Copy of Notification of Integrated Township Project of M/s Kapstone Constructions Pvt. Ltd. issued by Director of Town Planning, Government of Maharashtra.				
	3.	Copy of Engineer's Certificate date 20.07.2023 issued by Mr. Mehul Shah (As per RERA Certificate)				
	4.	Copy of MAHARERA Registration Certificate of Project No. P51700053110 issued by Maharashtra Real Estate Regulatory Authority date 16.10.2023. Last Modified date 10.10.2023				
	5.	Copy of Height Clearance NOC No. SNCR / WEST / B / 021723 / 742393 date 17.03.2023 issued by Airports Authority of India.				
	6.	Copy of Fire protection NOC No. TMC / CFO / M / HR / 240 / 214 date 26.12.2022 issued by Chief Fire Officer, Thane Municipal Corporation Fire Brigade.				
	7.	Copy of Environmental clearance No. EC23B000MH146206 dated 23.02.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra				
	8.	Copy of Amended Permission / Commencement Certificate S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Executive Engineer, Town Planning Department of Thane Municipal Corporation				
	9.	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	4 Basements (1 <sup>st</sup> to 4 <sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> to 22 <sup>nd</sup> Floor + Service Floor / Recreational Floor + 23 <sup>rd</sup> to 53 <sup>rd</sup> Upper Floors.
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	10.	Copy of Approved Plan V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation.				
		<b>Approved upto:</b>				
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	Project Name (with address & phone nos.)	: The property is situated at "Rustomjee La Vie", Proposed Building on Plot No. 8A, Property				

		Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane-400601, 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)	<p><b>M/s. Kapstone Constructions Private Limited</b></p> <p><b>Address:</b> Office No. 702, "Natraj", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai, PIN – 400 069, State - Maharashtra, Country – India.</p> <p><b>Contact Person :</b> Mr. Santosh Shetty (Sr. Manager - Mobile No. 9820995007) Mr. Prasad Dhattrak (Mobile No. 9167929942 / 02261116111)</p>				
5.	Brief description of the property (Including Leasehold / freehold etc.)					
<p><b>About " Rustomjee La Vie" Project:</b> "Rustomjee La Vie" is a project by Kapstone Constructions Private Limited . A 100+ acre self-sufficient township comprising 2 and 3 bedroom apartments in Thane. Welcome to La Vie at Rustomjee Uptown Urbania spread over 8.5 expansive acres. Rustomjee La Vie, you'll discover enticing opportunities to invest in 2 BHK and 3 BHK apartments. There are 8 independent towers rising up to 55 storeys that fringe a central park replete with recreational spaces where neighbours will turn into friends. Located in Thane West 10 minutes from the station, is Rustomjee Urbania Complex. Reputed schools such as Singhania School, Euro School, and Hiranandani Foundation School are just a stone's throw away, ensuring your children receive the finest education. Furthermore, renowned hospitals like Jupiter Hospital and Bethany Hospital are conveniently located nearby. Thane's proximity to the bustling new business hubs in Powai, Vikhroli and Ghansoli, its easy access to the Express Highways and thus makes it the preferred property in Thane for home buyers.</p> <p style="text-align: center;"><i>Think.Innovate.Create</i></p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td> <p>4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 55<sup>th</sup> Upper Floors <b>as per information provided by builder.</b></p> <p><b>The building permission as on date is received till 4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors.</b></p> <p>Hence we have considered the area upto 4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors only for the purpose of valuation.</p> </td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p>			Wing	Number of Floors	B	<p>4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 55<sup>th</sup> Upper Floors <b>as per information provided by builder.</b></p> <p><b>The building permission as on date is received till 4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors.</b></p> <p>Hence we have considered the area upto 4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors only for the purpose of valuation.</p>
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Wing	Present stage of Construction	Percentage of work completion
B	Excavation Work is in progress.	0%

**DATE OF COMPLETION & FUTURE LIFE:**  
Expected completion date as informed by builder is **February - 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 Play Area
- Club House
- Landscaped Garden
- Yoga
- Swimming Pool
- Gymnasium
- Kids Play Area
- Multipurpose Hall
- Outdoor Games
- Spa and Salon
- Banquet Hall
- Volleyball Court
- Eco Deck
- Library
- Badminton Court

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 8A, Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others.
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village– Majiwada
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
7.	Postal address of the property	:	"Rustomjee La Vie", Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19pt, 20, 21pt, 30pt, 35 to

				38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country - India.	
8.	City / Town	:	Thane (West)		
	Residential area	:	Yes		
	Commercial area	:	Yes		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Deputy Engineer and Executive Engineer of Thane Municipal Corporation		
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.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North		Survey No. 329 3pt Village Majiwade	Survey No. 329 3pt Village Majiwade	Underconstruction Building and internal Road
	South		Survey No. 329 2pt Village Majiwade	Survey No. 329 2pt Village Majiwade	RG Road
	East		La Vie Wing - A	La Vie Wing - A	Underconstruction Building and RG Road
	West		Survey No. 329 2pt Village Majiwade	Survey No. 329 2pt Village Majiwade	Underconstruction Building and internal Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°12'40.2"N 72°59'27.2"E		
14.	Extent of the site	:	Total Plot area – 523468.15 Sq. M. (As per Approved Plan) Plot area – 1295.00 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 – 523468.15 Sq. M. (As per Approved Plan) Plot area – 1295.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress				
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>					
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Very 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 and Commercial purpose				
8.	Any usage restriction	: Residential and commercial purpose				
9.	Is plot in town planning approved layout?	: Copy of Approved Plan V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>4 Basements (1<sup>st</sup> to 4<sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor / Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	4 Basements (1 <sup>st</sup> to 4 <sup>th</sup> Floors) + Ground (Part) / Stilt (Part) + 1 <sup>st</sup> to 22 <sup>nd</sup> Floor + Service Floor / Recreational Floor + 23 <sup>rd</sup> to 53 <sup>rd</sup> 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.	: 15 Mtr. Wide Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developed area				
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	: No				
<b>Part – A (Valuation of land)</b>						

1	Size of plot	:	Total Plot area – 523468.15 Sq. M. (As per Approved Plan) Plot area – 1295.00 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)	:	₹ 1,37,600.00 per Sq. M. for Residential ₹ 41,400.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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>523468.15</td> <td>41400</td> <td>21,67,15,81,410.00</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>1295.00</td> <td>41400</td> <td>5,36,13,000.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	523468.15	41400	21,67,15,81,410.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1295.00	41400	5,36,13,000.00
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1295.00	41400	5,36,13,000.00																			
<b>Part – B (Valuation of Building)</b>																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	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																		



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g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto				
h) Approved map / plan issuing authority	:	DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>1<sup>st</sup> to 4<sup>th</sup> Basement Floors + Ground floor (Part) / Stilt (Part) / Retail shops (Part) + 1<sup>st</sup> to 22<sup>nd</sup> Floor + Service Floor + Recreational Floor + 23<sup>rd</sup> to 53<sup>rd</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	1 <sup>st</sup> to 4 <sup>th</sup> Basement Floors + Ground floor (Part) / Stilt (Part) / Retail shops (Part) + 1 <sup>st</sup> to 22 <sup>nd</sup> Floor + Service Floor + Recreational Floor + 23 <sup>rd</sup> to 53 <sup>rd</sup> Upper Floors.
Wing	Number of Floors					
B	1 <sup>st</sup> to 4 <sup>th</sup> Basement Floors + Ground floor (Part) / Stilt (Part) / Retail shops (Part) + 1 <sup>st</sup> to 22 <sup>nd</sup> Floor + Service Floor + Recreational Floor + 23 <sup>rd</sup> to 53 <sup>rd</sup> Upper Floors.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

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

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

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

**1) Plot No. 8A, Wing -B:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
1	101	1	2 BHK	567	15	582	640	17800	1,03,59,600	1,11,88,368	23500	16,64,520
2	102	1	2 BHK	585	16	601	661	17800	1,06,97,800	1,15,53,624	24000	17,18,860
3	103	1	2 BHK	565	14	579	637	17800	1,03,06,200	1,11,30,696	23000	16,55,940
4	104	1	2 BHK	585	16	601	661	17800	1,06,97,800	1,15,53,624	24000	17,18,860
5	105	1	2 BHK	567	15	582	640	17800	1,03,59,600	1,11,88,368	23500	16,64,520
6	106	1	2 BHK	570	15	585	644	17800	1,04,13,000	1,12,46,040	23500	16,73,100
7	107	1	2 BHK	584	13	597	657	17800	1,06,26,600	1,14,76,728	24000	17,07,420
8	108	1	2 BHK	565	14	579	637	17800	1,03,06,200	1,11,30,696	23000	16,55,940
9	109	1	2 BHK	585	16	601	661	17800	1,06,97,800	1,15,53,624	24000	17,18,860
10	110	1	2 BHK	567	15	582	640	17800	1,03,59,600	1,11,88,368	23500	16,64,520
11	201	2	2 BHK	567	15	582	640	17840	1,03,82,880	1,12,13,510	23500	16,64,520
12	202	2	2 BHK	585	16	601	661	17840	1,07,21,840	1,15,79,587	24000	17,18,860
13	203	2	2 BHK	565	14	579	637	17840	1,03,29,360	1,11,55,709	23000	16,55,940
14	204	2	2 BHK	585	16	601	661	17840	1,07,21,840	1,15,79,587	24000	17,18,860
15	205	2	2 BHK	567	15	582	640	17840	1,03,82,880	1,12,13,510	23500	16,64,520
16	206	2	2 BHK	570	15	585	644	17840	1,04,36,400	1,12,71,312	23500	16,73,100
17	207	2	2 BHK	584	13	597	657	17840	1,06,50,480	1,15,02,518	24000	17,07,420
18	208	2	2 BHK	565	14	579	637	17840	1,03,29,360	1,11,55,709	23000	16,55,940
19	209	2	2 BHK	585	16	601	661	17840	1,07,21,840	1,15,79,587	24000	17,18,860
20	210	2	2 BHK	567	15	582	640	17840	1,03,82,880	1,12,13,510	23500	16,64,520
21	301	3	2 BHK	567	15	582	640	17880	1,04,06,160	1,12,38,653	23500	16,64,520
22	302	3	2 BHK	585	16	601	661	17880	1,07,45,880	1,16,05,550	24000	17,18,860
23	303	3	2 BHK	565	14	579	637	17880	1,03,52,520	1,11,80,722	23500	16,55,940
24	304	3	2 BHK	585	16	601	661	17880	1,07,45,880	1,16,05,550	24000	17,18,860
25	305	3	2 BHK	567	15	582	640	17880	1,04,06,160	1,12,38,653	23500	16,64,520
26	306	3	2 BHK	570	15	585	644	17880	1,04,59,800	1,12,96,584	23500	16,73,100
27	307	3	2 BHK	584	13	597	657	17880	1,06,74,360	1,15,28,309	24000	17,07,420
28	308	3	2 BHK	565	14	579	637	17880	1,03,52,520	1,11,80,722	23500	16,55,940
29	309	3	2 BHK	585	16	601	661	17880	1,07,45,880	1,16,05,550	24000	17,18,860
30	310	3	2 BHK	567	15	582	640	17880	1,04,06,160	1,12,38,653	23500	16,64,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
31	401	4	2 BHK	567	15	582	640	17920	1,04,29,440	1,12,63,795	23500	16,64,520
32	402	4	2 BHK	585	16	601	661	17920	1,07,69,920	1,16,31,514	24000	17,18,860
33	403	4	2 BHK	565	14	579	637	17920	1,03,75,680	1,12,05,734	23500	16,55,940
34	404	4	2 BHK	585	16	601	661	17920	1,07,69,920	1,16,31,514	24000	17,18,860
35	405	4	2 BHK	567	15	582	640	17920	1,04,29,440	1,12,63,795	23500	16,64,520
36	406	4	2 BHK	570	15	585	644	17920	1,04,83,200	1,13,21,856	23500	16,73,100
37	407	4	2 BHK	584	13	597	657	17920	1,06,98,240	1,15,54,099	24000	17,07,420
38	408	4	2 BHK	565	14	579	637	17920	1,03,75,680	1,12,05,734	23500	16,55,940
39	409	4	2 BHK	585	16	601	661	17920	1,07,69,920	1,16,31,514	24000	17,18,860
40	410	4	2 BHK	567	15	582	640	17920	1,04,29,440	1,12,63,795	23500	16,64,520
41	501	5	2 BHK	567	15	582	640	17960	1,04,52,720	1,12,88,938	23500	16,64,520
42	502	5	2 BHK	585	16	601	661	17960	1,07,93,960	1,16,57,477	24500	17,18,860
43	503	5	2 BHK	565	14	579	637	17960	1,03,98,840	1,12,30,747	23500	16,55,940
44	504	5	2 BHK	585	16	601	661	17960	1,07,93,960	1,16,57,477	24500	17,18,860
45	505	5	2 BHK	567	15	582	640	17960	1,04,52,720	1,12,88,938	23500	16,64,520
46	506	5	2 BHK	570	15	585	644	17960	1,05,06,600	1,13,47,128	23500	16,73,100
47	507	5	2 BHK	584	13	597	657	17960	1,07,22,120	1,15,79,890	24000	17,07,420
48	508	5	2 BHK	565	14	579	637	17960	1,03,98,840	1,12,30,747	23500	16,55,940
49	509	5	2 BHK	585	16	601	661	17960	1,07,93,960	1,16,57,477	24500	17,18,860
50	510	5	2 BHK	567	15	582	640	17960	1,04,52,720	1,12,88,938	23500	16,64,520
51	601	6	2 BHK	567	15	582	640	18000	1,04,76,000	1,13,14,080	23500	16,64,520
52	602	6	2 BHK	585	16	601	661	18000	1,08,18,000	1,16,83,440	24500	17,18,860
53	603	6	2 BHK	565	14	579	637	18000	1,04,22,000	1,12,55,760	23500	16,55,940
54	604	6	2 BHK	585	16	601	661	18000	1,08,18,000	1,16,83,440	24500	17,18,860
55	605	6	2 BHK	567	15	582	640	18000	1,04,76,000	1,13,14,080	23500	16,64,520
56	606	6	2 BHK	570	15	585	644	18000	1,05,30,000	1,13,72,400	23500	16,73,100
57	607	6	2 BHK	584	13	597	657	18000	1,07,46,000	1,16,05,680	24000	17,07,420
58	608	6	2 BHK	565	14	579	637	18000	1,04,22,000	1,12,55,760	23500	16,55,940
59	609	6	2 BHK	585	16	601	661	18000	1,08,18,000	1,16,83,440	24500	17,18,860
60	610	6	2 BHK	567	15	582	640	18000	1,04,76,000	1,13,14,080	23500	16,64,520
61	701	7	2 BHK	567	15	582	640	18040	1,04,99,280	1,13,39,222	23500	16,64,520
62	702	7	2 BHK	614	16	630	693	18040	1,13,65,200	1,22,74,416	25500	18,01,800
63	703	7	2 BHK	565	14	579	637	18040	1,04,45,160	1,12,80,773	23500	16,55,940
64	704	7	3 BHK	744	16	760	836	18040	1,37,10,400	1,48,07,232	31000	21,73,600
65	706	7	2 BHK	599	15	614	675	18040	1,10,76,560	1,19,62,685	25000	17,56,040
66	707	7	2 BHK	584	13	597	657	18040	1,07,69,880	1,16,31,470	24000	17,07,420
67	708	7	2 BHK	594	14	608	669	18040	1,09,68,320	1,18,45,786	24500	17,38,880
68	709	7	2 BHK	585	16	601	661	18040	1,08,42,040	1,17,09,403	24500	17,18,860

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
69	710	7	2 BHK	567	15	582	640	18040	1,04,99,280	1,13,39,222	23500	16,64,520
70	801	8	2 BHK	567	15	582	640	18080	1,05,22,560	1,13,64,365	23500	16,64,520
71	802	8	2 BHK	585	16	601	661	18080	1,08,66,080	1,17,35,366	24500	17,18,860
72	803	8	2 BHK	565	14	579	637	18080	1,04,68,320	1,13,05,786	23500	16,55,940
73	804	8	2 BHK	585	16	601	661	18080	1,08,66,080	1,17,35,366	24500	17,18,860
74	805	8	2 BHK	567	15	582	640	18080	1,05,22,560	1,13,64,365	23500	16,64,520
75	806	8	2 BHK	570	15	585	644	18080	1,05,76,800	1,14,22,944	24000	16,73,100
76	807	8	2 BHK	584	13	597	657	18080	1,07,93,760	1,16,57,261	24500	17,07,420
77	808	8	2 BHK	565	14	579	637	18080	1,04,68,320	1,13,05,786	23500	16,55,940
78	809	8	2 BHK	585	16	601	661	18080	1,08,66,080	1,17,35,366	24500	17,18,860
79	810	8	2 BHK	567	15	582	640	18080	1,05,22,560	1,13,64,365	23500	16,64,520
80	901	9	2 BHK	567	15	582	640	18120	1,05,45,840	1,13,89,507	23500	16,64,520
81	902	9	2 BHK	585	16	601	661	18120	1,08,90,120	1,17,61,330	24500	17,18,860
82	903	9	2 BHK	565	14	579	637	18120	1,04,91,480	1,13,30,798	23500	16,55,940
83	904	9	2 BHK	585	16	601	661	18120	1,08,90,120	1,17,61,330	24500	17,18,860
84	905	9	2 BHK	567	15	582	640	18120	1,05,45,840	1,13,89,507	23500	16,64,520
85	906	9	2 BHK	570	15	585	644	18120	1,06,00,200	1,14,48,216	24000	16,73,100
86	907	9	2 BHK	584	13	597	657	18120	1,08,17,640	1,16,83,051	24500	17,07,420
87	908	9	2 BHK	565	14	579	637	18120	1,04,91,480	1,13,30,798	23500	16,55,940
88	909	9	2 BHK	585	16	601	661	18120	1,08,90,120	1,17,61,330	24500	17,18,860
89	910	9	2 BHK	567	15	582	640	18120	1,05,45,840	1,13,89,507	23500	16,64,520
90	1001	10	2 BHK	567	15	582	640	18160	1,05,69,120	1,14,14,650	24000	16,64,520
91	1002	10	2 BHK	585	16	601	661	18160	1,09,14,160	1,17,87,293	24500	17,18,860
92	1003	10	2 BHK	565	14	579	637	18160	1,05,14,640	1,13,55,811	23500	16,55,940
93	1004	10	2 BHK	585	16	601	661	18160	1,09,14,160	1,17,87,293	24500	17,18,860
94	1005	10	2 BHK	567	15	582	640	18160	1,05,69,120	1,14,14,650	24000	16,64,520
95	1006	10	2 BHK	570	15	585	644	18160	1,06,23,600	1,14,73,488	24000	16,73,100
96	1007	10	2 BHK	584	13	597	657	18160	1,08,41,520	1,17,08,842	24500	17,07,420
97	1008	10	2 BHK	565	14	579	637	18160	1,05,14,640	1,13,55,811	23500	16,55,940
98	1009	10	2 BHK	585	16	601	661	18160	1,09,14,160	1,17,87,293	24500	17,18,860
99	1010	10	2 BHK	567	15	582	640	18160	1,05,69,120	1,14,14,650	24000	16,64,520
100	1101	11	2 BHK	567	15	582	640	18200	1,05,92,400	1,14,39,792	24000	16,64,520
101	1102	11	2 BHK	585	16	601	661	18200	1,09,38,200	1,18,13,256	24500	17,18,860
102	1103	11	2 BHK	565	14	579	637	18200	1,05,37,800	1,13,80,824	23500	16,55,940
103	1104	11	2 BHK	585	16	601	661	18200	1,09,38,200	1,18,13,256	24500	17,18,860
104	1105	11	2 BHK	567	15	582	640	18200	1,05,92,400	1,14,39,792	24000	16,64,520
105	1106	11	2 BHK	570	15	585	644	18200	1,06,47,000	1,14,98,760	24000	16,73,100
106	1107	11	2 BHK	584	13	597	657	18200	1,08,65,400	1,17,34,632	24500	17,07,420

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
107	1108	11	2 BHK	565	14	579	637	18200	1,05,37,800	1,13,80,824	23500	16,55,940
108	1109	11	2 BHK	585	16	601	661	18200	1,09,38,200	1,18,13,256	24500	17,18,860
109	1110	11	2 BHK	567	15	582	640	18200	1,05,92,400	1,14,39,792	24000	16,64,520
110	1201	12	2 BHK	567	15	582	640	18240	1,06,15,680	1,14,64,934	24000	16,64,520
111	1202	12	2 BHK	614	16	630	693	18240	1,14,91,200	1,24,10,496	26000	18,01,800
112	1203	12	2 BHK	565	14	579	637	18240	1,05,60,960	1,14,05,837	24000	16,55,940
113	1204	12	3 BHK	744	16	760	836	18240	1,38,62,400	1,49,71,392	31000	21,73,600
114	1206	12	2 BHK	599	15	614	675	18240	1,11,99,360	1,20,95,309	25000	17,56,040
115	1207	12	2 BHK	584	13	597	657	18240	1,08,89,280	1,17,60,422	24500	17,07,420
116	1208	12	2 BHK	594	14	608	669	18240	1,10,89,920	1,19,77,114	25000	17,38,880
117	1209	12	2 BHK	585	16	601	661	18240	1,09,62,240	1,18,39,219	24500	17,18,860
118	1210	12	2 BHK	567	15	582	640	18240	1,06,15,680	1,14,64,934	24000	16,64,520
119	1301	13	2 BHK	567	15	582	640	18280	1,06,38,960	1,14,90,077	24000	16,64,520
120	1302	13	2 BHK	585	16	601	661	18280	1,09,86,280	1,18,65,182	24500	17,18,860
121	1303	13	2 BHK	565	14	579	637	18280	1,05,84,120	1,14,30,850	24000	16,55,940
122	1304	13	2 BHK	585	16	601	661	18280	1,09,86,280	1,18,65,182	24500	17,18,860
123	1305	13	2 BHK	567	15	582	640	18280	1,06,38,960	1,14,90,077	24000	16,64,520
124	1306	13	2 BHK	570	15	585	644	18280	1,06,93,800	1,15,49,304	24000	16,73,100
125	1307	13	2 BHK	584	13	597	657	18280	1,09,13,160	1,17,86,213	24500	17,07,420
126	1308	13	2 BHK	565	14	579	637	18280	1,05,84,120	1,14,30,850	24000	16,55,940
127	1309	13	2 BHK	585	16	601	661	18280	1,09,86,280	1,18,65,182	24500	17,18,860
128	1310	13	2 BHK	567	15	582	640	18280	1,06,38,960	1,14,90,077	24000	16,64,520
129	1401	14	2 BHK	567	15	582	640	18320	1,06,62,240	1,15,15,219	24000	16,64,520
130	1402	14	2 BHK	585	16	601	661	18320	1,10,10,320	1,18,91,146	25000	17,18,860
131	1403	14	2 BHK	565	14	579	637	18320	1,06,07,280	1,14,55,862	24000	16,55,940
132	1404	14	2 BHK	585	16	601	661	18320	1,10,10,320	1,18,91,146	25000	17,18,860
133	1405	14	2 BHK	567	15	582	640	18320	1,06,62,240	1,15,15,219	24000	16,64,520
134	1406	14	2 BHK	570	15	585	644	18320	1,07,17,200	1,15,74,576	24000	16,73,100
135	1407	14	2 BHK	584	13	597	657	18320	1,09,37,040	1,18,12,003	24500	17,07,420
136	1408	14	2 BHK	565	14	579	637	18320	1,06,07,280	1,14,55,862	24000	16,55,940
137	1409	14	2 BHK	585	16	601	661	18320	1,10,10,320	1,18,91,146	25000	17,18,860
138	1410	14	2 BHK	567	15	582	640	18320	1,06,62,240	1,15,15,219	24000	16,64,520
139	1501	15	2 BHK	567	15	582	640	18360	1,06,85,520	1,15,40,362	24000	16,64,520
140	1502	15	2 BHK	585	16	601	661	18360	1,10,34,360	1,19,17,109	25000	17,18,860
141	1503	15	2 BHK	565	14	579	637	18360	1,06,30,440	1,14,80,875	24000	16,55,940
142	1504	15	2 BHK	585	16	601	661	18360	1,10,34,360	1,19,17,109	25000	17,18,860
143	1505	15	2 BHK	567	15	582	640	18360	1,06,85,520	1,15,40,362	24000	16,64,520
144	1506	15	2 BHK	570	15	585	644	18360	1,07,40,600	1,15,99,848	24000	16,73,100

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
145	1507	15	2 BHK	584	13	597	657	18360	1,09,60,920	1,18,37,794	24500	17,07,420
146	1508	15	2 BHK	565	14	579	637	18360	1,06,30,440	1,14,80,875	24000	16,55,940
147	1509	15	2 BHK	585	16	601	661	18360	1,10,34,360	1,19,17,109	25000	17,18,860
148	1510	15	2 BHK	567	15	582	640	18360	1,06,85,520	1,15,40,362	24000	16,64,520
149	1601	16	2 BHK	567	15	582	640	18400	1,07,08,800	1,15,65,504	24000	16,64,520
150	1602	16	2 BHK	585	16	601	661	18400	1,10,58,400	1,19,43,072	25000	17,18,860
151	1603	16	2 BHK	565	14	579	637	18400	1,06,53,600	1,15,05,888	24000	16,55,940
152	1604	16	2 BHK	585	16	601	661	18400	1,10,58,400	1,19,43,072	25000	17,18,860
153	1605	16	2 BHK	567	15	582	640	18400	1,07,08,800	1,15,65,504	24000	16,64,520
154	1606	16	2 BHK	570	15	585	644	18400	1,07,64,000	1,16,25,120	24000	16,73,100
155	1607	16	2 BHK	584	13	597	657	18400	1,09,84,800	1,18,63,584	24500	17,07,420
156	1608	16	2 BHK	565	14	579	637	18400	1,06,53,600	1,15,05,888	24000	16,55,940
157	1609	16	2 BHK	585	16	601	661	18400	1,10,58,400	1,19,43,072	25000	17,18,860
158	1610	16	2 BHK	567	15	582	640	18400	1,07,08,800	1,15,65,504	24000	16,64,520
159	1701	17	2 BHK	567	15	582	640	18440	1,07,32,080	1,15,90,646	24000	16,64,520
160	1702	17	2 BHK	614	16	630	693	18440	1,16,17,200	1,25,46,576	26000	18,01,800
161	1703	17	2 BHK	565	14	579	637	18440	1,06,76,760	1,15,30,901	24000	16,55,940
162	1704	17	3 BHK	744	16	760	836	18440	1,40,14,400	1,51,35,552	31500	21,73,600
163	1706	17	2 BHK	599	15	614	675	18440	1,13,22,160	1,22,27,933	25500	17,56,040
164	1707	17	2 BHK	584	13	597	657	18440	1,10,08,680	1,18,89,374	25000	17,07,420
165	1708	17	2 BHK	594	14	608	669	18440	1,12,11,520	1,21,08,442	25000	17,38,880
166	1709	17	2 BHK	585	16	601	661	18440	1,10,82,440	1,19,69,035	25000	17,18,860
167	1710	17	2 BHK	567	15	582	640	18440	1,07,32,080	1,15,90,646	24000	16,64,520
168	1801	18	2 BHK	567	15	582	640	18480	1,07,55,360	1,16,15,789	24000	16,64,520
169	1802	18	2 BHK	585	16	601	661	18480	1,11,06,480	1,19,94,998	25000	17,18,860
170	1803	18	2 BHK	565	14	579	637	18480	1,06,99,920	1,15,55,914	24000	16,55,940
171	1804	18	2 BHK	585	16	601	661	18480	1,11,06,480	1,19,94,998	25000	17,18,860
172	1805	18	2 BHK	567	15	582	640	18480	1,07,55,360	1,16,15,789	24000	16,64,520
173	1806	18	2 BHK	570	15	585	644	18480	1,08,10,800	1,16,75,664	24500	16,73,100
174	1807	18	2 BHK	584	13	597	657	18480	1,10,32,560	1,19,15,165	25000	17,07,420
175	1808	18	2 BHK	565	14	579	637	18480	1,06,99,920	1,15,55,914	24000	16,55,940
176	1809	18	2 BHK	585	16	601	661	18480	1,11,06,480	1,19,94,998	25000	17,18,860
177	1810	18	2 BHK	567	15	582	640	18480	1,07,55,360	1,16,15,789	24000	16,64,520
178	1901	19	2 BHK	567	15	582	640	18520	1,07,78,640	1,16,40,931	24500	16,64,520
179	1902	19	2 BHK	585	16	601	661	18520	1,11,30,520	1,20,20,962	25000	17,18,860
180	1903	19	2 BHK	565	14	579	637	18520	1,07,23,080	1,15,80,926	24000	16,55,940
181	1904	19	2 BHK	585	16	601	661	18520	1,11,30,520	1,20,20,962	25000	17,18,860
182	1905	19	2 BHK	567	15	582	640	18520	1,07,78,640	1,16,40,931	24500	16,64,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
183	1906	19	2 BHK	570	15	585	644	18520	1,08,34,200	1,17,00,936	24500	16,73,100
184	1907	19	2 BHK	584	13	597	657	18520	1,10,56,440	1,19,40,955	25000	17,07,420
185	1908	19	2 BHK	565	14	579	637	18520	1,07,23,080	1,15,80,926	24000	16,55,940
186	1909	19	2 BHK	585	16	601	661	18520	1,11,30,520	1,20,20,962	25000	17,18,860
187	1910	19	2 BHK	567	15	582	640	18520	1,07,78,640	1,16,40,931	24500	16,64,520
188	2001	20	2 BHK	567	15	582	640	18560	1,08,01,920	1,16,66,074	24500	16,64,520
189	2002	20	2 BHK	585	16	601	661	18560	1,11,54,560	1,20,46,925	25000	17,18,860
190	2003	20	2 BHK	565	14	579	637	18560	1,07,46,240	1,16,05,939	24000	16,55,940
191	2004	20	2 BHK	585	16	601	661	18560	1,11,54,560	1,20,46,925	25000	17,18,860
192	2005	20	2 BHK	567	15	582	640	18560	1,08,01,920	1,16,66,074	24500	16,64,520
193	2006	20	2 BHK	570	15	585	644	18560	1,08,57,600	1,17,26,208	24500	16,73,100
194	2007	20	2 BHK	584	13	597	657	18560	1,10,80,320	1,19,66,746	25000	17,07,420
195	2008	20	2 BHK	565	14	579	637	18560	1,07,46,240	1,16,05,939	24000	16,55,940
196	2009	20	2 BHK	585	16	601	661	18560	1,11,54,560	1,20,46,925	25000	17,18,860
197	2010	20	2 BHK	567	15	582	640	18560	1,08,01,920	1,16,66,074	24500	16,64,520
198	2101	21	2 BHK	567	15	582	640	18600	1,08,25,200	1,16,91,216	24500	16,64,520
199	2102	21	2 BHK	585	16	601	661	18600	1,11,78,600	1,20,72,888	25000	17,18,860
200	2103	21	2 BHK	565	14	579	637	18600	1,07,69,400	1,16,30,952	24000	16,55,940
201	2104	21	2 BHK	585	16	601	661	18600	1,11,78,600	1,20,72,888	25000	17,18,860
202	2105	21	2 BHK	567	15	582	640	18600	1,08,25,200	1,16,91,216	24500	16,64,520
203	2106	21	2 BHK	570	15	585	644	18600	1,08,81,000	1,17,51,480	24500	16,73,100
204	2107	21	2 BHK	584	13	597	657	18600	1,11,04,200	1,19,92,536	25000	17,07,420
205	2108	21	2 BHK	565	14	579	637	18600	1,07,69,400	1,16,30,952	24000	16,55,940
206	2109	21	2 BHK	585	16	601	661	18600	1,11,78,600	1,20,72,888	25000	17,18,860
207	2110	21	2 BHK	567	15	582	640	18600	1,08,25,200	1,16,91,216	24500	16,64,520
208	2201	22	2 BHK	567	15	582	640	18640	1,08,48,480	1,17,16,358	24500	16,64,520
209	2202	22	2 BHK	585	16	601	661	18640	1,12,02,640	1,20,98,851	25000	17,18,860
210	2203	22	2 BHK	565	14	579	637	18640	1,07,92,560	1,16,55,965	24500	16,55,940
211	2204	22	3 BHK	744	16	760	836	18640	1,41,66,400	1,52,99,712	32000	21,73,600
212	2206	22	2 BHK	570	15	585	644	18640	1,09,04,400	1,17,76,752	24500	16,73,100
213	2207	22	2 BHK	584	13	597	657	18640	1,11,28,080	1,20,18,326	25000	17,07,420
214	2208	22	2 BHK	565	14	579	637	18640	1,07,92,560	1,16,55,965	24500	16,55,940
215	2209	22	2 BHK	585	16	601	661	18640	1,12,02,640	1,20,98,851	25000	17,18,860
216	2210	22	2 BHK	567	15	582	640	18640	1,08,48,480	1,17,16,358	24500	16,64,520
217	2301	23	2 BHK	567	15	582	640	18680	1,08,71,760	1,17,41,501	24500	16,64,520
218	2302	23	2 BHK	585	16	601	661	18680	1,12,26,680	1,21,24,814	25500	17,18,860
219	2303	23	2 BHK	565	14	579	637	18680	1,08,15,720	1,16,80,978	24500	16,55,940
220	2304	23	2 BHK	585	16	601	661	18680	1,12,26,680	1,21,24,814	25500	17,18,860



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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
221	2305	23	2 BHK	567	15	582	640	18680	1,08,71,760	1,17,41,501	24500	16,64,520
222	2306	23	2 BHK	570	15	585	644	18680	1,09,27,800	1,18,02,024	24500	16,73,100
223	2307	23	2 BHK	584	13	597	657	18680	1,11,51,960	1,20,44,117	25000	17,07,420
224	2308	23	2 BHK	565	14	579	637	18680	1,08,15,720	1,16,80,978	24500	16,55,940
225	2309	23	2 BHK	585	16	601	661	18680	1,12,26,680	1,21,24,814	25500	17,18,860
226	2310	23	2 BHK	567	15	582	640	18680	1,08,71,760	1,17,41,501	24500	16,64,520
227	2401	24	2 BHK	567	15	582	640	18720	1,08,95,040	1,17,66,643	24500	16,64,520
228	2402	24	2 BHK	585	16	601	661	18720	1,12,50,720	1,21,50,778	25500	17,18,860
229	2403	24	2 BHK	565	14	579	637	18720	1,08,38,880	1,17,05,990	24500	16,55,940
230	2404	24	2 BHK	585	16	601	661	18720	1,12,50,720	1,21,50,778	25500	17,18,860
231	2405	24	2 BHK	567	15	582	640	18720	1,08,95,040	1,17,66,643	24500	16,64,520
232	2406	24	2 BHK	570	15	585	644	18720	1,09,51,200	1,18,27,296	24500	16,73,100
233	2407	24	2 BHK	584	13	597	657	18720	1,11,75,840	1,20,69,907	25000	17,07,420
234	2408	24	2 BHK	565	14	579	637	18720	1,08,38,880	1,17,05,990	24500	16,55,940
235	2409	24	2 BHK	585	16	601	661	18720	1,12,50,720	1,21,50,778	25500	17,18,860
236	2410	24	2 BHK	567	15	582	640	18720	1,08,95,040	1,17,66,643	24500	16,64,520
237	2501	25	2 BHK	567	15	582	640	18760	1,09,18,320	1,17,91,786	24500	16,64,520
238	2502	25	2 BHK	585	16	601	661	18760	1,12,74,760	1,21,76,741	25500	17,18,860
239	2503	25	2 BHK	565	14	579	637	18760	1,08,62,040	1,17,31,003	24500	16,55,940
240	2504	25	3 BHK	744	16	760	836	18760	1,42,57,600	1,53,98,208	32000	21,73,600
241	2506	25	2 BHK	570	15	585	644	18760	1,09,74,600	1,18,52,568	24500	16,73,100
242	2507	25	2 BHK	584	13	597	657	18760	1,11,99,720	1,20,95,698	25000	17,07,420
243	2508	25	2 BHK	565	14	579	637	18760	1,08,62,040	1,17,31,003	24500	16,55,940
244	2509	25	2 BHK	585	16	601	661	18760	1,12,74,760	1,21,76,741	25500	17,18,860
245	2510	25	2 BHK	567	15	582	640	18760	1,09,18,320	1,17,91,786	24500	16,64,520
246	2601	26	2 BHK	567	15	582	640	18800	1,09,41,600	1,18,16,928	24500	16,64,520
247	2602	26	2 BHK	585	16	601	661	18800	1,12,98,800	1,22,02,704	25500	17,18,860
248	2603	26	2 BHK	565	14	579	637	18800	1,08,85,200	1,17,56,016	24500	16,55,940
249	2604	26	2 BHK	585	16	601	661	18800	1,12,98,800	1,22,02,704	25500	17,18,860
250	2605	26	2 BHK	567	15	582	640	18800	1,09,41,600	1,18,16,928	24500	16,64,520
251	2606	26	2 BHK	570	15	585	644	18800	1,09,98,000	1,18,77,840	24500	16,73,100
252	2607	26	2 BHK	584	13	597	657	18800	1,12,23,600	1,21,21,488	25500	17,07,420
253	2608	26	2 BHK	565	14	579	637	18800	1,08,85,200	1,17,56,016	24500	16,55,940
254	2609	26	2 BHK	585	16	601	661	18800	1,12,98,800	1,22,02,704	25500	17,18,860
255	2610	26	2 BHK	567	15	582	640	18800	1,09,41,600	1,18,16,928	24500	16,64,520
256	2701	27	2 BHK	567	15	582	640	18840	1,09,64,880	1,18,42,070	24500	16,64,520
257	2702	27	2 BHK	585	16	601	661	18840	1,13,22,840	1,22,28,667	25500	17,18,860
258	2703	27	2 BHK	565	14	579	637	18840	1,09,08,360	1,17,81,029	24500	16,55,940





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 data 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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
259	2704	27	2 BHK	585	16	601	661	18840	1,13,22,840	1,22,28,667	25500	17,18,860
260	2705	27	2 BHK	567	15	582	640	18840	1,09,64,880	1,18,42,070	24500	16,64,520
261	2706	27	2 BHK	570	15	585	644	18840	1,10,21,400	1,19,03,112	25000	16,73,100
262	2707	27	2 BHK	584	13	597	657	18840	1,12,47,480	1,21,47,278	25500	17,07,420
263	2708	27	2 BHK	565	14	579	637	18840	1,09,08,360	1,17,81,029	24500	16,55,940
264	2709	27	2 BHK	585	16	601	661	18840	1,13,22,840	1,22,28,667	25500	17,18,860
265	2710	27	2 BHK	567	15	582	640	18840	1,09,64,880	1,18,42,070	24500	16,64,520
266	2801	28	2 BHK	567	15	582	640	18880	1,09,88,160	1,18,67,213	24500	16,64,520
267	2802	28	2 BHK	585	16	601	661	18880	1,13,46,880	1,22,54,630	25500	17,18,860
268	2803	28	2 BHK	565	14	579	637	18880	1,09,31,520	1,18,06,042	24500	16,55,940
269	2804	28	2 BHK	585	16	601	661	18880	1,13,46,880	1,22,54,630	25500	17,18,860
270	2805	28	2 BHK	567	15	582	640	18880	1,09,88,160	1,18,67,213	24500	16,64,520
271	2806	28	2 BHK	570	15	585	644	18880	1,10,44,800	1,19,28,384	25000	16,73,100
272	2807	28	2 BHK	584	13	597	657	18880	1,12,71,360	1,21,73,069	25500	17,07,420
273	2808	28	2 BHK	565	14	579	637	18880	1,09,31,520	1,18,06,042	24500	16,55,940
274	2809	28	2 BHK	585	16	601	661	18880	1,13,46,880	1,22,54,630	25500	17,18,860
275	2810	28	2 BHK	567	15	582	640	18880	1,09,88,160	1,18,67,213	24500	16,64,520
276	2901	29	2 BHK	567	15	582	640	18920	1,10,11,440	1,18,92,355	25000	16,64,520
277	2902	29	2 BHK	585	16	601	661	18920	1,13,70,920	1,22,80,594	25500	17,18,860
278	2903	29	2 BHK	565	14	579	637	18920	1,09,54,680	1,18,31,054	24500	16,55,940
279	2904	29	2 BHK	585	16	601	661	18920	1,13,70,920	1,22,80,594	25500	17,18,860
280	2905	29	2 BHK	567	15	582	640	18920	1,10,11,440	1,18,92,355	25000	16,64,520
281	2906	29	2 BHK	570	15	585	644	18920	1,10,68,200	1,19,53,656	25000	16,73,100
282	2907	29	2 BHK	584	13	597	657	18920	1,12,95,240	1,21,98,859	25500	17,07,420
283	2908	29	2 BHK	565	14	579	637	18920	1,09,54,680	1,18,31,054	24500	16,55,940
284	2909	29	2 BHK	585	16	601	661	18920	1,13,70,920	1,22,80,594	25500	17,18,860
285	2910	29	2 BHK	567	15	582	640	18920	1,10,11,440	1,18,92,355	25000	16,64,520
286	3001	30	2 BHK	567	15	582	640	18960	1,10,34,720	1,19,17,498	25000	16,64,520
287	3002	30	2 BHK	614	16	630	693	18960	1,19,44,800	1,29,00,384	27000	18,01,800
288	3003	30	2 BHK	565	14	579	637	18960	1,09,77,840	1,18,56,067	24500	16,55,940
289	3004	30	3 BHK	744	16	760	836	18960	1,44,09,600	1,55,62,368	32500	21,73,600
290	3006	30	2 BHK	599	15	614	675	18960	1,16,41,440	1,25,72,755	26000	17,56,040
291	3007	30	2 BHK	584	13	597	657	18960	1,13,19,120	1,22,24,650	25500	17,07,420
292	3008	30	2 BHK	594	14	608	669	18960	1,15,27,680	1,24,49,894	26000	17,38,880
293	3009	30	2 BHK	585	16	601	661	18960	1,13,94,960	1,23,06,557	25500	17,18,860
294	3010	30	2 BHK	567	15	582	640	18960	1,10,34,720	1,19,17,498	25000	16,64,520
295	3101	31	2 BHK	567	15	582	640	19000	1,10,58,000	1,19,42,640	25000	16,64,520
296	3102	31	2 BHK	585	16	601	661	19000	1,14,19,000	1,23,32,520	25500	17,18,860

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
297	3103	31	2 BHK	565	14	579	637	19000	1,10,01,000	1,18,81,080	25000	16,55,940
298	3104	31	2 BHK	585	16	601	661	19000	1,14,19,000	1,23,32,520	25500	17,18,860
299	3105	31	2 BHK	567	15	582	640	19000	1,10,58,000	1,19,42,640	25000	16,64,520
300	3106	31	2 BHK	570	15	585	644	19000	1,11,15,000	1,20,04,200	25000	16,73,100
301	3107	31	2 BHK	584	13	597	657	19000	1,13,43,000	1,22,50,440	25500	17,07,420
302	3108	31	2 BHK	565	14	579	637	19000	1,10,01,000	1,18,81,080	25000	16,55,940
303	3109	31	2 BHK	585	16	601	661	19000	1,14,19,000	1,23,32,520	25500	17,18,860
304	3110	31	2 BHK	567	15	582	640	19000	1,10,58,000	1,19,42,640	25000	16,64,520
305	3201	32	2 BHK	567	15	582	640	19040	1,10,81,280	1,19,67,782	25000	16,64,520
306	3202	32	2 BHK	585	16	601	661	19040	1,14,43,040	1,23,58,483	25500	17,18,860
307	3203	32	2 BHK	565	14	579	637	19040	1,10,24,160	1,19,06,093	25000	16,55,940
308	3204	32	2 BHK	585	16	601	661	19040	1,14,43,040	1,23,58,483	25500	17,18,860
309	3205	32	2 BHK	567	15	582	640	19040	1,10,81,280	1,19,67,782	25000	16,64,520
310	3206	32	2 BHK	570	15	585	644	19040	1,11,38,400	1,20,29,472	25000	16,73,100
311	3207	32	2 BHK	584	13	597	657	19040	1,13,66,880	1,22,76,230	25500	17,07,420
312	3208	32	2 BHK	565	14	579	637	19040	1,10,24,160	1,19,06,093	25000	16,55,940
313	3209	32	2 BHK	585	16	601	661	19040	1,14,43,040	1,23,58,483	25500	17,18,860
314	3210	32	2 BHK	567	15	582	640	19040	1,10,81,280	1,19,67,782	25000	16,64,520
315	3301	33	2 BHK	567	15	582	640	19080	1,11,04,560	1,19,92,925	25000	16,64,520
316	3302	33	2 BHK	585	16	601	661	19080	1,14,67,080	1,23,84,446	26000	17,18,860
317	3303	33	2 BHK	565	14	579	637	19080	1,10,47,320	1,19,31,106	25000	16,55,940
318	3304	33	2 BHK	585	16	601	661	19080	1,14,67,080	1,23,84,446	26000	17,18,860
319	3305	33	2 BHK	567	15	582	640	19080	1,11,04,560	1,19,92,925	25000	16,64,520
320	3306	33	2 BHK	570	15	585	644	19080	1,11,61,800	1,20,54,744	25000	16,73,100
321	3307	33	2 BHK	584	13	597	657	19080	1,13,90,760	1,23,02,021	25500	17,07,420
322	3308	33	2 BHK	565	14	579	637	19080	1,10,47,320	1,19,31,106	25000	16,55,940
323	3309	33	2 BHK	585	16	601	661	19080	1,14,67,080	1,23,84,446	26000	17,18,860
324	3310	33	2 BHK	567	15	582	640	19080	1,11,04,560	1,19,92,925	25000	16,64,520
325	3401	34	2 BHK	567	15	582	640	19120	1,11,27,840	1,20,18,067	25000	16,64,520
326	3402	34	2 BHK	585	16	601	661	19120	1,14,91,120	1,24,10,410	26000	17,18,860
327	3403	34	2 BHK	565	14	579	637	19120	1,10,70,480	1,19,56,118	25000	16,55,940
328	3404	34	2 BHK	585	16	601	661	19120	1,14,91,120	1,24,10,410	26000	17,18,860
329	3405	34	2 BHK	567	15	582	640	19120	1,11,27,840	1,20,18,067	25000	16,64,520
330	3406	34	2 BHK	570	15	585	644	19120	1,11,85,200	1,20,80,016	25000	16,73,100
331	3407	34	2 BHK	584	13	597	657	19120	1,14,14,640	1,23,27,811	25500	17,07,420
332	3408	34	2 BHK	565	14	579	637	19120	1,10,70,480	1,19,56,118	25000	16,55,940
333	3409	34	2 BHK	585	16	601	661	19120	1,14,91,120	1,24,10,410	26000	17,18,860
334	3410	34	2 BHK	567	15	582	640	19120	1,11,27,840	1,20,18,067	25000	16,64,520



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
335	3501	35	2 BHK	567	15	582	640	19160	1,11,51,120	1,20,43,210	25000	16,64,520
336	3502	35	2 BHK	614	16	630	693	19160	1,20,70,800	1,30,36,464	27000	18,01,800
337	3503	35	2 BHK	565	14	579	637	19160	1,10,93,640	1,19,81,131	25000	16,55,940
338	3504	35	3 BHK	744	16	760	836	19160	1,45,61,600	1,57,26,528	33000	21,73,600
339	3506	35	2 BHK	599	15	614	675	19160	1,17,64,240	1,27,05,379	26500	17,56,040
340	3507	35	2 BHK	584	13	597	657	19160	1,14,38,520	1,23,53,602	25500	17,07,420
341	3508	35	2 BHK	594	14	608	669	19160	1,16,49,280	1,25,81,222	26000	17,38,880
342	3509	35	2 BHK	585	16	601	661	19160	1,15,15,160	1,24,36,373	26000	17,18,860
343	3510	35	2 BHK	567	15	582	640	19160	1,11,51,120	1,20,43,210	25000	16,64,520
344	3601	36	2 BHK	567	15	582	640	19200	1,11,74,400	1,20,68,352	25000	16,64,520
345	3602	36	2 BHK	585	16	601	661	19200	1,15,39,200	1,24,62,336	26000	17,18,860
346	3603	36	2 BHK	565	14	579	637	19200	1,11,16,800	1,20,06,144	25000	16,55,940
347	3604	36	2 BHK	585	16	601	661	19200	1,15,39,200	1,24,62,336	26000	17,18,860
348	3605	36	2 BHK	567	15	582	640	19200	1,11,74,400	1,20,68,352	25000	16,64,520
349	3606	36	2 BHK	570	15	585	644	19200	1,12,32,000	1,21,30,560	25500	16,73,100
350	3607	36	2 BHK	584	13	597	657	19200	1,14,62,400	1,23,79,392	26000	17,07,420
351	3608	36	2 BHK	565	14	579	637	19200	1,11,16,800	1,20,06,144	25000	16,55,940
352	3609	36	2 BHK	585	16	601	661	19200	1,15,39,200	1,24,62,336	26000	17,18,860
353	3610	36	2 BHK	567	15	582	640	19200	1,11,74,400	1,20,68,352	25000	16,64,520
354	3701	37	2 BHK	567	15	582	640	19240	1,11,97,680	1,20,93,494	25000	16,64,520
355	3702	37	2 BHK	585	16	601	661	19240	1,15,63,240	1,24,88,299	26000	17,18,860
356	3703	37	2 BHK	565	14	579	637	19240	1,11,39,960	1,20,31,157	25000	16,55,940
357	3704	37	2 BHK	585	16	601	661	19240	1,15,63,240	1,24,88,299	26000	17,18,860
358	3705	37	2 BHK	567	15	582	640	19240	1,11,97,680	1,20,93,494	25000	16,64,520
359	3706	37	2 BHK	570	15	585	644	19240	1,12,55,400	1,21,55,832	25500	16,73,100
360	3707	37	2 BHK	584	13	597	657	19240	1,14,86,280	1,24,05,182	26000	17,07,420
361	3708	37	2 BHK	565	14	579	637	19240	1,11,39,960	1,20,31,157	25000	16,55,940
362	3709	37	2 BHK	585	16	601	661	19240	1,15,63,240	1,24,88,299	26000	17,18,860
363	3710	37	2 BHK	567	15	582	640	19240	1,11,97,680	1,20,93,494	25000	16,64,520
364	3801	38	2 BHK	567	15	582	640	19280	1,12,20,960	1,21,18,637	25000	16,64,520
365	3802	38	2 BHK	585	16	601	661	19280	1,15,87,280	1,25,14,262	26000	17,18,860
366	3803	38	2 BHK	565	14	579	637	19280	1,11,63,120	1,20,56,170	25000	16,55,940
367	3804	38	2 BHK	585	16	601	661	19280	1,15,87,280	1,25,14,262	26000	17,18,860
368	3805	38	2 BHK	567	15	582	640	19280	1,12,20,960	1,21,18,637	25000	16,64,520
369	3806	38	2 BHK	570	15	585	644	19280	1,12,78,800	1,21,81,104	25500	16,73,100
370	3807	38	2 BHK	584	13	597	657	19280	1,15,10,160	1,24,30,973	26000	17,07,420
371	3808	38	2 BHK	565	14	579	637	19280	1,11,63,120	1,20,56,170	25000	16,55,940
372	3809	38	2 BHK	585	16	601	661	19280	1,15,87,280	1,25,14,262	26000	17,18,860

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
373	3810	38	2 BHK	567	15	582	640	19280	1,12,20,960	1,21,18,637	25000	16,64,520
374	3901	39	2 BHK	567	15	582	640	19320	1,12,44,240	1,21,43,779	25500	16,64,520
375	3902	39	2 BHK	585	16	601	661	19320	1,16,11,320	1,25,40,226	26000	17,18,860
376	3903	39	2 BHK	565	14	579	637	19320	1,11,86,280	1,20,81,182	25000	16,55,940
377	3904	39	2 BHK	585	16	601	661	19320	1,16,11,320	1,25,40,226	26000	17,18,860
378	3905	39	2 BHK	567	15	582	640	19320	1,12,44,240	1,21,43,779	25500	16,64,520
379	3906	39	2 BHK	570	15	585	644	19320	1,13,02,200	1,22,06,376	25500	16,73,100
380	3907	39	2 BHK	584	13	597	657	19320	1,15,34,040	1,24,56,763	26000	17,07,420
381	3908	39	2 BHK	565	14	579	637	19320	1,11,86,280	1,20,81,182	25000	16,55,940
382	3909	39	2 BHK	585	16	601	661	19320	1,16,11,320	1,25,40,226	26000	17,18,860
383	3910	39	2 BHK	567	15	582	640	19320	1,12,44,240	1,21,43,779	25500	16,64,520
384	4001	40	2 BHK	567	15	582	640	19360	1,12,67,520	1,21,68,922	25500	16,64,520
385	4002	40	2 BHK	614	16	630	693	19360	1,21,96,800	1,31,72,544	27500	18,01,800
386	4003	40	2 BHK	565	14	579	637	19360	1,12,09,440	1,21,06,195	25000	16,55,940
387	4004	40	3 BHK	744	16	760	836	19360	1,47,13,600	1,58,90,688	33000	21,73,600
388	4006	40	2 BHK	599	15	614	675	19360	1,18,87,040	1,28,38,003	26500	17,56,040
389	4007	40	2 BHK	584	13	597	657	19360	1,15,57,920	1,24,82,554	26000	17,07,420
390	4008	40	2 BHK	594	14	608	669	19360	1,17,70,880	1,27,12,550	26500	17,38,880
391	4009	40	2 BHK	585	16	601	661	19360	1,16,35,360	1,25,66,189	26000	17,18,860
392	4010	40	2 BHK	567	15	582	640	19360	1,12,67,520	1,21,68,922	25500	16,64,520
393	4101	41	2 BHK	567	15	582	640	19400	1,12,90,800	1,21,94,064	25500	16,64,520
394	4102	41	2 BHK	585	16	601	661	19400	1,16,59,400	1,25,92,152	26000	17,18,860
395	4103	41	2 BHK	565	14	579	637	19400	1,12,32,600	1,21,31,208	25500	16,55,940
396	4104	41	2 BHK	585	16	601	661	19400	1,16,59,400	1,25,92,152	26000	17,18,860
397	4105	41	2 BHK	567	15	582	640	19400	1,12,90,800	1,21,94,064	25500	16,64,520
398	4106	41	2 BHK	570	15	585	644	19400	1,13,49,000	1,22,56,920	25500	16,73,100
399	4107	41	2 BHK	584	13	597	657	19400	1,15,81,800	1,25,08,344	26000	17,07,420
400	4108	41	2 BHK	565	14	579	637	19400	1,12,32,600	1,21,31,208	25500	16,55,940
401	4109	41	2 BHK	585	16	601	661	19400	1,16,59,400	1,25,92,152	26000	17,18,860
402	4110	41	2 BHK	567	15	582	640	19400	1,12,90,800	1,21,94,064	25500	16,64,520
403	4201	42	2 BHK	567	15	582	640	19440	1,13,14,080	1,22,19,206	25500	16,64,520
404	4202	42	2 BHK	585	16	601	661	19440	1,16,83,440	1,26,18,115	26500	17,18,860
405	4203	42	2 BHK	565	14	579	637	19440	1,12,55,760	1,21,56,221	25500	16,55,940
406	4204	42	2 BHK	585	16	601	661	19440	1,16,83,440	1,26,18,115	26500	17,18,860
407	4205	42	2 BHK	567	15	582	640	19440	1,13,14,080	1,22,19,206	25500	16,64,520
408	4206	42	2 BHK	570	15	585	644	19440	1,13,72,400	1,22,82,192	25500	16,73,100
409	4207	42	2 BHK	584	13	597	657	19440	1,16,05,680	1,25,34,134	26000	17,07,420
410	4208	42	2 BHK	565	14	579	637	19440	1,12,55,760	1,21,56,221	25500	16,55,940

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
411	4209	42	2 BHK	585	16	601	661	19440	1,16,83,440	1,26,18,115	26500	17,18,860
412	4210	42	2 BHK	567	15	582	640	19440	1,13,14,080	1,22,19,206	25500	16,64,520
413	4301	43	2 BHK	567	15	582	640	19480	1,13,37,360	1,22,44,349	25500	16,64,520
414	4302	43	2 BHK	585	16	601	661	19480	1,17,07,480	1,26,44,078	26500	17,18,860
415	4303	43	2 BHK	565	14	579	637	19480	1,12,78,920	1,21,81,234	25500	16,55,940
416	4304	43	2 BHK	585	16	601	661	19480	1,17,07,480	1,26,44,078	26500	17,18,860
417	4305	43	2 BHK	567	15	582	640	19480	1,13,37,360	1,22,44,349	25500	16,64,520
418	4306	43	2 BHK	570	15	585	644	19480	1,13,95,800	1,23,07,464	25500	16,73,100
419	4307	43	2 BHK	584	13	597	657	19480	1,16,29,560	1,25,59,925	26000	17,07,420
420	4308	43	2 BHK	565	14	579	637	19480	1,12,78,920	1,21,81,234	25500	16,55,940
421	4309	44	2 BHK	585	16	601	661	19480	1,17,07,480	1,26,44,078	26500	17,18,860
422	4310	43	2 BHK	567	15	582	640	19480	1,13,37,360	1,22,44,349	25500	16,64,520
423	4401	44	2 BHK	567	15	582	640	19520	1,13,60,640	1,22,69,491	25500	16,64,520
424	4402	44	2 BHK	585	16	601	661	19520	1,17,31,520	1,26,70,042	26500	17,18,860
425	4403	44	2 BHK	565	14	579	637	19520	1,13,02,080	1,22,06,246	25500	16,55,940
426	4404	44	2 BHK	585	16	601	661	19520	1,17,31,520	1,26,70,042	26500	17,18,860
427	4405	44	2 BHK	567	15	582	640	19520	1,13,60,640	1,22,69,491	25500	16,64,520
428	4406	44	2 BHK	570	15	585	644	19520	1,14,19,200	1,23,32,736	25500	16,73,100
429	4407	44	2 BHK	584	13	597	657	19520	1,16,53,440	1,25,85,715	26000	17,07,420
430	4408	44	2 BHK	565	14	579	637	19520	1,13,02,080	1,22,06,246	25500	16,55,940
431	4409	44	2 BHK	585	16	601	661	19520	1,17,31,520	1,26,70,042	26500	17,18,860
432	4410	44	2 BHK	567	15	582	640	19520	1,13,60,640	1,22,69,491	25500	16,64,520
433	4501	45	2 BHK	567	15	582	640	19560	1,13,83,920	1,22,94,634	25500	16,64,520
434	4502	45	2 BHK	614	16	630	693	19560	1,23,22,800	1,33,08,624	27500	18,01,800
435	4503	45	2 BHK	565	14	579	637	19560	1,13,25,240	1,22,31,259	25500	16,55,940
436	4504	45	3 BHK	744	16	760	836	19560	1,48,65,600	1,60,54,848	33500	21,73,600
437	4506	45	2 BHK	599	15	614	675	19560	1,20,09,840	1,29,70,627	27000	17,56,040
438	4507	45	2 BHK	584	13	597	657	19560	1,16,77,320	1,26,11,506	26500	17,07,420
439	4508	45	2 BHK	594	14	608	669	19560	1,18,92,480	1,28,43,878	27000	17,38,880
440	4509	45	2 BHK	585	16	601	661	19560	1,17,55,560	1,26,96,005	26500	17,18,860
441	4510	45	2 BHK	567	15	582	640	19560	1,13,83,920	1,22,94,634	25500	16,64,520
442	4601	46	2 BHK	567	15	582	640	19600	1,14,07,200	1,23,19,776	25500	16,64,520
443	4602	46	2 BHK	585	16	601	661	19600	1,17,79,600	1,27,21,968	26500	17,18,860
444	4603	46	2 BHK	565	14	579	637	19600	1,13,48,400	1,22,56,272	25500	16,55,940
445	4604	46	2 BHK	585	16	601	661	19600	1,17,79,600	1,27,21,968	26500	17,18,860
446	4605	46	2 BHK	567	15	582	640	19600	1,14,07,200	1,23,19,776	25500	16,64,520
447	4606	46	2 BHK	570	15	585	644	19600	1,14,66,000	1,23,83,280	26000	16,73,100
448	4607	46	2 BHK	584	13	597	657	19600	1,17,01,200	1,26,37,296	26500	17,07,420

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
449	4608	46	2 BHK	565	14	579	637	19600	1,13,48,400	1,22,56,272	25500	16,55,940
450	4609	46	2 BHK	585	16	601	661	19600	1,17,79,600	1,27,21,968	26500	17,18,860
451	4610	46	2 BHK	567	15	582	640	19600	1,14,07,200	1,23,19,776	25500	16,64,520
452	4701	47	2 BHK	567	15	582	640	19640	1,14,30,480	1,23,44,918	25500	16,64,520
453	4702	47	2 BHK	585	16	601	661	19640	1,18,03,640	1,27,47,931	26500	17,18,860
454	4703	47	2 BHK	565	14	579	637	19640	1,13,71,560	1,22,81,285	25500	16,55,940
455	4704	47	2 BHK	585	16	601	661	19640	1,18,03,640	1,27,47,931	26500	17,18,860
456	4705	47	2 BHK	567	15	582	640	19640	1,14,30,480	1,23,44,918	25500	16,64,520
457	4706	47	2 BHK	570	15	585	644	19640	1,14,89,400	1,24,08,552	26000	16,73,100
458	4707	47	2 BHK	584	13	597	657	19640	1,17,25,080	1,26,63,086	26500	17,07,420
459	4708	47	2 BHK	565	14	579	637	19640	1,13,71,560	1,22,81,285	25500	16,55,940
460	4709	47	2 BHK	585	16	601	661	19640	1,18,03,640	1,27,47,931	26500	17,18,860
461	4710	47	2 BHK	567	15	582	640	19640	1,14,30,480	1,23,44,918	25500	16,64,520
462	4801	48	2 BHK	567	15	582	640	19680	1,14,53,760	1,23,70,061	26000	16,64,520
463	4802	48	2 BHK	585	16	601	661	19680	1,18,27,680	1,27,73,894	26500	17,18,860
464	4803	48	2 BHK	565	14	579	637	19680	1,13,94,720	1,23,06,298	25500	16,55,940
465	4804	48	2 BHK	585	16	601	661	19680	1,18,27,680	1,27,73,894	26500	17,18,860
466	4805	48	2 BHK	567	15	582	640	19680	1,14,53,760	1,23,70,061	26000	16,64,520
467	4806	48	2 BHK	570	15	585	644	19680	1,15,12,800	1,24,33,824	26000	16,73,100
468	4807	48	2 BHK	584	13	597	657	19680	1,17,48,960	1,26,88,877	26500	17,07,420
469	4808	48	2 BHK	565	14	579	637	19680	1,13,94,720	1,23,06,298	25500	16,55,940
470	4809	48	2 BHK	585	16	601	661	19680	1,18,27,680	1,27,73,894	26500	17,18,860
471	4810	48	2 BHK	567	15	582	640	19680	1,14,53,760	1,23,70,061	26000	16,64,520
472	4901	49	2 BHK	567	15	582	640	19720	1,14,77,040	1,23,95,203	26000	16,64,520
473	4902	49	2 BHK	585	16	601	661	19720	1,18,51,720	1,27,99,858	26500	17,18,860
474	4903	49	2 BHK	565	14	579	637	19720	1,14,17,880	1,23,31,310	25500	16,55,940
475	4904	49	2 BHK	585	16	601	661	19720	1,18,51,720	1,27,99,858	26500	17,18,860
476	4905	49	2 BHK	567	15	582	640	19720	1,14,77,040	1,23,95,203	26000	16,64,520
477	4906	49	2 BHK	570	15	585	644	19720	1,15,36,200	1,24,59,096	26000	16,73,100
478	4907	49	2 BHK	584	13	597	657	19720	1,17,72,840	1,27,14,667	26500	17,07,420
479	4908	49	2 BHK	565	14	579	637	19720	1,14,17,880	1,23,31,310	25500	16,55,940
480	4909	49	2 BHK	585	16	601	661	19720	1,18,51,720	1,27,99,858	26500	17,18,860
481	4910	49	2 BHK	567	15	582	640	19720	1,14,77,040	1,23,95,203	26000	16,64,520
482	5001	50	2 BHK	567	15	582	640	19760	1,15,00,320	1,24,20,346	26000	16,64,520
483	5002	50	2 BHK	614	16	630	693	19760	1,24,48,800	1,34,44,704	28000	18,01,800
484	5003	50	2 BHK	565	14	579	637	19760	1,14,41,040	1,23,56,323	25500	16,55,940
485	5004	50	3 BHK	744	16	760	836	19760	1,50,17,600	1,62,19,008	34000	21,73,600
486	5006	50	2 BHK	599	15	614	675	19760	1,21,32,640	1,31,03,251	27500	17,56,040



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
487	5007	50	2 BHK	584	13	597	657	19760	1,17,96,720	1,27,40,458	26500	17,07,420
488	5008	50	2 BHK	594	14	608	669	19760	1,20,14,080	1,29,75,206	27000	17,38,880
489	5009	50	2 BHK	585	16	601	661	19760	1,18,75,760	1,28,25,821	26500	17,18,860
490	5010	50	2 BHK	567	15	582	640	19760	1,15,00,320	1,24,20,346	26000	16,64,520
491	5101	51	2 BHK	567	15	582	640	19800	1,15,23,600	1,24,45,488	26000	16,64,520
492	5102	51	2 BHK	585	16	601	661	19800	1,18,99,800	1,28,51,784	27000	17,18,860
493	5103	51	2 BHK	565	14	579	637	19800	1,14,64,200	1,23,81,336	26000	16,55,940
494	5104	51	2 BHK	585	16	601	661	19800	1,18,99,800	1,28,51,784	27000	17,18,860
495	5105	51	2 BHK	567	15	582	640	19800	1,15,23,600	1,24,45,488	26000	16,64,520
496	5106	51	2 BHK	570	15	585	644	19800	1,15,83,000	1,25,09,640	26000	16,73,100
497	5107	51	2 BHK	584	13	597	657	19800	1,18,20,600	1,27,66,248	26500	17,07,420
498	5108	51	2 BHK	565	14	579	637	19800	1,14,64,200	1,23,81,336	26000	16,55,940
499	5109	51	2 BHK	585	16	601	661	19800	1,18,99,800	1,28,51,784	27000	17,18,860
500	5110	51	2 BHK	567	15	582	640	19800	1,15,23,600	1,24,45,488	26000	16,64,520
501	5201	52	2 BHK	567	15	582	640	19840	1,15,46,880	1,24,70,630	26000	16,64,520
502	5202	52	2 BHK	585	16	601	661	19840	1,19,23,840	1,28,77,747	27000	17,18,860
503	5203	52	2 BHK	565	14	579	637	19840	1,14,87,360	1,24,06,349	26000	16,55,940
504	5204	52	2 BHK	585	16	601	661	19840	1,19,23,840	1,28,77,747	27000	17,18,860
505	5205	52	2 BHK	567	15	582	640	19840	1,15,46,880	1,24,70,630	26000	16,64,520
506	5206	52	2 BHK	570	15	585	644	19840	1,16,06,400	1,25,34,912	26000	16,73,100
507	5207	52	2 BHK	584	13	597	657	19840	1,18,44,480	1,27,92,038	26500	17,07,420
508	5208	52	2 BHK	565	14	579	637	19840	1,14,87,360	1,24,06,349	26000	16,55,940
509	5209	52	2 BHK	585	16	601	661	19840	1,19,23,840	1,28,77,747	27000	17,18,860
510	5210	52	2 BHK	567	15	582	640	19840	1,15,46,880	1,24,70,630	26000	16,64,520
511	5301	53	2 BHK	567	15	582	640	19880	1,15,70,160	1,24,95,773	26000	16,64,520
512	5302	53	2 BHK	585	16	601	661	19880	1,19,47,880	1,29,03,710	27000	17,18,860
513	5303	53	2 BHK	565	14	579	637	19880	1,15,10,520	1,24,31,362	26000	16,55,940
514	5304	53	2 BHK	585	16	601	661	19880	1,19,47,880	1,29,03,710	27000	17,18,860
515	5305	53	2 BHK	567	15	582	640	19880	1,15,70,160	1,24,95,773	26000	16,64,520
516	5306	53	2 BHK	570	15	585	644	19880	1,16,29,800	1,25,60,184	26000	16,73,100
517	5307	53	2 BHK	584	13	597	657	19880	1,18,68,360	1,28,17,829	26500	17,07,420
518	5308	53	2 BHK	565	14	579	637	19880	1,15,10,520	1,24,31,362	26000	16,55,940
519	5309	53	2 BHK	585	16	601	661	19880	1,19,47,880	1,29,03,710	27000	17,18,860
520	5310	53	2 BHK	567	15	582	640	19880	1,15,70,160	1,24,95,773	26000	16,64,520
<b>Total</b>				<b>300836</b>	<b>7747</b>	<b>308583</b>	<b>339441</b>		<b>5,81,35,53,360</b>	<b>6,27,86,37,625</b>		<b>88,08,82,860</b>

**Summary of the Project:**

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
B	2 BHK - 510 3 BHK - 10	520	308583	339441	5,81,35,53,360.00	6,27,86,37,625.00
<b>Typical Refuge Floors – 7,12,17,22, 25, 30,35,40,45 &amp; 50<sup>th</sup> Floor – Flat No. 5</b>						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,81,35,53,360.00
Final Realizable Value After Completion in ₹	6,27,86,37,625.00
Cost of Construction (Total Built up area x Rate) 338676 Sq. Ft. x ₹ 2600.00	88,25,47,380.00

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

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

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

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress



2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

**Total abstract of the entire property**

Part - A	Land	:	<b>As per table attached to the report</b>
Part - B	Building	:	
	Land development	:	
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 5,81,35,53,360.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 6,27,86,37,625.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 16,500 to ₹ 20,500.00 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 ₹ 17,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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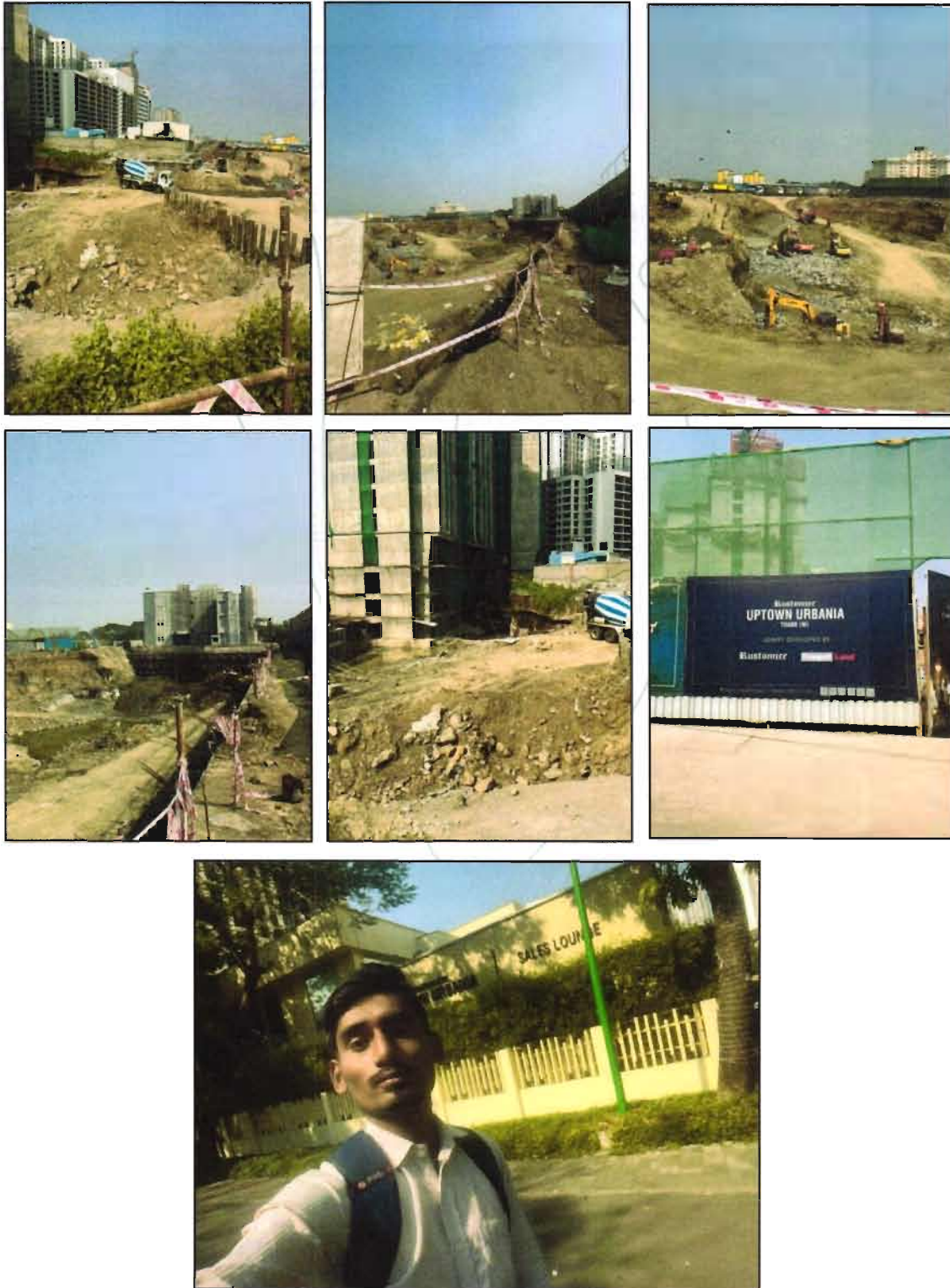
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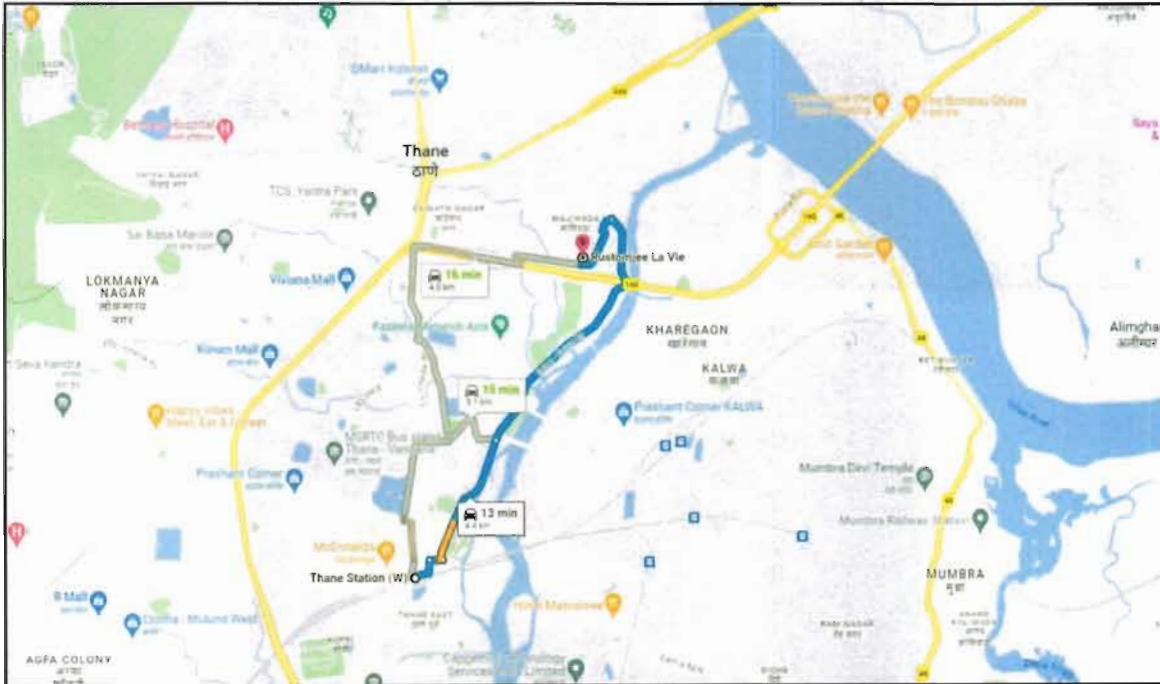


## Actual Site Photographs



## Route Map of the property

Site u/r



Latitude Longitude: 19°12'40.2"N 72°59'27.2"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 4.4 Km.)



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## Ready Reckoner Rate



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Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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**Year** 2023-2024 **Language** English

**Annual Statement of Rates**

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : माजीवडे

**Search By**  Survey No  Location

**Enter Survey No** 329

उपविभाग	खुती जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Ks./)	Attribute
6.27-4ब) ठाणे खाडी लगतचा माजिवडयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर
6.28-4क) ठाणे खाडी लगतचा माजिकडे गावचा संपूर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ. मीटर	सर्वे नंबर

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## Price Indicators

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Rent ▾
Sell ▾
Home Loans ▾

₹1.28 Cr EMI - ₹ 58k | [Can I afford it?](#)

2 BHK 624 Sq-ft Flat For Sale **Majiwada, Thane**

2 Beds   2 Baths   1 Covered Parking   Unfurnished

Carpet Area	Developer	Project
624 sqft ₹ 20,513/sqft	<b>Rustomjee Developers</b>	<b>Rustomjee LA VIE</b>
Transaction Type	Status	Lifts
New Property	Under Construction	3
Furnished Status	Car Parking	
Unfurnished	1 Covered	

+12 Photos

HOUSING.com
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List Property Free

Home / Thane / Thane West / Rustomjee La Vie

**Rustomjee La Vie**

By RUSTOMJEE BUILDERS

Plot No. 8a Survey No. 329/3 Pl. Of Village Maynada At Thane West, Thane

last updated: Feb '1, 2023

**₹1.28 Cr** | ₹20.00 K/sq.ft

EMI starts at ₹63.55 K

All Inclusive Price

Contact Sellers

Project Images

Project Images

2 BHK Apartment Configuration

Dec. 2028 Possession Starts

₹20.00 K/sq.ft .Avg. Price

640.00 sq.ft. (Carpet Area) Size



## Price Indicators

99 acres
Buy ▾ Thane X Add more

HOME > Projects in Thane > Majiwada > Rustomjee La Vie

### Kapstone Rustomjee La Vie ☆

Majiwada, Thane

No Brokerage

CONSTRUCTION STATUS

New Launch

Completion in Dec, 2028

Followed by

Kapstone Constructions

View Number

₹ 1 - 1.2 Cr + Govt. Charges

PRICE RANGE

2 BHK Apartment

2 BHK Apartment

Carpet Area

593.95 - 648.96 sq.ft. (55.18 - 60.29 sq.)

₹ 1 - 1.2 Cr + Govt. Charges

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1680 Sq.ft

₹ 1.85 Cr

EMI: ₹ 83k | [Can I afford it?](#)

3 BHK 1680 Sq-ft Flat For Sale

Majiwada, Thane

3 Beds

2 Baths

1 Balcony

2 Covered Parking

+5 Photos

<p style="font-size: 0.7em; margin: 0;">Super Built-Up Area</p> <p style="font-weight: bold; margin: 0;">1680 sqft</p> <p style="font-size: 0.7em; margin: 0;">₹ 11,011/sqft</p>	<p style="font-size: 0.7em; margin: 0;">Developer</p> <p style="font-weight: bold; margin: 0;">Rustomjee Developers</p>	<p style="font-size: 0.7em; margin: 0;">Project</p> <p style="font-weight: bold; margin: 0;">Rustomjee LA VIE</p>
<p style="font-size: 0.7em; margin: 0;">Transaction Type</p> <p style="font-weight: bold; margin: 0;">New Property</p>	<p style="font-size: 0.7em; margin: 0;">Facing</p> <p style="font-weight: bold; margin: 0;">East</p>	<p style="font-size: 0.7em; margin: 0;">Lifts</p> <p style="font-weight: bold; margin: 0;">4</p>
<p style="font-size: 0.7em; margin: 0;">Furnished Status</p> <p style="font-weight: bold; margin: 0;">Unfurnished</p>	<p style="font-size: 0.7em; margin: 0;">Car Parking</p> <p style="font-weight: bold; margin: 0;">2 Covered</p>	<p style="font-size: 0.7em; margin: 0;">Type Of Ownership</p> <p style="font-weight: bold; margin: 0;">Freehold</p>

East Facing Property

Contact Agent

Get Phone No.

Last contact made 5 days ago

### More Details

Price Breakup	₹ 1.85 Cr
Booking Amount	₹ 1.0 Lac
RERA ID	123456789
Address	Majiwada junction, Majiwada, Thane - Central Thane, Maharashtra

## Price Indicators

**Rustomjee La Vie Wing A**  
By RUSTOMJEE BUILDERS

2 BHK Apartment Configuration

Dec. 2028 Possession Starts

₹18.89 K/sq.ft. Avg. Price

594.00 sq.ft. (Carpet Area) 649.00 sq.ft. (Site)

₹1.32 Cr - 1.44 Cr | ₹18.89 K/sq.ft. (EM) starts at ₹65.55 K

845 sq ft 3 BHK 3T Apartment in Rustomjee Constructions La Vie Wing A  
by Rustomjee Constructions

Thane West, Mumbai

Price on request

Overview Neighbourhood Floor Plan Gallery Similar Properties

**Basic Details** Amenities

Launch Status	Dec 28 Possession Start Date	0.82 Acres Total Area
529 Total launched apartments	May 23 Launch Date	New Apartments

- ✓ Eastern Express Highway – 3 min
- ✓ Upcoming Metro Station – 5 min

**We will take care of your search**

Name

+91 Mobile No.

I agree to be contacted by PropTiger via WhatsApp, SMS, Phone, Email etc.

**GET CALL BACK**

Other properties in Rustomjee Constructions La Vie Wing A

- 2 BHK Apartment ₹ 112 Cr
- 2 BHK Apartment ₹ 122 Cr

## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 2 BHK Flats for Sale in Majiwada > 1080 Sq.ft

₹1.22 Cr

EMI - ₹55k | [Get pre-approved loan](#)

2 BHK 1080 Sq-ft Flat For Sale [Majiwada, Thane](#)

2 Beds
2 Baths
1 Balcony
1 Covered Parking

+6 Photos

<p style="font-size: 0.8em; color: #7f7f7f;">Carpet Area</p> <p style="font-weight: bold;">671 sqft +</p> <p style="font-size: 0.8em; color: #7f7f7f;">₹18,182/sqft</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Developer</p> <p style="font-weight: bold;">Rustomjee</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Project</p> <p style="font-weight: bold;">Rustomjee Uptown Urbania</p>
<p style="font-size: 0.8em; color: #7f7f7f;">Floor</p> <p style="font-weight: bold;">10 (Out of 47 Floors)</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Transaction Type</p> <p style="font-weight: bold;">New Property</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Facing</p> <p style="font-weight: bold;">North - East</p>
<p style="font-size: 0.8em; color: #7f7f7f;">Lifts</p> <p style="font-weight: bold;">3</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Furnished Status</p> <p style="font-weight: bold;">Unfurnished</p>	<p style="font-size: 0.8em; color: #7f7f7f;">Car Parking</p> <p style="font-weight: bold;">1 Covered</p>

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Sell or Rent P

Home > New Projects in Thane > Property in Thane > Projects in Majiwada > Rustomjee Uptown Urbania

13 Photos

Rustomjee Uptown Urbania

Majiwada, Thane

₹ 92.25 Lac to 1.83 Cr

Status: **Early Stage Construction**

Project Size: 1661 units, 50 Acres

Configurations: 1, 2, 3 BHK Flat from 418 Sq. Ft. to 829 Sq. Ft. (Carpet)

16 Properties for Sale in Rustomjee Uptown Urbania

26720 Views | 6 Enquiries

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- **Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.



**Sales Instance nearby**

गावाचे नाव : माजिवडे	
(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	18088000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14555107.84
(4) भू-मापन पोतहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा इतर वर्णन : सदनिका नं: 4305, भाळा नं: 43 वा. इमारतीचे नाव: रुस्तमजी "ला फॅमिलीया", विंग "सी", ब्लॉक नं: मौजे माजिवडे, तालुका आणि जिल्हा ठाणे (पश्चिम), रोड नं: ईस्टर्न एक्सप्रेस हायवे जवळ-400601, इतर माहिती: सोबत 1 कार पार्किंग, (मुद्रांक शुल्क सवलत : सी एम एस / टि पी एस / 1207/220/ सी आर 541/08/ युडी दि.24/08/2009 अन्वये मु. शु. स्पेशल टाउनशीप सवलत.) क्षेत्रफळ-84.54 चौ.मी. कार्पेट म्हणजेच-910 चौ.फुट कार्पेट (झोन नं.6/27-4ब), ( ( Survey Number : 30/2.30/3.30/5(पार्ट),30/6(पार्ट),30/7.329/2(पार्ट) . ) )
(5) क्षेत्रफळ	84.54 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:-.मै. कॅपस्टोन कन्स्ट्रक्शन्स प्रा.ली.चे अधिकृत स्वाक्षरीकर्ता मोहम्मद जावेद शीख वय:-47 पत्ता:-प्लॉट नं: 702, भाळा नं: 7 वा. इमारतीचे नाव: नटराज, ब्लॉक नं: एम व्ही रोड लॅकन, रोड नं: वेस्टर्न एक्सप्रेस हायवे, अंधेरी, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AA.CCK3513F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-.पश्चिम खंडेलवाल वय:-39; पत्ता:-प्लॉट नं: 8-1302, भाळा नं: . इमारतीचे नाव: अलमंडा प्राईड पार्क, ब्लॉक नं: आर मॉल जवळ, रोड नं: घोंडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AQPPK3728G 2): नाव:-.निखिल खंडेलवाल वय:-41; पत्ता:-प्लॉट नं: 8-1302, भाळा नं: . इमारतीचे नाव: अलमंडा प्राईड पार्क, ब्लॉक नं: आर मॉल जवळ, रोड नं: घोंडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AKHPK9990N
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	21/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	28318/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	827200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रीसेस	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	
मधील गडका अन्वयेच्या नियम व अन्वये	(i) within the limits of any Municipal Corporation or any Cantonment



**Sales Instance nearby**

627474	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.ठाणे 2
23-01-2024		दस्त क्रमांक : 6274/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : माजिवडे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12474000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11120295.36	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4304, माळा नं: 43 वा. इमारतीचे नाव: रुस्तमजी "ला फॅमिलीया".विंग "सी", ब्लॉक नं: मौजे माजिवडे.तालुका आणि जिल्हा ठाणे(पश्चिम). रोड नं: ईस्टर्न एक्सप्रेस हायवे जवळ-400601, इतर माहिती: सोबत 1 कार पार्किंग.(मुद्रांक शुल्क सवलत : सी एम एस / टि पी एस /1207/220/ सी आर 541/08/ युडी दि.24/08/2009 अन्वये मु. शु. स्पेशल टाउनशीप सवलत.)क्षेत्रफळ-63.91 चौ.मी.कार्पेट(झोन नं.6/27 4ब).(( Survey Number : 30/2,30/3,30/5(पार्ट),30/6(पार्ट),30/7,329/2(पार्ट) ; ))	
(5) क्षेत्रफळ	63.91 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:-मे. कॅपस्टोन कन्स्ट्रक्शन्स प्रा.ली.चे अधिकृत स्वाक्षरीकर्ता मोहम्मद ज़वेद शेख वय:-46 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा. इमारतीचे नाव: नटराज. ब्लॉक नं: एम व्ही रोड जंक्शन, रोड नं: वेस्टर्न एक्सप्रेस हायवे,अंधेरी, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AACCK3513F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-ऋतुजा सचिन खानविलकर वय:-35; पत्ता:-प्लॉट नं: जी/1304, माळा नं: . इमारतीचे नाव: पूनम पार्क व्यूव्ह, फेस 2, ब्लॉक नं: क्लब वन ग्लोबल सिटी जवळ, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AUXPR6637H 2): नाव:-सचिन शरद खानविलकर वय:-43; पत्ता:-प्लॉट नं: जी/1304, माळा नं: . इमारतीचे नाव: पूनम पार्क व्यूव्ह, फेस 2, ब्लॉक नं: क्लब वन ग्लोबल सिटी जवळ, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AVVPR0124D	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	6274/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	574600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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## Price Indicators Projects nearby Locality

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₹57.0 Lac [EMI - ₹26k](#) | [Get pre-approved loan](#)

1 BHK 317 Sq-ft Flat For Sale [Majiwada, Thane](#)



1 Bed
1 Bath
Unfurnished


Carpet Area	Developer	Project
317 sqft - ₹17,981/sqft	<b>Lodha</b>	<b>Lodha Crown</b>
Transaction Type	Status	Lifts
<b>New Property</b>	<b>Under Construction</b>	<b>3</b>
Furnished Status		
<b>Unfurnished</b>		

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Sell ▾
Home Loans ▾



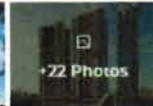
₹1.08 Cr [EMI - ₹49k](#) | [Get pre-approved loan](#)

2 BHK 660 Sq-ft Flat For Sale [Balkum Pada, Thane](#)



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
660 sqft - ₹16,364/sqft	<b>DOSTI REALTY</b>	<b>Dosti Tulip</b>
Transaction Type	Status	Lifts
<b>New Property</b>	<b>Under Construction</b>	<b>2</b>
Furnished Status	Car Parking	
<b>Unfurnished</b>	<b>1 Covered</b>	


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## Price Indicators Projects nearby Locality

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₹2.84 Cr | EMI - ₹1,28L | [Get pre-approved loan](#)

3 BHK 1068 Sq-ft Flat For Sale [Majiwada, Thane](#)



3 Beds
2 Baths
1 Covered Parking
Unfurnished


<p><b>Carpet Area</b> 1068 sqft ~ ₹26,592/sqft</p>	<p><b>Developer</b> <a href="#">Ashwin Sheth Group</a></p>	<p><b>Project</b> <a href="#">Sheth Vasant Lawns</a></p>	<p><b>Transaction Type</b> New Property</p>
<p><b>Status</b> Under Construction</p>	<p><b>Lifts</b> 2</p>	<p><b>Furnished Status</b> Unfurnished</p>	<p><b>Car Parking</b> 1 Covered</p>

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Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Majiwada » 3 BHK Flats for Sale in Majiwada » 1022 Sq-ft

₹2.51 Cr | EMI - ₹1,14L | [Get Loan offers from 34+ banks](#)

3 BHK 1022 Sq-ft Flat For Sale [Majiwada, Thane](#)



3 Beds
3 Baths
3 Balconies
1 Covered Parking
Jogging an...
Service/Coor...

<p><b>Carpet Area</b> 1022 sqft ~ ₹24,633/sqft</p>	<p><b>Developer</b> <a href="#">Ashwin Sheth Group</a></p>	<p><b>Project</b> <a href="#">Sheth Vasant Lawns</a></p>	<p><b>Floor</b> 3 (Out of 32 Floors)</p>
<p><b>Transaction Type</b> New Property</p>	<p><b>Facing</b> North - East</p>	<p><b>Lifts</b> 3</p>	<p><b>Furnished Status</b> Unfurnished</p>

## Price Indicators Projects nearby Locality


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1700 sq.ft

₹ 2.50 Cr

EMI - ₹ 1.13L | [Can I afford it?](#)

3 BHK 1700 Sq-ft Flat For Sale - [Majiwada, Thane](#)



3 Beds
3 Baths
1 Balcony
1 Covered Parking
Skyscraper View
Smart Home

Carpet Area <b>1068 sqft</b> ~ ₹ 23.40/sqft	Developer <b>Ashwin Sheth Group</b>	Project <b>Sheth Vasant Lawns</b>	Floor <b>13 (Out of 23 Floors)</b>
Transaction Type <b>Resale</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>3</b>

🏡 East Facing Property


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1170 sq.ft

₹ 1.70 Cr

EMI - ₹ 77k | [How much loan can I get?](#)

3 BHK 1170 Sq-ft Flat For Sale - [Majiwada, Thane](#)



3 Beds
3 Baths
1 Balcony
2 Covered Parking

Carpet Area <b>842 sqft</b> ~ ₹ 20.19/sqft	Developer <b>Ashwin Sheth Group</b>	Project <b>Sheth Vasant Lawns</b>	
Floor <b>12 (Out of 27 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	
Facing <b>East</b>	Lifts <b>3</b>	Furnished Status <b>Semi-Furnished</b>	

Contact Agent

Get Phone No.

**More Details**

Price Breakup	₹ 1.7 Cr   ₹ 6 Per sq Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	Vasant Lawns, 3, Pampas, Majiwada, Thane - Central Thane, Maharashtra
Landmarks	Vasant Lawns, 3, Pampas

## Price Indicators Projects nearby Locality

**POPULAR PROJECT**

**₹1.13 Cr - 1.83 Cr**  
Dosti Eden  
Thane West, Shoolbunder Road, Thane  
2, 3 BHK Apartments  
Possession Starts: Aug 2027  
Avg Price: ₹17.55 K/sq.ft.

**Ten X Habitat Raymond Realty Tower E**  
By RAYMOND REALTY  
2, 4 BHK, Thane West, Thane

**₹1.51 Cr - 1.53 Cr** | ₹16.15 K/sq.ft.  
E/M starts at ₹14.87 K.

**Project Images** (Aerial view of the tower complex)

**2 BHK Apartment Configuration** | **Mar 2025 Possession Starts** | **₹16.15 K/sq.ft Avg. Price** | **610.00 sq.ft. - 618.00 sq.ft. Carpet Area**

**POPULAR PROJECTS**

**₹1.13 Cr - 1.83 Cr**  
Dosti Eden  
Thane West, Shoolbunder Road, Thane  
2, 3 BHK Apartments

**₹57.0 L - 95.0 L**  
Horizon Point  
Thane West, Shoolbunder Road, Thane  
1, 2 BHK Apartments

**Risland And Siddhi The Icon Phase 3**  
By RISLAND SIDDI  
Highland Garden, Dinkul, Thane West, Thane

**₹84.0 L - 2.02 Cr** | ₹18.74/sq.ft.  
E/M starts at ₹41.70 K.

**Project Images** (Aerial view of the residential complex)

**1, 2, 3 BHK Apartments Configurations** | **Dec. 2026 Possession Starts** | **₹18.71 K/sq.ft Avg. Price** | **449.00 sq.ft. - 1123.00 sq.ft. Carpet Area**

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 : 24.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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: 2024.01.24 12:15:43 +05'30'

Auth. Sign.

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)

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 24.01.2024 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 19.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Kapstone Constructions Private Limited</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – 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 - 19.01.2024 Valuation Date - 24.01.2024 Date of Report - 24.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.01.2024
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 **24<sup>th</sup> 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. Kapstone Constructions Private Limited** . 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. Kapstone Constructions Private Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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

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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

Think.Innovate.Create

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: 2024.01.24 12:16:05 +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



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